# CHAPTER 8 DEVELOPMENT REGULATIONS

## ARTICLE I - ZONING STANDARDS

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ARTICLE I - ZONING STANDARDS

INTRODUCTORY PROVISIONS

8.0001 Title. The City of Redmond Zoning Standards is contained in Sections 8.0001 through 8.0999 herein inclusive.

8.0010 Purpose. These standards are adopted for the purpose of promoting the health, safety, peace, comfort, convenience, economic well-being and general welfare of the City of Redmond and not limited to, but specifically to achieve, the following designated objectives:

1. To protect the character and values of land and buildings and economic stability of sound residential, business and industrial districts and to enhance the quality of the desired environment in them by:
   A. Preventing the intrusion of inharmonious uses.
   B. Preventing the encroachment on desirable open space appurtenant to each district.
   C. Providing for the safe and efficient movement of existing and prospective traffic.
   D. Assuring the provision of necessary off-street parking space for vehicles.
2. To provide for additional growth and development in a manner appropriate to the character of the City and which will contribute to the economic stability of the City and strengthen the basis of its private and governmental economy.
3. To assure that future development occurs in an orderly manner and is relatively compact to provide for economy and efficiency in public services and utilities and to protect the City from costs which may be incurred when unsuitable, scattered or premature development occurs.
4. To assure satisfactory physical relationships between districts of different use characteristics and among uses of various types and to minimize conflicts among land uses.
5. To minimize traffic hazard, traffic congestion and the conflict between land uses and the movement of traffic, and to encourage alternative transportation means to automobiles.
6. To preserve the various City areas' right to be attractive and pleasing in appearance and to aid in the development of the city by assuring that development in areas of higher density or of commercial or industrial use and along appropriate routes of travel is neat, orderly and attractive.
7. To regulate the placement, height and bulk of buildings; and the placement and growth of vegetation within the City to insure access to solar energy by reasonably regulating interests in property within the City, as authorized by Law, to promote and maximize the conservation of energy by preserving the option to utilize solar energy and to implement the Comprehensive Plan policies relating to solar energy.
8. To encourage the design of new buildings, structures and developments which use solar energy and protect future options to use solar energy by protecting solar access, and by having sustainable development as a goal.

8.0020 Definitions. As used herein, the following words and phrases shall mean:

   Abut. Having a common border with, or being separated from such a common border by a right-of-way, alley, or easement.
Access. The right to cross between public and private property.
Access Management. The process of regulating access to streets, roads and highways.
Accessible Route. A continuous unobstructed path connecting all accessible elements and spaces of a building or facility. Interior accessible routes may include corridors, floors, ramps, elevators, lifts, and clear floor spaces at fixtures. Exterior accessible routes may include connections to the public right-of-way, parking access aisles, curb ramps, crosswalks at vehicular ways, walks, ramps, and lifts.
Accessory Dwelling. See Dwelling, Accessory Dwelling.
Accessory Structure. A non-dwelling structure incidental and subordinate to the main structure, and located on the same property as the main structure.
Accessory Use. A use incidental and subordinate to the main use of a property and located on the same property as the main use.
Acreage, Gross. The total area within a unit of land.
Adjacent. See Abut.
Adjoining. See Abut.
Administrative Decision. A discretionary action or permit decision made without a public hearing, but requiring public notification and an opportunity for appeal.
Adverse Impact. Negative effect of some action governed by this Code.
Affected Person. Owners of record of real property located within a minimum distance of 100 feet, exclusive of public street and other rights-of-ways, from the property subject to and affected by a decision.
Agent. Any person who is authorized to represent or act for any other person.
Alley. A public or private way permanently reserved as a secondary means of access to the back or side of a property.
Alter. To change, add to, or modify a structure or a use.
Apartment. A building or portion thereof, designated for occupancy by three or more families living independently of each other. See Dwelling, Multi Family Dwelling and Multi Family Complex
Architectural Theme. The use of a repetitive and dominant element or style to create a unifying and coherent form of construction.
Arena, Indoor. A facility intended to enclose spectator sporting events.
Auto Detailing. A use designed for cleaning the inside and outside of autos, not including an automated car wash.
Auto Sales. Commercial sale of new or used autos.
Auto and Tire Service. A commercial business engaged primarily in supplying services generally required in the operation and maintenance of automotive vehicles. Major automotive repairs, painting and body and fender work, are excluded from this definition.
Automobile Recycling or Wrecking Yard. A premises used for the long term outdoor storage and sale of used automobile or truck parts.
Awning. A sheet of canvas or other material stretched on a frame and used to keep the sun or rain off a storefront, window, doorway, or deck.
Batch Plant, Asphalt. A heavy industrial use intended for mixing and preparing asphalt and / or other oil-based paving surfacing material requiring large scale preparation.
Batch Plant, Concrete. A use intended for mixing and preparing concrete or similar (non oil-based) paving surfacing material requiring large scale preparation.
Bed and Breakfast. Provides accommodations plus breakfast on a daily or weekly basis in an operator- or owner-occupied home that is primarily used for this purpose. A Bed and Breakfast may contain up to 5 rental guest rooms.
**Bee.** Any stage of development of the common domestic honey bee, *Apis mellifera* species.

**Beekeeper.** A person owning, possessing or controlling one or more colonies of bees.

**Berm.** A continuous small rise or hill in the ground which is intended to buffer or visually screen certain elements of development such as parking areas.

**Block.** An area of land bounded by streets or by a combination of streets and public parks, cemeteries, railroad rights-of-ways or lines, shore lines or waterways, natural topographical barriers, or corporate boundary lines of a city.

**Boarding or Rooming House.** A building containing five or less guest rooms intended or designed to be used, or that are used, rented or hired out to be occupied, or that are occupied for sleeping purposes by guests.

**Buildable Area.** The portion of property that can be used to construct a building. Buildable area is the area excluding yard setbacks, easements, and other legal or physical prohibitions to construction.

**Building.** Any structure used or intended for supporting or sheltering any use or occupancy.

**Building Footprint.** The area of a building as measured around its foundation.

**Building Height.** See *Height, Building*.

**Canopy.** A permanent roofed structure which may be free-standing or partially attached to a building for a purpose of providing shelter to patrons in automobiles, and patrons on foot, but shall not mean a completely enclosed structure.

**Capacity.** The maximum level of designated use of any facility, or part thereof, as determined pursuant to the provisions of the City’s adopted codes and standards or state statutes.

**Car Wash.** Automated or manual facility whose primary use is the washing of cars.

**Cemetery.** Land dedicated to be used for the burial and honoring of the dead.

**Child Care Center (commercial).** Any registered child care facility which is not a child care home.

**Child Care Home (residential).** Any registered child care facility or certified group child care home where child care is offered in the home of the provider to fewer than 13 children, including children of the provider, regardless of full-time or part-time status. (657A.440).

**Church.** A place or structure having a primary function of providing a place of worship for a known / established non-profit religion or religious institution.

**Clear and Objective.** Relates to decision criteria and standards that do not involve substantial discretion or individual judgment in their application.

**Clinic, Animal.** See *Veterinarian*.

**Clinic, Medical-Dental.** See *Office*.

**Club.** Private organization that has limited membership.

**Cluster Development.** Multiple dwellings on a single legal lot; see RDC Section 8.0275 to 8.0287, *Planned Unit Developments*.

**Colony.** A bee hive and its equipment and appurtenances, including one queen, bees, comb, honey, pollen and brood.

**Commercial Amusement Establishment.** Any place where entertainment or amusement is provided, where the public on a commercial basis may observe or join in the activities.

**Common Area.** Land within a development not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development. May include complementary structures and improvements.
CHAPTER 8 DEVELOPMENT REGULATIONS

Comprehensive Plan. The Plan and coordinated land use map and policy statements adopted by the City of Redmond pursuant to ORS Chapters 197 and 227 for the Redmond Urban Growth Boundary.

Conditional Use. A use which requires a conditional use permit review and approval.

Conforming. In compliance with the regulations of the applicable zone designation.

Construction Plans. The plans, profiles, cross sections and drawings or reproductions thereof, approved by a registered professional engineer, which show the details of the work to be done on public improvements and facilities.

Contiguous. See Abut.

Contiguous Land. Units of land under the same ownership which abut, irrespective of roadways, easements or rights-of-way.

Contractor’s Yard. Outdoor area containing contractor equipment or privately owned, not-for-sale, supplies.

Convalescent Home. See Nursing Home.

Convention Center. Public, semi-public or privately owned facility whose primary purpose is to accommodate large gatherings of people for events.

Dairy Product Processing Facility. A facility that processes milk into products for sale and distribution.

Day Care (commercial). See Child Care Center.

Day Care (residential; family). See Child Care Home.

Day Nursery. See Child Care Home; Child Care Center

Dedication. The transfer of private property to public ownership upon written acceptance. The term may also be used for dedications to a private homeowners’ association.

Demolition. Any act or process that destroys in part or in whole a building or structure.

Density(ies). A measurement of the number of dwelling units in relationship to a specified amount of land; density excludes land devoted to street right of way.

Density Transfer, OSPR / “R” Zone: The allowance of reduced-sized lots in residential zones in exchange for a specific area of Open Space Park Reserve land, which would be dedicated, deeded, or sold to the City of Redmond. Density transfer provisions apply to residentially zoned land immediately adjacent to desired land zoned (or potentially zoned) OSPR / Open Space Park Reserve, or land at the urban edge not adjacent to land in designated urban reserves. The percentage of land area to be credited as ‘transfer land’ is to be evaluated on a case-by-case basis.

Developer. Any person, corporation, partnership, agent of the developer, or other legal entity who creates or proposes to create a land development.

Development. Any human-caused change to improved or unimproved real estate that requires a permit or approval from any agency of the city, county or state, including but not limited to buildings or other structures, mining, filling, grading, paving of infrastructure, excavation or drilling operations, landscaping, and storage of materials, but excluding site grading prior to site development for overhead and underground utility improvements where the real property will be returned to essentially the same condition following completion of improvements.

Discretionary. A permit action or decision that involves substantial judgment.

Drainage. (1) Surface water runoff; (2) the removal of surface water or groundwater from land by drains, grading, or other means, which include runoff controls to minimize erosion and sedimentation during and after construction or development.

Drainage Easement. An easement used for drainage ditches, pipes, or other natural or man-made water conveyance or runoff.

Duplex. See Dwelling, Duplex.
Duplex lot. A lawfully created lot of record containing one dwelling unit of a duplex dwelling structure. See illustration below.

**DUPLEX LOT**

Dwelling. As follows:
- Accessory Dwelling Unit. A secondary living unit or separate cottage on a single family lot in a residential zone containing cooking facilities, and meets the dimensional and other requirements of the zoning district in which it is located.
- Duplex. Two attached dwelling units when neither is an accessory dwelling.
- Guest House. A detached building used as sleeping quarters for guests of the occupants of the main dwelling and having no cooking facilities.
- Live/work Dwelling. A building type that consists of commercial space on the ground floor and residential space on the ground and/or upper floors. The ground floor commercial or office space has visibility, signage, and access from the primary street. To preserve the pedestrian orientation of the commercial or office space, alley or rear access is required to provide services and residential parking. A separate home occupation may be allowed in addition to the commercial space. The permitted live/work dwelling types are defined below:
  a. Live/work Townhouse: A townhouse in which a business shall be limited to the ground floor, and may not exceed 50% of the floor area of the entire townhouse unit, excluding the garage.
  b. Live/Work Apartment: A residential multi-story, multi-unit building with a minimum of 50% of the building ground floor used as retail, office or commercial space. Residential units may be rented or for sale (condominium or cooperative) units.
- Multi-Family Dwelling. A building on a single lot containing a total of three or four dwelling units.
- Multi-Family Complex. A building or group of buildings on a single lot containing a total of five or more dwelling units.
Single Family Dwelling. A detached building containing one dwelling unit and designed for occupancy by one family only, excluding a mobile home.

**Dwelling Unit.** A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

**Easement.** A grant of the right to use a parcel of land for specific purposes, but in which ownership of the land is not transferred.

**Egress.** Access point for exiting a building, site or area.

**Equipment, General.** Smaller equipment that is typically used outdoors, such as lawnmowers, weed trimmers, rental trucks and trailers, rototillers, and so forth.

**Equipment, Heavy.** Large equipment including but not limited to backhoes, dump trucks, cranes, bulldozers, semi-truck trailers and their containers, and so forth.

**Exaction.** Contributions, dedications, and/or payments required to mitigate development impacts as an authorized condition for receiving a development permit.

**Exempt Vegetation.** A tree or other plant that is shown by the sun chart accompanying a solar access permit application to cast existing shade on a protected area.

**Family.** An individual or two or more persons related by blood or marriage or a group of not more than five persons who need not be related by blood or marriage living together in a dwelling unit.

**Farm Use.** 'Farm Use' means the employment of land including that portion of such lands under buildings supporting accepted farming practices for the purpose of generating an income by raising, harvesting, and selling crops, or by the feeding, breeding, management and sale of, or the product of, livestock, poultry, fur-bearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof. Farm use includes the preparation and storage of the products raised on such land for man's use and animal use and disposal by marketing or otherwise. It does not include the use of land subject to the provision of ORS 321, except land used exclusively for growing cultured Christmas trees, or to the construction and use of dwellings customarily provided in conjunction with the farm use. The definition of 'accepted farming practice,' as used in DCC Title 20 and the Redmond Development Code, means a mode of operation that is common to farms of a similar nature, necessary for the operation of such farms to generate an income and customarily utilized in conjunction with farm use.

**Feasibility Study.** An analysis of a specific project or program to determine whether it can be successfully carried out.

**Floor Area.** The sum of the gross horizontal areas of the floors of a building, measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings, but not including:

1. Attic space providing headroom of less than seven feet.
2. Basement, if the floor above is less than six feet above grade.
3. Uncovered steps or fire escapes.
4. Private garages, carports, or porches.

**Fraternal Organization.** See Club.

**Frontage.** That portion of a parcel of property which abuts a dedicated public street or highway or an approved private way (except an alley).

**Garage, Public or Private Parking.** A publicly or privately owned structure having one or more tiers of heights used for the parking of automobiles. Open garages may include parking spaces for customers, patrons, or clients provided said parking spaces
are clearly identified as parking spaces for the building or use which is required to provide said space.

**Gas Station, Auto.** Service station having a primary function of providing gasoline to passenger automobiles.

**Gas Station, Card Lock.** Semi or fully automated service station that provides gasoline to persons having the appropriate card to enable fueling; typically intended for auto fleet (commercial vehicle) fueling.

**Gift and Card Shop.** Shop that exclusively sells cards and gifts.

**Grade.** The average level of the finished surface of the ground adjacent to the exterior of a building.

- **Established Grade.** The elevation of the ground or infrastructure as officially established by city authority.
- **Existing Grade.** The surface of the ground or infrastructure at a stated location as it exists prior to disturbance in preparation for a project.
- **Finished Grade.** The final elevation of the ground surface after man-made alterations, such as grading, grubbing, filling, or excavating, have been made on the ground surface.
- **Ground Level Grade.** The average of the finished ground level at the center of all walls of a building. In case walls are parallel to and within five feet of a sidewalk, alley or other public way, the above-ground level should be measured at the elevation of the sidewalk, alley or public way.
- **Natural Grade.** The existing grade or elevation of the ground surface that exists or existed prior to man-made alterations, such as grading, grubbing, filling, or excavating.

**Grading.** Any leveling, stripping, cutting, filling or stockpiling of earth or land, including the land in its cut or filled condition to create new grades.

- **Regular Grading.** Any grading that involves 5,000 cubic yards or less of material.
- **Engineered Grading.** Any grading that involves more than 5,000 cubic yards of material, or any filling of land that is intended to provide support for structures and or infrastructure.

**Granny Flat.** See *Dwelling, Accessory Dwelling*.

**Gross Square Footage.** The sum of all areas on all floors of a building included within the outside faces of the exterior walls.

**Ground Cover.** A plant material or non-plant material (e.g., bark chips, mulch, gravel) that is used to cover bare ground.

**Guest House.** A detached building used as sleeping quarters for guests of the occupants of the main dwelling and having no cooking facilities; differs from an Accessory Dwelling.

**Health Club.** A place of business with equipment and facilities for exercising and improving physical fitness.

**Health Spa.** A place of business with equipment and facilities for physical care.

**Hearings Body.** The Community Development Director or designee, Planning Commission, Hearings Officer or City Council.

**Hearing, Initial.** The first hearing authorized and conducted by the Planning Commission, Hearings Officer, or City Council.

**Hearings Officer.** A planning and zoning hearings officer appointed or designated by the City Council pursuant to ORS 227.165.

**Height, Building.** With natural grade of up to and including 10%, “height of a building” is the vertical distance measured between the elevation of the curb serving the property, and the highest point on the roof. For sites having a natural grade of greater
than 10%, “height of a building” is measured from average finished grade to the highest point of the roof, and a maximum of 4 feet of introduced fill is permitted. See illustrations below.

Measuring Height of Buildings
(Average slope = 10% or less)

Measuring Height of Buildings
(Average slope = more than 10%)
4’ fill (max.) permitted without a variance

**Highest Shade Producing Point.** The highest shade producing point of the structure two hours before and after the solar zenith on December 21.

**Hive.** Any Langstroth type structure with movable-frames intended for the housing of a bee colony. A hive typically consists of a cover, honey supers, brood chambers and a bottom board.

**Homeless Shelter.** A building, facility, or portion thereof used by a not-for-profit agency or organization for the purpose of providing sleeping quarters.

**Home Occupation.** Any business carried on by a resident of a dwelling as an accessory use within the same dwelling, or in an accessory structure on the same property.

**Hospital.** A facility with an organized medical staff, with permanent facilities that include inpatient beds and with medical services, including physician services and continuous nursing services under the supervision of registered nurses, to provide diagnosis and medical or surgical treatment primarily for but not limited to acutely ill patients and accident victims, to provide treatment for the mentally ill or to provide treatment in special inpatient care facilities.

**Hotel (Motel).** Any building containing six or more guest rooms intended or designed to be used, or that are used, rented or hired out to be occupied, or that are occupied for sleeping purposes by guests.

**Impervious Surface.** Any hard-surfaced area that does not readily absorb or retain water, including but not limited to building roofs, paved parking and driveway areas, sidewalks, and other paved areas.

**Improvement.** Any man-made physical addition to a property affecting the value or use of that property.

**Improvement Agreement.** Any contract, security or agreement that may be required and accepted between the developer and the city to assure that necessary improvements will function as required for a specific period of time. See also *Performance Guarantee*

**Indoor Commercial Recreation.** A room or rooms within an enclosed building which is designated and used for recreational purposes by the public.

**Infill Development.** Development or redevelopment of vacant, parcels of land in otherwise built-up areas.

**Ingress.** Access point for entering a building, site or area.

**Instrument Runway.** A runway equipped or to be equipped with a precision electronic navigation aid or landing aid or other air navigation facilities suitable to permit the landing of aircraft by an instrument approach under restricted visibility conditions. Instrument runways are classed as precision and non-precision instrument runways.

**Intensity of Use.** The range or scale or concentration or degree of impact of use, often measured by floor area ratios, building coverage or traffic generation.

**Interest.** Includes a lot or parcel, share, undivided interest or membership which includes the right to occupy the land overnight, and a lessee's interest in land for more than three years or less than three years if the interest may be renewed under the terms of the lease for a total period more than three years. Interest does not include any interest in a condominium as defined by state law or any security interest under a land sales contract, trust deed or mortgage. Interest does not include divisions of land created by lien foreclosures or foreclosures of recorded contracts for the sale of real property.
Junkyard. Primary or accessory use of land for the storage, dismantling or selling of castoff or salvage material of any sort in other than the original form in which it was manufactured and/or assembled and not including reconditioned second-hand furniture or fixtures sold from within a walled building.

Kennel. A lot or buildings in which four or more dogs or cats, at least four months of age, are kept commercially for board, propagation, training or sale.

Land Division. The subdividing or partitioning of land for any purpose into lots or parcels, or the creation of lots or parcels for the purpose of sale or lease.

Landscape. The act of improving the aesthetic appearance of (a piece of land) by changing its contours, adding ornamental features, or planting groundcover, trees and shrubs.

Landscaping Supply. Indoor or outdoor sales (wholesale or retail) of bulk items typically associated with landscaping, including (but not limited to) topsoil, mulch, gravel, river rock, fountains, pavers, and so forth.

Land Use. The main activity that occurs on a piece of land.

Live/Work Unit, New. A new structure or use, which is being created to have no more than two (2) dwelling units, as well as a business component (more intensive than a licensed home occupation as defined in this code).

Live/Work Unit, Modified. Any existing on-site building that is being changed into a structure for the purpose of having no more than two (2) dwelling units, as well as a business component (more intensive than a licensed home occupation as defined in this code).

Live/Work Unit, Existing. Any existing on-site building in which no more than two (2) dwelling units, as well as a business component (more intensive than a licensed home occupation as defined in this code), already exists.

Livestock. Domestic farm animals customarily raised or kept on farms for profit or other purposes. Excludes smaller animals traditionally kept as house pets.

Loading Area. An off-street space within a building or on the same lot with a building, for the temporary parking of a commercial vehicle or truck while loading or unloading merchandise or materials.

Lodge. See Club.

Lot. A lawfully created unit of land that is created by a subdivision of land. See also Lot of Record.

Corner Lot. A lot abutting upon two or more streets other than alleys, at their intersection, or upon two parts of the same street, such streets or parts of same street forming an interior angle of less than 135 degrees within the lot line.

Double Frontage Lot. An interior lot having frontage on more than one street, or a corner lot having frontage on more than two streets.

Flag Lot. A lot which fronts a public street or road and where access to the street or road is by a private driveway. A lot shall be considered as a "flag lot" if the pole of the flag lot is less than half the width of the average lot width having between 20 and 50 feet of street frontage.

Interior Lot. A lot other than a corner lot.

Irregular Lot. A lot of such a shape or configuration that technically meets the area, frontage and width requirements of these standards but meets these requirements by incorporating unusual elongations, angles, curvilinear lines unrelated to topography or other natural land features.

Nonconforming Lot. A lot that lawfully existed prior to the enactment of the requirements of these standards, but which does not meet the minimum lot size or lot width requirements.
Through Lot. An interior lot having a frontage on two streets and/or highways, not including an alley. See also Lot, Double Frontage.

Lot Area. The total horizontal surface area within the property lines of a lot, exclusive of streets.

Lot Consolidation. The consolidation of lot lines resulting in fewer lots.

Lot Coverage. The percentage of a lot containing the footprint of structures or buildings.

Lot Line. The property line bounding a lot.

Front Lot Line. For a lot other than a corner lot, the lot line abutting a street other than an alley; for a corner lot, a lot line abutting either street other than an alley. In the case of a corner lot, or double frontage lot, the Community Development Department Director or designee shall determine the front lot line. The determination shall be made to provide the necessary public safety and shall be based on street classifications, house and driveway orientation, lot dimensions, and adjacent property use.

Rear Lot Line. The lot line that is opposite and most distant from the front lot line. In the case of an irregular, triangular or other shaped lot, a line ten (10) feet in length within the lot parallel to and at a maximum distance from the front lot line.

Side Lot Line. Any lot line or lines not a front or rear lot line. An interior side lot line is a lot line common to more than one lot or to the lot and an alley; and exterior side lot line is a lot line common to the lot and a street other than an alley.

Lot Line Adjustment. The adjustment of common property line(s) or boundaries between adjacent lots, tracts, or parcels for the purpose of accommodating a transfer of land. The resulting adjustment shall not create any additional lots, tracts, or parcels and all reconfigured lots, tracts, or parcels shall contain sufficient area and dimension to meet minimum requirements for zoning and building purposes.

Lot of Record. Any unit of land created as follows:
1. A lot in an existing, duly recorded subdivision;
2. A parcel in an existing, duly recorded major or minor land partition; or,
3. An existing unit of land for which a survey has been duly filed which conformed to all applicable regulations at the time of filing; or
4. Any unit of land created by deed description or metes and bounds provided, however, contiguous units of land created by deed description or metes and bounds under the same ownership and not conforming to the minimum parcel size of these standards shall be considered one (1) lot of record.

Lot Width. The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required setback.

Lumber Mill. Facility having the primary purpose of shaping and cutting raw or partially finished lumber.

Manufactured Home. A structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, and that is being used for residential purposes. It does not include any building or structure subject to the structural specialty code adopted pursuant to ORS 455.100 or any unit identified as a recreational vehicle by the manufacturer.

Manufactured Home Park. Any place where two or more manufactured homes are parked within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any
person for a charge or fee paid for the rental or use of facilities or to offer space free in connection with securing the trade or patronage of such person.

**Manufactured Home Subdivision.** A subdivision intended to be occupied exclusively by manufactured homes.

**Manufacturing, Commercial.** Light assembly as a support use to the primary commercial use (i.e., furniture assembly, electronic repair / assembly).

**Manufacturing, Heavy Industrial.** Industrially related manufacturing; typified by use of larger machinery or chemicals; not generally associated with commercial sales other than as a secondary use to the primary industrial use.

**Manufacturing, Light Industrial.** Fully enclosed; manufacturing of items permitted in the respective zone; does not use chemicals or materials which may be toxic or otherwise detectable visually or by odor from neighboring properties.

**Martial Arts Studio:** A place where any art of self defense is taught and/or practiced.

**Master Development Plan (MDP).** A detailed development plan showing compliance with the applicable Great Neighborhood Planning Principles, the Redmond Urban Area Framework Plan, and adopted Area Plans on lands currently zoned Urban Holding-10 (UH-10). The MDP typically identifies proposed land uses, buildings locations, landscaping, potential art locations, access and internal circulation, and infrastructure for a project where the development program may be planned to occur in phases over a period of several years. MDP’s may include multiple land parcels. The MDP is a required urban planning step before annexation and rezoning property.

**Master Plan; Master Development Plan.** An overall plan indicating the physical and functional interrelationships between uses and facilities for a project, a series of projects or phased developments occurring over a period of time. Components of a master plan are set forth in RDC 8.0300.

**Ministerial.** A routine governmental action or decision that involves little or no discretion. The issuance of a building permit is a ministerial action.

**Mini Storage.** Securable, “for rent” unit intended to store personal items on a long-term basis.

**Mixed-Use.** Development that combines residential, commercial, public, or institutional uses within the same building or site. Mixed-use development may occur as a “vertical” mixed-use, where housing is located above the ground floor, or “horizontal” mixed-use, where housing is located on the ground floor or in a separate building or part of a building.

Within horizontal mixed-use developments, residential uses shall be located behind commercial uses relative to the front lot line, or if located at the front of the building, be less than 20% of the frontage of such mixed-use building. Stand alone residential uses may be horizontally mixed with other uses as specified in the MUN zone.

**Modification.** A modification is an amendment to an approved site development plan, a condition of approval, or change to an existing structure that has not received a land use approval.

Minor Modification: A change that is less than 25% of any building footprint, height or size, site improvement or dimensional requirement.

Major Modification: A change that is equal to or greater than 25% of any building footprint, height or size, site improvement or dimensional requirement.

**Floor Area:** The sum total of the gross horizontal areas of each story of the building measured from the inside of exterior walls or from the centerline of the party walls.
Floor area ratio (FAR): The total floor area of all structures and all above grade floors on a lot divided by the lot area. For FAR calculations, the floor area is measured to the inside of exterior walls. The following shall be excluded from the floor area calculation:

A. Space below grade
B. Mechanical spaces
C. Elevator and stair shafts
D. Lobbies and common spaces, including atriums
E. Space dedicated to parking
F. Decks, balconies, porches

Modular Home. See Prefabricated House.

Monument. A permanent and fixed survey marker conforming to the requirements established by state law and the regulations of Deschutes County.

Multi-family Complex. See Dwelling, Multi-family Complex.

Multi-family Dwelling. See Dwelling, Multi-family.


Net Square Footage. Gross square feet of a building less common areas and interior walls. Common areas include stairwells, elevators, storage areas, computer server rooms, other shafts, lobbies, underground parking and similar kinds of uses.

Non-Conforming Structure or Use. A lawful existing structure or use at the time these Development Code standards or any amendment thereof becomes effective, which does not conform to the requirements of the zone in which it is located.

Nursery for Plants. Enclosed facility intended for commercially growing or distributing plants.

Nursing Home. Any home, institution or other structure maintained or operating for the nursing and care of four or more ill or infirm adults not requiring hospital care or hospital facilities.

Office. A room, suite of rooms, or portion of a building used for the practice of a profession or for conducting the affairs of a business.

Open Space. Land retained as undeveloped land for use as passive or active recreational area; land that is developed with park, landscaping, or other non-structural amenities. See also Usable Open Space.

Overlay Zone. A defined area or district which provides regulations in addition to those regulations in the underlying zones.

Owner. Person in whom is vested the ownership, dominion, or title of property; includes contract purchaser.

Partial Master Development Plan (PMDP). A land use plan including the same requirements as a Master Development Plan (MDP) but for only a portion of the subject property(s). The PMDP is a required urban planning step before annexation and rezoning property. Only the partially master planned portion of the property may be annexed unless otherwise approved by the City.

Partition. To divide an area or tract of land into two or three parcels.

Performance Bond. A document, acceptable by the city, issued by a surety company, in return for a fee or premium, guaranteeing the performance of the terms and conditions of a development approval.

Performance Guarantee. Any security or contract that may be accepted by a municipality as a guarantee that improvements required as part of an application for development are satisfactorily completed. See also Improvement Agreement.

Person. An individual, firm, partnership, corporation, company, association, syndicate, or any other legal entity, whether he, she or it is acting for himself, herself or itself, or as the servant, employee, agent or representative of another.
Plat, Final. The final plan of all or a portion of a subdivision or partition that is presented to the approving authority for final signature and recording in accordance with state law.

Plat, Tentative. A plan of all or a portion of a subdivision or partition that is submitted for approval in accordance with state law, and that is not a final plat.

Precision Machine Shop. Shop or facility that manufactures alters or modifies metal parts. Typically applies to computerized machining of tools and parts requiring high precision machining.

Primary Use. The most prevalent use to which property is or may be devoted, and to which all other uses on the premises are derived as accessory or secondary uses. As used relative to dwelling units, the primary dwelling would be the first dwelling unit to be located on a specific parcel or lot.

Principal Use. The primary or predominant use to which the property is or may be devoted, and to which all other uses on the premises are accessory.

Printing and Publishing, Retail. Service commercial use providing printing services available to the general public.

Printing, Wholesale. Printing intended to serve retail or other wholesale uses rather than the general public.

Public Recreation Facility. A facility that is owned and operated by a public entity primarily for recreational uses. Accessory uses such as art studios, meeting/classrooms, day care, offices, and related commercial uses including food vendors and retail are allowed.

Public Right-of-Way. A strip of land acquired by dedication, prescription or condemnation and intended to be occupied by a street, trail, waterline, sanitary sewer, and/or other public utilities or facilities.

Public Transportation Station. A place which includes a covered structure or a covered facility that is specifically designed to permit users to access public transit (such as buses). Such stations permit users to access one or more modes of public transit and incorporate public accommodations such as vehicle and bicycle parking, rest rooms, vending machines, benches and tables for the convenience of travelers.

Public Use. A structure or property intended or used for a public property is or may be devoted, and to which all other uses on the premises are accessory.

Public Way. Any street, alley or other parcel of land open to the outside air leading to a public street, which has been deeded, dedicated or otherwise permanently appropriated to the public for public use and that has a clear width and height of not less than 10 feet.

Quasi Judicial Action. A decision or action of a public body that involves substantial discretion or judgment in applying the standards and criteria of this Code.

Recreational Vehicle. Temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. Recreational vehicles include travel trailer, truck camper, and motor home.

Recreational Vehicle Park. A parcel of land upon which two or more recreational vehicle sites are located, established or maintained for occupancy by recreational vehicles, tents or other camping facilities, as temporary living quarters for recreation or vacation purposes.

Recreational Vehicle Site. A plot of ground within a recreational vehicle park intended for the accommodation of a recreational vehicle, tent or other camping unit on a temporary basis. The site may include individual use areas for picnic tables, fire pits, private parking, and other private uses.
Recycling Collection Center. Center used as a collection point for household or other types of residential recycling.

Recycling Use. Alteration of a material or commodity for re-use. Includes but is not limited to recycling aluminum, glass, paper and plastic.

Replat. An amendment to a recorded plat.

Research and Development Facility, General. Establishment primarily engaged in industrial or scientific research including limited product testing; does not include medical research.

Research and Development Facility, Medical. Medically related research; use of biohazardous chemicals subject to DEQ regulations.

Reserve Strip. "Reserve Strip" means a strip of land usually a minimum of one foot in width, reserved across the end of a street or alley terminating at the boundary of a subdivision, or a strip of land between a dedicated street of less than full width and adjacent acreage, in either case reserved or held for future street extension or widening.

Residential Facility. A residential care, residential training or residential treatment facility, as those terms are defined in ORS 443.400, licensed or registered under ORS 443.400 to 443.460 or licensed under ORS 418.205 to 418.327 by the Department of Human Services that provides residential care alone or in conjunction with treatment or training or a combination thereof for six to fifteen individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential facility. (ORS 197.660)

Residential Home. A residential treatment or training or an adult foster home licensed by or under the authority of the department, as defined in ORS 443.400, under ORS 443.400 to 443.825, a residential facility registered under ORS 443.480 to 443.500 or an adult foster home licensed under ORS 443.705 to 443.825 that provides residential care alone or in conjunction with treatment or training or a combination thereof for five or fewer individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential home. (ORS 197.660)

Residential Use. Occupancy such as a human dwelling or lodging place.

Retail, Bulky. Large retail items including furniture, cars, etc.

Retail, Medical Supply. Shop that specializes in goods and commodities relating to care and rehabilitation of medical patients.

Ridge Line (building). The top of a roof at its highest elevation.

Road. A public or private way that is created to provide ingress or egress for persons to one or more lots, parcels, areas or tracts of land. See also Street.

Rock Crushing, Permanent. Use of facility or site to crush rock as an ongoing operation. Could involve imported or on-site rock, and may involve transporting crushed rock to other sites.

Rock Crushing, Temporary. Use of a site to crush rock on a temporary basis. Must involve on-site rock only, but may involve transporting said crushed rock to an off-premises site. Crushing shall be incidental to primary use on the site.

Roof Treatments. Any additions to a style of roof that breaks up a single pitched roof. Examples of roof treatments are dormers, cupolas and multi-pitched roofs.

School. A place for teaching, demonstration or learning.

Semi-Public Use. A structure or use intended or used for a semi-public purpose by a church, lodge, club or any other non-profit organization.

Setback. The distance between the vertical face of a structure and a property line.
Site Improvement. Landscaping, paving for pedestrian and vehicle ways, outdoor lighting, recreational facilities, etc., added to a site.

Slope. The amount of deviation of a surface from the horizontal, usually expressed as a percentage or by degrees.

Start of Construction. The first placement of permanent construction of a structure (other than a manufactured home) on a site, such as the pouring of slabs or footings or any work beyond the stage of excavation.

Story. The portion of a building included between the upper surface of any floor and the upper surface of the floor next above it, except the top story shall be that portion of a building within the upper surface of the top-most floor and ceiling or roof above.

Street. A public or private way, other than an alley, that is created to provide primary vehicle access for persons to one or more lots, parcels, areas or tracts of land. See also Road.

Arterial Street (Major). A street with access control, channelized intersections, restricted parking, and that collects and distributes traffic to and from minor arterial streets.

Arterial Street (Minor). A street with a high volume of traffic that collects and distributes traffic to and from collector streets.

Collector Street. A restricted access street supplementary to the arterial street system used or intended to be used principally for the movement of traffic between arterial and local streets.

Cul-de-sac. A street having one end open to traffic and the other end terminating in a vehicle turnaround.

Dead End Street. A street having only one end open to traffic, and the other end terminating in a “stub out”.

Frontage Road. A street parallel and adjacent to a collector or arterial providing access to abutting properties.

Local Street. A street parallel primarily for access to abutting properties.

Roadway. That portion of a street developed for vehicular traffic.

Structure. Any combination of materials forming any construction the use of which requires a foundation. The word structure shall be construed as though followed by the words "or part thereof." A railroad car or shipping container is not a structure.

Structural Alteration. Any change to the supporting members of a structure including foundation, bearing walls or partitions, columns, beams, girders, or any structural change in the roof or in the exterior walls.

Subdivide Land. To divide land into four or more lots within a calendar year.

Subdivision and Subdivided Lands. Please refer to ORS 92.010(16).

Subdivider. Any person who causes land to be subdivided.

Thrift Store. Retail use that vends second-hand (used) items including clothing and furniture.

Townhouse. A single-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having a totally exposed front and rear wall to be used for access, light, and ventilation.

Tract, Private / Public. A piece of land set aside in a separate area for dedication to the public, a homeowner’s association, to other entity (e.g. open space, recreation facilities, sensitive lands, etc.).

Truck Stop. Fueling facility that also provides food, washing facility and other amenities whose primary clientele is semi truck drivers and rigs.
Unbuildable Area. An area in which a structure could not be built as a permitted use under existing development standards for the area according to the Redmond Development Code.

Urban – Rural Interface. The area where urban development interfaces with rural areas.

Usable Open Space. Areas that contain natural or man-made vegetation that are physically accessible year-round for use by the general public, or by specific groups or persons within a defined project boundary or physical area (such as within a Planned Unit Development). Water surfaces such as ponds or canals; canyon walls, and other areas that are not physically accessible year-round to the general public are not to be counted as part of the required “usable open space area”.

Use. The purpose to which land and/or any structure or improvement thereon is or is proposed to be put. The word "use" is synonymous with the terms "land use" and "use of land" unless the context clearly indicates otherwise.

Utilities. Public or private infrastructure which includes but is not limited to sewer, water, electric, telephone, natural gas and cable television.

Utility Facility. Any major structure owned or operated by a public, private or cooperative electric, fuel, communication, sewage or water company for the generation, transmission, distribution or processing its products or for the disposal of cooling water, waste, or by-products, and including power transmission lines, major trunk pipelines, power substations, dams, water towers, sewage lagoons, sanitary landfills and similar facilities, but excluding sewer, water, gas, telephone and power local distribution lines and similar minor facilities allowed in any zone.

Vehicle Storage and Towing Yard. Lot for storage of parking tow-away’s, impound yard, and storage lot for autos, trucks, busses, and R.V.’s.

Veterinary Clinic. A facility in which medical care is provided to animals.

Warehouse. Storage space for household or commercial goods within an enclosed building without direct access to individual storage spaces. Excludes wholesale distribution and storage, and vehicular storage.

Wholesale Distribution. An establishment engaged in the bulk sales or storage of goods with distribution and storage facilities without direct public access. Includes “contractor supplies”.

Yard. An open space on a lot which is unobstructed from the ground up, except as otherwise provided in these standards.

Yard, Front. A yard between side lot lines and measured horizontally at right angles to the front lot line from the front lot line to the nearest point of a building. Any yard meeting this definition and abutting on a street other than an alley shall be considered a front yard.

Yard, Rear. A yard between side lot lines and measured horizontally at right angles to the rear lot line from the rear lot line to the nearest point of a building.

Yard, Side. A yard between side lot lines and measured horizontally at right angles from the side lot line to the nearest point of a building.

Zero Lot Line. The location of a building on a lot in such a manner that one or more of the building’s sides rest directly on a lot line.

Zero Lot Line Subdivision. A type of subdivision utilizing zero lot lines between units and providing for potential individual ownership of each lot.
CHAPTER 8 DEVELOPMENT REGULATIONS

8.0025 Compliance with Zoning Provisions.
1. A lot may be used and a structure or part of a structure may be constructed, reconstructed, altered, occupied, or used only as these standards permit.
2. No dimensional requirement of these standards shall be violated after its terms become effective unless specifically provided for herein.
3. No lot area, yard, or other open space which is required by these standards for one use shall be used as the required lot area, yard, or open space for another use.

8.0026 Consistency with Plans and Laws. Actions initiated under this Code shall be consistent with applicable state and federal laws and regulations as these laws and regulations may now or hereafter provide. No parcel of land or structure may be used for, or in conjunction with, an activity that violates any state or federal law.

8.0030 Zoning Permit. Prior to the construction, alteration or change of use of any structure or lot for which a zoning permit but not a building permit, is required, a zoning permit for such construction, reconstruction, alteration, or change of use of any structure or lot shall be obtained from the Planning Department.

8.0035 Abrogation and Greater Restrictions. It is not intended by these standards to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions.

8.0040 Interpretation. Where the conditions imposed by any provision of these standards are less restrictive than comparable conditions imposed by any other provisions of these standards or by any ordinance, resolution, or regulation, the provisions which are more restrictive shall govern.

8.0045 Repeal of Standards as Affecting Existing Liabilities. The repeal of any zoning standard contained herein shall not have the effect to release or extinguish any penalty, forfeiture, or liability incurred under such zoning standards, unless a provision of these standards shall so expressly provide, and such provisions repealed shall be treated as still remaining in force for the purpose of sustaining any proper action or prosecution for the enforcement of such penalty, forfeiture, or liability, and for the purpose of authorizing the accusation, prosecution, conviction, and punishment of a person or persons who violated the repealed provisions or part thereof prior to the effective date of these standards.

8.0050 Existing Agreement and Zoning Permits. This does not repeal, abrogate, or impair any existing easements, covenants, deed restrictions, zoning permits such as preliminary plat and partition approvals, conditional use permits, non-conforming use permits, temporary use permits, special exceptions, for building permits.
8.0055 Site Plan Review.

1. No building, grading, parking, land use, sign or other required permit shall be issued for a use for which a site plan is required by the Redmond Site and Design Review Standards until such time those requirements are met.
2. Non-compliance with a final approved site plan pursuant hereto shall be a zoning standards violation.

8.0060 Authorization of Similar Uses and/or Waivers. The Community Development Director, Designee, or Planning Commission may determine that a use or site element not specifically listed in the allowed uses of a zone shall be included among the allowed uses; this determination shall be made by administrative process. A similar use determination shall be decided based on the following criteria:

1. The use or element is similar in character to one or more of the principal uses permitted;
2. The traffic generated on such use is similar to one or more of the principal permitted uses;
3. The use is not first permitted in a less restrictive zoning district; and
4. The use is consistent with the comprehensive plan. Conditions of approval may be required to assure the proposed use is consistent with the purpose of the applicable zone and comprehensive plan.

[Section 8.0060 amended by Ord. #2016-17 passed January 31, 2016]

8.0065 Establishment of Zones and Districts. (Identifies allowable zones and definitions for them):

R-1 Limited Residential Zone. To provide low density residential neighborhoods for single family residences on larger lots.

R-2 Limited Residential Zone. To provide low density residential neighborhoods for primarily single family residences on larger lots and duplexes on corner lots.

R-3 Limited Residential Zone. To provide medium density residential neighborhoods with a mix of single family residences, duplexes and some conditionally permitted multi-family residential development.

R-3A Limited Residential Zone. To allow for some limited commercial use on a conditional use basis. Those limited commercial uses may include a restaurant, theater, art gallery, office space and limited retail.

R-4 General Residential Zone. To provide high density residential neighborhoods with a mix of single family residences, duplexes and some conditionally permitted multi-family residential development. Limited commercial uses such as offices are also conditionally permitted where compatible with surrounding development.

R-5 High Density Residential Zone. To provide high density residential neighborhoods with an emphasis on multi-family development and smaller lot single family and duplex developments. Limited commercial uses such as offices are also conditionally permitted where compatible with surrounding development.

Higher Density Overlay Zone. Various areas within the city that permit density up to 30 units per net acre. The underlying base zone controls the land uses.

RMU Residential Neighborhood Mixed Use Zone. Standards to be created / added later.
UH-10 Urban Holding Zone. To retain large undeveloped or underdeveloped land areas for future urban development; to act as a holding category and is considered agricultural in nature as it will allow agricultural uses to continue operation until such time as urbanization takes place. Land in the UH-10 Holding Zone requires annexation, a zone change and/or a comprehensive plan amendment before urban development can occur. In most instances, Master plans are required before development can occur.

C-1 Strip Service Commercial Zone. To create and preserve areas suitable for commercial uses and services primarily oriented to automobile traffic, requiring extensive outdoor display and storage, and support of the central business district or principal downtown shopping area. In general, this zone shall be applied to those areas already existing and desirable to retain and for those areas that, because of new and/or changing traffic patterns, should be developed for such purpose. In addition, this zone allows for high density residential development in these areas where such development will not adversely affect commercial development in the zone as a whole.

C-2 Central Business District Commercial Zone. To create and preserve areas suitable for commercial uses and services on a broad basis to serve as the central shopping or principal downtown area for the City. In general, this zone shall be applied to the town "center" already existing and desirable to retain, and to abutting and adjacent areas necessary to serve population growth. In any event, no other C-2 Zone shall be established until there is demonstrated need for such action; no two C-2 Zones shall be established in such relationship to each other that they cannot act as one center.

Downtown Design Overlay Zone. To create and preserve areas within the C-2 Central Business District Zone that is vibrant and pedestrian-friendly where people can shop, work and play in a traditional downtown setting. In general, this district will encourage a vibrant mix of pedestrian-oriented uses, including residential, shopping and entertainment uses and increase in the density and intensity of development.

C-3 Special Service Commercial Zone. To create and preserve areas suitable for special commercial uses and services and compatible non-commercial uses, and on a broad basis to serve as a center for emergency services such as medical-health care for the City. The zone should also encourage the location of uses which provide close and easy access for that sector of the population which is in most need of such services such as the elderly and maintain the quiet and low-intensity use atmosphere deemed preferential for such uses.

C-4 Limited Service Commercial Zone. To retain the general character of the limited strip type commercial that presently exists in that area encompassed by this zone, and to provide for a lower intensity of heavily auto-related business while maintaining an attractive appearance in the area of the western entry to the City; such entry being a high use route for visitors to the area.

C-5 Tourist Commercial Zone. To provide for commercial uses primarily oriented to travelers and tourists in locations complimentary to existing facilities and future major transportation facilities and to provide incentive for public and private investments in traveler and tourist related complexes.

M-1 Light Industrial Zone. To provide for light industrial uses such as light manufacturing, research, transportation facilities and similar uses which have a limited impact on surrounding properties and are compatible with clean non-polluting industries along with limited office and commercial activities which support these light industrial uses.
M-2 Heavy Industrial Zone. To promote the economic diversification by allowing a wide range of industrial and heavy commercial uses and providing sufficient land for industries that have a more pronounced impact on the urban environment because of noise, smoke, air and other emissions or because of traffic and other operating characteristics associated with these industries. The M-2 zone also allows for heavy commercial uses in areas where previous subdivisions of land and current ownership patterns have resulted in separate ownerships of small lots in the M-2 Zone area and cannot, therefore, be readily used for industrial purposes.

FG Fairgrounds Zone. To allow for development of the Deschutes County Fairgrounds, sports facilities, and related facilities.

OSPR Open Space Park Reserve Zone. To preserve and provide for open space areas of natural, scenic, historical or geological significance and to provide areas for recreational development and use, both passive and active. The OSPR zone also provides for private development appropriate with the goals and master plan for the canyon and the transfer of development rights to areas suitable for higher density development.

Airport Zone. To protect the airport from encroachment of incompatible, non-airport and non-aviation uses.

AC Airport Control Zone. In order to provide for the safety and use of land coincident with the airport and prevent man-made or natural objects from encroaching into necessary aviation airspace, certain airport control zones are created which include all of the land lying within transitional surfaces, conical surface, instrument approach surface, non-instrument approach surfaces and horizontal surface. These zones are established as indicated on the official zoning map for existing runways and future modifications thereto, Roberts Field, or any other airport that may be constructed necessitating aviation controls which will affect land within the corporate limits of Redmond.

PF Public Facilities Zone. To provide for public facility uses such as wastewater treatment facilities, water storage reservoirs, well sites, public schools, libraries, museums, pavilions, public plazas, emergency services, and Public Works Administration facilities.

Park Zone. To provide for public park uses such as playgrounds, ball fields and open space.

MUE Mixed-Use Employment Zone. The purposes of this zone are to:
1. Areas designated MUE are intended for development as employment centers developed as campus-type or light industrial with some limited commercial and residential development contained within the MUE area. Stand alone residential projects are not permitted within the MUE area. The City may provide for mixed use projects located within the MUE through planned developments.
2. Commercial uses must be of a type and scale that is designed to support surrounding industrial and employment uses and may not be used for commercial development that serves a regional retail function, such as large merchandise retailers, home improvement centers, and mini-mall developments.
3. Development within the district should be oriented to pedestrians and support non-motorized and mass transportation modes.

MUN Mixed-Use Neighborhood Zone. This minimum size for this zoning district is 3 acres. The purposes of this zone are to:
1. Establish an area in which a critical mass of retail, service and other commercial uses together with civic uses can be located which can provide
CHAPTER 8 DEVELOPMENT REGULATIONS

everyday goods and services to residents of the surrounding neighborhoods. Residential uses may be combined with commercial uses (as horizontal or vertical mixed-uses or live/work units) or may be allowed as stand alone uses when developed as multi-family housing subject to site and design standards.

2. Encourage development that exhibits the physical design characteristics of pedestrian-oriented, storefront-style shopping streets; and

3. Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction.

**MULW Mixed Use Live/Work Zone.** The purpose of the MULW zone is to:

1. Provide a mixed use area that is appropriate for development which may include both living units and work space;

2. Provide flexibility for the development of live/work units; and,

3. Provide locations, where appropriate, for new businesses to start up and existing businesses to continue and potentially expand.

[Section 8.0065 amended by Ord. #2009-03 passed May 26, 2009]
[Section 8.0065 amended by Ord. #2009-14 passed December 8, 2009]
[Section 8.0065 amended by Ord. #2011-09 passed November 8, 2011]
[Section 8.0065 amended by Ord. #2015-01 passed February 24, 2015]
[Section 8.0065 amended by Ord. #2016-17 passed January 31, 2016]
[Section 8.0065 amended by Ord. #2017-12 passed December 12, 2017]

**8.0070 Location of Zones.** The boundaries of the zones listed in these standards shall be as indicated on the City of Redmond Zoning Map of 1980 which is hereby adopted by reference. The boundaries shall be modified in accordance with zoning map amendments pursuant to this section and shall be adopted by reference.

**8.0075 Zoning Maps.** A Zoning Map or Zoning Map Amendment adopted by Section 8.0070 of these standards or by an amendment to said section shall be prepared by authority of the Planning Commission or be a modification by the City Council of a map or map amendment so prepared. The map or map amendment shall be dated with the effective date of adoption of the map or map amendment. A certified print of the adopted map or map amendment shall be maintained in the office of the County Clerk, the office of the City Manager and the Planning Department as long as these standards remain in effect.

**8.0080 Zone Boundaries.** Unless otherwise specified, Zone Boundaries are section lines, subdivision lines, lot lines, center lines of streets, alleys, canal or railroad rights-of-way, water courses, ridges or rimrocks, other readily recognizable or identifiable natural features, or such lines extended. Whenever any uncertainty exists as to the boundary of a zone as shown on the Zoning Map or amendment thereto, the following regulations shall control:

1. Where a boundary line is indicated as following a street, alley, canal or railroad right-of-way, it shall be construed as following the center line of such right-of-way.

2. Where a boundary line follows or approximately coincides with a section, lot or property ownership line, it shall be construed as following such line.

3. When a lot is divided by a zone boundary and the property owner disputes the location of the boundary, the owner may file a declaratory ruling to determine the exact location of the zone boundary. In this case, the determination shall be made by the Planning Commission, subject to appeal by the City Council.
CHAPTER 8 DEVELOPMENT REGULATIONS

4. Where a public street, alley, canal, or railroad right-of-way is officially vacated, the zoning regulations applicable to abutting property on each side of the center line of such right-of-way is officially vacated, the zoning regulations applicable to abutting property on each side of the center line of such right-of-way on each respective side thereof. If the right-of-way is vacated in total to one property owner, the zoning of that abutting property shall apply to the total vacated property.

8.0085 Zoning of Annexed Areas. Property annexed to the city shall be zoned in compliance with approved Urban Area Master Plans or with a zoning classification that is compatible with planned land use designations in the Comprehensive Plan, the Redmond Urban Area Framework Plan, as determined by the City.

[Section 8.0085 amended by Ord. #2015-01 passed February 24, 2015]
RESIDENTIAL USE ZONES

8.0100 Limited Residential R-1 Zone.
8.0105 Limited Residential R-2 Zone.
8.0110 Limited Residential R-3 Zone.
8.0111 Limited Residential R-3A Zone.
8.0115 General Residential R-4 Zone.
8.0120 High Density Residential R-5 Zone.
8.0121 Higher Density Overlay Zone
8.0125 Residential Neighborhood Mixed Use RMU Zone.

8.0130 Urban Holding UH-10 Zone. In a UH-10 zone the following regulations shall apply:
1. Uses Permitted Outright. In an UH-10 Zone, the following uses are permitted outright:
   A. Single family dwelling, including a manufactured home
   B. Accessory uses and structures
   C. Home occupation subject to 8.0345
   D. Farm use as defined in 8.0020
   E. Operation, maintenance and piping of existing irrigation systems operated by an Irrigation District
   F. Municipal utility facilities
   G. Accessory buildings customarily provided in conjunction with farm use
   H. Alteration, restoration or replacement of a lawfully established dwelling
2. Conditional Uses Permitted. In an UH-10 Zone, the following uses are permitted when authorized in accordance with the provisions of Sections 8.0600-8.0645:
   A. Commercial horse stable
   B. Non-municipal utilities constituting radio, television and wireless tower, non-municipal utility station or substation
   C. Kennel or animal hospital
   D. Commercial activities that are in conjunction with farm use
   E. Farm stands
   F. Bed and breakfast inn
   G. A manufactured home to be used for a medical hardship.
      1. The manufactured home shall be temporarily sited on the lot or parcel only for the term of a hardship suffered by the existing resident or relative of the resident.
      2. The manufactured dwelling shall be removed or demolished within three months of the date the hardship no longer exists.
      3. The existence of a medical hardship is verified by a written doctor's statement, which shall accompany the conditional use permit application.
      4. Permits granted under DCC 20.12.030(D) shall be required to meet any applicable Oregon Department of Environmental Quality review and removal requirements as a condition of approval.
3. Accessory Uses. In an UH-10 Zone, there shall be the following limitations on accessory uses:
   A. Must meet the requirements set forth in the Supplementary Provisions, Section 8.0300.
4. Lot Size. In an UH-10 Zone, the minimum lot size shall be as follows:
   A. Lot area shall be a minimum of 10 acres. Such lots shall have a minimum average width of 300 feet and minimum depth of 330 feet.
5. Yards. In an UH-10 Zone, the minimum yard requirements shall be as follows:
CHAPTER 8 DEVELOPMENT REGULATIONS

A. The front yard shall be a minimum of 50 feet from the existing street right of way line or the ultimate street right of way as adopted on the Comprehensive Plan or official Map, except that any lot of record less than one acre in size and lawfully created prior to the effective date of the City’s UH-10 zone shall have a minimum front yard of 30 feet. Permanent structures located along future collector and arterial streets shall comply with Section 8.0350 to preserve future right of ways.

B. A side yard shall be a minimum of ten feet from the foundation to the property line.

C. A rear yard shall be a minimum of 50 feet from the foundation to the property line.

D. The setback from the northern lot line shall meet the solar setback requirements in Section 8.0370.

6. Height of Buildings. In a UH-10 Zone, no building shall exceed a height of 30 feet.

7. Off-Street Parking and Loading. In an UH-10 Zone, off-street parking shall be provided in accordance with the provisions of Section 8.0500 of these standards.

8. Signs. In an UH-10 Zone, the sign limitations shall be as follows:
   A. One non-illuminated nameplate or home occupation sign not exceeding one and one-half square feet in area for each dwelling unit; or
   B. One non-illuminated temporary sign not exceeding six square feet in area; or
   C. One non-illuminated sign not exceeding 25 square feet in area said sign shall be set back at least 10 feet from a property line.

9. Special Provisions. In a UH-10 Zone, there shall be the following special provisions:
   A. All public improvements required in conjunction with any land use development permitted under Redmond Code Section 8.0130 shall conform to the adopted City of Redmond’s Public Works Standards & Specifications, dated September 1995, and amended thereafter, as set forth in Section 8.0367.

10. Master Development Plans. The development and approval of an Urban Area Master Plan subject to the provisions of RDC 8.0300 is required as a condition of annexation or for UH-10 land already in the City, prior to or concurrent with rezoning from UH-10 to other City zoning districts.

11. Exception to Master Development Plans Requirement. Approval of a development plan may be granted without going through a Master Development Plan process according to the following requirements:

   Non-Residential Properties
   A. The development plan is 12 acres or less in size; and,
   B. The development plan addresses the applicable Great Neighborhood Principles; and, the development plan includes an appropriate local grid street plan, that complies with street spacing and connectivity requirements in the Redmond TSP and showing street connectivity and bike/pedestrian system connectivity to adjacent planned and unplanned residential areas; and,
   C. The development plan meets applicable requirements for land near the urban edge; and,
   D. The development approval is obtained through a PUD process except when the property is to be used for a public use, such as for a park or school or some other public facility; and,
   E. Annexation to the City of Redmond is proposed as part of the development plan; and,
   F. The development plan addresses all other applicable requirements of the Redmond Comprehensive Plan and Development Code; and,
G. The development plan conforms to the density and design guidelines established for the area in the Redmond Urban Framework Plan and/or an adopted Area Plan.

Residential Properties

H. The parcel is within the City of Redmond or can be annexed to the City; and,
I. The parcel is 3 acres or less in size; and,
J. The development plan conforms to the density and design guidelines established for the area in the Redmond Urban Framework Plan and/or an adopted Area Plan; and,
K. The development plan meets the applicable Great Neighborhood Principles, Land Division, and Site Plan policies; and,
L. Significant Goal 5 resources, as defined in Redmond Comprehensive Plan, Chapter 5, are identified and managed in accordance with Redmond’s Goal 5 resource protection program; and,
M. The development plan includes an appropriate local grid street plan that complies with street spacing and connectivity requirements in the Redmond TSP and showing street connectivity and bike/pedestrian system connectivity to adjacent planned and unplanned residential areas; and,
N. The development plan meets applicable requirements for land near the urban edge and meets applicable planning requirements for land near the urban rural interface; and,
O. The development application meets all other required elements for one of the City’s land use planning approval processes.

[Section 8.0130 amended by Ord. #2015-01 passed February 24, 2015]
### 8.0135 Table A, Residential Zones, Uses Permitted.

The following uses are allowed outright or conditionally in each of the Residential zones as follows:

*"O" means Permitted Outright
*"C" means Permitted Conditionally
*"N" means Not Allowed

<table>
<thead>
<tr>
<th>LAND USE:</th>
<th>ZONE:</th>
<th>RESTRICTIONS AND REQUIREMENTS:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Uses:</strong></td>
<td>R-1</td>
<td>R-2</td>
</tr>
<tr>
<td>Accessory Building:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sheds, shops, garages excluding railroad cars not in railroad right of way, movable shipping containers, and similar storage containers that are not structures.*</td>
<td>O</td>
<td>O</td>
</tr>
<tr>
<td>Detached; includes greenhouse, workshops</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Guest House</td>
<td>O</td>
<td>O</td>
</tr>
<tr>
<td>No kitchen; uses main houses’ sewer &amp; water</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Dwelling Unit / Accessory Suite</td>
<td>O</td>
<td>O</td>
</tr>
<tr>
<td>Uses main houses’ sewer &amp; water or individual City Services; may have kitchen</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Use</td>
<td>O</td>
<td>O</td>
</tr>
<tr>
<td>Includes Home Occupations</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Boarding or Rooming House</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Cluster Development</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Cottage Development</td>
<td>N</td>
<td>C*</td>
</tr>
<tr>
<td>Condominium</td>
<td>O</td>
<td>O</td>
</tr>
<tr>
<td>State regulated</td>
<td></td>
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<tr>
<td>Duplex</td>
<td>N</td>
<td>O</td>
</tr>
<tr>
<td>Duplex Lot</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Manufactured Home</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>See Single Family Dwelling</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manufactured Home Park</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Manufactured Home Subdivision</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Subject to compliance w/ applicable ORS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi Family Complex (5 + units)</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Multi Family Dwelling (3 &amp; 4plex)</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>*In the R-3 zone tri-plexes are allowed on corner lots w/ min. of 7,400 sq ft size.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nursing, Convalescent, and Assisted Living Facility</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Planned Unit Development</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Residential Care Facility</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Defined in and regulated by ORS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Care Home</td>
<td>O</td>
<td>O</td>
</tr>
<tr>
<td>Defined in and regulated by ORS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family Dwelling</td>
<td>O</td>
<td>O</td>
</tr>
<tr>
<td>Townhouse</td>
<td>N</td>
<td>C</td>
</tr>
</tbody>
</table>

| **Non Residential Uses:** | | | | |
| Church, Religious Institution | C | C | C | C | C |
| Community Center (private) | C | C | C | C | C |
| Community Pool (private) | C | C | C | C | C |
### CHAPTER 8 DEVELOPMENT REGULATIONS

<table>
<thead>
<tr>
<th>Use</th>
<th>R-3A</th>
<th>Restrictions and Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farm Use, Farming</td>
<td>O O O O O</td>
<td>4 ac. min., must front major arterial subject to Site Design and Cond Use review per 8.0615 (17)</td>
</tr>
<tr>
<td>Mini Storage</td>
<td>N N N C N</td>
<td></td>
</tr>
<tr>
<td>Multi-Use Trail</td>
<td>O O O O O</td>
<td></td>
</tr>
<tr>
<td>Park</td>
<td>O O O O O</td>
<td>Subject to livestock provisions, section 8.0365</td>
</tr>
<tr>
<td>Livestock</td>
<td>O O O O O</td>
<td>Only when previously established in R-3 as ‘office’</td>
</tr>
<tr>
<td>Office</td>
<td>N N C C C</td>
<td>Only when previously established in R-3 as ‘retail’</td>
</tr>
<tr>
<td>Retail</td>
<td>N N C N N</td>
<td></td>
</tr>
<tr>
<td>School (private)</td>
<td>C C C C C</td>
<td></td>
</tr>
<tr>
<td>Tennis Court (private)</td>
<td>O O O O O</td>
<td></td>
</tr>
<tr>
<td>City Owned Utility Facility</td>
<td>O O O O O</td>
<td></td>
</tr>
<tr>
<td>Private Utility Facilities</td>
<td>C C C C C</td>
<td></td>
</tr>
</tbody>
</table>


*All or portions of shipping containers, subject to staff’s determination of appropriate architectural designs, may be used subject to building permit approval.

[Section 8.0135 amended by Ord. #2009-04 passed April 28, 2009]
[Section 8.0135 amended by Ord. #2015-04 passed May 19, 2015]
[Section 8.0135 amended by Ord. #2016-17 passed January 31, 2016]
[Section 8.0135 amended by Ord. #2018-09 passed September 11, 2018]

#### 8.0137 Table for R-3A Zones, Uses Permitted.

The following uses are allowed outright or conditionally in the Residential Zone R-3A as follows:

<table>
<thead>
<tr>
<th>LAND USE:</th>
<th>ZONE: R-3A</th>
<th>RESTRICTIONS AND REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Building:</td>
<td>O</td>
<td>Detached; includes greenhouse, workshops No kitchen; uses main houses’ sewer &amp; water Uses main houses’ sewer &amp; water; has kitchen</td>
</tr>
<tr>
<td>Includes Home Occupations</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Use</td>
<td>O</td>
<td></td>
</tr>
<tr>
<td>Apartment</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Condominium (Commercial Only)</td>
<td>C</td>
<td></td>
</tr>
</tbody>
</table>
## Duplexes in the R-3A zone

Duplexes in the R-3A zone are permitted on corner lots of 10,000 s.f. or more with conditional use approval.

## Residential Care Home
Defined in and regulated by ORS

## Single Family Dwelling

### Non-Residential Uses:

- **Church, Religious Institution**
- **Community Center (private)**
- **Community Pool (private)**
- **Commercial Office**
- **Retail**
- **Professional Offices**
- **Restaurant**
- **Theater**
- **Art Gallery or Center**
- **Public or Semi Public Uses**

Only within buildings existing as of Oct. 20, 2007 or as modified (expanded) up to a maximum of 25%. Any modification shall require site plan review. A building destroyed or damaged may be rebuilt up to the former size and general configuration.

- **School (private)**
- **Tennis Court (private)**
- **City Owned Utility Facility**
- **Private Utility Facilities**

### Conditional Uses

*All or portions of shipping containers, subject to staff’s determination of appropriate architectural designs, may be used subject to building permit approval.*

[Section 8.0137 amended by Ord. #2018-09 passed September 11, 2018]

### Standards

**8.0138 Standards.** Except as provided for in Section 8.0137 and 8.0615, the standards and criteria for development in the R-3 zone shall apply to development in the R-3A zone.

**8.0140 Table B, Minimum Standards.** The following minimum standards apply in each of the Residential zones as follows:

<table>
<thead>
<tr>
<th>Standard:</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>R-4</th>
<th>R-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot size - Square Feet</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>9,000</td>
<td>9,000</td>
<td>7,500</td>
<td>6,000</td>
<td>6,000</td>
</tr>
<tr>
<td>Duplex</td>
<td>NA</td>
<td>D 10,000</td>
<td>A 8,000</td>
<td>7,500</td>
<td>7,500</td>
</tr>
<tr>
<td>Duplex Lot</td>
<td>4,250</td>
<td>3,750</td>
<td>3,750</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhouse</td>
<td>E</td>
<td>E</td>
<td>E</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-family Dwelling</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>F</td>
<td>F</td>
</tr>
<tr>
<td>Multi-family Complex</td>
<td>NA</td>
<td>NA</td>
<td>F</td>
<td>F</td>
<td></td>
</tr>
<tr>
<td>Maximum Density (1 unit per # s.f.)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Façade, excluding</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>

C = conditional uses.
CHAPTER 8 DEVELOPMENT REGULATIONS

<table>
<thead>
<tr>
<th>garage which must be 20 feet back from property line</th>
<th>B 5/10</th>
<th>B 5/10</th>
<th>B 5/10</th>
<th>B 5/10</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Side</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Side</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Rear</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>5</td>
</tr>
<tr>
<td>Garage</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td><strong>Maximum Building Height</strong></td>
<td>32</td>
<td>32</td>
<td>32</td>
<td>40,E</td>
<td>40,E</td>
</tr>
<tr>
<td><strong>Minimum Street Frontage</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Standard Street</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Cul-de-sac</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Flag Lot</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Duplex lot (non flag or cul de sac)</td>
<td>N/A</td>
<td>N/A</td>
<td>25</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>Townhouse</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>E</td>
</tr>
</tbody>
</table>

A  Duplexes permitted only on corner lots
B  Interior side yards must provide a minimum of 5 feet on one side and 10 feet on the other side for single family and duplex residences. Where alley access is provided, both interior side yards may be reduced to 5'. Exceptions to this 10' setback are allowed (1) when the lot was created prior to the adoption of this standard (November 9, 2006); or (2) on cul de sac lots; or (3) on flag lots, or (4) parcels created by partition.
C  Does not include solar setbacks, which are calculated separately
D  Duplexes only allowed on legally created lots of adequate size / created prior to November 9, 2006, otherwise prohibited.
E  Pursuant to the Townhouse Development Standards in Chapter 8, Article IV Site and Design Review Standards, Section 8.3035.4.f.2., Table A.
F  Does not apply to development standards for Multi-family Dwellings and Multi-family Complexes which are located in Chapter 8, Article IV, Site and Design Review Standards, Section 8.3035.4.E.2., Table A
G  Street trees are required to be provided in accordance with Section 8.3035(5)(K)
H  ADU Rear-Yard and Other Setbacks (Zones R-1 and R-2 – no change to setbacks since the lot sizes are quite large.)

For all other zones:
2 story ADUs – 20-foot rear yard setback;
2 story ADU that abuts an alley – 10-foot rear yard setback (driveway must still be 20 feet deep)
1 story ADU – 10-fot rear yard setback
1 story ADU that abuts a 20-foot-wide alley – 5-foot rear yard setback (driveway must still be 20 feet deep)
ADU abutting a street corner – maintain front yard setback – side may be 5 feet for either 1 or 2 stories (driveway must still be 20 feet deep) ADU cannot extend in front of the house or front yard setback.
ADU on lot abutting a commercial/industrial property – 5 foot rear yard setback regardless of height.

N/A = "not allowed"
All distances shown are measured in feet.

[Section 8.0140 amended by Ord. #2012-04 passed April 24, 2012]
[Section 8.0140 amended by Ord. #2013-04 passed May 14, 2013]
[Section 8.0140 amended by Ord. #2018-09 passed September 11, 2018]

8.0141 Architectural Design Standards for Single Family Dwellings, Duplexes, Triplexes, and Four-plexes

1. Purpose. The purpose of these Architectural Design Standards is to promote and sustain:
   A. High quality development throughout a variety of housing choices;
   B. A diversity of individual styles that incorporate positive design characteristics throughout the City; and,
   C. Excellence in architectural design that:
      1. Enhances the visual environment and character of the community;
      2. Preserves and protects property values, as well as public and private infrastructure investment;
      3. Conveys a sense of balance, integrity and character among all neighborhoods throughout the City;
      4. Elevates the attractiveness and quality of life in Redmond; and

2. Intent. The intent of the Architectural Design Standards is to:
   A. Maintain flexibility for a variety of architectural style to be developed throughout the City;
   B. Establish a basis for architectural character for each dwelling, regardless of architectural style;
   C. Continue to allow innovations in design that recognize newer technologies such as solar and wind power, telecommunications, and environmentally conscious construction methods; and,
   D. Promote quality design characteristics that will enhance the long-term desirability of the dwelling, neighborhood and community as an attractive place to live.

3. Procedure. New single-family dwellings, duplexes, triplexes, and four-plexes shall be reviewed for conformance with the requirements listed in this Section, subject to the procedures outlined below:
   A. Track 1. Conformance with Section 8.0141(5), below. An application demonstrating conformance with Section 8.0141(5) shall be submitted to the City. Conformance with the objective standards included in Section 8.0141(5) shall be shown on the architectural plans submitted with the building permit application and administered as part of the plan review process. These applications are reviewed administratively by the City.

   Fast-track process: If an Architectural Master Plan application is submitted and approved, all requirements of this section must be met prior to occupancy.

   B. Track 2. As an alternative to the procedure for Review as a Development Action as listed in Section 8.0141(3)(A) above (in cases where the proposed design does not, or the applicant chooses not to comply with the requirements of Section 8.0141(5)), an application may be submitted to the City which demonstrates conformance with the Purpose and Intent of this Section as listed
in Sections 8.0141(1) and (2), above. These applications are reviewed administratively by the City unless it is determined that a public hearing is necessary, in which case the application will be reviewed to the Hearings Body. The City may also approve other architectural designs or design elements not listed in this section, approve exceptions or uniquely identifiable house styles provided they comply with the intent of this section.

C. Design Review for Manufactured and Mobile Homes not within approved mobile home parks: Some manufactured homes and mobile homes may not be able to fully comply with the requirements above. In those cases the following features are required.
   1. At least one covered porch;
   2. Changes in wall siding material on 3 sides;
   3. Band courses on 3 sides; and
   4. One additional tree.
   These applications are reviewed administratively by the City, unless it is determined a public hearing is necessary, in which case the application will be reviewed by the Hearings Body.

D. Building Design for Multi-family – 5 or more attached units.
   1. Architectural Design. To discourage the appearance of the same, similar or tract-type housing, the following is required: The same, similar, or tract home designs must be separated by at least two (2) lots on either side of the home and not be directly across the street from one another. This is required for dwellings with the same or very similar design when viewed from the street frontage within 120 feet from the subject property, as measured along the abutting sidewalk. The same or very similar designs are those which consist of mirror image elevations, or exterior elevations of the same basic design which utilize similar colors, materials or ornamentation. This also includes similar elevations not substantially modified by a combination of altered rooflines, projections, garage doors, orientation, paint colors, or glazing materials. The City shall be allowed to interpret what constitutes the same or very similar designs.
   2. Roof Design. Most architectural styles utilize a related set of roof elements that complement and help establish the overall style and character of a multi-family structure. A minimum of five (5) roof design elements shall be used on all four elevations of the structures. Roof Design Elements include:
      a. At least 5 pitched or sloping roof elements;
      b. Variations in roof pitch, height of roof planes;
      c. Dormers, such as hipped, gabled, shed or eyebrow dormers or similar design;
      d. Eave depth of at least 24 inches;
      e. Continuous ridgelines less than 40 feet in length;
      f. Continuous eave lines no greater than 25 feet in length; and,
      g. Combination of overhang materials of at least 12 inches in width using fascia, or bargeboard fixed to the gable end to hide the truss tails, rafter ends or roof timbers.
      h. Gale and/or Dormer end brackets, corbels, decorative wood timbers, and similar components
      i. Awnings made of fabric, metal, or wood-framed roof elements no less than four feet by four feet in size.
3. Wall Design. A mix of wall elements is fundamental to achieving and establishing style and character. In addition to the elements in a-e below: a minimum of ten (10) façade elements shall be used on the front elevation and five (5) wall design elements shall be used on the sides that front onto public spaces and rear elevations of the structure. Multiple siding treatments are highly encouraged; the sole use of T-111 or similar panel elements on all sides is not allowed.

a. 40% fenestration of the first story front façade and 20% fenestration on the public facing sides and rear facades to include a variety of windows, doors, louvers, vents and curtain walls.

b. Window trim or surround (casting) at least 3.5 inches wide that surrounds the window;

c. Band course, band molding, bellyband, belt course or similar horizontal element that runs the entire width of the front façade of relatively slight projection; and at the break of the second floor (if one exists) and at the line made by the lower roofline at the gable end except when single wall panel systems are used;

d. Variation in wall siding, wall surface pattern or decorative materials if an area above the highest band course exists, it must contain a different siding material than the area below the band on the walls that front onto public spaces;

e. Recessed or covered front entry at least 350 square feet, with a minimum 14-foot depth measured from the entry door. If columns are used they must be decorative and no less than 16” x 16”. Plain support columns are not allowed.

f. Windows with multi-paned sashes, operable sashes, or windows that are elliptical, round, arched, bay, semi-circular or similar design;

g. Balconies or decks of at least 8-foot depth and 10 feet in width, accessed by a door and enclosed by railing or parapet;

h. Decorative garage doors, with or without windows, including patterning relief over the door surface;

i. Vertical offsets, at least two, either projecting or recessed at least 16 inches deep and a minimum of 4 feet long;

j. Horizontal offsets, at least two, either protecting or recessed at least 6 inches deep;

k. A minimum of two columns or pilasters, complete or engaged; engaged tower, with the design being square, rectangular, circular or polygonal in form;

l. Exterior wall (or portion) and/or chimney of brick, stone, composite, masonry or other similar materials;

m. Enclosed soffits;

n. 1½” caliper tree in front landscape area, in addition to required street trees;

o. 1½” caliper tree in rear or side landscape area;

p. Covered entry feature over secondary doors, separate from eave;

q. Covered rear patio or porches;

r. Where gable ends are proposed, at least three (3) gable end elements such as windows, decorative vent cover, decorated verge boards, trusses, false beams, corbels, brackets, molding,
rake, fascia, cornice return treatments, or other decorative elements in gable ends shall be used; and
s. Other elements as approved by the City consistent with the Higher Density Multifamily Design Guidelines.

4. Front Door. A front door that is visible from the public street frontage (front yard) and an identifiable pedestrian connection between the front door and the public sidewalk is required. Front porches, including covered front porches, are highly encouraged.

5. Driveways and Garages.
   a. A garage is required for each newly constructed dwelling unit and shall be of adequate size to accommodate a minimum of one vehicle, and shall at a minimum meet the design requirements in Section 8.0500 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code.
   b. Driveway access to any street less than 28 feet wide shall be in conformance with Section 8.2710(3)(Table 1), of Article 3, the City of Redmond Land Division Code.
   c. Driveways, whether accessed from a public or private street or alley, shall be of adequate size to accommodate a minimum of one vehicle, and shall at a minimum meet the design requirements in Section 8.0515 (Parking Table and Diagram) of the City of Redmond Development Code.
   d. Notwithstanding Section 8.0141(5)(B)(5)(a, b, and c) below, all garages and driveways accessed directly from public or private streets or alleys less than 36 feet in width shall be sized to accommodate a minimum of 2 cars based on the parking space design standards listed in Section 8.0515 (Parking Table and Diagram) of the City of Redmond Development Code.
   e. If a garage as required by subsection 8.0141(5)(B)(5)(a) below is converted to living or other space permissible by this Code, two off street parking spaces shall be provided pursuant to Section 8.0500 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code.
   f. Notwithstanding the applicable provisions of Sections 8.0500 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code, all required off street parking areas and driveways may have alternative surfaces to concrete or asphalt, and may include permeable surfaces to the extent they provide an all-weather surface sufficient for vehicular travel. Loose gravel, aggregate and similar surface treatments are not permitted for required parking spaces.


7. Fences. Fences constructed in conjunction with any multifamily development shall be in accordance with the applicable provisions of Section 8.0340 of the City of Redmond Development Code.


4. Application and Approval Process. The applications for either a Track 1 or Track 2 review as specified in Sections 8.0141(3)(A) and (B) above, shall be submitted prior to or in conjunction with an application for a building permit. Building permits will not be
issued until the design review action is completed and approved by the City. The application shall be submitted on a form prescribed by the City with an accompanying fee.

5. Architectural Design Standards. Although specific architectural styles (i.e. craftsman, colonial, tudor, prairie, etc.) are not mandated, single family dwelling and duplex design shall conform with the following standards:

A. Screening of Mechanical Equipment. All exterior ground mounted mechanical equipment located forward from the line of the front façade of the building shall be screened from the street at the ground/eye level line of sight by use of landscaping materials such as shrubs and trees at least three (3) feet in height at installation. Solar power, wind power, satellite dish or other equipment necessitating placement on walls or roofs for normal operation are exempt from this provision. For this section, Alleys are not considered streets for screening purposes.

B. Building Design.

1. Architectural Design. To discourage the appearance of the same, similar or tract-type housing, the following is required: The same, similar, or tract home designs must be separated by at least one (1) lot/attached building on either side of the home and not be directly across the street from one another. This is required for single family dwellings and duplexes with the same or very similar design when viewed from the street frontages. The same or very similar designs are those which consist of mirror image elevations, or exterior elevations of the same basic design which utilize different colors, materials or ornamentation. This also includes similar elevations not substantially modified by a combination of altered rooflines, projections, garage doors, orientation, or glazing materials. The Community Development Director or designee shall be allowed to interpret what constitutes the same or very similar designs.
   a. Process. Builders of multiple homes on the same street shall submit a plat showing the plan names and elevation designations (“A”, “1”, etc.) for adjacent homes. No photographs will be required. Homes by other builders may be denoted as “Home by Others”.

2. Roof Design. The City may require a set of roof elements that compliment and help establish the overall style and character of a dwelling. Required Roof Design Elements:
   a. Pitched or sloping roof;
   b. Eave of at least 12 inches;

3. Front Façade Wall Design. All façade elements below shall be used on the front elevation. Multiple siding treatments are highly encouraged; the sole use of T-111 on all sides is not allowed.
   a. 40% fenestration of the first story front façade.
   b. Window trim or surround (casting) at least 3.5 inches wide that completely surrounds the window;
   c. Band course, band molding, bellyband, belt course or similar horizontal element that runs the entire width of the front façade of relatively slight projection; and at the break of the second floor (if one exists) and at the line made by the lower roofline at the gable end except when single wall panel systems are used;
   d. Variation in wall siding, wall surface pattern or decorative materials if an area above the highest band course exists, it must
CHAPTER 8 DEVELOPMENT REGULATIONS

contain a different siding material than the area below the band on
the walls that front onto public spaces;

e. Recessed or covered front entry at least 20 square feet, with a
minimum 4 foot depth measured from the front door. If columns
are used they must be decorative and no less than 6” x 6”. Plain
support columns are not allowed.

f. Box window, shelf and/or under-window planter box unit that is
designed to accommodate live plants, watering/drainage and
projects at least 6 inches outward from the wall plane;

g. Windows with multi-paned sashes, operable sashes, or windows
that are elliptical, round, arched, bay, semi-circular or similar
design;

h. Shutters, as a matched pair for windows, either decorative, fixed
or movable;

i. Balconies with usable area.

j. Decorative garage doors, with or without windows, including
patterning relief over the door surface;

k. Optional enhancements and substitutions:
   1. Enclosed soffits;
   2. 1 ½” caliper tree in front of landscape area, in addition to
      required street trees;
   3. 1 ½” caliper tree in rear or side landscape area;
   4. Covered entry feature over secondary doors, separate
      from eave;
   5. Covered rear patio or porch;
   6. Eave greater than 12 inches in depth, including extended
      soffit details;
   7. Where gable ends are proposed, at least three (3) gable
      end elements such as windows, decorative vent cover,
decorated verge boards, trusses, false beams, corbels,
brackets, molding, rake, fascia, cornice return treatments,
or other decorative elements in gable ends shall be used;
   and
   8. Other elements as approved by the Community
      Development Director.

9. Masonry accents

10. Variations in paint color schemes, with a minimum of 2
    colors used (example: Trim & Exterior Wall colors)

4. Side Elevations facing public streets. Side elevations facing streets must
   include either window trim at least 3.5” in width, or full-lap siding. Façade
   facing streets are required to have at least 10 square feet of windows or
doors.

5. Front Door. A front door that is visible from the public street frontage
   (front yard) and an identifiable pedestrian connection between the front
doors and the public sidewalk is required. Front porches, including
covered front porches, are highly encouraged.

6. Driveways and Garages.
   a. A garage is required for each newly constructed dwelling unit and
      shall be of adequate size to accommodate a minimum of one
      vehicle and shall at a minimum meet the design requirements in
6. **Landscaping.** All lots on which new single-family dwellings or duplexes are constructed which abut a public or private street, not including an alley, shall be landscaped between the corresponding façade of the structure and the edge of the street, for the entire length of the street frontage(s). A master template shall be used to denote the required interior or corner lot landscaping.

7. **Fences.** Fences constructed in conjunction with any single-family dwelling or duplex (including fences constructed by the developer of a subdivision as perimeter fences) shall be in accordance with the applicable provisions of Section 8.0340 of the City of Redmond Development Code.

8.0142 Architectural Design Standards for Multi-Family Structures with 5 or more attached units.
1. Procedure. New five-plex and larger attached units shall be reviewed for conformance with the requirements listed in this Section, subject to the procedures outlined below:
   A. Track 1. Conformance with Section 8.0142(2), below. An application demonstrating conformance with Section 8.0142(2) shall be submitted to the City. Conformance with the objective standards included in Section 8.0142(2) shall be shown on the architectural plans submitted with the building permit application and administered as part of the plan review process. These applications are reviewed administratively by the City.
   B. Tract 2. As an alternative to the Track 1 Process and/or in cases where the proposed design does not, or the applicant chooses not to comply with the requirements of the Track 1 Process, an application may be submitted to the City which demonstrates conformance with the Higher Density Design Guidelines in Section 4. These applications are reviewed administratively by the City unless it is determined that a public hearing is necessary, in which case the application will be reviewed by the Hearings Body. The City may also approve other architectural designs or design elements not listed in this section, approve exceptions or uniquely identifiable house styles provided they comply with the intent of this section and Section 4.

2. Track 1 Process.
   Application and Approval Process. The applications for a Track 1 review as specified above, shall be submitted prior to or in conjunction with an application for a building permit. Building permits will not be issued until the design review action is completed and approved by the City. The application shall be submitted on a form prescribed by the City with an accompanying fee.
   A. Architectural Design. To discourage the appearance of the same, similar or tract-type housing, the following is required: The same, similar, or tract structure designs must be separated by at least two (2) lots on either side of the structure and not be directly across the street from one another. This is required for structures with the same or very similar design when viewed from the street frontage within 120 feet from the subject property, as measured along the abutting sidewalk. The same or very similar designs are those which consist of mirror image elevations, or exterior elevations on the same basic design which utilize similar colors, materials or ornamentation. This also includes similar elevations not substantially modified by a combination of altered rooflines, projections, garage doors, orientation, paint colors, or glazing materials. The City shall be allowed to interpret what constitutes the same or very similar designs. All designs must comply with the Higher Density Multifamily Design Guidelines in Section 4 below.
   B. Roof Design. Most architectural styles utilize a related set of roof elements that complement and help establish the overall style and character of a multi-family structure. Roof Design Elements include:
      1. At least 3 pitched or sloping roof elements;
      2. Variations in roof pitch, height of roof planes;
      3. Dormers, such as hipped, gabled, shed or eyebrow dormers or similar design.
      4. Eave depth of at least 24 inches;
      5. Continuous ridgelines less than 40 feet in length;
      6. Continuous eave lines no greater than 25 feet in length; and,
7. Combination of overhang materials of at least 12 inches in width using fascia, or bargeboard fixed to the gable end to hide the truss trails, rafter ends or roof timbers.
8. Gale and/or Dormer end brackets, corbels, decorative wood timbers, and similar components.
9. Awnings made of fabric, metal, or wood-framed roof elements no less than four feet by four feet in size.

C. Wall Design. A mix of wall elements is fundamental to achieving and establishing style and character. In addition to the elements in 1-5 below: a minimum of ten (10) façade elements shall be used on the front elevation and five (5) wall design elements shall be used on the sides that front onto public spaces and rear elevations of the structure. Multiple siding treatments are highly encouraged; the sole use of T-111 or similar panel elements on all sides is not allowed.
1. 40% fenestration of the first story front façade and 20% fenestration on the public facing sides and rear facades to include a variety of windows, doors, louvers, vents and curtain walls.
2. Window trim or surround (casting) at least 3.5 inches wide that surrounds the window;
3. Band course, band molding, bellyband, belt course or similar horizontal element that runs the entire width of the front façade of relatively slight projection; and at the break of the second floor (if one exists) and at the line made by the lower roofline at the gable end except when single wall panel systems are used;
4. Variation in wall siding, wall surface pattern or decorative materials if an area above the highest band course exists, it must contain a different siding material than the area below the band on the walls that front onto public spaces;
5. Recessed or covered front entry at least 350 square feet, with a minimum 14-foot depth measured from the entry door. If columns are used, they must be decorative and no less than 16” x 16”. Plain support columns are not allowed.
6. Windows with multi-paned sashes, operable sashes, or windows that are elliptical, round, arched, bay, semi-circular or similar design;
7. Balconies or decks of at least 8-foot depth and 10 feet in width, accessed by a door and enclosed by railing or parapet;
8. Decorative garage doors, with or without windows, including patterning relief over the door surface;
9. Vertical offsets, at least two, either projecting or recessed at least 16 inches deep and a minimum of 4 feet long;
10. Horizontal offsets, at least two, either projecting or recessed at least 6 inches deep;
11. A minimum of two columns or pilasters, complete or engaged, engaged tower, with the design being square, rectangular, circular or polygonal in form;
12. Exterior wall (or portion) and/or chimney of brick, stone, composite, masonry or other similar materials;
13. Enclosed soffits;
14. 1½” caliper tree in front landscape area, in addition to required street trees;
15. 1½” caliper tree in rear or side landscape area;
16. Covered entry feature over secondary doors, separate from eave;
17. Covered rear patio or porches;
18. Where gable ends are proposed, at least three (3) gable end elements such as windows, decorative vent cover, decorated verge boards, trusses, false beams, corbels, brackets, molding, rake, fascia, cornice return treatments, or other decorative elements in gable ends shall be used; and
19. Other elements as approved by the City consistent with the Higher Density Multifamily Design Guidelines.

D. Front Door. A front door that is visible from the public street frontage (front yard) and an identifiable pedestrian connection between the front door and the public sidewalk is required. Front porches, including covered front porches, are highly encouraged.

E. Driveways and Garages.
1. A garage is required for each newly constructed dwelling unit and shall be of adequate size to accommodate a minimum of one vehicle and shall at a minimum meet the design requirements in Section 8.0500 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code.
2. Driveway access to any street less than 28 feet wide shall be in conformance with section 8.2710(3)(Table 1) of Article 3, the City of Redmond Land Division Code.
3. Driveways, whether accessed from a public or private street or alley, shall be of adequate size to accommodate a minimum of one vehicle, and shall at a minimum meet the design requirements in Section 8.0515 (Parking Table and Diagram) of the City of Redmond Development Code.
4. All garages and driveways accessed directly from public or private streets or alleys less than 36 feet in width shall be sized to accommodate a minimum of 2 cars based on the parking space design standards listed in Section 8.0515 (Parking Table and Diagram) of the City of Redmond Development Code.
5. If a garage is converted to living or other space permissible by this Code, two off street parking spaces shall be provided pursuant to Section 8.0550 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code.
6. Notwithstanding the applicable provision of Sections 8.0550 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code, all required off street parking areas and driveways may have alternative surfaces to concrete or asphalt and may include permeable surfaces to the extent they provide an all-weather surface sufficient for vehicular travel. Loose gravel, aggregate and similar surface treatments are not permitted for required parking spaces.

F. Landscaping. New developments shall be landscaped consistent with Sections 8.0500-8.0515 and Section 8.3025. In addition, common open space shall be provided with at least 500 square feet per unit. Open space shall be centrally located to the development.

G. Fences. Fences constructed in conjunction with any multifamily development shall be in accordance with the applicable provisions of Section 8.0340.

3. Track 2 Process.
Application and Approval Process. The applications for a Track 2 review shall be submitted prior to or in conjunction with an application for a building permit. Building
permits will not be issued until the design review action is completed and approved by the City. The application shall be submitted on a form prescribed by the City with an accompanying fee.

A. Architectural Design Standards. Although specific architectural styles (i.e. craftsman, colonial, tudor) are not mandated, single family dwelling and duplex design shall conform with the following standards:

B. Screening Trash Storage Areas. All exterior ground mounted mechanical equipment areas shall be entirely screened from view on all sides at the ground/eye level line of sight by either utilizing a sight obscuring fence or wall, with such fences or walls being maintained in perpetuity or sight obscuring landscaping at least three (3) feet in height at installation. Solar power, wind power, satellite dish or other equipment necessitating placement on walls or roofs for normal operation are exempt from this provision.

C. Building Design.

1. Architectural Design. To discourage the appearance of the same, similar or tract-type housing, the following is required: The same, similar or tract structure home designs must be separated by at least two (2) lots on either side of the structure home and not be directly across the street from one another. This is required for structures dwellings with the same or very similar design when viewed from the street frontage within 120 feet from the subject property, as measured along the abutting sidewalk. The same or very similar designs are those which consist of mirror image elevations, or exterior elevations of the same basic design which utilize similar colors, materials or ornamentation. This also includes similar elevations not substantially modified by a combination of altered rooflines, projections, garage doors, orientation, paint colors, or glazing materials. The City shall be allowed to interpret what constitutes the same or very similar designs. All designs must comply with the Higher Density Multifamily Design Guidelines in Section 4 below.

2. Roof Design. Most architectural styles utilize a related set of roof elements that compliment and help establish the overall style and character of a dwelling. A minimum of three (3) roof design elements shall be used on all four elevations of the structures. Roof Design Elements include:
   a. Pitched or sloping roof;
   b. Variations in roof orientation;
   c. Variations in roof pitch, height of roof planes;
   d. Dormer, such as hipped, gabled, shed or eyebrow or similar design;
   e. Eave of at least 24 inches; and
   f. Overhang of at least 6 inches using fascia, or bargeboard fixed to the gable end to hide the truss tails, rafter ends or roof timbers.

3. Wall Design. A mix of wall elements is fundamental to achieving and establishing style and character. The applicant shall show how the design of the units contains elements that promote the intent of the Higher Density Design Guidelines in Section 4. Elements that are typically utilized include but are not limited to:
   a. 40% fenestration of the first story façade and 10% fenestration on the public facing sides and rear façades to include a variety of windows, doors, louvers, vents and curtain walls.
b. Window trim or surround (casting) at least 3.5 inches wide that completely surrounds the window;
c. Band course, band molding, bellyband, belt course or similar horizontal element that runs the entire width of the front façade of relatively slight projection; and at the break of the second floor (if one exists) and at the line make by the lower roofline at the gable end except when single wall panel systems are used;
d. Variation in wall siding, wall surface pattern or decorative materials in an area above the highest band course exists, it must contain a different siding material than the area below the band on the walls that front onto public spaces;
e. Recessed or covered front entry at least 20 square feet, with a minimum 4-foot depth measured from the front door. If columns are used, they must be decorative and no less than 6” x 6”. Plain support columns are not allowed.
f. Windows with multi-paned sashes, operable sashes, or windows that are elliptical, round, arched, bay semi-circular or similar design;
h. Shutters, as a matched pair for windows, either decorative, fixed or movable;
i. Balconies or decks of at least 2-foot depth and 5 feet in width, accessed by a door and enclosed by railing or parapet;
j. Decorative garage doors, with or without windows, including patterning relief over the door surface;
k. Vertical offsets, at least two, either projecting or recessed at least 6 inches deep and a minimum of 4 feet long;
l. Horizontal offsets, at least two, either projecting or recessed at least 6 inches deep;
m. A minimum of two columns or pilasters, complete or engaged; engaged tower, with the design being square, rectangular, circular or polygonal in form;
n. Exterior wall (or portion) and/or chimney of brink, stone, composite, masonry or other similar materials;
o. Enclosed soffits;
p. Grouping of at least 5, 1½” caliper trees in front and side landscape areas, in addition to required street trees;
r. Covered entry feature over secondary doors, separate from eave;
s. Covered rear patio or porch;
t. Where gable ends are proposed, at least three (3) gable end elements such as windows, decorative vent cover, decorated verge boards; trusses, false breams, corbels, brackets, molding, rake, fascia, cornice return treatments, or other decorative elements in gable ends shall be used; and
u. Other elements as approved by the Community Development Director that comply with the Higher Density Design Guidelines in Section 4.

4. Front Doors. Front doors visible from the public street frontage (front yard) and an identifiable pedestrian connection between the front door and the public sidewalk is required. Front porches, including covered front porches are highly encouraged.

5. Driveways and Garages.
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a. A garage is required for each newly constructed dwelling unit and shall be of adequate size to accommodate a minimum of one vehicle and shall at a minimum meet the design requirements in Section 8.0500 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code.

b. Driveway access to any street less than 28 feet wide shall be in conformance with Section 8.2710(3)(Table 1) of Article 3, the City of Redmond Land Division Code.

c. Driveways, whether accessed from a public or private street or alley, shall be of adequate size to accommodate a minimum of one vehicle, and shall at a minimum meet the design requirements in Section 8.0515 (Parking Table and Diagram) of the City of Redmond Development Code.

d. All garages and driveways accessed directly from public or private streets or alleys less than 36 feet in width shall be sized to accommodate a minimum of 2 cars based on the parking space design standards listed in Section 8.0515 (Parking Table and Diagram) of the City of Redmond Development Code.

e. If a garage is converted to living or other space permissible by this Code, two off-street parking spaces shall be provided pursuant to Section 8.0500 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code. Loose gravel, aggregate and similar surface treatments are not permitted for required parking spaces.

6. Landscaping. New developments shall be landscaped consistent with Sections 8.0500-8.0515 and Section 8.3025. In addition, common open space shall be provided with at least 500 square feet per unit. Open space shall be centrally located to the development.

7. Fences. Fences shall be constructed in accordance with the applicable provisions of Section 8.0340 of the City of Redmond Development Code.

Higher Density Multifamily Design Guidelines
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CHAPTER 8 DEVELOPMENT REGULATIONS

Purpose, Application, Design Concepts

Design Guidelines as a Tool

1.1 Purpose Statement

Redmond seeks to create quality residential development that appropriately connects to its surroundings, meets the demands of future generations for design variety and interest, includes well designed amenities and open spaces, orients outward to the community, promotes sustainability, and contributes to walkable and safe environments. The Comprehensive Plan supports a vision of creating places of enduring value. Notably, the Great Neighborhood Design Principles set out the overarching goals for the community. This set of guidelines helps implement those goals as it relates to higher density multifamily development.

1.2 Application

Multifamily development in Redmond occurs within a broad continuum of small to large sites and from low to high density building types. This document contains design objectives and concepts that augment the basic requirements of Development Code for projects containing 54 or more attached units. Although principally written to address interests related to building types within the density range of 10 to 30 units per acre, the guidelines are useful to all forms of multifamily development.

The Development Code criteria, standards and concepts are not just the typical minimum expectations for development, but a framework to meet and balance the needs of the community and the developer. The fundamental intent is to promote excellence in design with flexibility on how to provide a variety of multifamily homes. However, flexibility shall not mean going to the lowest common denominator that dilutes quality and character.

This document provides detailed guidance on expectations and best practices with explanations of and examples on how to meet City interests. Although the Design Guidelines include some typical means for successful design, they are not intended to preclude alternative strategies that meet the overall intent and purpose related to a particular concept or feature.

Applying the Design Guidelines will allow the design review process to focus on not just meeting the minimum standards of zoning and Great Neighborhood Principles, but also creating higher quality places and spaces. Using the Design Guidelines will also create efficiencies in coordinated and multi-disciplinary review by a developer and the City. This approach will foster higher quality developments with diversity and interest that promotes Redmond’s quality life and timely approval of proposed projects.
1.3 Key Interests

Multifamily development is ever evolving to meet the housing needs of the public and City. Redmond’s multifamily development requires thoughtful consideration of both surrounding development character and desired character for the area. The City allows for and encourages context sensitive development in a variety of areas and a variety of design types. The combination of these influences of location, surroundings, and style constitute Key Interests for the Design Concepts:

- Context Sensitive Design
- Site Planning and Layout
- Open Space and Landscape
- Building and Architectural Design Sustainability and Green Building
- Quality development creates enduring value for the Redmond community by improving neighborhood areas.
CHAPTER 8 DEVELOPMENT REGULATIONS

Purpose, Application, Design Concepts

1.4 Design Concepts

The Key Interests provide the context for Design Concepts that help achieve the common goal of quality development. Design Concepts embody the intent of the overall Design Guidelines and are used for evaluating new development proposals.

**Context Sensitive Design** New development that incorporates building design, types, and orientation with site improvements and circulation in a manner that cohesively integrates into its existing and planned surroundings.

**Site Planning & Layout** New development that highlights community features, for enhanced appearance, safety, convenience, and social interaction through circulation connectivity, street hierarchy, and sting of open space.

**Open Space & Landscape** New development that supports a high quality of life with appropriate usable private and common open space, community amenities, retention of mature trees, new planting of large trees and accent plants, and varietal interest of colors and textures.

**Building Design & Architecture** New development that embodies high quality design elements and project identity through variation in building massing, articulation, heights, materials, styles, and creativity while complementing site planning for compatibility and privacy.

**Sustainability** New development that holistically approaches sustainability techniques with site planning opportunities and continues through construction of healthy and energy efficient buildings.
Background and Building Types

2.1 Issues of Size and Scale

Multifamily projects in Redmond vary in size and scale. Projects include small (up to 2 acres), medium (2-5 acres), and larger (5+ acres) land developments that typically range in site density from 10 to 30 units per acre. In general, a hierarchy of priorities exist in this document based on the size and scale of development.

The following points illustrate the important contextual issues for each size of development, as anticipated to be achieved by adherence to the guidelines:

- Small sites (up to 2 acres) should act as "infill sites" and respond appropriately to the surrounding neighborhood in scale, character, building design, details, and materials. Size constraints of the smallest sites require a focus on design over density.

- Medium-size sites (2-5 acres) should respond to surrounding context in scale and character, but take advantage of increased opportunities for mixture of housing types and density options. Connectivity should be incorporated where possible, with a hierarchy of streets, auto courts, and paseos.

- Larger sites (5+ acres) should provide a variety of housing types, centralized common open space focal points, and an interconnected system of streets and pathways that connect into the surrounding neighborhood. Larger master-planned sites also must consider internal neighborhood feel and identity as its own place.

2.2 Building Types and Density

There are several recognized multifamily building types that range from attached or detached townhouse developments to stacked flats/townhouses with a podium garage. A summary of the significant features of each of these different building types follows; an explanation of design terms (e.g., "front-" and "rear-loaded" townhouses) can be found in the glossary. Each building type has specific traits and is looked at separately within these guidelines.
CHAPTER 8 DEVELOPMENT REGULATIONS

2.3 Detached Townhouses

Detached townhouses are units typically situated in a row separated by private open space between units. Units generally are more uniform in appearance than small lot detached homes and likely include three-story units.

Features:

- Building design focus on individual unit identity and architectural interest.
- Front-loaded with the front door and garage facing the street or “front” of the property, or rear-loaded with garage facing the rear of the property or a private street.
- Building separation: 10-20 feet is desirable for usable private space.
- Side yards may provide usable private open space and the site may include additional common open space.

2.4 Attached Townhouses

Attached townhouses are units typically situated in a row of at least three or more units where there is no separation between units.

Features:

- Typical built density: up to 30 units per acre.
- Generally uniform massing with separate unit entrances.
- Front-loaded with the front door and garage facing the street or “front” of the property, or rear-loaded “with the garage facing the “rear” of the property.
- Greater efficiency in layout without side yards that provides for greater density opportunities and larger common open space than private open space.
- Private open space for each unit is from a front patio or balconies.
- Units organized around “public” spaces and sites around common space amenities.
CHAPTER 8 DEVELOPMENT REGULATIONS

Background and Building Types

2.5 Stacked Flats With Surface Parking

Stacked Flats are units arranged on a single level of a building and surrounded by units either above or below each unit.

Features:
- Typical built density: 20-30 units per acre.
- Typically, 2-4 stories of single-level units stacked on top of each other.
- Individual unit access can be from either common interior corridor or by discrete exterior entrances.
- The design focus is on the whole building, less on individual units.
- Common open space is typically provided in assembled areas of courtyards or common ground area.
- Private open space is typically provided in the form of balconies.

2.6 Townhouses/Stacked Flats Podium Parking

Townhouses or stacked flats are units built over a submerged or partially submerged parking garage or “podium,” rather than with individual garages.

Features:
- Typically, 3-4 stories or more in height above a parking podium (garage).
- Typical built density: 30 units per acre.
- The design focus is on the entire building, not individual units.
- May or may not have additional surface parking. Urban in appearance due to height, mass, and scale.
- Common open space is typically provided, including private space balconies.
3.1 Site planning of small, medium and large sites

SMALL AND MEDIUM SITE HIGHLIGHTS

I. Privacy:
- Use building orientation and site layout to address privacy concerns.
- Small sites may incorporate front-loaded units to allow for rear yard to adjacent rear yard orientation.
- Buildings should be of a scale and have massing that is sensitive to adjacent properties.

II. Open Space:
- Buildings should define the edges of and face onto the common open space.
- Location should be clearly and easily accessible.
- Common open space should be consolidated in one location to allow for high usability and sustainability.
- Small sites may not require common open space when usable private yards are provided.
- Private spaces should be provided at side or rear yards.
- Semi-private open spaces may be provided at front yards.

III. Circulation:
- Guest parking may be difficult to provide on small sites with limited space; however, it should occur at the rear of the site, and may encroach somewhat into the rear setback (see Section 4.6).
- Shared vehicle and pedestrian circulation areas should utilize special pavers for pedestrian ways traversing parking areas or alongside of vehicular circulation.
LARGE SITE HIGHLIGHTS

I. Connectivity:

- Streets, auto courts, paseos and pedestrian ways should not only connect internally but also to adjacent streets in neighboring developments.
- Pedestrian and bike paths should be used where street connections to adjacent neighborhoods are infeasible.
- Use paseos and pedestrian paths for internal connections.

II. Hierarchy of Streets:

- Clear distinction in scale, landscape treatment, and orientation between public/private streets, auto courts and pedestrian paseos.
- Auto courts should be designed to
  - act as secondary circulation to reduce service functions and garage access from
    - public and private streets.
- Distribute guest parking.

III. Building Frontage and Orientation:

- Units should face streets, open spaces and internal private streets wherever possible.
- Building fronts should include porches and door facing streets.

IV. Open space:

- Large open space should be the fundamental organizing element of the site plan.
- Integrate large existing trees and other natural features into the open space.
- Common open space should be centralized and directly accessible to units. It should be linked to adjacent parks and paseos and paths.
CHAPTER 8 DEVELOPMENT REGULATIONS

Site Planning and Layout

4.1 Connect new development to surrounding neighborhoods

DESIGN GUIDELINES:

I. Connect to surrounding neighborhoods with streets.

II. Develop an overall connected network of streets and auto courts on larger sites.

III. Anticipate future connections to adjacent parcels to provide for future opportunities.

IV. Include adequate emergency vehicle access.

getting there:

- Extend streets from neighboring developments into the development site.
- Connect neighborhoods with pedestrian and bicycle connections, especially where street connections are infeasible due to site constraints.
- Inform the public and property owners adjacent to temporary street stubs of eventual through circulation. Install street signage at the street terminus to reinforce and alert residents of eventual through connection.
- Avoid repeated dead end street stubs.

Future street connection to adjacent neighborhood

RECOMMENDED - Connect the internal circulation network to that of the adjacent neighborhoods.

RECENMMENDED - Pedestrian connections should connect neighborhoods where street connections are not possible.

NOT RECOMMENDED - Pedestrian access points should not be gated or closed off to the public.
CHAPTER 8 DEVELOPMENT REGULATIONS

Site Planning and Layout

4.2 Complete circulation system for cars, bikes, and people

DESIGN GUIDELINES:

I. Connect the overall network of private streets, auto courts, and pedestrian walkways on larger sites.

II. Traffic calming techniques should be used throughout development sites.

III. Use color, texture, and landscape to reinforce purpose of the facility.

IV. Private streets and access ways should be used to allow design flexibility and enhancement of vehicular and pedestrian facilities.

getting there:

- Well-designed streets should include sidewalks, pedestrian-scaled lights and continuous landscape planters with a regular pattern of tightly-spaced street trees to help create a pedestrian-friendly environment.

- Traffic calming features, such as on-street parking, bulb outs, textured materials and crosswalks reinforce a pedestrian environment.

- Define pedestrian space with differentiated paving.

- Include space for canopy trees and shading.

- In smaller developments where private streets function as access and pedestrian circulation areas, special pavement should be used for the shared space to reinforce a feeling of shared pedestrian and auto space.
CHAPTER 8 DEVELOPMENT REGULATIONS

Site Planning and Layout

4.3 Well-designed circulation system

DESIGN GUIDELINES:

I. Private streets may serve as primary pedestrian circulation routes on site.

II. Auto courts should not serve as primary pedestrian circulation routes on site.

III. Use landscaping to soften the appearance of private streets.

IV. Building design should avoid the “canyon” effect along private streets.

V. Shade impervious paved areas with trees where possible.

VI. When two narrow sites are adjacent to each other, a single curb cut for both developments is desirable where possible.

getting there:

- Pedestrian circulation should occur on paseos or on sidewalks adjacent to streets.

- Private streets should primarily serve as vehicular access for the project.

- Small sites may have shared systems for vehicular & pedestrian facilities.

- Building design should step back massing to reduce the canyon effect of private streets. Additional strategies that reduce the canyon perception are architectural projections, eaves, and balconies.

- Integrate storm water treatment system with the private street design.
4.4 High quality pedestrian access and open space at paseos

DESIGN GUIDELINES:

Paseos:

I. Paseos should serve as the front or “face” of units when a front door on a street is not feasible.

II. Landscape to create a visually appealing high quality open space with an emphasis on privacy, green space, and for mature trees.

III. Paseos should be well-lit for pedestrians without adding glare to adjacent residences.

IV. Connect paseos to form internal walkway networks within the development.

getting there:

- Large windows, front doors, porches, bays, and projections are architectural elements that should be used to provide a front or 'face' to building facades that line a paseo.

- Scale paseo width to height and articulation of buildings.

- Provide a 15'-20' width for double-loaded interior paseos. The width may be reduced when the design and massing solution provides relief from the canyon effect.

- Stagger entries and windows and strategically locate landscape for increased privacy.

- Screen all air conditioning condenser units with appropriate landscape or architecturally integrated low walls.
CHAPTER 8 DEVELOPMENT REGULATIONS

Site Planning and Layout

4.5 Landscape treatments that enhance new buildings

DESIGN GUIDELINES:

I. New development should preserve and protect healthy trees and sensitive or natural environments by focusing open space around them.

II. Private streets should also include landscape and trees to buffer adjacent development.

III. Regular tree spacing should line all public and internal private streets where feasible.

IV. Select plants to fit purpose and allowed space. "Right tree, right place" rules apply!

RECOMMENDED - A landscape buffer should be used where private streets abut property lines.

RECOMMENDED - Regular tree spacing and patterns should line public and internal private streets where possible.
Site Planning and Layout

getting there:

- Create unique and interesting open space contiguous or adjacent to existing large trees.

- Integrate open space with natural attributes and topography to create a neighborhood feature or focal point.

- Provide tall deciduous trees for summer shade and winter solar access.

- Provide trees and landscape for front and rear yards, adjacent to garages and along property lines, especially at patios.

- Small or narrow sites should provide a minimum 6' wide landscape buffer along the length of a street adjacent to residential development.

- Apply landscape best practices and plant selection that fits its intended space, reduces maintenance, and applies water conservation measures.

RECOMMENDED: Regular tree spacing along public and internal streets.

RECOMMENDED: Ave. curbs should be lined with accent trees and planters to help soften the appearance of multiple garage doors.
4.6 Adequate guest parking

DESIGN GUIDELINES:

I. Provide sufficient and convenient guest parking appropriately dispersed on site.

II. Provide on-site guest parking along streets via parallel or perpendicular parking wherever possible rather than in parking lots.

III. Parking should not be located between a building and any public sidewalk or street (front yard areas).

getting there:

- Connect units to parking areas via walkways.
- Consider non-paved or pervious surfaces for guest parking areas.
- Guest parking may be located on private streets, in parallel or perpendicular (90 degree) parking spaces.
- On deep narrow sites, guest parking should be located at the rear of the site, and may encroach into the setbacks if an adequate landscape buffer between properties is maintained.
- Vehicular turnaround space may occur within the setback if an adequate landscape buffer between paved area and property line is maintained.
- In larger developments, guest parking should be in parallel, perpendicular, or angled spaces along private streets or dispersed within auto courts.
4.7 Coordinate and screen utilities to minimize visual clutter

DESIGN GUIDELINES:

I. Utility planning must complement site planning, storm water facilities, and usable open space.

II. Utilities such as electrical, telephone, cable, transformers, and other utilities should be placed underground, if feasible.

III. Utility locations shall not interfere with the viability of tree maturity or other storm water treatment devices.

IV. Minimize visibility of above-ground transformers, meters, and other utilities.

getting there:

- Above-ground utility transformers and other above-grade equipment should not be located within the front yard along a street.
- Above-ground utilities should be incorporated into the design of the building and integrated into landscaped areas to minimize visual impact. Options include insets into building facades and screening with landscaping or low walls.
- Cluster utility meters in readily accessible locations.
- Avoid interrupting open spaces used for activities and gatherings.
CHAPTER 8 DEVELOPMENT REGULATIONS

Site Planning and Layout

4.8 Fencing to address privacy between common and private space

DESIGN GUIDELINES:

I. Use fences for visual interest and to integrate with building design.

II. Fences at front yards typically provide separation of semi-public space, and should be designed with transparency.

III. Fences at rear or side yards typically provide a higher degree of privacy, and should be used to enclose private open space where appropriate.

IV. Create identifiable entry features into a site.

getting there:

- Low walls or fences are encouraged at front yards or setbacks to provide separation.

- Accents such as trellises, arched gates or arbors can be used to provide visual interest and demarcation to entrances.

- Materials such as wood or metal pickets offer degrees of transparency which provide separation from semi-public space without creating total enclosure at front yards.

- Higher fences may be placed along side and rear property lines in accordance with Development Code, but exceeding 6' in height is not recommended.

RECOMMENDED - Fencing along public or private streets should have additional detailing to provide visual interest.

RECOMMENDED - Fencing should be designed to integrate into the architecture of the building's and add visual interest in its detail, materials or color.

RECOMMENDED - Accents such as trellises, gates or arbors can be used to provide visual interest and demarcation to entrances.

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5.1 Usable open space

DESIGN GUIDELINES:

I. Aggregate common open space to make a large usable area that serves as the central focus.

II. Common open space should be well-defined by streets and buildings.

III. Small development sites may prioritize private spaces over common spaces.

IV. Private open space such as porches, balconies, and patios should be integrated into the building design and provide privacy for the unit.

getting there:

- Define edges of open space with units, buildings, and walkways. Buildings are recommended wherever possible.
- Large and medium sites should have one central open space and other small diverse open space.
- Rear-loaded units should provide private open space through porches, balconies, and small front yards that are easily accessed from the interior of the unit.
- Front-loaded units should provide most private open space as enclosed rear yards.
- Common open space should be designed to provide for both active and passive uses, not merely decorative space.
- Storm water treatment devices should not be in open spaces when they would limit use; although they may be adjacent to create an open atmosphere.
CHAPTER 8 DEVELOPMENT REGULATIONS

Open Space and Landscape

5.2 Amenities within common open spaces

DESIGN GUIDELINES:

I. Common area amenities should be centralized and scaled for the size of the development.

II. Common open spaces should provide adequate areas for playgrounds, tot lots, and open play areas for children.

III. Provide for larger assembly spaces of pools, sport courts, or community buildings in large developments.

getting there:

- Formal or informal activity fields should be provided for large developments of more than 50,000 acres in size. Recreational facilities can include swimming pools, tennis courts or ball fields.

- Buildings should define the edges of common open space.

- Entries and windows should face onto common open space and play areas to provide informal surveillance and safety.

- Tot lots should be located in convenient, and highly visible locations to ensure informal surveillance by residents.

- Avoid locating open space in isolated or forgotten areas.

- Incorporate large assembly spaces for large developments, such as a community room.
5.3 Yards and private open space

DESIGN GUIDELINES:

I. Front yards should provide semi-private space but should not be enclosed with walls.

II. Privacy should be achieved with low walls, landscape, fences, and appropriate placement of windows.

III. Ensure usability with functional dimensions and easy access from the interior of the unit.

getting there:

- Front yards should provide space for an entry, walk, front stoop or porch and landscape, and balance hardscape (paving) and landscape.
- Buildings should be set back in a similar manner to the surrounding context.
- A setback of 10-15' from the sidewalk will provide an adequate front yard, unless a reduction in setback is warranted to foster a pedestrian environment.
- Side yards can be made private and usable through fences and landscape. They should feature both landscaped and hardscaped (paved) areas. If patios are used adjacent to public streets or open space, they should be raised 1'-3' but less than 4'-5' above grade.
- Rear yards can provide private open space with both landscaped and hardscaped (paved) areas.
- Private yards should accommodate space for outdoor use of a patio.
- Private open space should be appropriately sized to ensure usability.

RECOMMENDED - Porches and patios should be raised 1'-3' above the grade of adjacent public streets or areas.

RECOMMENDED - 10-15' front setbacks provide an adequate front yard and space for an entry, walk, front stoop or porch.

NOT RECOMMENDED - Balconies that are unusable because of their insufficient size.
6.1 Building orientation to enhance public space

**DESIGN GUIDELINES:**

I. Orient buildings to face public & private streets and open space.

II. Include building entrances as primary building features opening to common open space or streets.

III. Use corner treatment and architectural detailing on narrow small sites where it is not possible for front facades of buildings to face a street.

IV. Locate private uses and private space along private streets, side yards, and rear of properties where possible.

V. Design upper floors of 3-story and taller buildings to avoid over-dominating the size of the open spaces, streets or alleys.
getting there:

- Building fronts provide definitive edges to common open space, public and private streets, and paseos.

- Building entrance features such as porches, stoops, front walkways, windows and front doors provide a public “face” and orientation to a building; these features on the public street side of the building provide a building face on the street.

- Corner or end unit architectural treatment may include wrap-around porches and facade detailing for a building to face the public street, paseo, or open space.

- Address numbers that are identifiable for each unit where buildings face the street, paseo, or open space provide an orientation feature to the public space or street.

- Private and semi-private spaces such as patios, porches and balconies can be delineated by low walls, landscape, and grade changes.

- Avoid intruding into open space with disruptive utility and service features.
6.2 Architectural variety to create interest and individuality

DESIGN GUIDELINES:

I. Create streets that are balanced on both sides in massing and building character.

II. Include at least two different building types on sites larger than two acres.

III. In larger developments, use one building type on each block, preferably facing each other, to create a balanced street.

IV. Integrate various plan types and sizes in facade design.

V. In detached townhouse developments, subtle interruption of patterns could add interest and character to enhance the pedestrian experience.

getting there:

- Distinguish building units and unit types by alternating roof types and color schemes to add variety and individuality.

- Alternating material and color schemes on identical building types creates a "cookie cutter" effect and is not recommended.

- Avoid the monotonous appearance of a single-color application on buildings.

- When two narrow sites are adjacent to each other, similar building types should be used.

- Use design practices that result in variety of floor plans and styles.

- Avoid repetition and apply subtle variations to building setbacks, planes and rooflines and use architectural features such as awnings, light fixtures and single-story eave details.

- Use high-quality, durable materials and details on front, side and rear façades which do not appear to be tacked on the building.
6.3 Create a public, welcoming, and pedestrian-friendly building fronts

**DESIGN GUIDELINES:**

I. Building entries should be the prominent feature of the front facade and identify access to individual units.

II. Building entries that face a public street, private street, or common space should be the first choice for entry location.

III. Porches and balconies that face streets should be semi-transparent and be incorporated into the materials and design of building.

IV. Porches and balconies should be designed to encourage seating and use.

**getting there:**

- Create a centralized building entrance for larger buildings, particularly those with podiums, lobbies and corridors. Individual entrances for at-grade units are also encouraged.

- Conspicuously locate address number signs to clearly identify each unit, or at internalized entrances at larger buildings.

- Include stoops and front porches at building entries that face a street, paseo, or other public space.

- Design entry elements of individual units at a pedestrian scale.

- Porches and porch stairs may be permitted to encroach into the front setback when the main building face remains at or behind the setback.

**RECOMMENDED** - Porches and porch stairs may be permitted to encroach into the front setback when the main building face remains at or behind the setback.

**RECOMMENDED** - Building entries should be the primary feature of front facades.

**PROHIBITED** - Building entries that are not prominent and appear secondary to the garage.
6.4 Massing, Articulation, and Proportion

**DESIGN GUIDELINES:**

I. Massing and articulation should avoid top-heavy proportions which impact character of paseos, streets, and open spaces.

II. Building should have vertical proportions and massing to create a residential rhythm to facades.

III. Side and rear facades should maintain the architectural design, articulation, level of detail, and materials consistent with the front facade.

**Getting there:**

- Buildings appear vertical in proportion when the vertical massing is 2:1 or greater.
- The third-floor floor plate should not extend beyond the floor plate of the second floor.
- Second and third floor massing that projects beyond ground floor footprint should be extended down to ground.
- Second and third stories should not project beyond ground floor footprint, except for bays no wider than 50% of the facade or projection. Bays should be set within main facade, not flush with side facades.
- On front-loaded townhomes, the second and third floor massing and articulation should relate to ground floor garage doors.
- Minimizing third floor plates, clipping third floor roof plates, stepping back facades, and lowering ceiling heights should reduce overall building massing.
CHAPTER 8 DEVELOPMENT REGULATIONS

Building and Architectural Design

RECOMMENDED - Side and rear facades should maintain massing and articulation that is consistent with front facade.

RECOMMENDED - Bay windows should not be wider than 50% of their primary facade. Bay windows should not be flush with side facades.

RECOMMENDED - Buildings should have vertical proportions and massing.

RECOMMENDED - Second and third floor massing and articulation should relate to ground floor.

NOT RECOMMENDED - Bay should be distinct or set within main facade, not flush with side facades.

NOT RECOMMENDED - Excessive cantilevering of upper floors discouraged.

NOT RECOMMENDED - Second and third floor massing should not project beyond ground floor on front facades.
6.5 Create attractive, well-proportioned contextual buildings

**DESIGN GUIDELINES:**

I. Use taller massing to define significant building features, such as corners and terminus points.

II. Break up building mass with facade articulation on all sides.

III. Massing should step down when adjacent to property designated low density residential.

IV. Avoid top-heavy appearance in massing.

V. Buildings should typically have a vertical proportion or appearance.

VI. All facades should be of consistent architectural character.

**getting there:**

- Incorporate massing variations and setbacks on the top floor to avoid a top-heavy appearance for buildings over two stories.

- Articulate corner and end units with the same attention and treatment to details on side elevations as the front facades.

- Facade articulation of porches, projections, eaves, bay windows, and other elements help to break up the building mass.

- Break up long horizontal eaves and roof elements across the facade with gables, building projections, and other articulation.

- Provide building breaks every five to seven units to allow for relief and for landscaping.

- Side yard separation between rowhouse buildings should be a minimum of 20’.
6.6 Respect the scale and privacy of adjacent properties

DESIGN GUIDELINES:

I. Massing and orientation of rowhouses should be stepped to minimize visual and privacy impact to neighboring properties.

II. Rear-loaded units should be the first choice when facing public streets.

III. Front-loaded units should be used when development faces a side or rear property line.

IV. Landscape treatment should be used to buffer a private street along a property line.

getting there:

- Massing and orientation of townhouses should be stepped back at the third story to minimize views from windows and upper floor balconies into neighboring properties.

- A backyard-to-backyard orientation creates a natural buffer between adjacent developments when front-loaded townhouses are used along the side or rear property lines.

- Landscaped paseos should be a minimum 20' wide (inclusive of front patios) when development faces a side or rear property line to avoid crowding and create a front or "face" to the development.

- Private streets along property lines should include a minimum 10' wide buffer to provide an attractive landscape feature and privacy to new development. This dimension may be reduced to 6' on narrow small sites when abutting residential development.
6.7 Architectural detailing highlighting character and quality

DESIGN GUIDELINES:

I. Use eave and parapet details to break up building massing.

II. Emphasize vertical proportions of individual units rather than horizontal building massing.

III. Windows and garage doors should be "punched" in from the exterior building wall or should be defined by well-designed trims. Trim material should contrast with wall materials.

IV. Garage doors should be designed consistent with the overall style of the building. Material, pattern, and color to be coordinated with architectural style.

V. High-quality, durable materials should be used.

VI. Changes in color and materials at inside corners of building facades.

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RECOMMENDED - Trellis and column, material and proportions, should be designed completely with project architecture to not appear applied to the building facade.

RECOMMENDED - Eave and rooflines should emphasize vertical proportions.

RECOMMENDED - High-quality wood or wood-like garage doors with decorative wood cornice and header.

NOT RECOMMENDED - continuous horizontal eave line.
Building and Architectural Design

**getting there:**

- Solid strong detailing embodies quality of construction.
- Use a more solid base and body of a facade with a lighter more detailed top to ground a building and reduce an overall bulky appearance.
- Details such as railings, materials, windows, doors, trim, eaves, and cornices are critical to displaying a building's quality. Differentiated textures are an important element of quality.
- Eaves and rooflines are encouraged to emphasize vertical proportions. They should not create long horizontal lines but rather be broken up with gables, building projections, and articulation to emphasize the individual quality of the units.
- Building mass and elements that are differentiated by a change in detail, color, or material achieve greater emphasis on the massing.
- Changes in materials and color generally should not occur in the same plane as this may result in a "thin" or applied quality. Changes that correspond to variations in building mass or are separated by a building element achieve greater emphasis on the massing.
- Although differentiation of units is desired, using dramatically different architectural styles unit to unit within the same development is generally discouraged.
- Roof material, shape, texture and colors should be compatible with the overall architectural style of the buildings.
- Stucco-textured foam trim molding should not be used as the only application to enhance building facades.
- Garages should be recessed from wall plane. Where garage doors are flush with facades, the facade should feature upper level building projections and decorative building elements such as trellises to provide interest and relief.
6.8 Appropriately illuminated streets and pedestrian areas

DESIGN GUIDELINES:

I. Street lighting shall emphasize pedestrian scale and orientation.

II. Emphasize lighting along sidewalks, streets, driveways, paseos and parking areas for the safety and security.

III. Light fixtures should be a character supporting element of the development and residential environment.

IV. Ensure uniform lighting conditions with connections to common association meters.

getting there:

- Pedestrian-scaled lighting should be no taller than 12’-16’ in height depending on context.
- Use bollard-type lighting rather than porch lights for paseos and other walkways.
- Control all illumination with cutoffs and primarily direct light downward.
- Lighting should not produce a glare or be of an intensity inappropriate for a residential environment.
- Lighting levels must be adequate and uniformly dispersed in all pedestrian, parking, and common areas.
- Bollard-type lighting should be used within paseos and paths; post-top streetlights should be used within private streets.
- Wall-packs mounted to buildings that are compatible with the architectural character of the development and a residential environment could be used within auto courts.
7.1 Environmentally-responsible design

DESIGN GUIDELINES:

This section of the Design Guidelines is an introduction to some of the basic concepts and principles of green building that are frequently incorporated into standard development practices. The City of Redmond supports sustainability as a whole building concept that starts with site planning opportunities and continues through construction.

Design Guidelines

I. Address sustainability from a whole building perspective of site, landscape, energy, materials and water.

II. Consider designing roofs to incorporate pre-plumbing and pre-wiring of homes for easy installation of solar water heating and photo-voltaic (PV) solar panels.

III. Optimize building performance through site planning and building orientation that enhances solar and radiant heating access.

IV. Incorporate shading of impervious surfaces and buildings to reduce the heat island effect caused by urban development.
CHAPTER 8 DEVELOPMENT REGULATIONS

Sustainability

getting there:

- Use materials such as cement board and wood siding that are durable or "green" building materials.
- Solar energy can be harnessed through photo-voltaic panels and solar hot water systems to reduce energy dependency and electrical demand. Pre-wire for these systems with building construction to ensure less difficulty for future installations.
- Use solar water heating systems for pools and community buildings.
- Solar shading should be incorporated on south and west facing windows, to reduce heat gain in summer and lower the demand on HVAC systems.
- Energy Star appliances should be used wherever possible to reduce energy demands.
- Buildings should be designed to take advantage of natural ventilation to reduce the need and demand on HVAC systems. Operable windows, attic fans, and ceiling fans should be located to take advantage of prevailing wind patterns and natural air flow.

Installation of any of the following:

- Water efficient appliances, including dual flush or ultra-efficient toilets
- On-demand hot water systems
- Radiant heat barrier on roofs
- HVAC systems of efficient size
- Low VOC glue, paint, finishes, including in cabinets
- Non-formaldehyde floors
- Areas where deciduous trees can be planted to increase solar shading in summer.
Alley - a secondary vehicle access way that typically provides access to more private functions of a property, such as parking, trash pickup and service.

Building Face - the front facade of a building, usually identified by a front entry or entry features such as a porch, stoop, and front door.

Bulbout - a limited curb extension that narrows a street to reduce the pedestrian crossing distance of a street.

Double-loaded Street or Paseo - a public street or space that has residential units on either side, facing the street or space.

Front-loaded Townhouse - a residential unit with garage access provided at the front of the unit with the primary entry to the home, usually from the street or sidewalk.

Green Point Rated - a California certification program developed by the non-profit organization Build It Green, developed to meet the growing need of setting a standard to qualify a new home as sustainable / green.

LEED for Homes - a rating system that promotes the design and construction of sustainable homes, based on The U.S. Green Building Council (USGBC) established LEED (Leadership in Energy and Environmental Design) system to define and measure "green buildings." The LEED for Homes rating system is part of the comprehensive suite of LEED assessment tools to provide national consistency in defining the features of a green home. It enables builders anywhere in the country to obtain a "green" rating on homes (source: USGBC).

Pedestrian Friendly - or "walkable" - designed to promote pedestrian use. Factors influencing walkability include the presence or absence and quality of footpaths, sidewalks or other pedestrian rights-of-ways, traffic and road conditions, land use patterns, building accessibility, and safety, among others. Other factors affecting walkability include, but are not limited to, land use mix; street connectivity; residential density; "transparency" which includes amount of glass in windows and doors, as well as orientation and proximity of homes and buildings to watch over the street. (source: Wikipedia)

Rear-loaded Townhouse - A residential unit with garage access provided at the rear of the unit on the opposite side of the primary entry to the home, usually from an alley or parking court.

Paseo - an open space that serves as a pedestrian connection and passive landscape between two or more buildings.

Paths - a connection used by pedestrians and/or bikes to connect two or more places.

Podium - a platform used to raise a building up to gain space below for parking.

Single-loaded Street or Paseo - a public street or space that has residential units on one side, facing the public street or space.

Stacked Flat - a one-story residential unit that is "stacked" on top of or below another residential unit within the same building.

VOC - shorthand for "volatile organic compound," chemicals compounds that typically produce chronic effects when concentrated in indoor environments. VOCs are commonly found in many building components such as paint, sealants, adhesives, and preservatives.

[Section 8.0142 added by Ord. #2018-09 passed September 11, 2018]
CHAPTER 8 DEVELOPMENT REGULATIONS

COMMERCIAL USE AND INDUSTRIAL USE ZONES

8.0150 Strip-Service Commercial C-1 Zone.
8.0155 Central Business District Commercial (CBD) C-2 Zone.
8.0160 Special-Service Commercial C-3 Zone.
8.0165 Limited Service Commercial C-4 Zone.
8.0166 Limited Service Commercial C-4A Zone: Except as provided in 8.0190 and 8.0195, the standards and criteria for development in the C-4A Zone shall apply to development in the C-4A Zone.
8.0170 Tourist Commercial C-5 Zone.

8.0175 Downtown Design Overlay Zone. In the Downtown Overlay District, the following regulations shall apply:

1. Purpose. The purpose of the Downtown Overlay District is to promote and sustain:
   A. Quality Economic Growth – Assure opportunities for a stable, vital, diverse, and competitive economy at the heart of the city.
   B. Vibrant Downtown – Strengthen downtown as a vibrant, mixed-use district that draws a wide spectrum of residents and visitors.
   C. Downtown Appearance – Improve and enhance the appearance of the built environment and natural features throughout downtown, especially along primary commercial corridors and other major arterials.
   D. Historic Character – Preserve and retain historic structures and cultural resources throughout downtown.
   E. Pedestrian Environment – Improve and enhance the pedestrian environment throughout downtown, as well as the pedestrian connections to surrounding neighborhoods and civic resources.

2. Intent. The intent of the Downtown Overlay District is to:
   A. Encourage a vibrant mix of pedestrian-oriented uses, including residential, shopping and entertainment uses;
   B. Increase the density and intensity of development;
   C. Establish height, bulk, and lot coverage regulations that balance existing urban fabric with a desired character for downtown;
   D. Promote active ground floors by regulating the quantity and location of doors and windows;
   E. Establish standards for setbacks and landscaping that encourage and promote a strong pedestrian environment.
   F. Establish parking and access standards that support pedestrian activity.

3. Uses Permitted. (Please see 8.0190 Table C)
4. Development Standards. In the Downtown Overlay District, the following dimensional standards shall apply:
   A. Minimum Building Setback: Two (2) feet. Surface treatment needs to be of similar nature as adjoining sidewalk.
   B. Maximum Building Setback: Ten (10) feet. Surface treatment beyond two feet from the sidewalk needs to be landscaped or treated with decorative pavers. Asphalt is prohibited. For full-block developments, a minimum of 50% of the primary street-facing building façade must be located at the minimum two (2) feet setback as described in 4.A.
   C. Building Coverage: Minimum of 50% of the site area, except for transit hubs.
   D. Minimum Landscaped Area: No minimum landscaping requirement.
E. Ground Floor Windows: Ground floor windows must be at least 50% of the building length and 50% of the street-facing façade to a minimum height of 10'-0" above finished right-of-way. If the site has two or more frontages, the Ground Floor Window standards is only required on the primary façade. The other façade has a minimum requirement of 50% of the building length and 25% of the ground floor wall area. Windows are required to be transparent.

Please note: Ground floor wall area is defined as all wall areas up to ten (10) feet above the finished grade.

Ground Floor Windows – Residential Use: 25% of the ground floor wall area must be transparent.

F. Main Entrance: The front door to all buildings must be oriented to the primary street. In the event that a building is located on the corner, the front door should be oriented directly to the corner or located within fifty (50) feet of the corner of the primary street.

G. Pedestrian Connection from Front Door to the Street: Create a straight-line connection from the front door to the primary street sidewalks.

H. Exterior Display and Storage: Permanent storage between the building and the street is prohibited.

I. Screening HVAC Equipment: Screen rooftop mechanical equipment through extended parapets or other roof forms that are integrated into the overall composition of the building. Screen ground floor mechanical equipment. Renewable energy generation devices may be exempt from screening, subject to site and design review by a hearings body.

J. Parking and Access: Parking between the building and the primary street is prohibited.

5. Building Height. The intent of the building height standards is to set guidelines to assist the development of buildings in the downtown core that increase economic activity and capital value, and encourage investment in revitalization in keeping with overall intentions for Redmond Downtown Redevelopment. Building height and density contribute to these results. The following guidelines provide performance standards that encourage innovative design and development techniques within specific parameters. They are generally prioritized to include the following: Compatibility with existing downtown buildings and surrounding residential neighborhoods; Human scale related to building design, including height and massing, and its impact on solar access and views; Multi-story and mixed-use buildings for increased density and diversified use on premium land in the urban core; Development Incentives for increase height, based on Performance Bonuses.

A. Maximum Height: The maximum height allowed for the downtown overlay district for all structures that are not within one full city block of a residential zone and west of SW 5th Street is sixty (60) feet, and east of SW 5th Street is 75 feet. The maximum height of structures east of 5th Street may be increased if a Conditional Use Permit for the structure is approved by a Hearings Body. The following standards shall apply to structures in the Downtown Overlay District.

1. Street Wall Height: Maximum street wall façade height for the downtown overlay district for all structures that are not within one full city block of a residential zone is forty-five (45) feet.

2. Upper-floor Setback: Buildings taller than forty-five (45) feet must step
back upper stories by at least 10 feet measured from the façade of the street wall facing the street, public park or open space.

3. Residential Buffer Zone: All buildings in the Downtown Overlay District within one full city block adjacent to a residential zone shall be considered to be part of the Residential Buffer Zone, wherein the following height standards apply:
   a. Maximum Height: The maximum height allowed for all structures within the Residential Zone Buffer is fifty (50) feet.
   b. Street Wall Height: Maximum street wall façade height for structures within the Residential Zone Buffer is thirty-five (35) feet.
   c. Upper Floor Setback Requirements: Buildings taller than thirty-five (35) feet must step back upper stories by at least 10 feet measured from the façade of the streetwall facing the street, alleyway, public park or open space.

B. Architectural Standards for Buildings Taller Than 45 Feet: In addition to the existing Site and Design Review criteria and Downtown Overlay District Design Standards, the following architectural standards will apply to all buildings taller than forty-five (45) feet.
   1. On upper floors use windows and/or architectural features that provide interest on all four sides of the building when permitted within the building code.
   2. Abrupt changes in building heights and/or roof orientation should be diminished by offsets of building form and mass.
   3. Use recesses and projections to visually divide building surfaces into smaller scale elements.
   4. Use color to visually reduce the size, bulk and scale of the building.
   5. Buildings sixty feet or over shall provide rooflines with articulated features.
   6. Location of back flow prevention devices and the fire sprinkler riser must be identified on project plans submitted for site and design review and shall be located inside the building.

C. Buildings within the downtown overlay district shall only be permitted to exceed 75 feet if they comply with the standards set forth below.
   1. Performance Bonus: Additional building height above 75 feet may be approved if the project achieves a minimum of twelve (12) points from the following:

   | Workforce Housing: The project provides workforce housing, per City standards, for moderate income households (no more than 80 percent of the HUD area median income), as a percentage of the total number of residential units built. These units shall remain dedicated to moderate income households for a period of at least twenty years. 3 points for 10%, 4 points for 15%, and 5 points for 20% of total number of residential units built for moderate income households. | 3 - 5 pts. |
   | Public Plaza: The project incorporates a public plaza which is at least 5% of the gross site area. The plaza shall be on the street side of the building, and open and free to the public at all times, and shall remain for a period of at least ten years. 1 point per 5% public plaza space, with a maximum of 4 points. | 1 - 4 pts. |
**Public Art:** 0.5% of the overall project budget is set aside for an on-site public art project that shall remain for the life of the building, or 1.0% of the overall project budget is provided to the City for off-site public art shall be awarded 2 points. Increasing these percentages to 0.75% and 1.5% respectively increases the number of points awarded to 3. Increasing these percentages to 1.0% and 2.0% respectively increases the points awarded to 4.

**View Access and Preservation:** The project provides a public viewing deck or decks, or similar features, which are at least 5% of the gross site area. The viewing deck(s) should be located at least sixty (60) feet above ground level, and provide significant free public access to views of surrounding Central Oregon features, such as the Cascade Mountains and Smith Rocks, and shall remain for a period of at least ten years.

**Economic Vitality:** The project provides additional economic benefit to the City by providing retail sales and/or hospitality uses on multiple levels. Total floor area dedicated to entertainment, eating and drinking, retail services, and service commercial uses as presented in Section 8.0190, Table C of the Redmond Development Code, must equal or exceed 75% of the building footprint and shall remain for a period of 5 years will be awarded 4 points. One additional point will be awarded for each additional 25% of floor area (as defined by the building footprint) for retail, entertainment or hospitality uses up to a maximum of 8 points.

**Historic Preservation:** The project provides for preservation or adaptive reuse of all buildings on the City’s Inventory of Historic Resources located on the project site in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Resources shall be awarded 2 points. The Hearings Body may increase the points up to 4 points for projects on the National Register of Historic Places. As an alternative, 1.0% of the overall project budget is provided for a specific historic preservation project that will be completed within a specific timeframe in the City of Redmond or is provided to the Redmond Historic Commission for historic Redmond projects (not operations) shall be awarded 2 points. The provision of 2% of the overall project budget will receive 4 points.

**Sustainable Building:** Project is built to LEED standards, or equivalent green building practices. It will be up to the applicant to provide material supporting equivalent building practices. (Certified is awarded 2 points, Silver certification is awarded 3 points, Gold certification is awarded 4 Points, and Platinum is awarded 5 points.)

**Parking:** In addition to the required parking for the development, the project provides at least 7 on-site parking spaces for public use between 8:00 – 6:00 PM that shall remain for the life of the building. 1 point per 7 public parking spaces, with a maximum of 5 points.

**Total:** 36 pts.
CHAPTER 8 DEVELOPMENT REGULATIONS

2. Building Bulk for Buildings over 60 feet in Height:
   a. Floor Area Ratio (FAR): Buildings between sixty (60) feet and eighty-five (85) feet shall have a maximum floor area ratio of 4.0. Buildings eighty-five (85) feet and taller shall have a maximum floor area ratio of 5.0. Floor Area Ratio (FAR) is a method of calculating allowable floor area in a development as a means of controlling “bulk” and “massing” of larger developments, often encouraging setbacks and stepbacks, and progressively slender upper floors.

3. Application Requirements for Buildings Over 75 Feet: Planning applications submitted for new buildings over 75 feet tall shall include the following additional items to assist the City in the analysis and decision making process.
   a. Three-Dimensional Digital Model: A complete three-dimensional digital model of the proposed building.
   b. Solid Waste Management Plan: A solid waste management plan to show how the project meets or exceeds the City’s Solid Waste Guidelines, to the approval of the Utilities Director.
   c. Utilities Infrastructure Analysis: An engineer’s evaluation of existing utilities infrastructure and recommendations to insure that the project will have adequate water pressure for domestic use and fire flows and that the collection system in the area surrounding the project is sufficient to meet the project’s impact.
   d. Emergency Services Access Plan: A written and graphic plan, created in consultation with the City’s Fire Marshal to show how access to site and upper floors for emergency response personnel will be provided.
   e. Public Safety Plan: A security plan, created in consultation with the Police Department for all proposed buildings that include publicly accessible areas such as parking garages, courtyards, public stairways, elevators and decks.

4. Height Design Departure: In addition to the availability of variances as noted in 8.0700 – 8.0720, a design departure procedure will be established to allow a project to achieve flexibility in the application of prescriptive development standards and height performance bonuses (limited to two height performance bonuses). A 20% departure may be granted administratively. In order to allow a departure from a code standard, an applicant must demonstrate that it would result in a development that better meets the intent of the purpose of the regulation and applicable design guidelines.

6. Design Standards. Any change to the exterior of a building or a property shall be reviewed by the Community Development Department pursuant to Article IV Section 8.3040 of the Redmond Development Code.

7. Off-Street Parking. In addition to the standards of 8.0505 – 8.0515, the following standards shall apply for off-street parking in the Downtown Overlay District:
   A. Off-Street Parking Requirements (Number of Spaces):
      1. Residential: Per State Condominium Code
      2. Non-Residential: 1 parking space per 500 net square feet
      3. For buildings over 75 feet in height: 1 parking space per 1000 net square feet.
CHAPTER 8 DEVELOPMENT REGULATIONS

B. Fee-In-Lieu of Parking: Payment made to the City of Redmond in-lieu of providing the required off-street parking spaces for a project in the Downtown Overlay District may be provided as follows:

1. By payment to the City of Redmond in an amount equal to the value of the required parking on a per parking place basis. From time to time the City Council shall establish by resolution the value of off-street parking facilities on a per parking place basis. Funds collected by the City of Redmond from such payment shall be deposited in a special fund and used only by the city to acquire and/or develop on-street or off-street parking and related facilities which are determined by City Council to alleviate the need for parking spaces in the Downtown Overlay District.

2. For development requesting to pay an in-lieu fee for 5 or more spaces of the total requirement of spaces, the Community Development Director or designee shall make a finding that allowing fees in lieu of on-site parking will not unduly negatively impact neighboring properties.

3. All in-lieu of parking fees shall be paid prior to the issuance of certificate of occupancy. In the case of a multi-tenant building, the fees shall be calculated based on and paid prior to the issuance of certificate of occupancy for each individual tenant spaces.

4. Funds paid to the City of Redmond for in-lieu of parking shall not be refundable except as otherwise provided by State law.

[Section 8.0175 amended by Ord. #2016-17 passed January 31, 2016]

8.0180 Light Industrial M-1 Zone.
8.0185 Heavy Industrial M-2 Zone.
8.0186 Large Lot Industrial LLI Zone

1. **LLI Zone Regulations.** The following regulations apply in the LLI Zone:

   A. Minimum lot size is 50 acres. The lot must remain the size of its original minimum designation as acknowledged by the Central Oregon Intergovernmental Council until such time that a primary user is sited.

   B. No property that is zoned LLI can be rezoned to another city zone within ten years of the LLI designation.

   C. Allowed uses are limited to traded sector uses per ORS 285B.280, until such time that a primary traded sector user occupies the site, at that time the following uses are allowed with the following provisions:

   1. Subordinate industrial uses are allowed that rely upon and support the primary traded sector use;

   2. Service commercial uses that support the traded sector uses are allowed if they are limited to 5000 square feet per use and not more than 5% of the net developable area of the site in combination with retail uses; and

   3. Retail uses are allowed only as an accessory to a traded sector use and shall be limited to 5000 square feet and not more than 5% of the net developable area of the site in combination with service commercial uses.

   D. Conceptual Phased Site Development Plan. A Conceptual Phased Site Development Plan is required as part of the Site and Design Review process in addition to the criteria and requirements outlined in Article IV of this code. In addition to the requirements outlined in Section 8.3025, the following elements shall be considered as part of the Conceptual Phased Site Development Plan:

   1. Open Space. Generally identify land provided for open space on the site.
2. Connectivity and Trail Networks. Prepare a conceptual general transportation plan for streets, bicycle routes, and pedestrian paths. Provide a bicycle routes and pedestrian network of connectivity on the site for both utility and recreational purposes.

3. Urban Design. Generally describe how the urban design elements (streets, open spaces, signage and architecture) are integrated and coordinated throughout the site.

4. Analysis of Anticipated Utility Consumption by Phase. The plan shall include an analysis of the anticipated utility consumption by phase for wastewater, water, power, natural gas and any other utility infrastructure necessary to support the development.

2. **LLI Zone Uses Permitted.** The following uses are allowed outright or conditionally in the Large Lot Industrial Zone:

<table>
<thead>
<tr>
<th>LAND USE:</th>
<th>ZONE:</th>
<th>RESTRICTIONS AND REQUIREMENTS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrially Related Uses:</td>
<td>LLI</td>
<td>Per ORS 285B.280, traded sector means industries in which member firms sell their goods or services into markets for which national or international competition exists. This includes manufacturing, research and development, and higher education institutions.</td>
</tr>
<tr>
<td>Traded-Sector Uses</td>
<td>O</td>
<td>After the primary traded-sector use has been sited, subordinate traded sector uses are allowed. Subordinate means industries that rely upon and support the primary traded sector use.</td>
</tr>
<tr>
<td>Subordinate Traded Sector Uses</td>
<td>O</td>
<td>After the primary traded-sector use has been sited, service commercial uses are allowed that support the traded sector uses and shall be limited to 5000 square feet per use and not more than 5% of the net developable area of the site in combination with retail uses.</td>
</tr>
<tr>
<td>Service Commercial Uses</td>
<td>O</td>
<td>After the primary traded-sector use has been sited, service commercial uses are allowed that support the traded sector uses and shall be limited to 5000 square feet per use and not more than 5% of the net developable area of the site in combination with retail uses.</td>
</tr>
<tr>
<td>Service Retail Uses</td>
<td>O</td>
<td>After the primary traded-sector use has been sited, retail uses are allowed as an accessory to an outright permitted or conditional use and shall be limited to 5000 square feet per use and not more than 5% of the net developable area of the site in combination with service commercial uses.</td>
</tr>
</tbody>
</table>

O = Outright uses, C = Conditional Uses

3. **Minimum Standards.** See Table D, 8.0195.

[Section 8.0186 added by Ord. #2015-11 passed September 22, 2015]
**CHAPTER 8 DEVELOPMENT REGULATIONS**

### 8.0190 Table C, Uses Permitted.

The following uses are allowed outright or conditionally in each of the Commercial and Industrial zones as follows:

- "O" means Permitted Outright
- "C" means Permitted Conditionally
- "N" means Not Allowed

<table>
<thead>
<tr>
<th>Residential:</th>
<th>C-1</th>
<th>C-2</th>
<th>C-3</th>
<th>C-4</th>
<th>C-4A</th>
<th>C-5</th>
<th>M-1</th>
<th>M-2</th>
<th>DOD</th>
<th>Restrictions and Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartments</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>See Multi family dwellings and complexes</td>
</tr>
<tr>
<td>Assisted Living Facility</td>
<td>O</td>
<td>O</td>
<td>O</td>
<td>O</td>
<td>O</td>
<td>O</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
</tr>
<tr>
<td>Boarding House</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
</tr>
<tr>
<td>Caretaker / Watchman</td>
<td>C</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>O</td>
<td>N</td>
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<tr>
<td>Condominium</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>State regulated</td>
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<tr>
<td>Dairy</td>
<td>N</td>
<td>N</td>
<td>N</td>
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<tr>
<td>Homeless Shelter</td>
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<td>C</td>
<td>C</td>
<td>C</td>
<td>N</td>
<td>N</td>
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</tr>
<tr>
<td>Manufactured Home Park</td>
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<td>N</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>N</td>
<td>N</td>
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</tr>
<tr>
<td>Multi Family Complex</td>
<td>O</td>
<td>O</td>
<td>C</td>
<td>O</td>
<td>O</td>
<td>O</td>
<td>N</td>
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<tr>
<td>Multi Family Dwelling</td>
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<td>C</td>
<td>C</td>
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<tr>
<td>Planned Unit Development</td>
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<td>N</td>
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<td>N</td>
<td>N</td>
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</tr>
<tr>
<td>Res. Use above ground floor</td>
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<td>N</td>
<td>O</td>
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<td>N</td>
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<tr>
<td>Res. Use on ground floor &lt;25%</td>
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</tr>
<tr>
<td>Residential care facility</td>
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<td>C</td>
<td>C</td>
<td>C</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>Only permitted where MFR's are allowed</td>
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<tr>
<td>Residential care home</td>
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<td>C</td>
<td>O</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Only permitted where SFR's are allowed</td>
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<tr>
<td>Single Family (including ADU's) and Duplex</td>
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<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>O</td>
<td>&quot;Only permitted for those uses pre-dating the adoption of the C-2 Zone Amendments and Downtown Overlay District on August 12, 2008&quot;</td>
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<tr>
<td>Resumption of a residential use</td>
<td>C</td>
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<td>C</td>
<td>C</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>Only as previously established residential use</td>
</tr>
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</table>

### Eating and Drinking

<table>
<thead>
<tr>
<th>Eating and Drinking</th>
<th>C-1</th>
<th>C-2</th>
<th>C-3</th>
<th>C-4</th>
<th>C-4A</th>
<th>C-5</th>
<th>M-1</th>
<th>M-2</th>
<th>DOD</th>
<th>Restrictions and Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bakery (retail / sit down)</td>
<td>O</td>
<td>O</td>
<td>O</td>
<td>O</td>
<td>O</td>
<td>O</td>
<td>O</td>
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<tr>
<td>Bar, Lounge, Tavern, Nightclub,</td>
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<tr>
<td>Café, Restaurant (sit-down), Diner, Brew Pub</td>
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<td>O</td>
<td>O</td>
<td>O</td>
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<td>O</td>
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<td>O</td>
<td>Deli’s are listed under &quot;retail uses&quot;</td>
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<tr>
<td>Café, Restaurant, Espresso (Drive-through)</td>
<td>O</td>
<td>O</td>
<td>O</td>
<td>O</td>
<td>O</td>
<td>O</td>
<td>O</td>
<td>O</td>
<td>O</td>
<td>Deli’s are listed under &quot;retail uses&quot;</td>
</tr>
</tbody>
</table>

### Entertainment

<table>
<thead>
<tr>
<th>Entertainment</th>
<th>C-1</th>
<th>C-2</th>
<th>C-3</th>
<th>C-4</th>
<th>C-4A</th>
<th>C-5</th>
<th>M-1</th>
<th>M-2</th>
<th>DOD</th>
<th>Restrictions and Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement Park</td>
<td>O</td>
<td>C</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Larger than indoor commercial recreational use</td>
</tr>
<tr>
<td>Arena for Indoor Sport Events</td>
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<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>O</td>
<td>N</td>
<td>N</td>
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<td></td>
</tr>
<tr>
<td>Driving Range</td>
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<td>N</td>
<td>N</td>
<td>N</td>
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</tr>
<tr>
<td>Golf Course</td>
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<tr>
<td>Indoor Commercial Recreation</td>
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<td>O</td>
<td>C</td>
<td>C</td>
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<td></td>
</tr>
<tr>
<td>Miniature Golf, &quot;Pitch &amp; Putt&quot;</td>
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<td>N</td>
<td>N</td>
<td>N</td>
<td>O</td>
<td>N</td>
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</tr>
<tr>
<td>Outdoor Commercial Recreation</td>
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<td>N</td>
<td>C</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>N</td>
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<td></td>
</tr>
<tr>
<td>Walk-in Movie Theater</td>
<td>O</td>
<td>C</td>
<td>N</td>
<td>O</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>N</td>
<td>O</td>
<td></td>
</tr>
</tbody>
</table>

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## CHAPTER 8 DEVELOPMENT REGULATIONS

### Automobile, Trucks, RV's:

<table>
<thead>
<tr>
<th>Use</th>
<th>C-1</th>
<th>C-2</th>
<th>C-3</th>
<th>C-4</th>
<th>C-4A</th>
<th>C-5</th>
<th>M-1</th>
<th>M-2</th>
<th>DOD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auto Detailing</td>
<td>O</td>
<td>C</td>
<td>N</td>
<td>O</td>
<td>O*</td>
<td>N</td>
<td>O</td>
<td>N</td>
<td>C**</td>
</tr>
<tr>
<td>Auto Painting, Auto Body Work</td>
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<td>N</td>
<td>N</td>
<td>N</td>
<td>O*</td>
<td>N</td>
<td>O</td>
<td>O</td>
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<td>Auto Repair</td>
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<td>N</td>
<td>C</td>
<td>O*</td>
<td>N</td>
<td>O</td>
<td>O</td>
<td>C**</td>
</tr>
<tr>
<td>Auto Sales (new and used); Auto Rentals</td>
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<td>C</td>
<td>N</td>
<td>O</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C**</td>
</tr>
<tr>
<td>Auto Service</td>
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<td>N</td>
<td>O</td>
<td>O*</td>
<td>N</td>
<td>N</td>
<td>O</td>
<td>C**</td>
</tr>
<tr>
<td>Boat or RV Sales and Service</td>
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<td>N</td>
<td>O</td>
<td>N</td>
<td>N</td>
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<tr>
<td>Car Wash</td>
<td>O</td>
<td>C</td>
<td>N</td>
<td>O</td>
<td>O</td>
<td>O</td>
<td>O</td>
<td>O</td>
<td>C**</td>
</tr>
<tr>
<td>Card Lock Gas Station</td>
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<td>O</td>
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<tr>
<td>Tire Sales and Service</td>
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<td>Truck Stop</td>
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<td>Truck Terminal</td>
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<td>Vehicle Storage / Towing Yard</td>
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<td>N</td>
<td>N</td>
<td>N</td>
<td>O</td>
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</tbody>
</table>

### Industrially Related Uses:

<table>
<thead>
<tr>
<th>Use</th>
<th>C-1</th>
<th>C-2</th>
<th>C-3</th>
<th>C-4</th>
<th>C-4A</th>
<th>C-5</th>
<th>M-1</th>
<th>M-2</th>
<th>DOD</th>
</tr>
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<tbody>
<tr>
<td>Aircraft Service, Maintenance</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
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<tr>
<td>Auto Wrecking, Recycling</td>
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<td>N</td>
<td>N</td>
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<td>Bakery, Wholesale Distribution</td>
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<td>N</td>
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<tr>
<td>Batch Plants (Asphalt / Concrete)</td>
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<td>N</td>
<td>N</td>
<td>N</td>
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<tr>
<td>Commercial Manufacturing (Retail Support, Craftsmen)</td>
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<td>O</td>
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<td>N</td>
<td>O</td>
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</tr>
<tr>
<td>Concrete &amp; Conc. Products, Stone-cutting</td>
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### Restrictions and Requirements:
- **O**: Allowed in all zones.
- **C**: Conditional use permitted in certain zones.
- **N**: Not allowed in all zones.

- **Auto Detailing**: No auto body work permitted as “detailing”.
- **Auto Painting, Auto Body Work**: Defined in part by some on-site auto storage.
- **Auto Repair**: Grandfathered as a Conditional Use for existing businesses prior to August 12, 2008
- **Auto Sales (new and used); Auto Rentals**: **Grandfathered as a Conditional Use for existing businesses prior to August 12, 2008**
- **Auto Service**: Grandfathered as a Conditional Use for existing businesses prior to August 12, 2008
- **Boat or RV Sales and Service**: Includes motorcycles, ATVs, other recreational vehicles
- **Car Wash**: Steam cleaning permitted in the industrial zones.
- **Card Lock Gas Station**: Grandfathered as a Conditional Use for existing businesses prior to August 12, 2008
- **Tire Sales and Service**: Grandfathered as a Conditional Use for existing businesses prior to August 12, 2008
- **Truck Stop**: Grandfathered as a Conditional Use for existing businesses prior to August 12, 2008
- **Truck Terminal**: Includes impound yards, auto fleets
- **Vehicle Storage / Towing Yard**: Grandfathered as a Conditional Use for existing businesses prior to August 12, 2008
- **Aircraft Service, Maintenance**: Must be fully enclosed in “C” zones that permit this use
- **Batch Plants (Asphalt / Concrete)**: Up to 50% retail allowed in Industrial zones
- **Dump, Landfill**: ‘Auto Wrecking Yard’ is a separate category
- **Enclosed Warehousing and Manufacturing Junkyard**: Outdoor storage of bulk landscaping material
- **Landscaping Supply (Bulk)**: Subject to DEQ requirements and neighborhood
### Chapter 8 Development Regulations

<table>
<thead>
<tr>
<th>Use Description</th>
<th>C-1</th>
<th>C-2</th>
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<th>C-4A</th>
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### CHAPTER 8 DEVELOPMENT REGULATIONS

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<td>N</td>
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<td><strong>Mini Storage</strong></td>
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<td>N</td>
<td>O</td>
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<tr>
<td><strong>Mortuary, Funeral Home</strong></td>
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<td>N</td>
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</tr>
<tr>
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<td>O</td>
<td>N</td>
<td>O</td>
<td>O</td>
<td>C</td>
<td>N</td>
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<td><strong>Printing and Copying Store</strong></td>
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<td><strong>Veterinarian Services</strong></td>
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<td>O</td>
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<td>O</td>
<td>O</td>
<td>C</td>
</tr>
</tbody>
</table>

O* Maximum size = 10,000 square feet
O** Maximum size = 20,000 square feet

[Section 8.0190 amended by Ord. #2012-10 passed August 14, 2012]
[Section 8.0190 amended by Ord. #2015-04 passed May 19, 2015]
[Section 8.0190 amended by Ord. #2016-17 passed January 31, 2016]
[Section 8.0190 amended by Ord. #2017-12 passed December 12, 2017]
[Section 8.0190 amended by Ord. #2018-09 passed September 11, 2018]
8.0195 **Table D. Minimum Standards.** The following minimum standards are required in each of the Commercial and Industrial zones as follows (all distances are measured in feet):

<table>
<thead>
<tr>
<th>Minimum Yard Setbacks</th>
<th>C-1</th>
<th>C-2</th>
<th>C-3</th>
<th>C-4</th>
<th>C-4A</th>
<th>C-5</th>
<th>M-1</th>
<th>M-2</th>
<th>LLI</th>
<th>DOD</th>
<th>MUN</th>
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<tr>
<td><strong>Front</strong></td>
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<tr>
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<td>50</td>
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<tr>
<td><strong>Interior Side</strong></td>
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<tr>
<td>Standard</td>
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<tr>
<td><strong>Adjacent to R-Zone</strong></td>
<td>10</td>
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<td><strong>Street Side</strong></td>
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<td>Rear</td>
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<td>Interior</td>
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<tr>
<td>Maximum Front Yard Setback</td>
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<td>^50/60/75</td>
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<td>Minimum Street Frontage</td>
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<td>Cul-de-sac</td>
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<tr>
<td>Maximum Lot Coverage</td>
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<tr>
<td>Non-commercial use</td>
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<td>75%</td>
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<tr>
<td>Use adjacent to residential</td>
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<tr>
<td>Minimum Lot Coverage</td>
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</tbody>
</table>

* The minimum lot size shall be determined based on demonstration of the ability to develop the site in accordance with the zone standards, off-street parking standards, Site & Design Review Standards, landscaping requirements and other applicable Development Code provisions without adverse impact to water and land resource quality and adjoining properties.

* Residential uses permitted in Commercial zones shall be subject to the density standards for the R-5 zone, except for the C-2 zone and Downtown Overlay District, for which there is no maximum density standard.

A rear yard abutting an alley shall be 25 feet from the property line to foundation when the alley is used to service the commercial establishment and 10 feet in other cases.

Maximum building height is limited to 45 feet for all structures within one full city block of a residential zone. Where allowed, buildings over 45 feet shall conform the Upper Floor Setback Standards in the Downtown Overlay Zone Site and Design Standards in Section 8.0175(5).

Rear yards along the north side of Highland Avenue/Highway 126 between SW 23rd and SW 27th Streets shall have a minimum arterial setback of 25 feet. All other rear setbacks adjacent to arterials shall be 50 feet.

The minimum setback between a structure and an existing use in the C-5 zone shall be 5 feet from the property line and 10 feet from any adjacent structure on the subject site or adjacent property.

No use located in an industrial zone adjacent to or across the street from a residential zone shall exceed 60% of the lot area including buildings, storage or facilities, and off-street parking and loading. Most of the landscaping required on industrial lots that abut residential zones is permitted in between the industrial use/residential uses.

Acre

---

*The minimum lot size shall be determined based on demonstration of the ability to develop the site in accordance with the zone standards, off-street parking standards, Site & Design Review Standards, landscaping requirements and other applicable Development Code provisions without adverse impact to water and land resource quality and adjoining properties.*

*Residential uses permitted in Commercial zones shall be subject to the density standards for the R-5 zone, except for the C-2 zone and Downtown Overlay District, for which there is no maximum density standard.*

*A rear yard abutting an alley shall be 25 feet from the property line to foundation when the alley is used to service the commercial establishment and 10 feet in other cases.*

*Maximum building height is limited to 45 feet for all structures within one full city block of a residential zone. Where allowed, buildings over 45 feet shall conform the Upper Floor Setback Standards in the Downtown Overlay Zone Site and Design Standards in Section 8.0175(5).*

*Rear yards along the north side of Highland Avenue/Highway 126 between SW 23rd and SW 27th Streets shall have a minimum arterial setback of 25 feet. All other rear setbacks adjacent to arterials shall be 50 feet.*

*The minimum setback between a structure and an existing use in the C-5 zone shall be 5 feet from the property line and 10 feet from any adjacent structure on the subject site or adjacent property.*

*No use located in an industrial zone adjacent to or across the street from a residential zone shall exceed 60% of the lot area including buildings, storage or facilities, and off-street parking and loading. Most of the landscaping required on industrial lots that abut residential zones is permitted in between the industrial use/residential uses.*
The minimum side yard in an industrial zone shall be 10 feet for 1 and 2 story buildings and 15 feet for 3 story buildings.

Maximum building height is limited to 50 feet for all structures within one full city block of a residential zone. Where allowed, buildings over 50 feet shall conform the Downtown Overlay District Site and Design Standards in Section 8.0175(5). The maximum building height for structures west of SW 5th Street is 60 feet. The maximum building height for structures east of 5th Street is 75 feet, and may be increased above 75 feet if a Conditional Use Permit for the structure is approved by a Hearings Body.

Existing zero-lot line structures as of August 12, 2008 shall be exempt from this standard. At the time the front façade of a building or a building is demolished as defined by this Code, then the building shall comply with this standard unless a variance is approved.

Full block developments require a minimum of 50 percent of the building façade to be developed to the minimum setback. Asphalt is prohibited in the front yard setback (concrete, pavers, landscaping are allowed).

May be met through walkways, play areas, plazas, pocket parks, and picnic areas.

[Section 8.0195 amended by Ord. #2012-10 passed August 14, 2012]
[Section 8.0195 amended by Ord. #2014-12 passed May 27, 2014]
[Section 8.0195 amended by Ord. #2015-11 passed September 22, 2015]
[Section 8.0195 amended by Ord. #2018-09 passed September 11, 2018]
### OTHER ZONES

8.0200 Fairgrounds FG Zone.
8.0205 Park Reserve Open Space (OSPR) Zone.
8.0210 Public Facility PF Zone.
8.0215 Park Zone.

### Table E. Permitted Uses
The following land uses are permitted outright or conditionally in each respective zone:

*“O” means Permitted Outright
*“C” means Permitted Conditionally
*“N” mean Not Allowed

<table>
<thead>
<tr>
<th>LAND USE:</th>
<th>ZONE:</th>
<th>FG</th>
<th>OSPR</th>
<th>PF</th>
<th>Park</th>
<th>Airport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential:</td>
<td></td>
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<tr>
<td>Homeless Shelter</td>
<td></td>
<td>N</td>
<td>O*</td>
<td>C</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>
| Single Family Dwelling          |       | O   | C    | N    | N    | N       | In conjunction with a use permitted by this section or a caretaker residence or in OSPR with approved density transfer.

| Farm Uses:                      |       |     |      |      |      |         |
| Grazing of livestock and horses |       | N   | O    | N    | N    | N       |
| Production of crops             |       | N   | O    | O    | N    | N       |
| Livestock stabling              |       | O   | N    | N    | N    | N       |
| Other Farm Uses                 |       | N   | C    | N    | N    | N       |

| Non Residential Uses:           |       |     |      |      |      |         |
| Public or Private Schools       |       | C   | N    | C    | N    | N       |
| Parks, trails, reserve areas    |       | O   | O    | O    | O/C  | N       |
| Public Facilities incl. Cemetery|       | N   | O/C  | O/C  | O/C  | N       | Outright only when approved in the Comp Plan or Other Public Facilities Plan for OSPR and Park Zones. Conditional use if adjacent to “R” zone (applies to the PF zone only)
| Expo Center Arenas              |       | O   | N    | N    | N    | N       |
| Plaza, Amphitheater for Outdoor Events |   | O   | O    | O    | N    | N       |
| Campground for use during Events|       | O   | N    | N    | N    | N       |
| Recreational and Sports Facilities|   | O   | C    | O    | N    | N       | In the Public Facility Zone, recreation facilities shall be in public ownership.
| Museum, Theater, Community Center|     | O   | C    | O/C  | N    | N       | In the Public Facility Zone, outright uses for public and non-profit agencies. Conditional use permits are required for commercial uses exceeding six (6) consecutive
### CHAPTER 8 DEVELOPMENT REGULATIONS

<table>
<thead>
<tr>
<th>Commercial use accessory to permitted use</th>
<th>FG</th>
<th>OSPR</th>
<th>PF</th>
<th>Park</th>
<th>Airport</th>
</tr>
</thead>
<tbody>
<tr>
<td>O</td>
<td>N</td>
<td>O</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>

In the Public Facility Zone, commercial uses are limited to no more than 50% of the total floor area, building footprint or lot area, whichever is most restrictive.

<table>
<thead>
<tr>
<th>RV Park</th>
<th>FG</th>
<th>OSPR</th>
<th>PF</th>
<th>Park</th>
<th>Airport</th>
</tr>
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<tbody>
<tr>
<td>O</td>
<td>N</td>
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</table>

### Airport:

<table>
<thead>
<tr>
<th></th>
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<th>OSPR</th>
<th>PF</th>
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<th>Airport</th>
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<tbody>
<tr>
<td>Airfields</td>
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<td>General Aviation</td>
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<tr>
<td>Passenger Terminal</td>
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<tr>
<td>Complexes</td>
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<td>N</td>
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</tr>
<tr>
<td>Air Cargo &amp; Maintenance Facilities</td>
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<td>N</td>
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<tr>
<td>Support Facilities (Airlife, Fire, etc)</td>
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<tr>
<td>Any use complimentary to Aviation</td>
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<td>N</td>
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</table>

- Eastside OSPR location only (former Juniper Golf Course)

[Section 8.0220 amended by Ord. #2015-04 passed May 19, 2015]
[Section 8.0220 amended by Ord. #2018-09 passed September 11, 2018]

### 8.0225 Table F. Minimum Standards. The following minimum standards are required in each respective zone (all distances are measured in feet):

<table>
<thead>
<tr>
<th>Minimum Setbacks/Yards - Feet</th>
<th>FG</th>
<th>OSPR</th>
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<th>Park</th>
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<tr>
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<td>35</td>
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<td>25</td>
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<tr>
<td>Collector</td>
<td>50</td>
<td>40</td>
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<tr>
<td>Arterial</td>
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<tr>
<td>Interior Side</td>
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<tr>
<td>Standard</td>
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<tr>
<td>Street Side</td>
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<tr>
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<td>Rear</td>
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<tr>
<td>Interior</td>
<td>10</td>
<td>20</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Local Street</td>
<td>10</td>
<td>25</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Collector</td>
<td>25</td>
<td>25</td>
<td>25</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>Arterial</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td>50</td>
</tr>
</tbody>
</table>
A. Adjacent to R-Zone

<table>
<thead>
<tr>
<th>Maximum Building Height - Feet</th>
<th>25</th>
<th>25</th>
<th>25</th>
<th>25</th>
<th>25</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Street Frontage - Feet</td>
<td>A 60</td>
<td>25</td>
<td>60</td>
<td>40</td>
<td>A 60/45</td>
</tr>
<tr>
<td>Standard Street</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Cul-de-sac</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Minimum Landscaping</td>
<td>15%</td>
<td>15%</td>
<td>15%</td>
<td>15%</td>
<td>15%</td>
</tr>
<tr>
<td>Lot Coverage Maximum</td>
<td>Non-commercial use</td>
<td>E 75%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Size/Other</td>
<td>B*</td>
<td>C*</td>
<td>*</td>
<td>G*</td>
<td>*</td>
</tr>
</tbody>
</table>

*The minimum lot size shall be determined based on demonstration of the ability to develop the site in accordance with the zone standards, off-street parking standards, Site & Design Review Standards, landscaping requirements and other applicable Development Code provisions without adverse impact to water and land resource quality and adjoining properties.

A. Unless applicant provides written documentation from the Fire Department that the structure will not exceed the capability of available fire-fighting equipment. **The maximum building height for all structures in the Airport Zone is 60 feet. If the structure is within 200 feet of the airfield security/perimeter fence, the maximum building height for all structures is 45 feet. No building permit will be issued in the Airport Zone until the FAA Form 7460-1 is received by the City of Redmond from the FAA. See the Airport Control Zone (RDC 8.0230) for additional building height restrictions.**

B. Except for annual fair, any activity of use anticipated to generate 500 or more pm peak traffic trips shall not be permitted unless approved by the City in conjunction with traffic impacts mitigation including but not limited to alternate transportation routes to serve the use, and/or provision of ODOT and City approved temporary traffic control.

C. Partitions or subdivisions require Master Plan for entire site in accordance with Conditional Use Permit criteria. Density transfer provisions may also apply from Canyon OSPR zone property.

D. Setbacks may be reduced to 20 feet or increased to a minimum of 60 feet during the Site & Design Review process.

E. No use adjacent to or across the street from a residential zone shall exceed 75% of the lot area including buildings, storage or facilities.

F. The minimum side yard shall be 10 feet for 1 and 2 story buildings and 15 feet for 3 story buildings.

G. The minimum size for parks shall be 2,500 square feet to 2 acres for a mini-park, 3 to 5 acres for neighborhood parks and 5+ acres for community parks.

[Section 8.0225 amended by Ord. #2009-04 passed April 28, 2009]

### 8.0230 Special Use Zone - Airport Control AC Zone.

1. **Purpose and Applicability.** The purpose and applicability of the AC Zone is:
   A. In order to provide for the safety and use of land coincident with the airport and prevent man-made or natural objects from encroaching into necessary aviation airspace, certain airport control zones are created which include all of the land
lying within transitional surfaces, conical surface, instrument approach surface, non-instrument approach surfaces and horizontal surface.

B. These zones shall be established as indicated on the official zoning map for existing runways and future modifications thereto, Roberts Field, or any other airport that may be constructed necessitating aviation controls which will affect land within the corporate limits of Redmond.

2. AC Sub-Zone Classifications and Designation. In an AC Zone, the following zones are hereby created:
   A. Conical zone AC/C
   B. Horizontal zone AC/H
   C. Precision instrument approach zone AC/P-1A
   D. Non-precision instrument approach zone AC/NO-1A
   E. Visual approach zone AC/VA
   F. Transition zone AC/T

3. Sub-Zone Coverage. AC Sub-Zone coverage requirements shall be as follows:
   A. Conical Zone (AC-C). That area below the conical surface which commences at the periphery of the horizontal surface and extends outward and upward at a slope of 20 to 1 for a horizontal distance of 4,000 feet.
   B. Horizontal Zone (AC/H). That area below the horizontal surface, which surface is 150 feet above the established airport and connecting the adjacent arcs by lines tangent to those arcs. The radius of each arc is:
      1. 5,000 feet for all runways designated as utility or visual
      2. 10,000 feet for all other runways
   Should a 5,000 feet arc be encompassed by tangents connecting two adjacent 10,000 foot arcs, the 5,000 foot arc shall be disregarded in the construction of the perimeter of the horizontal surface.
   C. Precision Instrument Approach Zones (AC/PIA). Those areas below the precision instrument approach surface; which surface begins at the end of the primary surface with a width of 1,000 feet and extends outward 10,000 feet at a slope of 50 to 1 with an additional 40,000 feet at a slope of 40 to 1 and expanding to a far end surface width of 16,000 feet.
   D. Non-Precision Instrument Approach Surface. Areas below the non-precision instrument approach surface, which surface begins at the end of the primary surface with a width of 500 feet and extends upward and outward 10,000 feet at a slope of 34 to 1 and expanding to a width of 4,000 feet with visibility minimum as low as three-fourths of a statute mile and to 2,000 feet for a utility runway with a non-precision instrument approach.
   E. Visual Approach Zones (AC/VA). Those areas lying below the visual approach surface which surface begins at the end of the primary surface with a width of 250 feet for utility runways having only visual approaches; and a width of 500 feet for other than utility runways having only visual approaches and expanding to a width of 1,250 feet for a utility runway or 1,500 feet for other than utility runways.
   F. Transition Zones (AC/T). Those areas below the transitional surfaces, which surfaces extend outward and upward at right angles to the runway centerline and the runway centerline extended at a slope of 7 to 1 from the sides of the primary surface for those portions of the precision approach surface which project through and beyond the limits of the conical surface, extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at right angles to the runway centerline.

4. Height Limitations.
A. In AC Sub-zones, no structure or tree shall be erected, altered, allowed to grow not be maintained in any sub-zone to a height in excess of the height limit herein established for such sub-zones. Such height limitations are determined for the conical and horizontal zones from the airport elevation. The runway and elevations are the basis for the height limitations for the approach surfaces. The height limitations for the transitional zones are based on adjacent runway elevations and the peripheral elevations of the approach, horizontal, and conical surfaces.

B. Excepted height limitations, nothing in these standards shall be construed as prohibiting the growth, construction, or maintenance of any tree or structure to heights permitted under Sections 8.0100-8.0230; provided, that such tree or structure shall not exceed height limits provided in this section.

C. Where an area is covered by more than one height limitation, the more restrictive limitations shall prevail.

5. Use Restrictions. Notwithstanding any other provisions of these standards, no use may be made of land within any AC zone in such a manner as to create electrical interference with radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport or otherwise endanger the landing, taking off or maneuvering of aircraft.

6. Hazard Marking and Lighting. If necessary and advisable to effectuate the purpose of the AC Zone and be reasonable in the circumstances, the owner of any structure or tree which constitutes a hazard to aviation shall be required to permit the city, at its own expense to install, operate and maintain thereon such markers and lights as may be necessary to indicate to pilots the presence of an airport hazard.

8.0235 Airport Zone. In an Airport Zone, the following regulations shall apply:

1. Purpose. The purpose of the Airport Zone is:
   A. To protect the airport from encroachment of incompatible, non-airport and non-aviation uses.

2. Uses Permitted Outright. In an Airport Zone, the following uses and accessory uses are permitted subject to the provisions of subsection (4) of this section:
   A. Airfields
   B. General Aviation Facilities
   C. Passenger Terminal Complexes
   D. Air Cargo/Airline Maintenance Facilities
   E. Support Facilities including Aircraft Rescue and Firefighting (ARFF) facilities.
   F. Any compatible use which compliments aviation uses.

3. Limitations on Use.
   A. All uses must meet local, state and federal environmental standards relating to noise, smoke, odor, water, sewage, air emissions, dust and hazardous waste.
   B. Materials shall be stored and grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or otherwise create a health hazard.
   C. All parking and loading demand created by any use permitted by this section shall be accommodated on the subject premises entirely off-street.
   D. No use permitted by this section shall require the backing of traffic onto a public street or road right-of-way for access to any use on the premises thereof.

4. Dimensional Standards. In an Airport Zone, the following dimensional standards shall apply:
A. The minimum lot size shall be determined in accordance with the provisions of this section relative to setback requirements, off-street parking and loading, and as deemed necessary by the Hearings Body to maintain air, water and land resource quality and to protect adjoining and area land uses.

B. The minimum building setback between a structure and an arterial street shall be 50 feet unless a greater setback is required for compliance with the Comprehensive Plan policies or criteria, and 25 feet from a collector.

C. The right-of-way between the property line and the edge of the improved street shall be landscaped and maintained by the contiguous property owner in accordance with the provisions of the Site and Design Review Standards.

5. Yards. Except as provided by Sections 8.0550-8.0575, in an Airport Zone, the minimum side yard shall be 10 feet from the foundation for one and two story buildings and 15 feet from the foundation for three story buildings; and front and rear yards shall be a minimum of 10 feet or as approved by the Hearings Body.

6. Height of Buildings. In an Airport Zone, all building shall meet the requirements set forth in the Airport Control (AC) zone.

7. Off-Street Parking and Loading. In an Airport Zone, off-street parking and loading.

**MIXED-USE ZONES**

8.0250 Mixed-Use Neighborhood MUN Zone.

[Section 8.0250 added by Ord. #2009-03 passed May 26, 2009]

8.0255 Mixed-Use Employment MUE Zone.

[Section 8.0255 added by Ord. #2009-14 passed December 8, 2009]

8.0256 Mixed Use Live/Work Zone (MULW). In a MULW Zone, the following restrictions shall apply:

1. **Purpose.** The purpose of the MULW zone is to:
   
   A. Provide a mixed use area that is appropriate for development which may include both living units and work space;
   
   B. Provide flexibility for the development of live/work units; and,
   
   C. Provide locations, where appropriate, for new businesses to start up and existing businesses to continue and potentially expand.

2. **Intent of the Live/Work unit.** The Live/Work unit is a combined form of living unit which can provide the necessities and comforts of home and provide a business venue for a source of income to promote the success of the owner and the surrounding area. To the extent that they include new construction, the new construction shall be well-designed, architecturally interesting, and made of quality products.

[Section 8.0256 added by Ord. #2011-09 passed November 8, 2011]
8.0260 Table G, Uses Permitted. The following land uses are permitted outright or conditionally in each respective Zone as follows:

"O" means Permitted Outright  
"C" means Permitted Conditionally  
"N" means Not Allowed

<table>
<thead>
<tr>
<th>LAND USE:</th>
<th>ZONE:</th>
<th>REFERENCE / STANDARDS:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>MUN</td>
<td>MUE</td>
</tr>
<tr>
<td>Residential Uses:**</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assisted Living Facility</td>
<td>O</td>
<td>O</td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>C</td>
<td>N</td>
</tr>
<tr>
<td>Multi-Family Complex (5+ units)</td>
<td>C*</td>
<td>N</td>
</tr>
<tr>
<td>Residential use above ground floor (mixed-use unit)</td>
<td>O</td>
<td>C</td>
</tr>
</tbody>
</table>
| Live/Work Dwelling                 | O     | C   | See definitions of live/work houses, townhouses and apartments, and standards in RDC Section 8.3035, Design Review Criteria.  
  Live/work units must be a minimum of 2 stories |
| Residential Care Facility          | C*    | N   | Only permitted where Multi-Family Residential uses are allowed |
| Townhouse (3 or 4 units)           | O*    | N   | See RDC Section 8.3035, Design Review Criteria. |

**Eating and Drinking**

<p>| | | | |
|                                    |       |     |                        |
| Bakery (retail/sit-down)           | O     | O   |                        |
| Bar, tavern                        | C     | C   |                        |
| Café, sit-down restaurant, diner, brew pub | O | O | |</p>
<table>
<thead>
<tr>
<th>LAND USE:</th>
<th>ZONE:</th>
<th>REFERENCE / STANDARDS:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>MUN</td>
<td>MUE</td>
</tr>
<tr>
<td><strong>Entertainment</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Indoor commercial recreation</td>
<td>O</td>
<td>O</td>
</tr>
<tr>
<td>Walk-in movie theater</td>
<td>C</td>
<td>N</td>
</tr>
<tr>
<td><strong>Automobiles/Trucks/RV Uses:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gas stations</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Auto services</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Manufacturing (light industrial)</td>
<td>N</td>
<td>O</td>
</tr>
<tr>
<td>Medical research facility</td>
<td>O</td>
<td>O</td>
</tr>
<tr>
<td>Precision machine shop</td>
<td>N</td>
<td>C</td>
</tr>
<tr>
<td>Retail uses in support of primary industrial use</td>
<td>N</td>
<td>O</td>
</tr>
<tr>
<td><strong>Office and Office Products:</strong></td>
<td></td>
<td></td>
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<tr>
<td>Office</td>
<td>O</td>
<td>O</td>
</tr>
<tr>
<td>Corporate Headquarters</td>
<td>N</td>
<td>O</td>
</tr>
<tr>
<td>Office service and supplies</td>
<td>O</td>
<td>O</td>
</tr>
<tr>
<td>Printing, publishing</td>
<td>O</td>
<td>O</td>
</tr>
<tr>
<td>Telemarketing, call center</td>
<td>O/C</td>
<td>O</td>
</tr>
<tr>
<td><strong>Public and Semi Public Uses:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Churches, religious institutions</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Lodge, club, non-profit/fraternal organization</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>LAND USE:</td>
<td>ZONE:</td>
<td>REFERENCE / STANDARDS:</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-------</td>
<td>------------------------</td>
</tr>
<tr>
<td></td>
<td>MUN</td>
<td>MUE</td>
</tr>
<tr>
<td>Park (public or private)</td>
<td>O</td>
<td>O</td>
</tr>
<tr>
<td>Public transportation station</td>
<td>O</td>
<td>O</td>
</tr>
<tr>
<td>Schools (public or private)</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Recreation Facility (public or private)</td>
<td>O</td>
<td>C</td>
</tr>
<tr>
<td>Utility facility</td>
<td>C</td>
<td>C</td>
</tr>
</tbody>
</table>

**Commercial Uses:**

<table>
<thead>
<tr>
<th>Commercial Uses:</th>
<th>ZONE:</th>
<th>REFERENCE / STANDARDS:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>MUN</td>
<td>MUE</td>
</tr>
<tr>
<td>Retail Uses</td>
<td>O/C</td>
<td>C***</td>
</tr>
</tbody>
</table>

In the MUN zone, single retail uses are permitted outright up to 25,000 square feet in floor area; single retail uses between 25,000 and 40,000 square feet in floor area require a Conditional Use Permit. In addition to the Standards in Section 8.0600 Conditional Uses, the applicant shall bear the burden of proof to show the area and population that is intended to be served by single retail uses between 25,000 and 40,000 square feet.

<table>
<thead>
<tr>
<th>Service Commercial Uses:</th>
<th>ZONE:</th>
<th>REFERENCE / STANDARDS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Veterinarian Services</td>
<td>O</td>
<td>C</td>
</tr>
</tbody>
</table>

In the MUE zone, service commercial uses that serve surrounding businesses (such as beauty and barber shops, day care, dry cleaners, fitness centers, and print and copy stores) require a Conditional Use Permit.

<table>
<thead>
<tr>
<th>Drive through / up facilities as part of an approved use (facilities must include an inside use component such as seating or a service area, except for voting drop offs and postal drop boxes):</th>
<th>ZONE:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>MUN</td>
</tr>
<tr>
<td>Drive through or drive up facilities shall not be located within 600 feet of any arterial or collector intersection with a state highway, within 400 feet of a local street intersection with a state highway, and not adjacent to or have access to a state highway.</td>
<td>O</td>
</tr>
<tr>
<td>LAND USE:</td>
<td>ZONE:</td>
</tr>
<tr>
<td>----------</td>
<td>-------</td>
</tr>
<tr>
<td></td>
<td>MUN</td>
</tr>
</tbody>
</table>

Otherwise, drive through or drive up facilities may be located within 100 feet of a collector or arterial street intersection, and shall be separated from other drive through and drive up facilities by a minimum of 300 feet.

**Residential Uses:**

- **Existing Single Family Residential Use prior to May 2011**
  - MULW: O

**Live/Work Uses:**

- **Live/Work Units**
  - MULW: O
  - The business components are limited to those uses and development standards as listed in the Section.

**Eating and Drinking**

- **Bakery (retail/sit-down)**
  - MULW: O

**Entertainment**

- **Indoor commercial recreation**
  - MULW: O

**Automotive Uses:**

- **Auto service and repair**
  - MULW: O

**Industrial Uses:**

- **Light Industrial Uses including manufacturing, fabrication, and assembly**
  - MULW: O

- **Office**
  - MULW: O
  - In the MULW zone, office use
<table>
<thead>
<tr>
<th>LAND USE:</th>
<th>ZONE:</th>
<th>REFERENCE / STANDARDS:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>MUN</td>
<td>MUE</td>
</tr>
<tr>
<td>Distribution center</td>
<td></td>
<td>O</td>
</tr>
<tr>
<td>Wholesaler</td>
<td></td>
<td>O</td>
</tr>
<tr>
<td>Precision machine shop</td>
<td></td>
<td>O</td>
</tr>
<tr>
<td>Research and development facility</td>
<td></td>
<td>O</td>
</tr>
<tr>
<td>Contractor Service and Supply</td>
<td></td>
<td>O</td>
</tr>
<tr>
<td>Shop or studio (including woodworking and other artisans)</td>
<td></td>
<td>O</td>
</tr>
<tr>
<td>Warehousing and Manufacturing</td>
<td></td>
<td>O</td>
</tr>
<tr>
<td><strong>Office-Type Uses:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office service and supplies</td>
<td></td>
<td>O</td>
</tr>
<tr>
<td>Printing and publishing</td>
<td></td>
<td>O</td>
</tr>
<tr>
<td>Telemarketing, call center, back office</td>
<td></td>
<td>O</td>
</tr>
<tr>
<td><strong>Public and Semi Public Uses:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Churches, religious institutions</td>
<td></td>
<td>C</td>
</tr>
<tr>
<td>Lodge, club, non-profit/fraternal organization</td>
<td></td>
<td>C</td>
</tr>
<tr>
<td>Park (public or private)</td>
<td></td>
<td>O</td>
</tr>
<tr>
<td>Public transportation station</td>
<td></td>
<td>O</td>
</tr>
<tr>
<td>Recreation Facility (public or private)</td>
<td></td>
<td>C</td>
</tr>
<tr>
<td>Schools (public or private)</td>
<td></td>
<td>C</td>
</tr>
<tr>
<td>LAND USE:</td>
<td>ZONE:</td>
<td>REFERENCE / STANDARDS:</td>
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<td>----------</td>
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<td>-----------------------</td>
</tr>
<tr>
<td></td>
<td>MUN MUE MULW</td>
<td></td>
</tr>
<tr>
<td>Utility facility</td>
<td></td>
<td>C</td>
</tr>
<tr>
<td><strong>Commercial Uses:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail Uses</td>
<td>O</td>
<td>In the MULW zone, retail use shall be only allowed as an accessory to an outright permitted or conditional use and shall be limited to 2,500 square feet per use.</td>
</tr>
<tr>
<td>Service Commercial Uses</td>
<td>O</td>
<td>In the MULW zone, service commercial uses shall support the neighborhood (such as beauty and barber shops, day care, dry cleaners) and shall be limited to 2,500 square feet per use.</td>
</tr>
<tr>
<td>Convenience Store</td>
<td>O</td>
<td>Limited to 2,500 square feet in size</td>
</tr>
<tr>
<td>New drive through / drive up facilities as part of an approved use (facilities must include an inside use component such as seating or a service area, except for voting drop offs and postal drop boxes)</td>
<td>C</td>
<td>Drive through or drive up facilities shall not be located within 600 feet of any arterial or collector intersection with a state highway, within 400 feet of a local street intersection with a state highway, and not adjacent to or have access to a state highway. Otherwise, drive through or drive up facilities may be located within 100 feet of a collector or arterial street intersection, and shall be separated from other drive through and drive up facilities by a minimum of 300 feet.</td>
</tr>
</tbody>
</table>

* Stand-alone residential uses are prohibited on lots adjacent to the street with the highest functional classification in the district

** Any residential use is prohibited within 1 mile of the Redmond Airport Runway Protection Zone.
**In the MUE zone, commercial uses must be of a type and scale that is designed to support surrounding industrial and employment uses and may not be used for commercial development that serves a regional retail function, such as large merchandise retailers, home improvement centers, and mini-mall developments.**

[Section 8.0260 added by Ord. #2009-03 passed May 26, 2009]
[Section 8.0260 amended by Ord. #2009-14 passed December 8, 2009]
[Section 8.0260 amended by Ord. #2011-09 passed November 8, 2011]
[Section 8.0260 amended by Ord. #2015-04 passed May 19, 2015]

### 8.0261 MULW Special District Overlay

1. The purpose of this Special District Overlay is to allow uses within a portion of the MULW Zone that exist at the time of the effective date of the adoption of this ordinance to be permitted as outright permitted uses. The Special District Overlay will allow existing uses and businesses to continue their operations in perpetuity, subject to the requirements of this Section.

2. In addition to the uses allowed in Section 8.0260, the following list of uses is allowed as permitted use for properties located in the Special District Overlay.

<table>
<thead>
<tr>
<th>LAND USE:</th>
<th>ZONE: MULW-SD</th>
<th>REFERENCE / STANDARDS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Uses:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Retail Uses</td>
<td>O</td>
<td>Includes, but is not limited to, antique stores, equestrian equipment sales and service, meat market, drive-thru food and coffee kiosk, metal products sales, landscaping supply and services.</td>
</tr>
<tr>
<td>Existing Sale and Service of Recreational Vehicles</td>
<td>O</td>
<td>Includes motorcycles, golf carts, RVs</td>
</tr>
<tr>
<td>Existing Towing Yards</td>
<td>O</td>
<td></td>
</tr>
<tr>
<td>Existing Auto Service and Repair</td>
<td>O</td>
<td>Including body shops</td>
</tr>
<tr>
<td>Existing Fueling Station</td>
<td>O</td>
<td></td>
</tr>
</tbody>
</table>

3. Valid evidence of the presence of an existing legal use in this overlay, if required, may include the following:
   A. City Business License (specific to an address in the overlay)
   B. Other City, County or State Licensing
   C. Past advertising spaces or phone book listings
   D. Photographic evidence of past use
   E. Utility billing information
   F. Other evidence as approved by the Community Development Director

4. Existing businesses present at the time of the effective date of this adoption of this ordinance may be permitted to expand their use up to 50% of the existing operational footprint onto adjoining properties.
5. Cessation of a business in this overlay for a period of one-year voids the special use as an existing permitted use.

[Section 8.0261 added by Ord. #2011-09 passed November 8, 2011]

**8.0265 Table H, Minimum Standards.** The following minimum standards are required in each respective zone (all distances are measured in feet):

<table>
<thead>
<tr>
<th>STANDARDS:</th>
<th>ZONE: MUN</th>
<th>MUE</th>
<th>MULW and MULW-SD</th>
<th>REFERENCE / STANDARDS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Yard Setbacks</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Local Street</td>
<td>0**</td>
<td>10 ft.</td>
<td>10 ft.</td>
<td></td>
</tr>
<tr>
<td>Collector</td>
<td>15 ft.</td>
<td>15 ft.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arterial</td>
<td>25 ft.</td>
<td>25 ft.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Side</td>
<td>No minimum</td>
<td>No minimum</td>
<td>No minimum</td>
<td>Shall meet minimum setback to local, collector or arterial street.</td>
</tr>
<tr>
<td>Standard Adjacent to R zone</td>
<td>25 ft.</td>
<td>25 ft.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Side</td>
<td>0 ft.</td>
<td>10 ft.</td>
<td>10 ft.</td>
<td></td>
</tr>
<tr>
<td>Same as Front Collector</td>
<td>15/25 ft.</td>
<td>15 ft.</td>
<td>15 ft.</td>
<td></td>
</tr>
<tr>
<td>Arterial</td>
<td>25 ft.</td>
<td>25 ft.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Interior</td>
<td>0 ft.</td>
<td>10 ft.</td>
<td>10 ft.</td>
<td></td>
</tr>
<tr>
<td>Adjacent to alley</td>
<td>0 ft*</td>
<td>25 ft.*</td>
<td>10 ft.</td>
<td></td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>45 ft.***</td>
<td>45 ft.***</td>
<td>45 ft.***</td>
<td></td>
</tr>
<tr>
<td>Minimum Street Frontage</td>
<td>25 ft.</td>
<td>25 ft.</td>
<td>25 ft.</td>
<td></td>
</tr>
<tr>
<td>Minimum Landscaping</td>
<td>5%</td>
<td>10%</td>
<td>10%</td>
<td>In the MUN zone, can be satisfied with street trees or shared open space</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>80%</td>
<td>80%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Size</td>
<td>2,500 sq. ft.</td>
<td>6,000 sq. ft.</td>
<td>5,000 sq. ft.</td>
<td>Only applies to non-residential uses.</td>
</tr>
<tr>
<td>Maximum Building Footprint Per Single Use</td>
<td>40,000 sq. ft.</td>
<td>60,000 sq. ft.</td>
<td>Only applies to non-residential uses.</td>
<td></td>
</tr>
<tr>
<td>Outdoor Storage</td>
<td>Not allowed as a permanent use</td>
<td>80% of primary building</td>
<td>Only permitted through site design review. Maximum size of storage area shall not exceed 40,000 square feet for any single use.</td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td></td>
<td></td>
<td></td>
<td>Note: Parking</td>
</tr>
</tbody>
</table>
CHAPTER 8 DEVELOPMENT REGULATIONS

<table>
<thead>
<tr>
<th>STANDARDS:</th>
<th>ZONE:</th>
<th>REFERENCE / STANDARDS:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>MUN</td>
<td>MUE</td>
</tr>
</tbody>
</table>

Note: Residential uses permitted in Mixed-Use zones shall be subject to the density standards for the R-5 zone. [maximum density in the R-5 zone: 1 unit/2,500 sq. ft., or 17 units/acre.]

* A rear yard abutting an alley shall be a minimum of 20 feet from the property line to foundation when the alley is used to service the commercial establishment.

**Buildings shall be built to a minimum of 0 feet and a maximum of 15 feet of the front property line. A greater front yard setback may be approved through Site and Design Review if the setback area incorporates enhanced public spaces and pedestrian amenities such as plazas, arcades, outdoor cafe, benches, street furniture, public art, kiosks, or additional landscaping.

***To foster compatibility between new multi-story buildings and existing single-story dwellings, multi-story buildings and structures in Mixed Use Neighborhood (MUN) district shall “step-down” to create a building height transition to adjacent single-story building(s) in low-density residential districts (R-1 and R-2), as provided in subsections 1-3, below:

1. This standard applies to new and vertically expanded buildings and structures in the MUN district that are within 25 feet (as measured horizontally) of an existing single-story building in low-density residential (R-1 and R-2) districts with a height of 20 feet or less, as shown in the figure below.

2. The transition standard is met when the height of the taller structure (“x”) does not exceed one (1) foot of height for every one (1) foot separating the two structures (“y”), as shown in the figure below.

3. Exception: The provisions of subsections 1-2 do not apply when the approval body finds that the subject single story buildings located within 25 of the subject site are redevelopable. “Redevelopable,” for the purposes of this Section, means
a lot either has an assessed market value that exceeds the assessed market value of all improvements on the lot, based on the most recent data from Deschutes County Assessor’s Office; or the front yard of the subject lot is large enough that it could be subdivided based on the residential district standards.

Figure for Section 8.0265 Table H: Maximum Building Height Step-Down/Transition

[Section 8.0265 added by Ord. #2009-03 passed May 26, 2009]
[Section 8.0265 amended by Ord. #2009-14 passed December 8, 2009]
[Section 8.0265 amended by Ord. #2011-09 passed November 8, 2011]
PLANNED UNIT DEVELOPMENT

8.0275 Planned Unit Development

1. The purpose of a Planned Unit Developments (PUD) is as follows:
   A. To provide a greater flexibility in development of land;
   B. To encourage a variety in the development pattern within residential and industrial zones within the community;
   C. To encourage a creative approach in land development and for a consistent and interesting architectural theme within each development;
   D. To identify and encourage mixed uses in a total area which could not otherwise be efficiently and aesthetically developed as an integrated whole;
   E. To encourage developers to use a creative approach in land development;
   F. To conserve natural land features;
   G. To facilitate a desirable aesthetic and efficient use of open space;
   H. To create public and private common open spaces; and,
   I. To provide flexibility in the location of improvements on lots.
   J. To accrue benefits to the community as a result of flexibility and improved design, including but not limited to open spaces, trails, landscaping, activity areas, art, increased density, improved layout of lots and house design.

2. Throughout section 8.0275, the term “Development” shall mean a Planned Unit Development (PUD).

3. The uses shown in 8.0275 (Table 8a) are permitted in a residential Planned Unit Development.

4. Every PUD is subject to land use review and approval as a Conditional Use. Refer to Section 8.0286 for specific application and review procedures. Modification of approved PUD’s is subject to the provisions of Section 8.0287.

5. A residential PUD shall consist of at least two of the three following housing types:
   A. Single family dwellings and/or duplexes.
   B. Townhouses with 4 or fewer units per structure and/or Multi family dwellings.
   C. Townhouses with 5 or more units per structure and/or Multi family complexes.

6. In addition to the required two housing types, a residential PUD shall contain at least one of the following uses.
   A. Permitted commercial uses compatible with and related to the PUD, including but not limited to service commercial, retail, and eating and drinking establishments; see 8.0275 (Table 8a).
   B. Public or semi-public uses (refer to definitions) excluding required park and open space areas.
   C. Community recreation facilities, including but not limited to golf course, gymnasium, recreation room / clubhouse; pool and related structures. Excludes “Class C” amenities as described in 8.0275.10.D.2
   D. Offices
   E. Agricultural uses as defined in 8.0275 (8a).

Table 8a. Uses Permitted. The following uses are permitted in Planned Unit Developments:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Comments &amp; References</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Dwelling</td>
<td>Subject to RDC section 8.0325</td>
</tr>
<tr>
<td>Accessory Structure</td>
<td>Includes sheds, storage bldgs, residential garages</td>
</tr>
</tbody>
</table>
### CHAPTER 8 DEVELOPMENT REGULATIONS

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Comments &amp; References</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartments</td>
<td>Called &quot;Multi Fam. Dwellings / Complexes&quot;</td>
</tr>
<tr>
<td>Appliance and Computer Repair</td>
<td>Incl. stereos, electronic equip, residential appliances</td>
</tr>
<tr>
<td>Beauty and Barber Shops &amp; Salon</td>
<td></td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td></td>
</tr>
<tr>
<td>Bicycle Sales and Service</td>
<td></td>
</tr>
<tr>
<td>Café, Restaurant (sit down), Diner</td>
<td></td>
</tr>
<tr>
<td>Caretaker, Watchman living on-site</td>
<td></td>
</tr>
<tr>
<td>Child Care, Day Nursery</td>
<td></td>
</tr>
<tr>
<td>Church, Religious Institution</td>
<td></td>
</tr>
<tr>
<td>Complex, Multi Family (over 4 dwellings)</td>
<td>30% parking reduction ok for senior facilities</td>
</tr>
<tr>
<td>Condominium</td>
<td>State regulated</td>
</tr>
<tr>
<td>Driving Range</td>
<td></td>
</tr>
<tr>
<td>Drug Store, Pharmacy</td>
<td></td>
</tr>
<tr>
<td>Dwelling, Duplex</td>
<td></td>
</tr>
<tr>
<td>Dwelling, Multi Family (incl. 3 &amp; 4 plex)</td>
<td></td>
</tr>
<tr>
<td>Dwelling, Single Family</td>
<td></td>
</tr>
<tr>
<td>Equestrian facilities</td>
<td>Subject to 8.0365, Livestock</td>
</tr>
<tr>
<td>Feed Store, Ag Supplies</td>
<td>Only as part of an equestrian facility</td>
</tr>
<tr>
<td>Florist</td>
<td></td>
</tr>
<tr>
<td>Gallery, Studio</td>
<td></td>
</tr>
<tr>
<td>General Retail</td>
<td></td>
</tr>
<tr>
<td>Gift / Card Shop</td>
<td></td>
</tr>
<tr>
<td>Golf Course</td>
<td></td>
</tr>
<tr>
<td>Greenhouse</td>
<td></td>
</tr>
<tr>
<td>Grocery Store, Deli, Market</td>
<td></td>
</tr>
<tr>
<td>Gymnasium, Fitness Center, Spa</td>
<td></td>
</tr>
<tr>
<td>Hardware</td>
<td></td>
</tr>
<tr>
<td>Indoor Commercial Recreation</td>
<td></td>
</tr>
<tr>
<td>Lodge, Club, Non-Profit/Frat Org.</td>
<td></td>
</tr>
<tr>
<td>Miniature Golf, &quot;Pitch and Putt&quot;</td>
<td></td>
</tr>
<tr>
<td>Novelty, Specialty, Variety</td>
<td>Incl. music/art supply, electronic equip., sporting goods</td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Outdoor Commercial Recreation</td>
<td></td>
</tr>
<tr>
<td>Park (public or private)</td>
<td>E.g., playgrounds, recreation centers, pools, etc.</td>
</tr>
<tr>
<td>Parking Garage (public or private)</td>
<td>Private only; common area maintained by HOA</td>
</tr>
<tr>
<td>Pet Shop</td>
<td></td>
</tr>
<tr>
<td>Plant Nursery</td>
<td></td>
</tr>
<tr>
<td>Printing and Copying Store</td>
<td></td>
</tr>
<tr>
<td>Public Transportation Station</td>
<td></td>
</tr>
<tr>
<td>Res. Use other than Ground Floor</td>
<td></td>
</tr>
<tr>
<td>Residential Care Facility</td>
<td>Only permitted where MFRs are allowed</td>
</tr>
<tr>
<td>Residential Care Home</td>
<td>Only permitted where SFRs are allowed</td>
</tr>
<tr>
<td>RV Park (public or private)</td>
<td></td>
</tr>
<tr>
<td>RV Storage</td>
<td>For resident use only; HOA maintenance required</td>
</tr>
<tr>
<td>Schools (public or private)</td>
<td></td>
</tr>
</tbody>
</table>
CHAPTER 8 DEVELOPMENT REGULATIONS

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Comments &amp; References</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family / Mfd Home</td>
<td></td>
</tr>
<tr>
<td>Stable, Public or Private</td>
<td></td>
</tr>
<tr>
<td>Townhouse</td>
<td></td>
</tr>
<tr>
<td>Utility Facility</td>
<td></td>
</tr>
</tbody>
</table>

7. The following exceptions to City standards may be allowed through the PUD approval process without a variance. However, exceptions must substantially result in improved design of the project. Improved design includes but is not limited to: alleys, parks, trails, open spaces, natural areas, unique housing design, activity areas, density increases, a full mix of housing types, energy efficient design, variety and number of trees, art, etc.
   A. Minimum lot sizes.
   B. Yard setbacks, except perimeter yard requirements.
   C. Permitted land uses.
   D. Grid street spacing standards.
   E. Street frontage requirements on public roads.
   F. Connection to public utilities, subject to review and acceptance by City Engineering.
   G. Landscaping requirements, as stated herein.
   H. Solar setback standards (only on lots that are not along the northern border of the development).
   I. Street and right of way widths on non-grid streets.
   J. Sidewalk placement and size standards.
   K. Changes to an approved Plan, when the requested change is so minor that the CDD Director or designate determines that it would be appropriate for an administrative decision. Examples of minor changes include, but are not limited to: (1) a reduction in the overall number of lots, (2) minor architectural changes to approved buildings, (3) changes to phases that do not impact public facilities or change the number of approved phases, (4) changes that result in a reduction of impacts (i.e. reduced traffic flows), or (5) changes that are required to protect or increase public safety.

2. Development Standards. PUDs shall meet the following Standards unless otherwise specified. In the case that these standards conflict with other standards within Article I, III, or IV of the Redmond Development Code, these standards shall take precedence:
   A. PUD’s must be a minimum of four (4) acres in size.
   B. Densities.

<table>
<thead>
<tr>
<th>Zone</th>
<th>Densities (per net acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1</td>
<td>Not applicable (PUDs not allowed)</td>
</tr>
<tr>
<td>R-2</td>
<td>Not applicable (PUDs not allowed)</td>
</tr>
<tr>
<td>R-3</td>
<td>Not applicable (PUDs not allowed)</td>
</tr>
<tr>
<td>R-4</td>
<td>Minimum of 5 to 12 units / acre</td>
</tr>
<tr>
<td>R-5</td>
<td>Minimum of 8 or more units / acre</td>
</tr>
</tbody>
</table>

C. Design Requirements
CHAPTER 8 DEVELOPMENT REGULATIONS

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Underlying zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot area</td>
<td>No minimum</td>
</tr>
<tr>
<td>Lot width</td>
<td>No minimum</td>
</tr>
<tr>
<td>Lot depth</td>
<td>No minimum</td>
</tr>
<tr>
<td>Floor area</td>
<td>No maximum</td>
</tr>
<tr>
<td>Open space:</td>
<td>Based on class of amenity</td>
</tr>
<tr>
<td>Setbacks:</td>
<td></td>
</tr>
<tr>
<td>Perimeter:</td>
<td>20' (down to 10' at the discretion of the Hearings Body) when abutting an arterial or collector street (along perimeter); underlying zone in all other cases; Setbacks to common areas determined at the discretion of the Hearings Body.</td>
</tr>
<tr>
<td>Front:</td>
<td>10' to house, 5' when house fronts common open space; 5' to townhouse; 20' to garage.</td>
</tr>
<tr>
<td>Side (corner lot)</td>
<td>No minimum; clear vision areas apply</td>
</tr>
<tr>
<td>Side (non corner lot)</td>
<td>No minimum</td>
</tr>
<tr>
<td>Rear</td>
<td>No minimum; garage setback for alleys, if needed for parking or maneuvering, to be determined by Hearings Body.</td>
</tr>
<tr>
<td>Commercial Use</td>
<td>20 feet 2</td>
</tr>
<tr>
<td>Solar</td>
<td>Northern perimeter only</td>
</tr>
<tr>
<td>Non permeable surface area</td>
<td>Varies according to open space requirements</td>
</tr>
<tr>
<td>Bldg coverage</td>
<td>No maximum</td>
</tr>
<tr>
<td>Parking:</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>2 spaces / d.u.</td>
</tr>
<tr>
<td>Commercial</td>
<td>Per Section 8.0500</td>
</tr>
</tbody>
</table>

D. Open Space, Park, and Common Area.

1. “Open space” means land area which can be physically accessed and used by occupants and users of the PUD for scenic, landscaping, or open recreational purposes within the development.

2. Open Space Land Area Requirements:

For all residential PUDs, the required land area\(^3\) used as open space, park, or common area shall be determined by the type of amenities added by the developer. The Hearings Body shall be the final determiner of the interpretation to be given to this section. The Hearings Body may reduce the total open space requirement at their discretion if the quality of the amenities proposed warrants consideration for such a reduction.

The amenity categories and required open space areas are as follows:

<table>
<thead>
<tr>
<th>Class</th>
<th>Amenity</th>
<th>Total Land</th>
</tr>
</thead>
</table>

---

1 Setbacks listed are the minimum required. Setbacks are measured from foundation of any building requiring a building permit to the nearest property line. Foundation includes anchors for posts/supports where structurally related.

2 Not exempt from arterial, collector, or local street setbacks were applicable.

3 Required land area means the total acreage of the project, excluding roads that will be dedicated through the development approval process.
**CHAPTER 8 DEVELOPMENT REGULATIONS**

<table>
<thead>
<tr>
<th></th>
<th>Area Req’d:</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>Trails, natural vegetation, small play structures, landscaping</td>
</tr>
<tr>
<td>B</td>
<td>Rec. center*, developed park**, pool, tennis courts, rec rooms, clubhouse, and similar amenities</td>
</tr>
<tr>
<td>A</td>
<td>Golf course, equestrian facility***, larger recreational facilities</td>
</tr>
</tbody>
</table>

*Recreation center size shall be 1,500 square feet minimum. Additional recreation center(s) may be sized based on individual phases. If multiple buildings are needed, then site locations in later phases may be required. Gymnasiuums or other fitness-related uses qualify. Other similar uses may be substituted at the discretion of the Hearings Body.

**Developed park shall contain irrigated landscaping, play equipment or meeting room facility (fully enclosed) large enough for most of the residents of the Development to use for events when the Development is fully built out, or by phase when the project is phased. Other similar facilities may be substituted at the discretion of the Hearings Body.

***Equestrian facility means a facility used to board / stable and exercise horses. The Hearings Body shall determine whether proposed facility meets the intent of a Class A amenity.

3. **Open Space – General Requirements.**
   
   a. Public and private roads, and the landscaped portions of such roads and rights-of-ways, shall not be considered as open space.
   
   b. Development plans shall assure that natural features of the land are preserved and landscaping is provided, or a finding shall be made by the Hearings Body that preservation of significant natural feature(s) is not feasible. Waterways located on the property may be considered as open space for the development.
   
   c. The Hearings Body may require at its discretion the dedication of park land or open space to the City.
   
   d. All common areas, open space areas, and landscaped rights of way shall undergo Site Design Review concurrently with the Development review, and are subject to Site Design Review standards for landscaping, with the exceptions noted herein.
   
   e. Canyon rim / face, and other non-accessible open space may be considered as “open space”. However, if these areas are not physically accessible by the users of the Development for recreational purposes, up to half of such non-accessible land area, measured on the horizontal, may be counted towards the required area for open space. Full area credit may only be allowed wherever such features are completely accessible to occupants of the development.
   
   f. Up to 10% of the required open space / common area / landscaped areas may be left in a natural and non-irrigated state at the discretion of the Hearings Body; however this shall not
apply to any required landscaped screening or landscaped strips abutting public or private roads. If the development has a significant natural feature in excess of the 10% allowance, the Hearings Body may allow additional natural feature open space credit.

g. Open space, common areas, and common structures shall be financially assured of continued maintenance. A legal mechanism shall be provided which guarantees the continued maintenance of such areas and structures.

h. Parking areas and their required landscape screening shall not be considered as open space.

E. Construction Standards. In each Development, all provisions of the International and Uniform Building Code, and International Fire Code incorporating Oregon Fire Code amendments shall apply and control design and construction of improvements, except as specifically varied as provided within these standards. City Standards and Specifications shall apply unless a deviation is granted by the Hearings Body as part of the PUD approval process.

1. Non Residential Off-Street Parking and Loading. In residential PUDs, off-street parking and loading space for all non-residential uses shall be limited to 80% of the minimum standards of section 8.0500 of the Redmond Development Code. All non-residential parking and loading areas shall be screened from view from roads and residences, and shall be located behind structures where feasible. All parking lots shall be accessed from interior roads or alleys within the PUD unless the Hearings Body determines that this is not feasible.

2. Signage.
   a. Monument or entrance signage shall be reviewed with initial Site Design Review and integrated into the overall building and site design or separately at the discretion of the developer. If other similar signage is proposed separately from the overall development, then it shall require sign permit review at the time of submittal.
   b. All entrance or monument signage within or adjacent to a PUD related to the Development shall integrate the Development theme into the design of the signage.
   c. All entrance or monument signage shall conform to the requirements within each respective zone, and with RDC Article V, “Signs”.
   d. In a Residential PUD, other than the entrance signs, no signs shall be visible from adjacent residential properties.
   e. Monument signs may be incorporated into the fence or wall design subject to Site Design Review approval.

3. Commercial Use Limitations within Residential Developments.
   a. No commercial buildings shall exceed 5,000 square feet of commercial floor area. An exception to this area standard may be granted by the Hearings Body.
   b. Commercial structures visible from properties beyond the Residential Planned Development shall be designed so as to imitate residential building design, mass and scale.
   c. Commercial land area excluding recreational facilities shall be limited to 5% of the gross area of the development.
4. Streets and Utilities.
   a. All construction of streets and utilities within developments shall be required to comply with City Standards and Specifications at the discretion of the Hearings Body if recommended by the City Engineer, except that the Hearings Body can grant exceptions to specific Standards and Specifications as follows:
      1. Street width
      2. Right of way width
      3. Sidewalk width / placement
   b. The City may require those streets needed for traffic circulation to be public streets under the provisions of the Redmond Transportation Plan and the City grid street standards of RDC Sections 8.2400 and 8.3035.2.
   c. The applicant shall provide to the City easements for all public utilities (sewer and water) on the subject property subject to acceptance by the Engineering Division. If required, all public easements may need to be dedicated without reservation, also at the discretion of the Redmond Engineering Division.
5. Landscaping.
   a. A portion of the required landscaping shall be provided on the property to visually screen any commercial and multi family complex residential uses from adjoining single family and duplex property.
   b. Street Trees. Street trees shall be placed adjacent to all public and private roads within all types of Developments, as specified within Article IV of the Redmond Development Code. However, street trees along alleys and private internal driveways are not required.
6. Fences and Walls. Perimeter walls or fencing, if required or proposed, shall integrate the architectural character plan and site plan elements into the design. Walls or fences may be required if the Hearings Body determines it is necessary to meet one or more approval criterion.
   a. Approval of any perimeter fencing or wall is discretionary to the Hearings Body, and may be required to be modified based on approval criteria and the specific design submitted for review.
   b. If a perimeter fence is required, the Hearings Body can consider a vegetative screen in lieu of a fence.
   c. All such fencing, if approved, shall comply with RDC 8.0340, “Fences”.
   a. The total minimum number of dwelling units of all combined zones within a Residential PUD may be located anywhere within the Development subject to Hearings Body approval, and subject to all applicable setbacks and regulations established herein.
   b. All Development parking lots shall be screened from view from public or private streets (excluding driveways of 20’ width or less), and from all residences by a screen of no less than 3’ in height. Screening shall not exceed a height of 4’.
   c. Parking lot screening shall be achieved by either landscaping or fencing, or a combination of each.
   d. All parking spaces shall be paved, and shall meet the parking
space standards within sections 8.0500 -.0515 of the RDC, and all applicable code standards.

e. If detached parking structures are proposed, they shall integrate the architectural character plan and site plan into the design. The Hearings Body may require a compatible design with adjacent development if necessary to meet one or more approval criterion.

f. Accessory dwelling units, when allowed in the underlying zone, are permitted subject to Supplementary Provisions section 8.0325.

g. Community or Recreation Buildings. A Development may contain community building(s) or recreation center(s) that are clearly incidental in use or size and related to the dwelling units. Such buildings shall be located on the same parent parcel of the development, and shall be commonly owned by the residents.

h. Existing Non-Conforming Structures. An existing attached or detached single family dwelling that is incorporated in to a Development may be permitted to remain, and at the discretion of the Hearings Body may be considered as an existing non-conforming residence subject to all non-conforming structure requirements within the RDC.

i. Architectural Theme. An architectural theme is required for all structures within any Development. The theme shall be continued on all elevations for each building, and onto the entire site (including but not limited to lighting, fencing, accessory structures and signage) as is applicable based on the specific theme chosen by the developer. For assurance of ongoing compliance, an Architectural Review Committee (ARC) shall be created for each Development through the CC&R's for each Development. The ARC shall be formed for the purpose of reviewing future changes and additions to structures including fencing and trim within the development, which shall be self-regulating following the City approval of each structure within the development, as stated within the CC&R's.

j. Usable Open Space. All required open space within any planned development shall be ‘usable’ as passive or active recreational land without sharing the space as a combined use with non-recreational uses, including (but not limited to) drainage retention areas that are fenced or otherwise not visual or usable open space amenities.

8. Trash Enclosures. All developments within PUD’s that contain Multi-family dwellings or Multi-family complexes shall provide centrally located trash collection enclosures for the Multi-family dwellings or Multi-family complexes. Trash enclosures shall be architecturally compatible in terms of color and materials with adjacent residential units. Trash collection bins or carts within the enclosures shall be as approved by the collection company.

[Section 8.0275 amended by Ord. #2016-17 passed January 31, 2016]
[Section 8.0275 amended by Ord. #2018-09 passed September 11, 2018]
CHAPTER 8 DEVELOPMENT REGULATIONS

8.0280 Cluster Developments.

1. The purpose of a Cluster Development (CLD) is as follows:
   A. To provide a greater flexibility in development of land on sites that may be too small (infill sites) or not desirable for a Planned Unit Development;
   B. To provide housing types that respond to changing household sizes and ages (e.g., retirees, single person households, small families);
   C. To provide opportunities for ownership of dwelling units;
   D. To encourage a creative approach in land development and for a consistent and interesting architectural theme within each development;
   E. To encourage creation of more usable open space for residents of the development through flexibility in density and lot standards; and,
   F. To provide guidelines to ensure compatibility with surrounding land uses.

2. Throughout section 8.0280, the term “Development” shall mean a Cluster Development (CLD).

3. The uses shown in 8.0280 (Table 8b) are permitted in a residential Cluster Development.

4. Every CLD is subject to land use review and approval as a Conditional Use. Refer to Section 8.0286 for specific application and review procedures. Modification of approved CLD’s is subject to the provisions of Section 8.0287.

Table 8b. Uses Permitted. The following uses are permitted in Cluster Developments:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Comments &amp; References</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Dwelling</td>
<td>Subject to RDC section 8.0325</td>
</tr>
<tr>
<td>Accessory Structure</td>
<td>Includes sheds, storage bldgs, res. garages</td>
</tr>
<tr>
<td>Apartments</td>
<td>Called &quot;Multi Fam. Dwellings / Complexes&quot;</td>
</tr>
<tr>
<td>Child Care, Day Nursery</td>
<td></td>
</tr>
<tr>
<td>Church, Religious Institution</td>
<td></td>
</tr>
<tr>
<td>Complex, Multi Family (over 4 dwellings)</td>
<td>30% parking reduction ok for senior facilities</td>
</tr>
<tr>
<td>Condominium</td>
<td>State regulated</td>
</tr>
<tr>
<td>Dwelling, Duplex</td>
<td></td>
</tr>
<tr>
<td>Dwelling, Multi Family (incl. 3 &amp; 4 plex)</td>
<td></td>
</tr>
<tr>
<td>Dwelling, Single Family</td>
<td></td>
</tr>
<tr>
<td>Park (public or private)</td>
<td>e.g., playgrounds, recreation centers, pools, etc.</td>
</tr>
<tr>
<td>Parking Garage (public or private)</td>
<td>Private only; common area maintained by HOA</td>
</tr>
<tr>
<td>Public Transportation Station</td>
<td></td>
</tr>
<tr>
<td>Res. Use other than Ground Flr</td>
<td></td>
</tr>
<tr>
<td>Residential Care Facility</td>
<td>Only permitted where MFRs are allowed</td>
</tr>
<tr>
<td>Residential Care Home</td>
<td>Only permitted where SFRs are allowed</td>
</tr>
<tr>
<td>RV Storage</td>
<td>For resident use only; HOA maintenance required</td>
</tr>
<tr>
<td>Schools (public or private)</td>
<td></td>
</tr>
<tr>
<td>Single Family / Mfd Home</td>
<td></td>
</tr>
<tr>
<td>Townhouse</td>
<td></td>
</tr>
<tr>
<td>Utility Facility</td>
<td></td>
</tr>
</tbody>
</table>

5. The following exceptions to City standards may be allowed through the CLD approval process without a variance:
   A. Minimum lot sizes.
B. Yard setbacks, except perimeter yard requirements.
C. Permitted land uses.
D. Grid street spacing standards.
E. Street frontage requirements on public roads.
F. Connection to public utilities, subject to review and acceptance by City Engineering.
G. Landscaping requirements, as stated herein.
H. Solar setback standards (only on lots that are not along the northern border of the development).
I. Street and right of way widths on non-grid streets.
J. Sidewalk placement and size standards.
K. Changes to an approved Plan, when the requested change is so minor that the CDD Director or designate determines that it would be appropriate for an administrative decision. Examples of minor changes include, but are not limited to: (1) a reduction in the overall number of lots, (2) minor architectural changes to approved buildings, (3) changes to phases that do not impact public facilities or change the number of approved phases, (4) changes that result in a reduction of impacts (i.e. reduced traffic flows), or (5) changes that are required to protect or increase public safety.

6. Development Standards. CLDs shall meet the following Standards unless otherwise specified. In the case that these standards conflict with other standards within Article I, III, or IV of the Redmond Development Code, these standards shall take precedence:

A. Cluster Developments may only take place on sites of 1 acre minimum to 4 acres maximum.
B. Densities.

<table>
<thead>
<tr>
<th>Zone</th>
<th>Densities (per net acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1</td>
<td>Not applicable (CLDs not allowed)</td>
</tr>
<tr>
<td>R-2</td>
<td>Not applicable (CLDs not allowed)</td>
</tr>
<tr>
<td>R-3</td>
<td>Not applicable (CLDs not allowed)</td>
</tr>
<tr>
<td>R-4</td>
<td>Minimum of 5 to 12 units / acre</td>
</tr>
<tr>
<td>R-5</td>
<td>Minimum of 8 or more units / acre</td>
</tr>
<tr>
<td><strong>Higher Density Overlay Zone</strong></td>
<td>Up to 30 units / net acre</td>
</tr>
</tbody>
</table>

C. Design Requirements

<table>
<thead>
<tr>
<th>Feature</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Height</td>
<td>Underlying zone</td>
</tr>
<tr>
<td>Lot area</td>
<td>No minimum</td>
</tr>
<tr>
<td>Lot width</td>
<td>No minimum</td>
</tr>
<tr>
<td>Lot depth</td>
<td>No minimum</td>
</tr>
<tr>
<td>Floor area</td>
<td>No maximum</td>
</tr>
<tr>
<td>Open space:</td>
<td>Based on size of parent site</td>
</tr>
<tr>
<td><strong>Setbacks:</strong></td>
<td></td>
</tr>
</tbody>
</table>

4 Setbacks listed are the minimum required. Setbacks are measured from foundation of any building requiring a building permit to the nearest property line. Foundation includes anchors for posts/supports where structurally related.
CHAPTER 8 DEVELOPMENT REGULATIONS

<table>
<thead>
<tr>
<th>Perimeter:</th>
<th>20' when abutting an arterial or collector street (along perimeter), underlying zone in all other cases; Setbacks to common areas determined at the discretion of the Hearings Body.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front:</td>
<td>10' to house, 5' when house fronts common open space; 5' to townhouse 20' to garage</td>
</tr>
<tr>
<td>Side (corner lot)</td>
<td>No minimum; clear vision areas apply</td>
</tr>
<tr>
<td>Side (non corner lot)</td>
<td>No minimum</td>
</tr>
<tr>
<td>Rear</td>
<td>No minimum; garage setback for alleys, if needed for parking or maneuvering, to be determined by Hearings Body.</td>
</tr>
<tr>
<td>Solar</td>
<td>Northern perimeter only</td>
</tr>
<tr>
<td>Non permeable surface area</td>
<td>Varies according to open space requirements</td>
</tr>
<tr>
<td>Bldg coverage</td>
<td>No maximum</td>
</tr>
<tr>
<td>Parking:</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>2 spaces / d.u.</td>
</tr>
<tr>
<td>Other</td>
<td>Per Section 8.0500</td>
</tr>
</tbody>
</table>

D. Open Space, Park, and Common Area.
   1. “Open space” means land area which can be physically accessed and used by occupants and users of the CLD for scenic, landscaping, or open recreational purposes within the development.
   2. Open Space Land Area Requirements:
      For all CLDs, the required land area used as open space, park or common areas shall be 15% of the net land area (minus roads). Providing a recreation center, developed park, pool, tennis courts, recreation rooms, clubhouse, or other similar facilities (as determined by the Hearings Body) will reduce the required land area by up to 5% at the discretion of the Hearings Body.
      a. Public and private roads and the landscaped portions of such roads and rights-of-ways shall not be considered as open space.
      b. Development plans shall assure that natural features of the land are preserved and landscaping is provided, or a finding shall be made by the Hearings Body that preservation of significant natural feature(s) is not feasible. Waterways located on the property may be considered as open space for the development.
      c. The Hearings Body may require at its discretion the dedication of park land or open space to the City.
      d. All common areas, open space areas, and landscaped rights of way shall undergo Site Design Review concurrently with the development review, and are subject to Site Design Review standards for landscaping, with the exceptions noted herein.
      e. Canyon rim / face, and other non-accessible open space may be

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5 Required land area means the total acreage of the project, excluding roads that will be dedicated through the development approval process.
CHAPTER 8 DEVELOPMENT REGULATIONS

considered as “open space”. However, if these areas are not physically accessible by the users of the Development for recreational purposes, up to half of such non-accessible land area, measured on the horizontal, may be counted towards the required area for open space. Full area credit may only be allowed wherever such features are completely accessible to occupants of the development.

f. Up to 10% of the required open space / common area / landscaped areas may be left in a natural and non-irrigated state at the discretion of the Hearings Body; however, this shall not apply to any required landscaped screening or landscaped strips abutting public or private roads. If the development has a significant natural feature in excess of the 10% allowance, the Hearings Body may allow additional natural feature open space credit.

g. Open space, common areas, and common structures shall be financially assured of continued maintenance. A legal mechanism shall be provided which guarantees the continued maintenance of such areas and structures.

h. Parking areas and their required landscape screening shall not be considered as open space.

E. Construction Standards. In each Development, all provisions of the International and Uniform Building Code, and International Fire Code incorporating Oregon Fire Code amendments shall apply and control design and construction of improvements, except as specifically varied as provided within these standards. City Standards and Specifications shall apply unless a deviation is granted by the Hearings Body as part of the CLD approval process.

1. Non Residential Off-Street Parking and Loading. In residential CLDs, off-street parking and loading space for all non-residential uses shall be limited to 80% of the minimum standards of section 8.0500 of the Redmond Development Code. All non-residential parking and loading areas shall be screened from view from roads and residences, and shall be located behind structures where feasible. All parking lots shall be accessed from interior roads or alleys within the CLD unless the Hearings Body determines that this is not feasible.

2. Signage.

a. Monument or entrance signage shall be reviewed with initial Site Design Review and integrated into the overall building and site design or separately at the discretion of the developer. If other similar signage is proposed separately from the overall development, then it shall require sign permit review at the time of submittal.

b. All entrance or monument signage within or adjacent to a CLD related to the Development shall integrate the Development theme into the design of the signage.

c. All entrance or monument signage shall conform to the requirements within each respective zone, and with RDC Article V, “Signs”.

d. In a Residential CLD, other than the entrance signs, no signs shall be visible from adjacent residential properties.

e. Monument signs may be incorporated into the fence or wall design
subject to Site Design Review approval.

a. All construction of streets and utilities within developments shall be required to comply with City Standards and Specifications at the discretion of the Hearings Body if recommended by the City Engineer, except that the Hearings Body can grant exceptions to specific Standards and Specifications as follows:
   1. Street width
   2. Right of way width
   3. Sidewalk width / placement
b. The City may require those streets needed for traffic circulation to be public streets under the provisions of the Redmond Transportation Plan and the City grid street standards of RDC Sections 8.2400 and 8.3035.2.
c. The applicant shall provide to the City easements for all public utilities (sewer and water) on the subject property subject to acceptance by the Engineering Division. If required, all public easements may need to be dedicated without reservation, also at the discretion of the Redmond Engineering Division.

4. Landscaping.
a. A portion of the required landscaping shall be provided on the property to visually screen any multifamily complex residential uses from adjoining single family and duplex property.
b. Street Trees. Street trees shall be placed adjacent to all public and private roads within all types of Developments, as specified within Article IV of the Redmond Development Code. However, street trees along alleys and private internal driveways are not required.

5. Fences and Walls. Perimeter walls or fencing, if required or proposed, shall integrate the architectural character plan and site plan elements into the design. Walls or fences may be required if the Hearings Body determines it is necessary to meet one or more approval criterion.
a. Approval of any perimeter fencing or wall is discretionary to the Hearings Body, and may be required to be modified based on approval criterion and the specific design submitted for review.
b. If a perimeter fence is required, the Hearings Body can consider a vegetative screen in lieu of a fence.
c. All such fencing, if approved, shall comply with RDC 8.0340, “Fences”.

a. The total minimum number of dwelling units of all combined zones within a Residential CLD may be located anywhere within the Development subject to Hearings Body approval, and subject to all applicable setbacks and regulations established herein.
b. All Development parking lots shall be screened from view from public or private streets (excluding driveways of 20’ width or less), and from all residences by a screen of no less than 3’ in height. Screening shall not exceed a height of 4’.
c. Parking lot screening shall be achieved by either landscaping or fencing, or a combination of each.
d. All parking spaces shall be paved, and shall meet the parking
space standards within sections 8.0500 -.0515 of the RDC, and all applicable code standards.

e. If detached parking structures are proposed, they shall integrate the architectural character plan and site plan into the design. The Hearings Body may require a compatible design with adjacent development if necessary to meet one or more approval criterion.

f. Accessory dwelling units, when allowed in the underlying zone, are permitted subject to Supplementary Provisions section 8.0325.

g. Community or Recreation Buildings. A Development may contain community building(s) or recreation center(s) that are clearly incidental in use or size and related to the dwelling units. Such buildings shall be located on the same parent parcel of the development, and shall be commonly owned by the residents.

h. Existing Non-Conforming Structures. An existing attached or detached single family dwelling that is incorporated in to a Development may be permitted to remain, and at the discretion of the Hearings Body may be considered as an existing non-conforming residence subject to all non-conforming structure requirements within the RDC.

i. Architectural Theme. An architectural theme is required for all structures within any Development. The theme shall be continued on all elevations for each building, and onto the entire site (including but not limited to lighting, fencing, accessory structures and signage) as is applicable based on the specific theme chosen by the developer. For assurance of ongoing compliance, an Architectural Review Committee (ARC) shall be created for each Development through the CC&R’s for each Development. The ARC shall be formed for the purpose of reviewing future changes and additions to structures including fencing and trim within the development, which shall be self-regulating following the City approval of each structure within the development, as stated within the CC&R’s.

j. Usable Open Space. All required open space within any planned development shall be ‘usable’ as passive or active recreational land without sharing the space as a combined use with non recreational uses, including (but not limited to) drainage retention areas that are fenced or otherwise not visual or usable open space amenities.

7. Trash Enclosures. All developments within CLD’s that contain Multi-family dwellings or Multi-family complexes shall provide centrally located trash collection enclosures for the Multi-family dwellings or Multi-family complexes. Trash enclosures shall be architecturally compatible in terms of color and materials with adjacent residential units. Trash collection bins or carts within the enclosures shall be as approved by the collection company.

[Section 8.0280 amended by Ord. #2016-17 passed January 31, 2016]
[Section 8.0280 amended by Ord. #2017-12 passed December 12, 2017]
[Section 8.0280 amended by Ord. #2018-09 passed September 11, 2018]

8.0285 Cottage Developments.
CHAPTER 8 DEVELOPMENT REGULATIONS

1. The purpose of a Cottage Development (COD) is as follows:
   A. To provide a greater flexibility in development of land on sites that may be too small or not desirable for a Planned Unit Development;
   B. To provide housing types that respond to changing household sizes and ages (e.g., retirees, single person households, small families);
   C. To provide opportunities for ownership of dwelling units;
   D. To encourage a creative approach in land development and for a consistent and interesting architectural theme within each development;
   E. To encourage creation of more usable open space for residents of the development through flexibility in density and lot standards; and,
   F. To provide guidelines to ensure compatibility with surrounding land uses.

2. Throughout section 8.0285, the term “Development” shall mean a Cottage Development (COD).

3. The uses shown in 8.0285 (Table 8c) are permitted in a residential Cottage Development.

4. Every COD is subject to land use review and approval as a Conditional Use. Refer to Section 8.0286 for specific application and review procedures. Modification of approved COD’s is subject to the provisions of Section 8.0287.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Comments &amp; References</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Structure</td>
<td>Includes sheds, storage bldgs, res. garages</td>
</tr>
<tr>
<td>Dwelling, Single Family</td>
<td></td>
</tr>
<tr>
<td>Park (public or private)</td>
<td>e.g., playgrounds, recreation centers, pools, etc.</td>
</tr>
<tr>
<td>Parking Garage (public or private)</td>
<td>Private only; common area maintained by HOA</td>
</tr>
</tbody>
</table>

Table 8c. Uses Permitted. The following uses are permitted in Cottage Developments:

5. The following exceptions to City standards may be allowed through the COD approval process without a variance:
   A. Minimum lot sizes.
   B. Yard setbacks, except perimeter yard requirements.
   C. Permitted land uses.
   D. Grid street spacing standards.
   E. Street frontage requirements on public roads.
   F. Connection to public utilities, subject to review and acceptance by City Engineering.
   G. Landscaping requirements, as stated herein.
   H. Solar setback standards (only on lots that are not along the northern border of the development).
   I. Street and right of way widths on non-grid streets.
   J. Sidewalk placement and size standards.
   K. Changes to an approved Plan, when the requested change is so minor that the CDD Director or designate determines that it would be appropriate for an administrative decision. Examples of minor changes include, but are not limited to: (1) a reduction in the overall number of lots, (2) minor architectural changes to approved buildings, (3) changes to phases that do not impact public facilities or change the number of approved phases, (4) changes that result in a reduction of impacts (i.e. reduced traffic flows), or (5) changes that are required to protect or increase public safety.
6. Development Standards. CODs shall meet the following Standards unless otherwise specified. In the case that these standards conflict with other standards within Article I, III, or IV of the Redmond Development Code, these standards shall take precedence:

A. Cottage Developments (CODs) have no minimum site size but must include a minimum of 4 cottage units per development.

B. Densities.

<table>
<thead>
<tr>
<th>Zone</th>
<th>Densities (per net acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1</td>
<td>Not applicable (CODs not allowed)</td>
</tr>
<tr>
<td>R-2</td>
<td>4 to 9 units / acre</td>
</tr>
<tr>
<td>R-3</td>
<td>4 to 10 units /acre</td>
</tr>
<tr>
<td>R-4</td>
<td>5 to 12 units / acre</td>
</tr>
<tr>
<td>R-5</td>
<td>8 or more units / acre</td>
</tr>
</tbody>
</table>

C. Design Requirements

<table>
<thead>
<tr>
<th>Feature</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Height</td>
<td>25 feet</td>
</tr>
<tr>
<td>Lot area</td>
<td>No minimum</td>
</tr>
<tr>
<td>Lot width</td>
<td>No minimum</td>
</tr>
<tr>
<td>Lot depth</td>
<td>No minimum</td>
</tr>
<tr>
<td>Floor area</td>
<td>1000 s.f. or less (300 s.f. exempt for garage)</td>
</tr>
<tr>
<td>Open space:</td>
<td>500 s.f. per each dwelling unit</td>
</tr>
<tr>
<td>Setbacks:(^6)</td>
<td></td>
</tr>
<tr>
<td>Perimeter:</td>
<td>20' when abutting an arterial or collector street (along perimeter), underlying zone in all other cases; Setbacks to common areas determined at the discretion of the Hearings Body.</td>
</tr>
<tr>
<td>Front:</td>
<td>No minimum</td>
</tr>
<tr>
<td>Side (corner lot)</td>
<td>No minimum, but 10’ required between bldgs</td>
</tr>
<tr>
<td>Side (non corner lot)</td>
<td>No minimum, but 10’ required between bldgs</td>
</tr>
<tr>
<td>Rear</td>
<td>No minimum, but 10’ required between bldgs</td>
</tr>
<tr>
<td>Solar</td>
<td>Northern perimeter only</td>
</tr>
<tr>
<td>Non permeable surface area</td>
<td>60% of parent property (maximum)</td>
</tr>
<tr>
<td>Bldg coverage</td>
<td>50% of parent property (maximum)</td>
</tr>
<tr>
<td>Parking:</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>1.75 spaces / cottage d.u.</td>
</tr>
</tbody>
</table>

D. Open Space, Park, and Common Area.

1. “Open space” means land area which can be physically accessed and used by occupants and users of the COD for scenic, landscaping, or open

\(^6\) Setbacks listed are the minimum required. Setbacks are measured from foundation of any building requiring a building permit to the nearest property line. Foundation includes anchors for posts/supports where structurally related.
recreational purposes within the development.

2. Open Space Land Area Requirements:

For all CODs, the required land area\(^7\) used as open space or common area shall:

a. Be a minimum of 500 square feet per cottage.

b. Abut 100% of the cottages in the development.

c. Have cottages abutting on at least 2 sides.

d. Cottages shall:
   1. Be oriented around and have the main entry taken from the common open space.
   2. Be within 60 feet walking distance from the common open space.


a. Public and private roads shall not be considered as open space.

b. Development plans shall assure that natural features of the land are preserved and landscaping is provided, or a finding shall be made by the Hearings Body that preservation of significant natural feature(s) is not feasible.

c. The Hearings Body may require at its discretion the dedication of park land or open space to the City.

d. Up to 10% of the required open space / common area / landscaped areas may be left in a natural and non-irrigated state at the discretion of the Hearings Body; however this shall not apply to any required landscaped screening or landscaped strips abutting public or private roads. If the development has a significant natural feature in excess of the 10% allowance, the Hearings Body may allow additional natural feature open space credit.

e. Open space, common areas, and common structures shall be financially assured of continued maintenance. A legal mechanism shall be provided which guarantees the continued maintenance of such areas and structures.

4. Landscaping & Street Trees. Street trees shall be placed adjacent to all public and private roads within all types of Developments, as specified within Article IV of the Redmond Development Code. However, street trees along alleys and private internal driveways are not required.

5. General Development Design Requirements.

a. All Development parking lots shall be screened from view from public or private streets (excluding driveways of 20’ width or less), and from all residences by a screen of no less than 3’ in height. Screening shall not exceed a height of 4’.

b. Parking lot screening shall be achieved by either landscaping or fencing, or a combination of each.

c. All parking spaces shall be paved, and shall meet the parking space standards within sections 8.0500 -.0515 of the RDC, and all applicable code standards.

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\(^7\) Required land area means the total acreage of the project, excluding roads that will be dedicated through the development approval process.
d. If detached parking structures are proposed, the following shall apply:
   1. Pitched roofs are required on all parking structures, and shall be no less than a 4:12 pitch.
   2. Paint color and building materials shall be consistent with the design of the dwelling closest to the structure.

e. Usable Open Space. All required open space within any planned development shall be 'usable' as passive or active recreational land without sharing the space as a combined use with non recreational uses, including (but not limited to) drainage retention.

f. Yards. Private open space shall be a minimum of 300 s.f. of private, contiguous, usable open space adjacent to each dwelling unit, for the exclusive use of the cottage resident.

g. Porches. Cottages shall have a roofed porch at least 80 square feet in size with a minimum dimension of eight feet on any side. Porches are not included within floor area calculations.

h. Required Parking Distance from Cottages. All required parking for Cottage Developments shall be located within 100 feet of the cottage that it serves.

i. Accessory structures in cottage developments are limited to storage buildings that may be up to 80% of the smallest cottage, and to parking structures or garages that may contain up to 6 parking spaces on the interior. All accessory structures in cottage developments shall have an architectural theme that matches the theme of the cottages.

6. Trash Enclosures. Centralized Trash Enclosures may be required at the discretion of the Hearings Body. If required, Trash Enclosures shall be architecturally compatible in terms of color and materials with the cottage units. Trash collection bins or carts shall be as approved by the collection company.

[Section 8.0285 amended by Ord. #2016-17 passed January 31, 2016]

8.0286 Planned Unit Development (PUD), Cluster Development (CLD), and Cottage Development (COD) Review Procedure, Application Materials, and Approval Criteria.

1. Applicability:

   PUD's, CLD's, and COD's may be used in any zone allowed by the Redmond Development Code. Minimum size, uses, and standards for these developments are found in section 8.0275 (PUD), section 8.0280 (CLD), and section 8.0285 (COD). The words “Development” or “Planned Development” within refers to PUD's, CLD's, and COD's.

2. Review Procedure:
   A. The following Steps are required in the review process:
      1. Step One: Preliminary Meeting. The applicant shall meet with City staff to review and discuss a preliminary concept for the PUD, CLD, or COD.
      2. Step Two: Neighborhood Meeting. The applicant shall conduct one neighborhood meeting prior to application for a Conceptual Development. The neighborhood meeting shall include property owners and residents
within 500 feet of the subject property, and must be held in accordance with the Community Development Department’s neighborhood meeting requirements as follows: The neighborhood meeting shall occur either on a weekend between 10 a.m. and 6 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held in the City of Redmond at one of the following locations: the Subject Property; the nearest available public meeting place (Examples include fire stations, libraries, community centers, or private building); an office space within a 4-mile radius of the subject property, and the meeting must be accessible per Americans with Disability Access requirements. The meeting cannot take place more than 6 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. The applicant is required to send written notification of the meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend (postmarked at least 7 days prior to the meeting). Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements. Once a neighborhood meeting has been conducted, a certification form shall be completed and included with the Development application.)

3. Step Three: Conceptual Development Plan review and recommendation (this step may be consolidated with step four).

4. Step Four: Final Development Plan including tentative subdivision plat, site & design review, or other land use action review and approval.

5. Step Five: Final Subdivision Plat, Site & Design Reviews, Sign permits, and Building permits, as applicable.

B. Review and Approval Process

1. A PUD, CLD, or COD shall be processed as a Land Use Action in accordance with Article II of the Redmond Development Code (RDC), except as modified by this section.

2. Developments with less than 10 lots may be decided by the Community Development Director, or may be referred to a Hearings Body at the discretion of the Community Development Director. Developments with 10 or more lots shall be decided by a Hearings Body after a public hearing is held in accordance with Article II of the RDC.

3. All applications shall include the following:

A. Identification and description of the subject property. Proposed name of the development; names, addresses, and telephone numbers of applicant(s) and designers of the development; scale of plan; date of plan preparation; and north arrow.

B. The street address, legal description, and parcel identification number of the property proposed for development.

C. The name and address of the property’s owner if different from the applicant. A Title Report or similar legal documentation shall be provided verifying property ownership.

D. An 8 1/2” x 11” vicinity map locating the subject parcel within the City of Redmond.

E. Additional materials, documentation, or reports as deemed necessary by the Community Development Director.

F. A description and map of the property’s existing conditions, which shall include the
following: topographic lines; water courses; natural features including rock outcroppings, ponds / marshes and wooded areas; existing streets or other public and private right of way locations including distance to centerlines; railroad lines, utility right-of-ways and easements; parks and other public open spaces, all existing structures and their uses, permanent easements; property boundaries and owners within one hundred feet of the development excluding roads; existing sewers, water mains, easements, culverts and other underground facilities within and adjacent to the development indicating pipe sizes, grades, manholes and their locations, and land ownership.

G. A description and site plan of the proposed development including a statement of the objectives to be achieved by the planned development, the population segment intended to be served by the planned development, and a description and map of the proposed:
   a. Land uses
   b. Housing types and density
   c. Vehicular, bicycle, and pedestrian access and circulation
   d. Off-street parking locations and estimated number of parking spaces
   e. Open space areas with specific amenities, including a general description of how each open space will be used
   f. Infrastructure improvements required on and off-site
   g. Site drainage plan
   h. Physical relationship to the land, surrounding land uses, and neighborhood compatibility.
   i. Locations of all structures.
   j. Natural features
   k. Vehicular and bicycle/pedestrian circulation and access plan within and surrounding the proposed development.
   l. Parks, common areas, and open spaces:
   m. Descriptions of how each park, common area and open space will be used and whether they are public or private;
   n. The size in square feet of each open space;
   o. The percentage of open space of the overall development.
   p. Lot and tract sizes for all lots (including perimeter setback);
   q. On and off-street parking, including specific number of spaces, sizes, and locations
   r. Infrastructure improvements (water, wastewater, fire hydrants, streets, street lights, others).
   s. Lighting plan (non “porch light: only) – shall comply with RDC 8.0330. Detailed landscape plan depicting:
   t. The type, location, and size of all existing plant materials, and other attributes which may significantly represent the proposed development.
   u. The type and location of all proposed plant materials, other landscape features, proposed treatment of ground surfaces and erosion control, and a plant material schedule with common and botanical names, sizes and quantities.
   v. Street tree plan and indicator of type and automatic irrigation system to be used for all irrigated landscaping (corner lots shall provide at least one street tree for each street frontage)
   w. Perimeter fence or retaining wall plan to include the exact location of the fence, fence design and dimensions (e.g. height, width, materials).
   x. Drainage plan for the overall development; this plan shall also show how
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individual lots will retain all drainage on-site unless otherwise approved by the City Engineer.

y. Architectural character plan shall describe and illustrate the overall project theme, materials, and architecture for all building elevations, signage, fencing and open spaces, and an explanation of the formation of an architectural review committee for all future improvements that occur within the development.

z. Phasing schedule of project and general time table by phase.

aa. Proposed ownership pattern.

bb. Operation and maintenance responsibilities (neighborhood easements, common areas, condominiums, coops, neighborhood associations, etc.).

c. Description of all waste disposal, recycling and garbage collection methods.

dd. Adequacy of water supply, including a fire flow analysis demonstrating adequate fire flow.

e. Draft CC and R’s (Codes, Covenants and Restrictions) explaining the creation of a Homeowner’s Association, and the ongoing maintenance of all common areas, open space, and privately owned infrastructure.

ff. Tentative Subdivision or Partition plats as required by the applicable sections of Article III of the RDC and Site & Design Review documents as required by the applicable sections of Article IV of the RDC.

H. An architectural character plan indicating the use, massing, scale and orientation of the proposed buildings.

I. Landscape plan describing the type, location, and size of existing and proposed landscape features.

J. A description of the dimensional standards being proposed.

A burden of proof statement that includes a description of the proposal and a written explanation of how the proposed development complies with all the applicable review standards and criteria.

4. PUD, CLD, and COD Approval Criteria. The applicant shall fully address the following and the City shall make findings demonstrating that all of the following approval criteria have been met for approval. The City shall make findings that one or more of the criteria have not been met for denying a Development Plan.

A. Conditional Use Criteria of Section 8.0600.

B. Zoning Standards of Article I, except as modified by the planned Development.

C. Subdivision and Partition Standards of Article III, except as modified by the planned Development.

D. Site & Design Review Standards of Article IV, except as modified by the planned Development.

E. PUD (section 8.0275), CLD (section 8.0280), or COD (section 8.0285) use, development standards and purpose, as applicable.

5. Administrative Procedures.

A. Upon approval of a Development Plan of a Planned Development, (PUD/CLD/COD), the applicant shall record the approved planned development plat and declarations, after obtaining the required approval signatures. The recording instrument(s) shall contain, in addition to requirements of state statutes, a note on the face of the plat and CCR’s indicating the name and type of planned development and a note indicating the city’s land use file number.

B. A Development Plan shall be filed within two (2) years of the approval. Failure to
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begin development of the approved plan within 2 years of approval shall render
the development null and void unless an extension is granted by the City.

C. Upon approval of a Development Plan, and prior to issuance of any permits on
the subject site, the applicant shall prepare three documents which shall be
reviewed and approved by the City prior to being stamped “approved”:
1. A Development Plan final site plan which incorporates any changes in the
   submitted site plan required by the approval Decision.
2. A final landscaping plan which incorporates any changes in the submitted
   site plan required by the approval Decision.
3. A final set of dimensional and design standards that are approved with
   the Planned Development shall be shown on a matrix or table. The
   matrix or table shall clearly show the standards that apply to each use
   and each location within the Planned Development.

D. Modifications of planned developments are allowed and must be processed in
accordance with section 8.0287 of the Redmond Development Code.

[Section 8.0286 amended by Ord. #2016-17 passed January 31, 2016]

8.0287 Amending a Planned Unit, Cluster or Cottage Development. Changes to approved
Developments may occur subject to the requirements within this section. Such
changes shall be reviewed by the Hearings Body that approved the original
Development. The Hearings Body may specify other types of changes that they wish
to delegate to the Planning Staff.

1. Types of Changes to Approved Developments.
   A. Any changes to phasing that do not adversely impact the installation or operation
      of public or private.
   B. Any changes to phasing that affects the timing of required public improvements
      requires review and approval.
   C. Adding or removing land requires an Amendment review and approval. A replat
      may be required if the underlying land has already been platted.
   D. Changing the Lot Layout Pattern or changing the type or location of approved
      uses within the Development. This includes converting lots from one type of
      dwelling to another, and requires an Amendment review and approval. A replat
      may be required if the affected property has already been recorded.
   E. Changes to Approved Land Uses or changes to the approved buildings in which
      the uses are located. Any change(s) to the approved land uses or to the
      structures which have been approved, other than single family dwellings or
      duplexes, within a Development requires an Amendment review and approval.
   F. Any substantive changes to CC&R’s, or similar documents or agreements that
      directly affect the governing of the Development require an Amendment.
   G. The Development approval is transferable to new owners and interests; however,
      the new owners and interests are fully bound by the original approval and any
      modification or amendment thereto.
   H. Any change not listed herein can be requested through an Amendment
      application process. At the discretion of the Planning Manager, a specific
      change may be permitted through an administrative decision process provided
      that findings can be made that the requested change does not substantively alter
      the Hearing Body’s initial or original approval, that all parties to the original
      decision or modification thereof receive notice of the change, and that the
      Hearings Body is notified of the change. Changes to the approved Master Plan
that change the character of the development, create the potential of having an adverse impact on property owners within or adjacent to the Development or potentially affect the public or private utilities shall be reviewed by the Hearings Body that originally approved the Master Plan. In all cases, buildings, land or facilities requiring final Site Design Approval shall be reviewed by a Hearings Body; minor changes to the Site Design approval may be administrative.

2. A Development Amendment is a land use action subject to all requirements for a land use action as specified in Article II (Procedures). An Amendment is subject to appeal.

3. Master Plan Required: The developer / owner shall submit three copies of a new and complete Master Plan that clearly depicts and explains all approved changes to the Development, pursuant to RDC section 8.0300. This includes, but is not limited to lot patterns, additional land, changes in phasing, changes in use, changes in utility or street locations, density, signage, lighting and any other change to the original or modified plan.
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SUPPLEMENTARY PROVISIONS

8.0300 Master Development Plans. A Master Development Plan is required to annexation as a condition of annexation, or after annexation but prior to or concurrent with rezoning from Urban Holding-10 to other City zoning districts. The specific requirements for a Master Development Plan are as follows:

1. Applicability. This section applies to all properties proposed for annexation and/or rezoning from Urban Holding-10 on or after the date of the adoption of this ordinance.
2. Purpose. The purpose of Master Development Plan is to provide:
   A. Orderly and efficient development of the City consistent with Urban Framework Plans and an adopted Area Plan.
   B. Compatibility and/or transitions with adjacent developments and the character of the area.
   C. A complementary mix of uses and activities.
   D. An interconnected transportation network – streets, bicycle routes, and pedestrian trails – within the master plan area and to existing and planned City streets, routes and trails.
   E. A range of housing choices for areas planned to have residential components.
   F. A range of open spaces and recreation facilities, as needed to facilitate the Framework Plan and an adopted Area Plan.
   G. Public and semi-public facilities and services.
   H. Preservation of historic buildings, scenic views, and natural resources to the greatest extent possible.
   I. Transitions or buffers between urban development and rural areas.
   J. Implementation of Redmond’s Comprehensive Plan, including adopted Area Plans and the Great Neighborhood Planning Principles described in 3(C)(13) below.
3. Procedures for Review.
   A. General. Master Development Plans (MDP or PMDP) shall be approved through a quasi-judicial review process. Application procedures and related fees for approval may be streamlined in order to promote timely development of urban planning for land zoned UH-10. The Community Development Director shall inform the applicant during the mandatory pre-application stage if the proposed Master Development Plan area appropriately includes all contiguous UH-10 zoned properties in the plan area. The Community Development Director shall base the determination for the proposed plan area utilizing the following factors:
      1. whether there are UH-10 properties that abut or are surrounded by the plan boundary that would reasonably fit within the zoning concept for the area plan;
      2. whether the extension of public services and infrastructure would be enhanced by the inclusion of abutting UH-10 properties;
      3. whether the total acreage of abutting or enclave UH-10 zoned properties is less than the acreage in the proposed plan area; and
      4. there is a community interest that would be served by including additional properties in the plan area.
   B. Review and approval criteria for Master Development Plans or Partial Master Development Plans.
      1. General. In the review of any application for a Development Plan, the Planning Commission and City Council, if required, shall consider the following:
a. Whether the proposed Plan is generally consistent with the Framework Plan and is consistent with an adopted Area Plan and Comprehensive Plan in terms of land use, density, transportation systems and networks, adequacy of infrastructure and open space.

b. Whether the proposed Plan is generally suitable for the area in which it is proposed, considering existing and planned neighborhoods, shopping and employment areas; and natural resources and hazards.

c. Whether the proposed Plan is functionally integrated with developed or planned areas.

d. The proposed plan meets the applicable Great Neighborhood Principles in Section 8.3050.

C. Master Development Plan (MDP) or Partial Master Development Plan (PMDP) Submittal Requirements and Approval Process.

An application for approval shall include the submittal requirements set forth in the City's Land Use Review application form as well as the elements described below.

1. Narrative. A narrative shall set forth the goals and objectives of the plan and describe the urban characteristics of the planned area.

2. Development Plan Map. A map of the plan area and surrounding vicinity shall indicate planned land uses for each land parcel in the area, including plans for park and open space and community facilities, if known. The plan shall show proposed comprehensive plan map designations and zoning. The plan shall include a list of all affected properties with tax lot numbers, current ownership, parcel size, and other information that is pertinent to the plan.

3. Land Use Diagram. The land use diagram shall generally indicate the distribution and location of planned land uses for the master plan area, including plans for park and open space and community facilities, if known. The plan shall show proposed comprehensive plan designations, zoning, and density.

4. Significant Resources Inventory. An inventory of significant natural resources, scenic and historic resources, and open space areas including those identified on the City's adopted inventory and those that have the potential to qualify for protection under Redmond's Goal 5 resource protection program. When significant resources are present, the proposed plan shall include a management plan to protect resource sites;

5. Parks and Open Space. Identify land suitable for park and recreation use in accordance with the needs analysis in the City of Redmond Park Master Plan (Park Plan) and an adopted Area Plan. In particular, where the Park Plan indicates there is a need for neighborhood or community park, the master plan shall identify sites that may be suitable for park development using the design and location criteria from the Park Plan or an adopted Area Plan. Density transfers, SDC credits, dedication, and other value consideration may be identified in the planning process to compensate property owners for land dedicated to public use;

6. Air, Noise, and Water Resources. Review air, noise and water resources that may be impacted by planned development and address how adverse impacts will be avoided or mitigated in compliance with applicable local,
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state, and federal regulations. The analysis may use City public facility plans, technical studies, and policies to meet this requirement when those plans address how urban development in the plan area can be served. In these instances, the Master Development Plan must show that the envisioned land uses in the plan area are consistent with the land use assumptions in the public facility plans. This requirement is particularly important for storm water management.

7. Natural Hazard Areas. Inventory areas subject to natural hazards, particularly steep slopes, and program urban development that is suitable for the identified hazard areas;

8. Residential Uses. Identify areas planned for housing development, if any, and the proposed zoning districts to be applied. The housing plan must identify a mix of housing types and densities so that the overall density in the area meets or exceeds the housing density objectives for the area that are identified in the Redmond Urban Framework Plan, adopted Area Plans, and the Comprehensive Plan. The Framework Plan and adopted Area Plans provide general guidance on housing densities that need to be achieved in order to meet future housing needs. Where proposed residential land uses differ from those shown in the Redmond Urban Framework Plan or adopted Area Plans, the master plan shall demonstrate how it meets the overall housing objectives of the Redmond Urban Framework Plan or adopted Area Plans. Applicants may propose new zoning districts when the proposed district(s) in total achieve the housing densities envisioned in the Redmond Urban Framework Plan or adopted Area Plans.

9. Employment Uses. Identify areas planned for employment use and/or mixed uses and the proposed zoning for these areas. Applicants may propose new zoning districts in cases where existing districts are not suitable for the planned development provided the proposed district(s) achieve similar land improvement values and/or employment densities envisioned in the Redmond Urban Framework Plan or adopted Area Plans.

10. Transportation Analysis and Diagram. Prepare a transportation impact analysis including a grid street plan that is consistent with street spacing and connectivity guidelines in the Redmond Transportation System Plan (TSP) and adopted Area Plans. Show the proposed classification for all streets down to collector roadways. Show the location of approved TSP improvement projects and any capital improvements that may need to be added to the TSP in order to serve the plan area. Show proposed bicycle pedestrian, and trail routes. Show how planned transportation facilities will connect to transportation facilities in adjacent urban areas.

11. Public Facilities Analysis and Diagram. The plan shall include a conceptual layout of public facilities, including sanitary sewer, water, and storm drainage, needed to support the planned uses. The Public Facilities Analysis must be consistent with the city’s adopted Public Facility Plan (PFP) and related facility master plans, including improvements related to the adopted Area Plan that may require amending the PFP.

12. North Redmond US 97 Interchange Area Management Plan (IAMP) Compliance. The master plan shall comply with the following policies, if applicable:

a. Any property newly annexed within the IAMP area shall have:
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1) Direct Access to a local public street other than a state highway consistent with the Local Street Connectivity Plan; and,

2) Any property to be annexed to the City shall relinquish all direct access rights to a state highway as a condition of development approval (when a legal alternative access exists).

13. Great Neighborhood Principles. Master Development Plans shall address applicable Redmond Great Neighborhood Principles described below. In instances where the property proposed for a Master Development Plan is located within the boundary of an adopted Area Plan, the Master Development Plan shall also address the Great Neighborhood Principles according to the specificity provided in the Area Plan.

a. Transportation. Connect people and places through a complete grid street network and trail system that invites walking and bicycling and provides convenient access to parks, schools, neighborhood service centers, and possible future transit stops. Traffic calming techniques and devices may be required to slow vehicles. Curves streets are encouraged to provide interest and variety in neighborhood design. Trails shall be provided to link with other pedestrian facilities existing, or planned in the future.

b. Housing. A mix of housing types and densities shall be integrated into the design of new neighborhoods unless a variance is approved. Housing developments containing more than five attached units must be designed to be consistent with the Higher Density Multifamily Design Guidelines.

c. Open spaces, greenways, recreation. All new neighborhoods shall provide useable open spaces with recreation amenities that are integrated to the larger community. Central parks and plazas shall be used to create public gathering places where appropriate. Incorporate significant geological features such as rock outcroppings, stands of clustered native trees, etc. into the design of new neighborhoods. Neighborhood and community parks shall be developed in appropriate locations consistent with policies in Redmond’s Parks Master Plan.

d. Integrated design elements. Streets, civic spaces, signage, and architecture shall be coordinated to establish a coherent and distinct character for the Master Development Plan. Plans may integrate design themes with adjacent developed or planned areas.

e. Diverse mix of activities. A variety of uses is encouraged in order to create vitality and bring many activities of daily living within walking and biking distance or a short drive of homes. Amenities including, but not limited to, trails, recreation areas, open spaces, shall be constructed before occupancy of any residential unit, unless a phasing plan is approved. Commercial service areas must be supported by a market analysis and phasing program which will be used by the City to determine construction timing.

f. Public art. Places for the installation of public art is required at the gateways to neighborhoods and/or in and around the center of neighborhoods to provide focal points.
g. Scenic views. Identify and preserve scenic views and corridors of the Cascade Range, Ochoco Mountains, and Smith Rock where practicable such as in street view sheds or park areas. Streets and common or public open spaces should be located and oriented to capture and preserve scenic views for the public. Minimize visual clutter from signs and utilities within scenic corridors.

h. Urban – rural interface. Urban development shall interface with rural areas through landscaped open space buffers at least 100 feet wide and the length of the urban development, excluding public streets, or shall be transitioned from higher density development to lower density development at the urban - rural interface, or utilize other appropriate and equivalent transitional elements.

i. Fully developed “pocket parks” or “tot lots” shall be incorporated into medium and high density zoned residential subdivisions and site plans. These areas shall be developed for every twenty-five lots/units, a minimum of 3,000 square feet and privately maintained. Park amenities shall, at a minimum, include turf areas, benches, trees, and decorative features.

k. Canal trails. If canals or laterals are present, multi-use trails at least 10 feet wide shall be provided, subject to the Central Oregon Irrigation District’s review and approval. Pedestrian amenities such as benches and trash receptacles shall be provided at appropriate locations.

l. Green Design. Environmentally friendly and energy efficient design is encouraged for public and private infrastructure, architecture and building orientation, open spaces and natural areas and transportation facilities. In addition, the planting of native, drought-resistant trees is encouraged to provide shade and to minimize water usage.

D. Implementation. Upon approval of a Master Development Plan, all subsequent development located within the area master plan boundaries shall be consistent with the approved master plan.

E. Amendment/Modification to Master Development Plan. Any modifications to the approved master development plan shall be subject to the standards and procedures in Article II, “Modifications”, and subject to the review criteria contained in this section.

F. Expiration of Master Development Plan. An approved Master Development Plan or Partial Master Development Plan shall be subject to the requirements of Section 8.1605 of this Code concerning expiration, unless a specific timeline is approved through the land use review process.

8.0305 Establishment of Clear Vision Areas. Clear vision areas are measured as follows: starting at the edge of pavement or curb lines at the intersection of two vehicular ways, and measuring along each edge of pavement for the distance shown below; this will result in an angle. The end points projecting from the vertex of the angle are then
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connected, forming a triangle. The area within the triangle is the horizontal clear vision area. The vertical clear vision area is the area above the triangle, between 3’ and 8’ in height.

Clear vision distances shall be as follows:
1. At an intersection of two streets having 90 degree angles at the intersection, the minimum distance shall be 25 feet.
2. At traffic circles, acute or obtuse angles, and other non-conventional intersections of two streets, the clear vision area may be determined by the Hearings Body or City Engineer. However, the clear vision area shall make every attempt to incorporate the 25’ line of sight distance as is stated in (1).
3. All other vehicular intersections, the minimum clear vision distance shall be 15’.

ILLUSTRATION – STREET TO STREET CLEAR VISION AREA

8.0310 Exceptions to Clear Vision Areas. The following are exempt from clear vision area compliance:

1. Post or column
2. Tree trunk (clear of branches or foliage)
3. Safety signage
4. Telephone or power poles

8.0315 Construction or Alteration of Gas or Card-lock Stations. Any gas or card-lock stations which are constructed or undergo major alteration subject to the parameters of RDC sections 8.3005 and 8.3010 shall conform as follows:

1. Minimum lot size for gas or card lock stations:
   A. The minimum lot size for station sites shall be 10,000 square feet on a corner lot and 12,000 square feet on any other lot.
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B. The minimum street frontage on a corner lot shall be 100 feet.
C. The minimum street frontage for station sites on other than a corner lot shall be 120 feet.
D. The minimum lot depth shall be 100 feet.

8.0320 Gas, Card-Lock, or Fuel Container Abandonment. Any change of use proposed for any facility containing underground or above ground fuel containers shall provide verification from DEQ that all tanks have been removed, or have been disabled and decontaminated. Verification of removal and/or decontamination shall occur prior to any building permit being issued for construction or for a change of use.

8.0321 Canopy Standards. For any use or structure proposing an overhead canopy, the following standards shall apply:

1. Definition. A permanent roofed structure which may be free-standing or partially attached to a building for a purpose of providing shelter to patrons in automobiles, and patrons on foot, but shall not mean a completely enclosed structure.

2. Setbacks. Canopy setbacks shall be measured from the edges of the canopy structure closest to the respective property lines, and shall meet the setback requirements of the underlying zone, with the exception of the C-2 zone where there are no required setbacks. The canopy structure shall be set back not less than 10 feet from any property line.

3. Lighting. All lighting directly or indirectly associated with a canopy shall be recessed from direct view from any public or private road, and from all neighboring properties.

4. Stacking Distance. See RDC section 8.0322, “Stacking Room”.

8.0322 Stacking Room. For any use that has drive-up service, the following shall apply.

1. Car length. For this purpose, a car length is deemed to be 20’.

2. Standards. The following shall apply to all on-site stacking room, which is required for any type of drive-up service:
   A. For any single window, gas pump, or other drive up use that is singular in nature (other than espresso stands or fast food pickup windows) requiring one drive aisle, the minimum stacking room including the pickup location shall be 5 car lengths.
   B. For two or more pick up windows, gas pumps, or other drive up uses, the minimum stacking room shall be 4 car lengths for each window, pump or similar use.
   C. For any fast food use (excluding espresso stands), the required stacking room per drive up window is 7 car lengths.
   D. The required stacking room for any espresso stand, coffee kiosk, or similar use, is 3 car lengths per pick up window.
   E. Any use that is not identified herein shall incorporate the minimum standard (5 car lengths), or, the Hearings Body may at their discretion allow for reduction in the amount of required stacking room with the finding that the use will not require the minimum stacking distance.
   F. At no time shall stacked cars conflict with any required parking, on-site access, or required loading / unloading area on or adjacent to the site.
   G. Any proposed stacking area immediately adjacent to any residence shall incorporate a 6’ tall solid wall as a sound barrier between the commercial use and residence.
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8.0323 Minimum Standards for the Construction or Alteration of a Detached Accessory Structure (non-dwelling).

1. The maximum lot coverage for any accessory structures requiring a building permit shall be no more than a total of 35% of the lot size. A Conditional Use Permit is required for the construction of any accessory structure or garage which is over 1,500 sq. ft. or over 80% of the size of the residence, whichever is less.
2. Any accessory structure other than the vehicular opening of a garage shall be set back at least 5 feet from any property line, except as otherwise required by clear vision.
3. Accessory structures requiring a building permit shall meet all solar requirements.
4. Detached accessory structures shall not be located in any required front or side yard setback.
5. Vehicle entrances into detached garages or carports shall be set back no less than 20' from any alley.

8.0325 Accessory Dwelling Units and Guest Houses. Accessory Dwelling Units (ADU’s) and Guest Houses, when allowed in the underlying zone, are permitted subject to the following. The terms “accessory dwelling unit” and “guest house” are used synonymously herein except for the size limitations, and are listed as separate and distinct uses in Table A; guest houses shall not contain kitchens.

1. The size of a stand-alone accessory dwelling unit shall be no less than 300 square feet in gross floor area and no more than 800 square feet in gross floor area, but shall not be more than 50 percent of the floor area of the primary dwelling unit. Guest houses shall be no less than 300 square feet in gross floor area and no more than 1200 square feet in gross floor area.
2. If the accessory dwelling unit is located above a garage, the ADU may not exceed the footprint of the garage.
3. Each accessory dwelling unit shall have 1 parking space in addition to the two parking spaces required for the primary dwelling unit.
4. An accessory dwelling unit must be able to function as a separate dwelling unit. This includes the following:
   A. The accessory dwelling unit must be separately accessible from the exterior. An interior entrance to the primary residence may be approved, pursuant to review and acceptance by the Community Development Director or designate;
   B. The accessory dwelling unit must have separately accessible utilities.
   C. The accessory dwelling unit shall contain a kitchen.
   D. The accessory dwelling unit shall contain a bathroom.
5. The finished floor height of an accessory dwelling unit shall be entirely above the natural or finished grade, whichever is higher, on all sides of the structure.
6. An accessory dwelling unit shall be located within the dimensional requirements of the zone district in which the property is located.
7. If the entrance is accessed via stairs, a covered porch or other sufficient means of preventing snow and ice from accumulating on the stairs shall be provided.
8. Accessory dwelling units shall be developed in accordance with the requirements of this title which apply to residential development in general. These include, but are not limited to, all applicable International Building and Fire Code requirements related to adequate natural light, ventilation, fire egress, fire suppression, and sound attenuation between living units. This standard may not be varied.
8.0330 Exterior Lighting.

1. Purpose. The purpose of this code section is to allow residents, businesses, and public entities to adequately illuminate the outdoor areas on their property without adversely impacting the use of adjacent property and minimizing the impact on Redmond’s dark skies.

2. Applicability. The provisions of this code section apply to all outdoor lighting, including security lighting in all zones, unless exempted under this code section. All outdoor lighting subject to this code section shall comply with these requirements. This includes, but is not limited to: new lighting, replacement or repair of existing nonconforming lighting, and any other lighting whether attached to structures, poles, the earth, or any other location that illuminates exterior areas of the property. It is the property owner’s responsibility to ensure compliance with this code section, including lighting installed by a third party or prior property owner.

3. Requirements for Lighting Regulated by this Code Section
   A. All lighting shall be downcast and use a shielded fixture or other means to limit up lighting. The terms “downcast and shielded” mean that the fixture allows no light emission above a horizontal plane through the bottom of the fixture. See illustration A which illustrates downcast lighting and up lighting.
   B. Lighting shall not shine into neighboring residences, or onto public streets.
   C. Lighting in the canyon or within 25’ of the canyon rim shall be submitted to and reviewed by the Community Development Director or Planning Commission prior to installation for compliance with this code section.

4. The following shall be exempt from the provisions of this code section:
   A. City approved lighting within public right-of-way or easement for the principal purpose of illuminating streets, roads, and streets signs.
   B. Lighting for public facilities including but not limited to, City Hall, public monuments, public art, public parks, and public landscaping.
   C. All lighting at the Redmond Municipal Airport.
   D. All lighting at the Deschutes County Fairgrounds.
   E. All lighting for public schools, except that sport field lighting shall be turned off within one hour of the end of the event or game.
   F. All lighting of buildings designated as historic by the City of Redmond.
   G. Sign lighting that is otherwise regulated by the provisions of the City of Redmond Sign Code.
   H. Temporary lighting for theatrical, television, performance areas and construction sites as approved by the Community Development Department.
   I. Underwater lighting in swimming pools and other water features.
   J. Emergency lighting that is only used under emergency conditions and other lighting being used during a police declared emergency.
   K. Lights used for holiday decorations.
   L. Motion detector lights that operate automatically for periods of less than ten minutes.
   M. Lighting of flags for the United States, State of Oregon, POW, and City of Redmond.
   N. Lighting required by federal or state laws or regulations.
   O. Outdoor lighting fixtures lawfully installed prior to and operable on the effective date of this code section, and which are in compliance with the prior version of RMC 8.0330 may continue to be used as a nonconforming light fixture. Any
repair, replacement or relocation of outdoor light fixtures as of the effective date of this code section shall be subject to the provisions of this code section.

Illustration A:

Downcast means -
Any light that is not “uplight” and is less than 90 degrees down from the fixture shield as shown below.

[Section 8.0330 amended by Ord. #2018-12 passed November 13, 2018]

8.0335 Development Standards Along the Perimeter of the Canyon.

1. The following rules apply to any development within 100 feet of the canyon rim:
   A. Any dwelling or accessory structure shall be less than twenty-four (24) feet in height and setback at least twenty-five feet from the Canyon rim;
   B. No existing trees within 25 feet of the canyon rim, over 3” caliper measured 3 feet above ground level are removed from the site or, if removed, are replaced by a equal number of tree(s) that are at least 2” caliper measured 3’ above ground level;
   C. Development shall maintain the natural appearance of the canyon rim; no alteration of the rock formation portion of the canyon rim is permitted;
   D. No fence is constructed within ten (10) feet of the Canyon rim;
   E. All lots fronting on the Canyon rim shall be a minimum of 9,000 square feet;
   F. No deck, patio or structure requiring a building permit may be constructed within ten (10) feet of the Canyon rim;
G. Lighting shall be met subject to 8.0330, “Exterior Lighting”.

2. Site and Design Review Is Required for the following Development along Redmond Dry Canyon.
   A. Any structure exceeding 24’ height, or is located within 25’ of the Canyon rim;
   B. Any structure not governed by section (A)(1) located in a side or rear yard area adjacent to the Canyon rim.
   C. Decks or patios shall be setback from the Canyon rim the same number of feet as the height of the deck or patio from the ground.

[Section 8.0335 amended by Ord. #2016-17 passed January 31, 2016]

8.0340 Fences. All fences constructed after the time of the adoption of this ordinance (Ord #2014-14, 07/22/2014) shall comply with the following standards. For the purpose of these standards fences refers to fences, lattice work, screens or walls (other than a retaining wall). The intent of these standards is to ensure that fencing contributes positively to the appearance of the community, and that the scale, location, and appearance of fencing does not adversely affect adjacent or nearby properties or public safety.

1. On all properties one (1) acre or less in size, in all Residential Zones (including residential uses in the C-2 Zone and in the Downtown Overlay District) and the Urban Holding Zone, all fences shall be developed to the following standards:
   A. Fences abutting a local public street shall comply with the following:
      1. Fences in front yards, and in that portion of side yards extending from the front property line to the front façade of the dwelling, shall be a maximum of 3½ feet tall.
      2. On corner lots, only one front yard restriction is applied relative to the 3½ feet fence height restriction, in which case, the fence along the non-front yard designated side may be up to 6 feet tall from the front façade of the house back to the rear property line (see fence example in Figure 1).
      3. Fences in that portion of side yards extending from the front façade of the dwelling to the rear property line, and all rear yards, shall be a maximum of 8 feet tall.
      4. Fences located in side and rear yards shall incorporate architectural columns consisting of materials such as stone, brick, rock, wood or other similar products, at each property corner along the fence that abuts the street. (See: Examples). The columns shall be a minimum of 12” x 12” in size.
      5. Fences shall be constructed of wood, vinyl or wrought iron. Chain link fences are not permitted. Other types of fences (allowed to the 8 foot height limit) may be approved by and at the discretion of the Community Development Director subject to compliance with the intent statement above.
      6. Fences in side or rear yards which abut an alley shall be allowed to be 8 feet in height. (Note: the Oregon State Building Code – as defined in State Statute – indicates that fences in excess of 6 feet in height require a building permit, and may need to be professionally engineered).
      7. Fences which encroach into the public right-of-way shall be treated as a nuisance and shall be subject to enforcement pursuant to Section 8.0805 of the City of Redmond Development Code.
   B. Fences abutting a collector or arterial street shall comply with the following:
1. In addition to the requirements for fences abutting a local street, fences located in side and rear yards that abut a collector or arterial public street shall in addition incorporate a minimum 5” wide square column every eight (8) feet along the fence with a cap added to the top of each column that is a minimum of a ½” larger in each direction and a minimum of 1” in height.

C. Fences not abutting a public street shall comply with the following:
1. Fences located in the side or rear yards shall not exceed 8 feet in height. (Note: the Oregon State Building Code – as defined in State Statute – indicates that fences in excess of 6 feet in height require a building permit, and may need to be professionally engineered).

D. No fence in any residential zone, except as exempted by Section 8.0340(5), shall be constructed with barbed wire, razor wire, or similar apparatus.

2. In all Commercial Zones (except for the C-2, Central Business District Zone and the Mixed Use Zones), the PF-Public Facility Zone, the Park Zone, and in any Industrial Zone, all fences shall be developed to the following standards:
A. The maximum height of a fence shall not exceed 8 feet. (Note: the International Building Code indicates that fences in excess of 6 feet in height require a building permit, and may need to be professionally engineered).

3. For any development undergoing land use review, any wood or vinyl fence bordering a street shall incorporate architectural elements in accordance with Section 8.0340(1)(A)(4) and/or (1)(B)(1) herein.

4. All fences, regardless of zone or location, shall comply with the following requirements:
A. Fences fronting public streets shall provide one gate, opening, or other site access for emergency services use. For corner lots, only one opening along either the front or side yard frontage is required.
B. Fences shall not block the clear vision area and shall comply with the standards in RDC Section 8.0305.
C. Fences shall be constructed on private property, and shall not be located in public rights-of-way.
D. Fences shall be comprised of wood, vinyl, metal or other solid material that is able to be painted and/or maintained in structurally sound condition. All fences shall be maintained in a structurally sound condition and be free from exposed nails, screws, loose members, decaying materials or other similar conditions that can pose a hazard.

5. The following fences shall be exempt from the standards set forth herein, except for the requirement to comply with the clear vision standards in the RDC Section 8.0305, as listed in Section 8.0340(4)(B) above:
   A. Any security fencing around a public or quasi-public utility or entity including the Airport perimeter.
   B. Fences related to a park or school use including (but not necessarily limited to) tennis courts, driving ranges and ball fields.
   C. Fences necessary for compliance with any documented Federal or State mandated requirements (i.e. Homeland Security requirements)
   D. Any fence exempted under (5)(A and B) herein that is in excess of 20 feet in height shall require conditional use permit review and approval, and a public hearing.

Examples:

E. In the C-2 and DOD zoning districts, fences shall comply with the following standards:

Track 1. Fences along street frontages and/or in front of a building shall be no taller than 4 ft. Fences shall be made of wood, wrought iron, powder coated chain-link, and shall be at least 75% transparent in composition. Proposals that do not fit the Track 1 provision shall be processed as a Track 2 application.

Track 2. As an alternative to the Track 1 standards, fencing proposals must utilize alternative designs if they reflect the architectural theme of the building and site. They must also show how the public is separated from the on-site activities in an aesthetic and practical manner. In no case shall fences be taller than 6 feet in height.

[Section 8.0340 amended by Ord. #2013-04 passed May 14, 2013]
[Section 8.0340 amended by Ord. #2014-14 passed July 22, 2104]
[Section 8.0340 amended by Ord. #2016-17 passed January 31, 2016]
[Section 8.0340 amended by Ord. #2018-09 passed September 11, 2018]
8.0345 **Home Occupation.** When permitted as an accessory use the following limitations shall apply to home occupations:

1. The home occupation is to be secondary to the main use of the property as a residence.
2. No structural alterations shall be allowed to accommodate the home occupation except when otherwise required by law, and then only after the plans for such alterations have been reviewed and approved by the City. Such structural alterations shall not detract from the outward appearance of the building as a residence.
3. No materials or mechanical equipment shall be used which will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, dust, smoke, odor, interference with radio or television reception, or other factors.
4. No materials or commodities shall be delivered to or from the property which are of such bulk or quantity as to require delivery by a commercial vehicle or a trailer or the parking of customer's vehicles in a manner or frequency as to cause disturbance or inconvenience to nearby residents or so as to necessitate off-street parking.
5. No exterior storage or display shall be permitted.
6. Exterior signs shall be limited to those permitted in the zone in which the home occupation is located. There shall be no other exterior indication of the home occupation.
7. There shall be no retail sales from the premises.
8. A home occupation which creates a nuisance because of noise, smoke, dust, gas or the generation of excessive vehicle traffic is prohibited.

8.0350 **Design Standards for all Residential Structures and Sites fronting both public or private streets and alleys.**

1. The front doors and front facade of all primary dwelling units shall face a public or private street.
2. At least one yard facing a public or private street shall provide a gate, opening, or other access for emergency service use.
3. For all residential lots served by alleys and fronting a public or private street, addresses shall be clearly visible from the street rather than from the alley.

8.0360 **Placement of a Temporary Residence.** A temporary residence may be placed on a site in conjunction with the issuance of a building permit for a period of six months following the date of issuance. A property owner may apply for a permit allowing such placement by filing an application with the Community Development Director on a form provided by the Planning Department. The Community Development Director shall issue said permit but may attach conditions deemed necessary to minimize the impact of the placements on the adjacent properties. The Community Development Director may also grant an additional six months for the permit if the applicant can establish the extension is necessary.

8.0362 **Placement of Temporary Residences for Medical Hardship.** A temporary residence shall be allowed as an additional dwelling due to a medical hardship under the following restrictions:

1. The temporary residence shall be placed within 100 feet of the main dwelling.
2. The temporary residence shall be connected to the same sewage facility as the main residence where applicable.
CHAPTER 8 DEVELOPMENT REGULATIONS

3. The applicant shall renew the permit on an annual basis and the Community Development Director shall review permits issued at any time and may revoke the permits when they are found to not be needed for the original purpose.

4. The applicant shall provide a letter from a physician documenting the need for the temporary residence.

5. The temporary residence must be removed within 90 days after termination of the permit.

6. The temporary residence must meet all the required setbacks.

7. If the temporary residence is visible from any adjacent property, site obscuring, screening shall be required.

8.0364 Beekeeping. The purpose of this section is to regulate the keeping of bees on residential lots within the City of Redmond. This activity is considered to be an accessory use subject to the following standards:

1. Location, Density, and Maintenance of Colonies.
   A. The number of colonies is limited to one (1) colony per legal lot of up to 5,000 sq. ft. of lot area, plus one (1) additional colony per each additional 5,000 sq. ft. of lot area, up to a maximum of eight (8) colonies regardless of lot size.
   B. Colonies shall be located in the side or rear yard, and set back no less than 10 feet from the nearest property line.
   C. Hives shall be placed on property so the general flight pattern of bees does not unduly impact neighboring properties or their inhabitants. If any portion of a hive is located within thirty (30) feet of a public or private property line, a flyaway barrier at least six (6) feet in height shall be established and maintained around the hive. The flyaway barrier shall be located along the property boundary or parallel to the property line, and shall consist of a solid wall, solid fencing material, dense vegetation or combination thereof extending at least ten (10) feet beyond the colony in each direction, so that all honey bees are forced to fly at an elevation of at least six (6) feet above ground level over the property lines in the vicinity of the colony.
   D. Colonies shall be maintained in movable-frame hives with adequate space and management techniques to prevent overcrowding.
   E. Every beekeeper shall maintain a supply of water for the bees located within 10 feet of each hive. The water shall be in a location that minimizes any nuisance created by bees seeking water on neighboring property.
   F. Hives shall be actively maintained. Hives not under human management and maintenance shall be dismantled or removed.
   G. In any instance in which a colony exhibits unusually aggressive characteristics or a disposition toward swarming, it shall be the duty of the beekeeper to promptly re-queen the colony with another queen, or the colony will be destroyed.

[Section 8.0364 added by Ord. #2010-10 passed October 26, 2010]

8.0365 Keeping of Livestock. The keeping of livestock in any residential zone that permits the keeping of livestock shall be subject to the following limitations:

1. The required area for horses shall be a usable area of 10,000 square feet for one horse, 20,000 square feet for two horses, and 5,000 square feet for each additional horse.
2. Cows, goats, and sheep shall have a fenced corral or pasture with a usable area of at least 10,000 square feet per animal.
3. The number of chickens, fowl, and/or rabbits shall not exceed one for each 500 square feet of property.
4. Animal runs or barns, chicken or fowl pens shall be located on the rear half of the property not closer than 50 feet from any residence abutting the subject property.
5. Animals, chickens, and/or fowl shall be properly caged or housed, and proper sanitation shall be maintained at all times. All animal or poultry food shall be stored in metal or other rodent-proof containers.
6. No enclosure for horses, cows, goats, sheep or other livestock shall be located closer than 50 feet to a dwelling abutting the subject property.
7. Fences used for enclosing livestock shall be kept in good repair and be at least four feet in height.

[Section 8.0365 amended by Ord. #2010-10 passed October 26, 2010]
[Section 8.0365 amended by Ord. #2018-09 passed September 11, 2018]

**8.0366 Trans America Bike Route.** No land use action or permit shall be allowed on adjacent lands to the Trans America Bike Route that will adversely affect the function of the bike route.

**8.0367 OSPR / “R” Zone Density Transfer Provisions.**

1. All property within the North Redmond US 97 Interchange Area Management Plan (IAMP) area, and annexed to the City, shall be subject to a condition of development approval that stipulates the property shall:
   A. Have immediate direct access to a local public street other than a state highway,
   B. Comply with the IAMP Local Street Connectivity Plan (Comprehensive Plan Addendum Chapter 9 Transportation Element figure 1), and;
   C. Relinquish all direct access rights to a state highway when a legal alternative access exists. (Amended by City Ordinance 2007-9, June 9, 2007)

[Section 8.0367 amended by Ord. #2015-01 passed February 24, 2015]
[Section 8.0367 amended by Ord. #2016-17 passed January 31, 2016]

**8.0370 Building Setbacks for the Protection of Solar Access.**

1. Purpose. The purpose of this Section is to provide as much solar access as feasible during the winter solar heating hours to existing or potential buildings by requiring all new structures to be constructed as far south on their lots as is necessary and feasible.
2. Standards.
   A. All new structure or addition to existing residential structures shall meet the following standards except those mentioned in (3) (b) below: (Revised 6/98)
      1. South Wall Protection Standard. The south wall protection standard is established in Appendix A, and all new structures or additions shall meet this standard if feasible. If it is not feasible due to physical constraints of the lot, including but not limited to rock outcroppings, septic systems, existing legal restrictions, or lot dimensions as determined by the Community Development Director, then the structure or addition must be located as far to the south on the lot as feasible and must meet the standards set forth in (b) below.
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2. South Roof Protection Standard. All new structures or additions to existing structures shall meet the standard for south roof protection set forth in Appendix B.

3. Exceptions. The south roof protection standard shall not apply only if the applicant establishes:
   a. that the structure cannot be located on the lot without violating the requirements contained in Appendix B; and
   b. that the structure is built with its highest point as far to the south as feasible; and
   c. that the structure is a single family residence with its highest point less than or equal to 16 feet in heights; or, if not a single family residence;
   d. that it is a permitted use for the lot.

3. Exemptions:
   A. Property which is zoned commercial or industrial shall be exempt from meeting the solar setback. That portion of residential property abutting commercial or industrial property shall be exempt from meeting the solar setback requirements.
   B. All new residential lots, when approved through the subdivision, PUD or partition process, shall be exempt except when along the northern property line of the fully phased master plan.
   C. The governing body may exempt from the provisions of this Section any area in which it determines that solar uses are not feasible because the area is already substantially shaded due to heavy vegetation, steep north facing slopes, and any area or zone in which taller buildings are planned.
   D. The Community Development Director shall exempt a structure from the provisions of this Section if the structure will shade only a protected area in which solar uses are not feasible because the protected area is already substantially shaded at the time a request for exemption is made and approved by the Community Development Director. Notice of the proposed exemption shall be sent to the affected property owner(s). Any exemption may be appealed by the affected property owner(s) in accordance with Section 8.1105.
   E. Multi-family dwellings and multi-family complexes are exempt from the solar setback requirements of this Section except when the abutting property to the north is developed with a single-family dwelling.

[Section 8.0370 amended by Ord. #2012-04 passed April 24, 2012]
APPENDIX A-1

SOLAR SETBACK CALCULATOR

APPENDIX A-2

ESTIMATED SOLAR SETBACKS

SOUTH WALL PROTECTION

6-Foot Fence

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NOTE: These are solar setback lines, calculated 30° east (and west) of north for a lot with no slope gradient (0°) or a slope gradient towards the north (north facing) or south (south facing). Solar setbacks will vary if the property slopes in any other direction. The building setback line, measured perpendicular from the north property line to the structure, will normally be less than the solar setback distance indicated in the table above.
APPENDIX B-1

SOLAR SETBACK CALCULATOR

APPENDIX B-2

ESTIMATED SOLAR SETBACKS
SOUTH ROOF PROTECTION

14-Foot Fence

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NOTE: These are solar setback lines, calculated 29° east (and west) of north for a lot with no slope gradient (0°) or a slope gradient towards the north (north facing) or south (south facing). Solar setbacks will vary if the property slopes in any other direction. The building setback line, measured perpendicular from the north property line to the structure, will normally be less than the solar setback distance indicated in the table above.
8.0375 Manufactured Home Placement Standards.

1. The manufactured home shall be multi-sectional and enclose a space of not less than 1,000 square feet.

2. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 12 inches above grade.

3. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

4. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

5. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS 455.010.

6. The manufactured home shall have a garage or carport constructed of like materials. A jurisdiction may require an attached or detached garage in lieu of a carport where such is consistent with the predominant construction of immediately surrounding dwellings.

7. In addition to the provisions in paragraphs (1) to (6) of this subsection, a city or county may subject a manufactured home and the lot upon which it is sited to any development standard, architectural requirement and minimum size requirement to which a conventional single-family residential dwelling on the same lot would be subject.
CHAPTER 8 DEVELOPMENT REGULATIONS

WIRELESS AND BROADCAST COMMUNICATIONS FACILITIES

8.0400 Title. The City of Redmond Wireless and Broadcast Communication Facility Standards are contained in Sections 8.0400 through 8.0450 herein inclusive.

[Section 8.0400 deleted by Ord. #2011-13 passed November 8, 2011]
[Section 8.0400 added by Ord. #2011-13 passed November 8, 2011]

8.0405 Purpose and Applicability.
1. Purpose. The purpose of these standards is to provide reasonable and necessary regulations for the erection of wireless and broadcast communication facilities in order to:
   A. Implement an application process for the review and permitting of facilities.
   B. Minimize the visual impacts of such facilities through careful design, siting, and screening.
   C. Allow for the reasonable siting of facilities necessary to meet the functional requirements of the wireless and broadcast industries and the public and private utilities, including conformance with the guidelines and intent of federal law and the Telecommunications Act of 1996.
   D. Provide for the reasonable siting of non-commercial transmitting and receiving antennas for the recreational benefits of the citizens.
   E. Promote and encourage, whenever practicable and whenever possible, the sharing and/or co-location of facilities among service providers.
   F. Promote and encourage, whenever possible, the placement, height and quantity of facilities in such a manner, including but not limited to the use of stealth technology, to minimize adverse aesthetic and visual impacts on the land, property and buildings adjacent to, surrounding, and in generally the same area as the requested location of such facilities, which shall mean using the least visually and physically intrusive facility that is not technologically or commercially impracticable under the facts and circumstances.
   G. Avoid potential damage to adjacent properties from tower failure through proper engineering and careful siting of towers.
   H. Protect the functions and safety of the Redmond Municipal Airport by adherence to Federal Aviation Regulations (FAR) Part 77, Oregon Aeronautics Division’s Administrative Rule 738-70-010 through 738-70-260, “Physical Hazards to Air Navigation,” and the Redmond Airport Master Plan.

2. Applicability. This Section applies to the development, siting, and installation of wireless and broadcast communication facilities, including but not limited to cellular telephone facilities, broadband internet facilities, and radio and TV broadcasting facilities. This Section in no way prohibits, restricts, or impairs the installation, maintenance, or use of video antennas (including direct-to-home satellite dishes, TV antennas, and wireless cable antennas) used by viewers to receive video programming signals from direct broadcast facilities, broadband radio service providers, and TV broadcast stations.

[Section 8.0405 deleted by Ord. #2011-13 passed November 8, 2011]
[Section 8.0405 added by Ord. #2011-13 passed November 8, 2011]

8.0410 Definitions. The following words and phrases used in this Chapter, which supplement the definitions found in Section 8.0020 and elsewhere in this Code, shall have the following meanings:
Abandoned facility means a wireless and broadcast communication facility, including the telecommunications tower, where the use thereof has been discontinued for more than ninety (90) days.

Alternative tower structure means any existing building or other structure that is able to be used to support communication and broadcast equipment, including but not limited to light poles, utility poles, steeples, etc., but not including camouflaged or stealth towers constructed for the specific purpose of supporting communication and broadcast equipment. For the purposes of this definition, an alternative tower structure shall include all attached elements necessary to/for the structural integrity of the alternative tower structure.

Antenna means any system of wires, poles, rods, reflecting discs or similar devices designed for telephonic, radio, facsimile, data, or television communications through sending and/or receiving of electromagnetic waves when such system is either external to or attached to the exterior of a structure. Antennas shall include, but not be limited to, devices having active elements extending in any direction, and directional beam-type arrays having elements carried by and disposed from a generally horizontal boom that may be mounted up and rotated through a vertical mast or tower interconnecting the boom and antenna support, all of which elements are deemed to be part of the antenna.

Antenna height means the vertical distance measured from the ground surface at grade to the tip of the highest point of the antenna on the proposed structure.

Antenna Support means any pole, telescoping mast, tower, tripod or any other structure that supports a device used in the transmitting and/or receiving of electromagnetic waves.

Breakpoint means the height at which a tower is structurally designed to collapse and fall within a predetermined radius.

Broadcast communication facility means any facility that transmits radio or television signals including, but not limited to, antennas, dish antennas, microwave antennas, and other types of equipment for the transmission of such signals, including towers and similar supporting structures, equipment cabinets or buildings, parking areas, and other accessory development. This definition does not apply to Amateur Radio Stations as defined by the Federal Communications Commission, Part 97 of the Commission’s Rules.

Camouflaged means any wireless or broadcast communication facility that is designed to blend into the surrounding environment. Examples of camouflaged facilities may include architecturally screened roof-mounted antennas, building-mounted antennas painted to match the existing structure, antennas integrated into architectural elements, towers made to look like trees and antenna support structures designed to look like flag poles or light poles.

Collocation means locating wireless or broadcast communication equipment from more than one provider on a single support structure, including an increase in height of an existing tower or alternative tower structure to allow installation of such additional wireless communication or broadcast facility equipment.

Enclosure means an area, fenced or otherwise delineated, around the perimeter on which the equipment building, shelter, cabinet or other ancillary facilities are located.

Equipment building, shelter, cabinet or structure means a free-standing cabinet, shelter, building or other structure used primarily to house equipment used by wireless or broadcast communication providers at a facility.

FAA means Federal Aviation Administration.

FCC means the Federal Communications Commission.

Façade mounted antenna means an antenna architecturally integrated into the façade of a building or structure.
Facility, as used in this Chapter, is inclusive of all of the elements of wireless or broadcast communication facilities, as they may be more specifically defined herein.

Guyed tower means a wireless or broadcast communication tower that is supported, in whole or in part, by guy wires and ground anchors.

Height means, when referring to a tower or structure, the distance measured from the pre-existing grade level to the highest point on the tower structure, even if said highest point is an Antenna, light or lightning protection device.

Lattice tower means a guyed or self-supporting three or four sided, open, steel frame support structure used to support wireless or broadcast communication equipment.

Maintenance means emergency or routine repairs or replacement of transmitters, antennas, or other components of previously approved wireless telecommunication facilities which do not create a significant change in visual appearance or visual impact.

Microcell means low powered antenna that provide additional coverage and capacity where there are high numbers of users within urban and suburban macrocells, and are mounted at street level, typically on the external walls of existing structures, lamp-posts, and other street furniture.

Monopole means a wireless or broadcast communication facility consisting of a single pole constructed for purposes of supporting one or more antennas without guy wires or ground anchors.

Neighborhood character means those unique attributes including, but not limited to, architecture, historical and cultural features, historical development patterns, landscape, hardscape, and the size, scale and spacing of buildings and other structures that define a neighborhood’s identity.

New Wireless and Broadcast Communication Facility means any newly constructed or installed wireless or broadcast communication facility whether or not it uses an existing telecommunication tower, an alternative tower structure or any modification of an existing wireless or broadcast communication facility, except for those collocations that are exempt from land use review under Section 8.0425 (2) of this code and those structures or activities exempted under Section 8.0440 of this code.

Panel or directional antenna means an antenna or array of antennas designed to concentrate a radio signal in a particular area.

RF means Radio Frequency.

Screened means concealed from view with a sight obscuring fence, wall or vegetation.

Service area means the area served by a single wireless or broadcast communication facility.

Speculation tower means an antenna support structure designed for the purpose of providing location mounts for wireless or broadcast communication facilities, without a binding written commitment or executed lease from a service provider to utilize or lease space on the tower at the time the application is submitted.

Stealth means facilities, including, but not limited to microcells, antennas, towers, equipment cabinets, and any other ancillary equipment that cannot be seen from any street or any nearby property, improved or unimproved, and/or that do not result in any apparent architectural changes or additions to existing buildings or telecommunication towers or alternative tower structures. The addition of landscaping, walls, fences, or grading as screening techniques does not make an otherwise visible facility a stealth facility.

Support structure means, inclusively, an alternative tower structure, tower and telecommunications tower as those terms are specifically used in this chapter.

Telecommunications means the transmission, between or among points specified by the user, of information of the user’s choosing, without change in the form or content of the information as sent and received.

Tower or telecommunications tower means any mast, pole, monopole, guyed tower, lattice tower, free standing tower, or other structure designed specifically for and primarily
used to support antennas.

**View Corridor** means the route that directs the public or an observer’s attention when looking toward an object of significance to the community, including the Cascade Mountains, Smith Rock, and historic buildings.

**Whip antenna** means an antenna that transmits or receives signals in 360 degrees. Whip antennas are typically cylindrical in shape, less than 3 inches in diameter and no more than 6 feet long, including the mounting.

**Wireless communication facility** means any facility that transmits and/or receives electromagnetic waves, including, but not limited to, antennas, dish antennas, microwave antennas, panel antennas and other types of equipment for the transmission or receipt of such signals, including telecommunications towers and similar supporting structures, equipment cabinets or buildings, parking areas, and other accessory development. This definition does not apply to Amateur Radio Stations as defined by the Federal Communications Commission, Part 97 of the Commission’s Rules.

[Section 8.0410 deleted by Ord. #2011-13 passed November 8, 2011]
[Section 8.0410 added by Ord. #2011-13 passed November 8, 2011]

8.0415 **Wireless Broadcast Communication Facilities.** Wireless and Broadcast Communication Facilities shall be allowed in all zones within the City of Redmond subject to the applicable provisions of this Code, and as further restricted based on the chart below:

<table>
<thead>
<tr>
<th>ZONE:</th>
<th>REFERENCES / STANDARDS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Residential (R) Zones – (R-1; R-2; R-3; R-3A; R-4; and R-5); Urban Holding–10 (UH-10) Zone; Public Facilities (PF) Zoned property adjacent to an R or UH-10 zone; Park Zoned property adjacent to an R or UH-10 zone.</td>
<td>New wireless and broadcast communication facilities are prohibited unless the provider can demonstrate that one of the exceptions set forth under subsection 1 of this section is met.</td>
</tr>
<tr>
<td>In all zones</td>
<td>Wireless and broadcast communications facilities shall be no closer than 660 feet to the rim of Dry Canyon</td>
</tr>
</tbody>
</table>

1. The provider shall demonstrate one of the following in conjunction with any application for a new wireless or broadcast communication facility proposed in any Residential Zone or the Urban Holding-10 Zone:
   A. Subject to subsection (2) of this section, that there are no other options under this code to provide coverage because:
      1. The proposed facility would fill a significant gap in coverage and no alternative locations are available and technologically feasible; or,
      2. The proposed facility must be sited in a residential zone to prevent unreasonable discrimination in the application of this code among providers of functionally equivalent services; or,
B. The facility is proposed as a collocation on an alternative tower structure and the additional components are designed as a stealth facility; or
C. The facility is proposed to be collocated and is consistent with the provisions of section 8.0425 of this Chapter.

2. An applicant may demonstrate compliance with these standards either independently, through the provisions of Section 8.1700 of the City Land Use Procedures Ordinance (Declaratory Ruling), or in conjunction with a land use application for a new wireless or broadcast communication facility. In Declaratory Ruling cases, the Planning Commission shall be the Review Authority.

[Section 8.0415 deleted by Ord. #2011-13 passed November 8, 2011]
[Section 8.0415 added by Ord. #2011-13 passed November 8, 2011]

8.0420 Application Requirements. An applicant for a new wireless or broadcast communication facility shall submit the following information:

1. **Public Meeting.** Prior to submitting an application for a new wireless or broadcast communication facility, the applicant shall schedule and conduct a public meeting to inform the property owners and residents of the surrounding area of the proposal. It is the responsibility of the applicant to schedule the meeting/presentation and provide adequate notification to the residents of the affected area (the affected area being all properties within 1000 feet of the proposed site). Such meeting shall be held no less than 15 days and no more than 45 days from the date that the applicant sends notice to the surrounding property owners. The following provisions shall be applicable to the applicant's obligation to notify the residents of the area affected by the new development application:

   A. The applicant shall send mailed notice of the public meeting to all property owners within 1000 feet of the boundaries of the subject property (the subject property includes the boundary of the entire property on which the lease area for the facility lies). The property owner list shall be compiled from the Deschutes County Tax Assessor’s property owner list from the most recent property tax assessment roll. The notice shall be sent a minimum of 15 days prior to the public meeting, and shall include at a minimum:

      1. Date, time and location of the public meeting.
      2. A brief written description of the proposal and proposed use, but with enough specificity so that the project is easily discernable.
      3. The location of the subject property, including address (if applicable), nearest cross streets and any other easily understood geographical reference, and a map (such as a tax assessors map) which depicts the subject property.

   B. Evidence showing that the above requirements have been satisfied shall be submitted with the land use application. This shall include: copies of all required notification materials; surrounding property owners list; and, an affidavit from the property owner stating that the above listed requirements were satisfied.

2. If a wireless or broadcast communications facility is proposed within a Residential or Urban Holding Zone, the applicant must demonstrate the need for the new tower and why alternative locations and design alternatives, such as the use of alternative technology, cannot be used to meet the identified service objectives, pursuant to Section 8.0415 of this Chapter, unless the applicant demonstrates compliance with stealth design requirements on an existing tower or alternative tower structure as specified in Section 8.0425 of this Chapter.
3. A visual study containing, at a minimum, a vicinity map depicting where, within a half-mile radius, any portion of the proposed tower could be visible, and a photographic simulation showing the appearance of the proposed tower and accessory structures from two separate points within the impacted vicinity, accompanied by an assessment of potential mitigation measures. Such points are to be mutually agreed upon by the Community Development Director or the Community Development Director's designee and the applicant. The applicant shall include a map showing where the photos were taken. The study shall show the maximum silhouette, view shed analysis, color and finish palette, and proposed screening for all components of the facility.

4. Documentation of the steps that will be taken to minimize the visual impact of the proposed facility, including but not limited to, the use of stealth technology, to minimize adverse aesthetic and visual impacts on the land, property and buildings adjacent to, surrounding, and in the general vicinity as the requested location of such facilities, using the least visually and physically intrusive facility that is not technologically or commercially impracticable under the facts and circumstances.

5. The applicant shall include an inventory of all existing wireless and broadcast communication facilities within the Redmond City limits and the surrounding one (1) mile radius thereof, including ownership and information concerning the type of facility for each.

6. The applicant shall identify the geographic service area for the proposed facility, including a map showing all the applicant’s existing sites in the local service network associated with the gap the facility is meant to close. The applicant shall describe how this service area fits into and is necessary for the service provider’s service network. Prior to the issuance of any building permits, applicants for AM, FM, HDFM, TV, and DTV projects shall provide a copy of the corresponding FCC Construction Permit or license for the facility being built or re-located.

7. A feasibility study for the collocation of the wireless or broadcast communication facility as an alternative to a new structure. The feasibility study shall include:
   A. Documentation of the efforts that have been made to collocate on existing or previously approved towers. Each applicant shall make a good faith effort to contact the owner(s) of all existing or approved towers and shall provide a list of all owners contacted in the area, including the date, form and content of such contact.
   B. Documentation as to why collocation on existing or proposed towers or location on an alternative tower structure is not practical or feasible. Collocation shall not be precluded simply because a reasonable fee for shared use is charged or because of reasonable costs necessary to adapt the existing and proposed uses to a shared tower or alternative tower structure. The City may consider expert testimony to determine whether the fee and costs are reasonable. Collocation costs exceeding new tower development are presumed to be unreasonable.

8. A report containing the following information:
   A. A report from a licensed professional engineer documenting the following:
      1. A description of the proposed tower height and design, including technical, engineering, and other pertinent factors governing selection of the proposed design. A cross-section of the proposed tower structure shall be included. If proposed tower is intended to accommodate future collocation, the engineer shall document that the design is sufficient for the purpose. If the proposed tower is not intended to allow for future collocation, the engineer shall provide an explanation of why it is not so intended.
2. The total anticipated capacity of the tower in terms of the number and types of antennae which can be accommodated. The engineer shall also describe any limitations on the ability of the tower to accommodate collocation. The engineer shall describe the technical options available to overcome those limitations and reasons why the technical options considered were not used.

3. Documentation from a licensed Professional Engineer that the proposed tower will have sufficient structural integrity for the proposed uses at the proposed location, in conformance with the minimum safety requirements of the State Structural Specialty Code, latest adopted edition at the time of the application.

B. A description of mitigation methods which will be employed to avoid ice hazards, including increased setbacks, and/or de-icing equipment.

C. Documentation demonstrating compliance with non-ionizing electromagnetic radiation emissions standards as set forth by the Federal Communications Commission.

D. Evidence that the proposed tower will comply with all applicable requirements of the Federal Aviation Administration (FAA), the Aeronautics Section of the Oregon Department of Transportation, and the Federal Communications Commission (FCC).

E. A written narrative that describes in detail all of the equipment and components to be included in the facility, e.g., antenna(s) and arrays, equipment cabinet(s), back-up generator(s), air conditioning unit(s), lighting, fencing, etc.

F. Noise/Acoustical Information. Provide manufacturer's specifications for all noise-generating equipment such as air conditioning units and back-up generators, and a depiction of the equipment location in relation to adjoining properties.

G. A landscape plan drawn to scale that is consistent with the need for screening at the site. Existing vegetation that is to be removed must be clearly indicated and provisions for mitigation included where appropriate.

H. Show the designated driveway and vehicular circulation pattern for maintenance vehicles and equipment.

I. Construction. Describe the anticipated construction techniques and timeframe for construction or installation of the facilities. This narrative shall include all temporary staging and the type of vehicles and equipment to be used.

J. Lease. The site plan shall show the lease area of the proposed facility.

K. Lighting and Marking. Any proposed lighting and marking of the facility, including any required by the FAA.

L. FCC License. Provide a copy of the applicant's FCC license and/or construction permit, if an FCC license and/or construction permit is required for the proposed facility, including documentation showing that the applicant is in compliance, both cumulatively and individually, with all the FCC's RF emissions safety standards.

M. A description of anticipated long term maintenance needs, including frequency of service, personnel needs, equipment needs and potential safety impacts of such maintenance.

9. A written document addressing how the project satisfies the General Development Standards listed in section 8.0430, and the Approval Criteria listed in Section 8.0435(2) of this Chapter.

10. A Facility Maintenance Plan indicating: the number of days; hours of the day; duration; type of vehicles and equipment that will be utilized; and, the anticipated noise, dust, and glare that will be associated with regular maintenance of the facility to ensure normal operation. Regular maintenance to ensure normal operation shall only occur between
the hours of 7:00 am and 7:00 pm, Monday through Saturday (Sunday not permitted).
Notwithstanding these restrictions, regular maintenance does not include unanticipated
emergency situations of facility failure outside of normal facility maintenance hours
specified herein and/or indicated in the Facility Maintenance Plan.
11. A copy of the report from the Federal Aviation Administration (FAA) indicating that FAA
form 7460-1 has been filed with the FAA and that the proposal has no impact the
Redmond Airport or its aircraft approaches.
12. The City may request any other information deemed necessary to fully evaluate and
review the application and the potential impact of a proposed wireless or broadcast
communications facility.

[Section 8.0420 deleted by Ord. #2011-13 passed November 8, 2011]
[Section 8.0420 added by Ord. #2011-13 passed November 8, 2011]
[Section 8.0420 amended by Ord. #2016-17 passed January 31, 2016]

8.0425 Collocation. In order to encourage shared use of towers and telecommunications
towers in all zones, all new wireless and broadcast communication facilities proposed
as collocated facilities shall comply with the following collocation standards, where
applicable.
1. Except as allowed under subsection 2 of this section, all collocated towers shall be
subject to the standards for new towers and the provisions of this section.
2. To encourage shared use of towers designed specifically for such purposes, no land use
review process shall be required for the addition of antennae ten (10) feet or less in
height on an existing, approved tower, or an increase in height of ten (10) feet or less to
an existing, approved tower, provided there is no change to the tower type. Nor shall a
land use review process be required for accompanying accessory uses as long as such
uses are screened from view within the existing facility enclosure. Notwithstanding
these provisions, the applicant for any collocation shall submit a copy of the report from
the Federal Aviation Administration (FAA) indicating that FAA form 7460-1 has been filed
with the FAA and that the proposal has no impact on the Redmond Airport or its aircraft
approaches. If additional antennae are added to a camouflaged tower, the antennae
shall match the existing camouflaging. No tower shall be increased in height more than
once from the original height as specified herein without being subject to land use
permitting according to the same standards required herein for new towers.
3. All collocated facilities, and additions to existing towers, shall meet all requirements of
the State of Oregon Structural Specialty Code, latest adopted edition. A building permit
shall be required for such alterations or additions. Documentation shall be provided by a
licensed professional engineer, verifying that changes or additions to the tower structure
will not adversely affect the structural integrity of the tower.
4. All collocated facilities shall be designed in such a way as to be visually compatible with
the tower structures on which they are placed.
5. All accessory equipment shall be located within the existing enclosure, shall not result in
any exterior changes to the enclosure and, in Residential and Urban Holding zones,
shall not include any additional above grade equipment structures.
6. Collocation on an alternative tower structure in a Residential or Urban Holding zone shall
require a stealth design.

[Section 8.0425 deleted by Ord. #2011-13 passed November 8, 2011]
[Section 8.0425 added by Ord. #2011-13 passed November 8, 2011]
8.0430 General Development Standards. All new wireless and broadcast communication facilities shall be found to comply with the following standards.

1. **Visual Impact**
   
   A. **Tower Height.** Freestanding wireless and broadcast communication facilities shall be exempted from the height limitations of the zone in which they are located, except that in Residential and Urban Holding zones, no portion of the facility shall exceed fifty (50) feet in height, except where such facility is sited on an alternative tower structure. This exemption notwithstanding, the height and mass of the transmission tower shall be the minimum which is necessary for its intended use, as demonstrated in a report prepared by a licensed professional engineer. A wireless or broadcast communication facility that is attached to an alternative tower structure shall not exceed the height of the alternative tower structure by more than ten (10) feet, except that for location or collocation on alternative tower structures in Residential or Urban Holding zones, no increase in height shall be allowed.

   B. **Visual Impact.** The applicant shall demonstrate that the tower can be expected to have the least visual impact on the environment, taking into consideration technical, engineering, economic and other pertinent factors. The blocking or impairing of views from other properties shall be taken into consideration in the siting of a tower, and it shall be demonstrated that no other practicable alternative exists. The siting shall be made to minimize the effect on all view corridors, including reducing the height to only that which is needed to provide service. Towers clustered on the same site shall be of similar height and design, whenever possible, unless an existing tower does not conform with the standards included in the Chapter, in which case the standards of this chapter shall apply to the new tower.

   C. **Paint and Finish.**

   1. A camouflage or stealth design that blends with the surrounding area shall be utilized for all wireless and broadcast communication facilities unless an alternative design is approved during the land use review process. If an alternative design is approved, all towers, antennae and associated equipment shall be painted a non-reflective, neutral color as approved through the review process. Attached communication facilities shall be painted so as to be identical to or compatible with the existing structure.

   2. Towers more than 200 feet in height shall be painted in accordance with the Oregon State Aeronautics Division and Federal Aviation Administration rules. Applicants shall attempt to seek a waiver of OSAD and FAA marking requirements. When a waiver is granted, towers shall be painted and/or camouflaged in accordance with subsection “1”, above.

   3. Where ancillary facilities are allowed under this code to be visible, they shall be colored or surfaced so as to blend the facilities with the surrounding natural and built environment, and where mounted on the ground shall be otherwise screened from public view, or placed underground.

   D. If approved in a Residential or Urban Holding zone, all equipment and ancillary facilities necessary for the operation of and constructed as part of a wireless or broadcast communication facility shall be placed within an underground vault specific to the purpose. For facilities required to be approved as stealth facilities, no fencing around the wireless or broadcast communication facilities shall be allowed.
E. Unenclosed storage of materials is prohibited.
F. Other building facilities, including offices, vehicle storage areas or other similar uses not necessary for transmission or relay functions are prohibited, unless a separate land use application for such is submitted and approved. Such other facilities shall not be allowed in Residential or Urban Holding zones.
G. Stealth design shall be required for location or collocation on alternative tower structures in all Residential and Urban Holding zones.

2. Site size.
   A. The site on which a transmission tower is located shall be of a sufficient shape and size to provide adequate setbacks as specified below. Towers may be located on sites containing other principal uses in the same buildable area as long as all of the other general requirements of this ordinance are met.
   B. Wherever possible, tower sites shall be large enough and structurally sufficient to allow for additional collocated and ancillary facilities, unless a finding is made by the City as part of the land use review process that the tower will not accommodate future collocation when considering requirements for visual screening. This standard shall not apply to antennae attached to existing structures or towers located on rooftops.

3. Separation and setbacks.
   A. Freestanding wireless broadcast and communication facilities shall be set back from any other property line by a distance equal to or greater than the tower height, unless this requirement is specifically waived during the permit review process by the City for purposes of mitigating visual impacts or improving compatibility with other uses on the property.
   B. In order to ensure public safety, all wireless and broadcast communication towers located adjacent to any property designated as Residential or Urban Holding on the 2020 Greater Redmond Area Comprehensive Plan and Zone Map shall be set back from all such property lines by a distance at least equal to the height of the facility, including any antennas or other appurtenances. The setback shall be measured from that part of the tower that is closest to the neighboring residentially designated property.
   C. Freestanding wireless and broadcast communication facilities located on sites containing other principal uses must maintain a minimum distance between the tower and other principal uses of the greater of 20% of the tower height or twenty-five (25) feet, unless during the permit review process this requirement is specifically waived by the City for purposes of mitigating visual impacts or improving compatibility with other uses on the property.
   D. A guyed tower located on sites containing other principal uses must maintain a minimum distance between the tower and other principal uses of the greater of 100% breakpoint or twenty-five (25) feet, unless this requirement is specifically waived by the City for purposes of mitigating visual impacts or improving compatibility with other uses on the property.
   E. Towers and antennae mounted on alternative tower structures shall be exempt from these minimum separation requirements. However, wireless and broadcast communication facilities and related equipment may be required to be set back from the edge of the roof line in order to minimize their visual impact on surrounding properties.
   F. Towers are prohibited in the required front yard, back yard or side yard setback of any lot in any zone.

4. Lighting. No lighting shall be permitted on transmission towers except that required by the Oregon State Aeronautics Division or the Federal Aviation Administration.
5. **Signs.** All signs are prohibited on wireless communication and broadcast facilities, except for one non-illuminated sign, not to exceed two (2) square feet, which shall be provided at the main entrance to the facility stating owner’s name and address, and a contact name and phone number for emergency purposes.

6. **Security.** All wireless and broadcast communication facilities, other than those located or collocated on an alternative tower structure or otherwise required to be built as a stealth design, shall be enclosed by decay-resistant security fencing not less than six (6) feet in height. Fencing shall be compatible with other nearby fencing. Such requirements may be waived for attached wireless communication and broadcast facilities.

7. **Landscaping.** Landscaping shall be placed around the outside perimeter of the security fencing and shall consist of fast growing vegetation that can be expected to reach a minimum height of six feet and form a continuous hedge within two years of planting. Drought tolerant landscaping materials shall be required and applicant shall maintain a watering regimen until it is no longer necessary to ensure the continued survival of the landscaping. Trees and shrubs in the vicinity of guy wires shall be of a kind that would not exceed 20 feet in height and would not affect the stability of the guys should they be uprooted. Landscaping shall be compatible with other nearby landscaping. Continued maintenance of all landscaping is required and deemed the applicant’s responsibility and any approval shall be so conditioned.

8. **Conflict with planned right-of-way.** No wireless communication and broadcast facility shall be located within a planned or existing public right-of-way, unless it is specifically designed for the purpose in a way that will not impede pedestrian or vehicular traffic.

9. A paved access driveway a minimum of 10 feet wide and a paved vehicular circulation area suitable to accommodate anticipated service vehicles and turnaround shall be provided between the public right of way and the facility site. Facilities approved in Industrial zones may have unpaved driveways and vehicular circulation areas.

10. **Pre-existing towers/non-conforming use.** In order to encourage the collocation of antennae on existing towers, all wireless communication and broadcast facilities lawfully approved and operative prior to the adoption date of this ordinance shall be allowed to continue in use without being considered to be non-conforming uses. Any changes, modifications or replacement to/of an existing tower, or alternative tower structure, other than routine maintenance, shall comply with the requirements of this Chapter.


12. **Speculation tower.** No application shall be accepted or approved for a speculation tower as defined in this Section, unless the applicant submits a binding written commitment or executed lease from a service provider to utilize or lease space on the tower.

13. If the City of Redmond approves a new tower, the owner of the tower improvement shall, as conditions of approval, be required to:
   A. Record all conditions of approval specified by the City with the Deschutes County Clerk/Recorder;
   B. Respond in a timely, comprehensive manner to a request for information from a potential shared use applicant;
   C. Negotiate in good faith with any potential user for shared use of space on the tower;
   D. The above conditions, and any others required by the City, shall run with the land and be binding on subsequent purchasers of the tower site and/or improvement;
and,

E. A person/entity who/which deems himself/herself/itself aggrieved by the failure of a tower owner to respond in a timely and comprehensive manner or negotiate in good faith for shared use of a tower approved by the City under this ordinance or any previous iteration of this ordinance, shall have a private right of action for damages for injury sustained by the party which was caused by the failure of the owner of the tower to so respond or negotiate in good faith as required by this section. In the resulting private litigation/mediation/arbitration, the prevailing party shall be entitled to have his/her/it’s reasonable attorney fees paid by the non-prevailing party at the trial level and upon appeal.

[Section 8.0430 deleted by Ord. #2011-13 passed November 8, 2011]
[Section 8.0430 added by Ord. #2011-13 passed November 8, 2011]

8.0435 Review Process and Approval Criteria. The following procedures shall be applicable to all new wireless and broadcast communication facility applications as specified in the Section:

1. All new wireless and/or broadcast communication facilities shall be reviewed under this chapter. Applications for new wireless and broadcast communication facilities shall be processed in accordance with the provisions of this section, and the City of Redmond Land Use Procedures Ordinance (Article II of Chapter 8 of the City of Redmond Code; Sections 8.1000 through 8.1720 as applicable).

2. Approval Criteria. The City shall approve the application for a wireless or broadcast communication facility on the basis that the proposal complies with the General Development Standards listed in section 8.0430 above, and upon a determination that the following criteria are met:
   A. The location is the least visible of other possible locations and technological design options that achieve approximately the same signal coverage objectives.
   B. The location, size, design, and operating characteristics of the proposed facility will be compatible with adjacent uses, residences, buildings, and structures, with consideration given to:
      1. Scale, bulk, coverage and density;
      2. The harmful effect, if any, upon neighboring properties;
      3. The suitability of the site for the type and intensity of the proposed facility; and
      4. Any other relevant impact of the proposed use in the setting where it is proposed (i.e. noise, glare, traffic, etc).
   C. All required public facilities and services have adequate capacity as determined by the City, to serve the proposed wireless or broadcast communication facility; and
   3. The City may impose any other reasonable condition(s) deemed necessary to achieve compliance with the approval standards, including designation of an alternate location, or if compliance with all of the applicable approval criteria cannot be achieved through the imposition of reasonable conditions, the application shall be denied.
   4. Notwithstanding any other provisions of this Code, the Redmond City Council may establish fees in amounts sufficient to recover all of the City’s costs in reviewing applications filed pursuant to this Chapter, including retaining independent telecommunication or other professional consultants as may be necessary to review and evaluate any evidence offered as part of an application. Such fee may be imposed during the review of an application as deemed appropriate by the City Planning Department.
CHAPTER 8 DEVELOPMENT REGULATIONS

8.0440 Exemptions. The following shall be considered exempt structures or activities under this Chapter:

1. Whip or other similar antennas no taller than 6 feet with a maximum diameter of 2 inches.
2. Antennas (including direct-to-home satellite dishes, TV antennas, and wireless cable antennas) used by viewers to receive video programming signals from direct broadcast facilities, broadband radio service providers, and TV broadcast stations regardless of zone category.
3. Low-powered networked telecommunications facilities such as microcell radio transceivers located on existing utility poles and light standards within public right-of-way. Low-powered networked telecommunications facilities shall comply with this Chapter of the Development Code.
4. All military, federal, state, and local government communication facilities except for towers in residential zones.
5. Cell on Wheels (COW), which are permitted as temporary uses in nonresidential zones for a period not to exceed 14 days, or during a period of emergency as declared by the City, County, or State.
6. Replacement antennas and/or equipment, provided the replacement antennas and/or equipment have a function similar to the replaced antenna and/or equipment and do not exceed the overall size of the original antenna and/or equipment.

8.0445 Maintenance. The following maintenance requirements apply to all facilities and shall be required as conditions of approval, where applicable:

1. All landscaping shall be maintained at all times and shall be promptly replaced if not successful.
2. If a flagpole is used for camouflaging a facility, flags must be flown and must be properly maintained at all times.
3. All wireless and broadcast communication facility sites shall be kept clean, free of litter and noxious weeds.
4. All wireless and broadcast communication facility sites shall maintain compliance with current RF emission standards of the FCC, the National Electric Safety Code, and all state and local regulations.
5. All equipment cabinets shall display a legible operator's contact number for reporting maintenance problems.
6. The owner/operator of the facility shall submit a yearly maintenance report to the Planning Division indicating that all statements of operation as specified in the land use application, including the Facility Maintenance Plan required by Section 8.0420 (10), and all conditions of approval are being complied with and met.
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[Section 8.0300 amended by Ord. #2016-17 passed January 31, 2016]

8.0450 Abandoned Facilities
1. All operators who intend to abandon or discontinue the use of any wireless or broadcast communication facility shall notify the City of such intentions no less than 60 days prior to the final day of use.
2. Wireless or broadcast communication facilities shall be considered abandoned 90 days following the final day of use or operation.
3. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or of determination that the facility has been abandoned, whichever occurs first.
4. In the event that an owner discontinues use of a wireless communication and broadcast facility for more than ninety (90) days, the City may declare the facility abandoned and require the property owner to remove it. An abandoned facility may be declared a nuisance subject to the abatement procedures of City of Redmond Code Chapter 5.350 and 5.351. Delay by the City in taking action shall not in any way waive the city's right to take action. Upon written application prior to the expiration of the ninety (90) day period, the Community Development Director may grant a six-month extension for reuse of the facility. Additional extensions beyond the first six-month extension may be granted by the City subject to any conditions required to bring the project into compliance with current law(s) and make compatible with surrounding development.
5. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
6. The applicant shall submit a cash deposit to be held by the City as security for abatement of the facility as specified herein. The cash deposit shall be equal to 120% of the estimated cost for removal of the facility and restoration of the site. Cost estimates for the removal shall be provided by the applicant based on an independent, qualified engineer’s analysis and shall be verified by the City. Upon completion of the abandonment of the facility by the applicant as specified by this section, and inspection by the City, the entirety of the cash deposit shall be returned to the applicant.
7. The applicant for a new wireless or broadcast communication facility shall provide an affidavit, signed by the property owner, indicating that the owner has read, and understands Section 8.0445 (1-5), above.

[Section 8.0450 deleted by Ord. #2011-13 passed November 8, 2011]
[Section 8.0450 added by Ord. #2011-13 passed November 8, 2011]

8.0455 Existing Vegetation.

[Section 8.0455 deleted by Ord. #2011-13 passed November 8, 2011]

8.0460 Landscaping.

[Section 8.0460 deleted by Ord. #2011-13 passed November 8, 2011]

8.0465 Accessory Uses.

[Section 8.0465 deleted by Ord. #2011-13 passed November 8, 2011]

8.0470 Comprehensive Plan.
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8.0470 Agency Coordination.

8.0480 Supported Antenna Approval Criteria.

8.0485 Antenna Height and Setback.

8.0490 Non-Conforming Towers and Antennas.

[Section 8.0470 deleted by Ord. #2011-13 passed November 8, 2011]

[Section 8.0475 deleted by Ord. #2011-13 passed November 8, 2011]

[Section 8.0480 deleted by Ord. #2011-13 passed November 8, 2011]

[Section 8.0485 deleted by Ord. #2011-13 passed November 8, 2011]

[Section 8.0490 deleted by Ord. #2011-13 passed November 8, 2011]
## CHAPTER 8 DEVELOPMENT REGULATIONS

### OFF-STREET PARKING & LOADING REQUIREMENTS

#### 8.0500 Off-Street Parking

Parking space requirements are based on the following standards according to the use (note: all required handicapped parking is included in the calculation derived parking standards within these charts). Manufacturing, warehousing, and other industrial uses may base the number of required parking spaces on the number of employees. When the number of employees is specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak season.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
<td></td>
</tr>
<tr>
<td>All residential uses within the Downtown Overlay District</td>
<td>1 space per Dwelling Unit.</td>
</tr>
<tr>
<td>Apartments</td>
<td>2 sp / D.U.<em>; 1 sp / Mgr, 1 sp / 5 D.U.'s</em></td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>1 space per bedroom</td>
</tr>
<tr>
<td>Boarding House</td>
<td>1 space per bedroom</td>
</tr>
<tr>
<td>Caretaker, Watchman living on-site</td>
<td>2 spaces per dwelling unit</td>
</tr>
<tr>
<td>Cottage Developments</td>
<td>2 spaces per cottage</td>
</tr>
<tr>
<td>Guest Houses / Access. Dwellings</td>
<td>1 space per dwelling unit</td>
</tr>
<tr>
<td>Homeless Shelter</td>
<td>1 space per room, or 1 space per employee</td>
</tr>
<tr>
<td>Multi Family Complex (over 4 D.U.s)</td>
<td>2 sp / D.U.<em>; 1 sp / Mgr, 1 sp / 5 D.U.'s</em></td>
</tr>
<tr>
<td>Multi Family Dwelling (incl. 3 &amp; 4 plex)</td>
<td>2 sp / D.U.*</td>
</tr>
<tr>
<td>Res. Use other than Ground Floor</td>
<td>2 spaces per dwelling unit</td>
</tr>
<tr>
<td>Res. Use, Ground Floor &lt; 25%</td>
<td>2 spaces per dwelling unit</td>
</tr>
<tr>
<td>Res. Care Facility (6 or more residents)</td>
<td>1 space per each 2 rooms</td>
</tr>
<tr>
<td>Res. Care Home (5 or less residents)</td>
<td>2 spaces</td>
</tr>
<tr>
<td>Single Family Dwelling</td>
<td>2 spaces per dwelling unit</td>
</tr>
<tr>
<td>Townhouse</td>
<td>2 spaces per dwelling unit</td>
</tr>
<tr>
<td>*Dwelling Unit</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Commercial / Industrial</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Downtown Overlay District Commercial and Public Facility Uses</td>
<td>1 space per 500 net square feet of building area</td>
</tr>
<tr>
<td>Amusement Park</td>
<td>20 spaces per acre</td>
</tr>
<tr>
<td>Arena (Indoor Sports)</td>
<td>1 space per 4 seats</td>
</tr>
<tr>
<td>Auto Sales (New and Used) &amp; Rentals</td>
<td>1 space per sales office or cubicle</td>
</tr>
<tr>
<td>Auto Service</td>
<td>1 space per service bay</td>
</tr>
<tr>
<td>Bulky Retail (incl. RVs, Furniture)</td>
<td>1 space per 600 s.f. of retail floor area</td>
</tr>
<tr>
<td>Child Care, Day Nursery</td>
<td>1 space per employee; designated pickup area req'd</td>
</tr>
<tr>
<td>Commercial, Service, Repair</td>
<td>1 space per 600 s.f. of retail floor area</td>
</tr>
<tr>
<td>Contractor's Yard</td>
<td>1 sp per employee or 1 space per 200 s.f. of office area</td>
</tr>
<tr>
<td>Driving Range</td>
<td>1 space per driving cage + 1 space per employee</td>
</tr>
<tr>
<td>Eating and Drinking Establishment</td>
<td>1 space per 100 s.f. of net square footage</td>
</tr>
<tr>
<td>Eating and Drinking Establishment (within MUN and MUE zone)</td>
<td>The first 1,000 square feet of total floor area is exempt from the parking standards. 4 spaces per</td>
</tr>
<tr>
<td>Land Use</td>
<td>Standard</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Equipment Rental</td>
<td>1 space per 600 s.f. of retail floor area</td>
</tr>
<tr>
<td>Equipment Sales and Service</td>
<td>1 space per 600 s.f. of retail floor area</td>
</tr>
<tr>
<td>Espresso Stand or Booth</td>
<td>1 space per employee</td>
</tr>
<tr>
<td>Golf Course</td>
<td>100 space per 18 holes / 50 spaces per 9 holes</td>
</tr>
<tr>
<td>Gymnasium, Fitness Center, Spa</td>
<td>1 space per 300 s.f. of net square footage</td>
</tr>
<tr>
<td>Industrial, General</td>
<td>1 space per 800 s.f.</td>
</tr>
<tr>
<td>Industrial, Service related</td>
<td>1 space per 800 s.f.</td>
</tr>
<tr>
<td>Kennel</td>
<td>1 space per employee, plus 2 spaces for public</td>
</tr>
<tr>
<td>Manufacturing and Assembly</td>
<td>1 space per 600 s.f.</td>
</tr>
<tr>
<td>Mini Storage</td>
<td>1 space per employee, plus 3 guest spaces- Interior aisles must be paved/used for unloading</td>
</tr>
<tr>
<td>Mixed Use (within MUN and MUE zone), structures containing more than one principal land use</td>
<td>The first 1,000 square feet of total floor area is exempt from the parking standards in the MUN zone, not in the MUE zone. Two (2) spaces for the first 1,000 s.f. of net floor area or fraction thereof and 1 space for each 500 s.f. thereafter. Common parking may be provided in lieu of on-site parking subject to Section 8.0505 (12) Off-Street Parking and Loading Standards.</td>
</tr>
<tr>
<td>Mobile / Mfd Home Sales &amp; Service</td>
<td>1 space per 600 s.f. of office area</td>
</tr>
<tr>
<td>Mortuary or Funeral Home</td>
<td>1 space per employee, plus 4 spaces for public</td>
</tr>
<tr>
<td>Motel, Hotel</td>
<td>1 space per room, plus 1 space for mgr</td>
</tr>
<tr>
<td>Office</td>
<td>1 space per 300 s.f. of net office floor area</td>
</tr>
<tr>
<td>Office (within MUN and MUE zone)</td>
<td>The first 1,000 square feet of total floor area is exempt from the parking standards in the MUN zone, not in the MUE zone. 2 spaces for the first 1,000 s.f. of net floor area or fraction thereof and 1 space for each 500 s.f. thereafter. Common parking may be provided in lieu of on-site parking subject to Section 8.0505 (12) Off-Street Parking and Loading Standards.</td>
</tr>
<tr>
<td>Recreation, Indoor Commercial</td>
<td>1 space per 4 seats</td>
</tr>
<tr>
<td>Recreation, Outdoor Commercial</td>
<td>20 spaces per acre</td>
</tr>
<tr>
<td>Retail, General</td>
<td>1 space per 200 s.f. of retail floor area</td>
</tr>
<tr>
<td>Retail (within MUN and MUE zone)</td>
<td>The first 1,000 square feet of total floor area is exempt from the parking standards. 2 spaces per 1,000 s.f. total floor area for buildings over 1,000 total square feet in floor area. Common parking may be provided in lieu of on-site parking subject to Section 8.0505 (12) Off-Street Parking and Loading Standards.</td>
</tr>
</tbody>
</table>
### Chapter 8 Development Regulations

#### Section 8.0505 Off-Street Parking and Loading Standards

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping Center</td>
<td>1 space per 250 s.f. of floor area</td>
</tr>
<tr>
<td>Telemarketing / Call Center</td>
<td>1 space per employee, plus 5 guest spaces</td>
</tr>
<tr>
<td>Theater, Walk-in</td>
<td>1 space per 4 seats</td>
</tr>
<tr>
<td>Truck Stop</td>
<td>1 space per 100 s.f. eating area</td>
</tr>
<tr>
<td>(or 1 space per employee if no food is served)</td>
<td></td>
</tr>
<tr>
<td>Veterinarian</td>
<td>2 spaces per DVM</td>
</tr>
<tr>
<td>Warehouse</td>
<td>1 space per 1000 s.f.</td>
</tr>
<tr>
<td><strong>Public and Semi-Public Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Church, Religious Institution</td>
<td>1 space per 4 seats</td>
</tr>
<tr>
<td>Convention Center</td>
<td>1 space per 4 seats</td>
</tr>
<tr>
<td>Hospital</td>
<td>1.75 space per employee, plus 1.5 spaces per bed (offices / outpatient stalls are calculated separately)</td>
</tr>
<tr>
<td>Lodge, Club, Non-Profit/Frat Org.</td>
<td>1 space per 4 seats</td>
</tr>
<tr>
<td>Park (public or private)</td>
<td>5 spaces per acre</td>
</tr>
<tr>
<td>Public Recreation Facility/Community Center</td>
<td>1 space per 300 s.f. of net square footage</td>
</tr>
<tr>
<td>Public Transportation Station</td>
<td>1 space per 1000 s.f. (enclosed)</td>
</tr>
<tr>
<td>RV Park (public or private)</td>
<td>1 auto + 1 RV space for each desig. RV place + 5 guest spaces (each RV space shall be at least 30' long)</td>
</tr>
<tr>
<td>Schools (public or private):</td>
<td></td>
</tr>
<tr>
<td>Elementary</td>
<td>3 spaces per classroom</td>
</tr>
<tr>
<td>Middle School</td>
<td>4 spaces per classroom</td>
</tr>
<tr>
<td>High School</td>
<td>8 spaces per classroom</td>
</tr>
<tr>
<td>College</td>
<td>1 sp. per employee + 1 sp. per each 2 students</td>
</tr>
<tr>
<td>Trade School, Adult Training</td>
<td>1 sp. per employee + 1 sp. per each student</td>
</tr>
<tr>
<td>Utility Facility</td>
<td>1 space</td>
</tr>
</tbody>
</table>

[Section 8.0500 amended by Ord. #2009-04 passed April 28, 2009]
[Section 8.0500 amended by Ord. #2009-03 passed May 26, 2009]

**8.0505 Off-Street Parking and Loading.** General provisions are as follows:

1. The provisions and maintenance of off-street parking and loading spaces is the continuing obligation of the property owner. Should the owner or occupant of any lot or building change the use to which the lot or building is sited, thereby increasing off-street parking or loading requirements, this section must then be complied with. Businesses within the Central Business District (C-2 zone) and Downtown Overlay District (DOD) shall be exempt from this provision if there is an existing building on the subject site that prevents the addition of on-site parking. Expansions of buildings in the C-2 and DOD zone must comply with this section.
2. Requirements for types of buildings and uses not specifically listed in these standards shall be determined by the Community Development Director or Hearings Body based upon the requirements for comparable uses listed.

3. In the event that several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the net floor area requirements of the several uses computed separately.

4. Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap; provided that satisfactory legal evidence is presented to the City in the form of deeds, leases or contracts to establish the joint use.

5. Off-street parking spaces for dwellings shall be located on the same parcel with those dwellings, or written contract of agreement shall be provided to the City that expressly permits shared use of parking areas which are off site.

6. All required parking spaces shall be located not farther than 300 feet from the building or use they are required to serve, measured in a straight line from the building.

7. Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

8. In any zone, every building having a gross floor area of 10,000 square feet or more, which is to be occupied for manufacturing, storage, warehousing, goods display, retail sales, a hotel, a hospital, a mortuary, a laundry, dry cleaning establishment, or other uses similar requiring the receipt or distribution by vehicles or materials or merchandise, shall provide one off-street loading berth, plus one additional loading berth for each additional 20,000 square feet of gross floor area. Each loading berth shall be provided with paved access, driveways and surfacing in the same manner as for off-street parking, except that each space shall be 10 feet wide and 22 feet long with a height clearance of at least 14 feet. A sight-obscuring screen, berm, or landscaping shall conceal all loading areas from view from public streets or roads.

9. Interior loading docks, or loading areas or docks located inside buildings, shall be considered as being screened when securable by a powered overhead door that totally encloses the opening for vehicles being loaded / unloaded.

10. Loading and unloading of merchandise, equipment, etc. shall not be permitted from public streets or roads.

11. On Street Parking Credits within the MUN and MUE zone. The minimum requirement off-street parking spaces may be reduced by the number of on-street parking spaces that are allowed and constructed along the street frontage of the proposed development. On-street parking spaces counted toward meeting the parking requirements of a specific use may not be used exclusively by that use, but shall be available for general public use at all times. Signs or other actions that limit general public use of on-street spaces are prohibited.

12. Common Parking Areas shall conform to city standards, and shall be located within 220 feet of the land use.

[Section 8.0505 amended by Ord. #2016-17 passed January 31, 2016]

8.0510 Design and Improvement Standards for Parking Lots. The design and improvement standards for parking lots are:

   A. Each regular sized parking space or stall shall be governed by the requirements of Section 8.0515, and shall have a minimum width of 9 feet and a minimum
length of 20 feet; must be individually accessible, paved, and shall be continuously maintained by the property owner.

B. If desired by the applicant / owner, each compact parking space or stall shall be a minimum width of 8 feet and a minimum length of 18 feet.

C. A maximum of 20% compact spaces is permitted as required parking.

D. A securable parking space shall be provided for bicycles for each new commercial use. Credit for 1 vehicular parking space shall be given for each 5 bicycle parking spaces (up to 10 bicycle parking spaces / 2 vehicular parking spaces credit possible). However, parking lots containing fewer than 10 vehicular spaces are not eligible for credits, except in the MUN and MUE zone. Also, bicycle spaces shall not replace more than 20% of the required parking under any circumstance.

2. Except for parking in connection with single family or duplex dwellings, parking and loading areas adjacent to or within a residential zone or adjacent to any dwelling shall be screened with a sight-obscuring fence or planted screen of not less than three feet in height.

3. Parking spaces between pavement and landscaping shall be contained by a bumper rail or by a curb which is at least four inches high and which is set back a minimum of one and one-half feet from the property line.

4. Exterior Artificial lighting of any type shall not shine or create glare in any dwelling, property, or onto any public right of way.

5. Access aisles shall be of sufficient width to permit easy turning and maneuvering. In no case shall access aisles be less than 20' in width. Any access aisle less than 24' in width shall provide “no parking / fire lane” striping or signage, or curbs painted red for “no parking”. Further, any access aisle being used as backup room for parking spaces shall be no less than 24’ wide.

6. Except for dwellings not required to undergo land use review, groups of more than two parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.

7. Service drives to off-street parking areas and internal access aisles shall be designed and constructed both to facilitate the flow of traffic and to provide maximum safety for vehicles and pedestrians. Pedestrian pathways shall be clearly differentiated from vehicular drive aisles on site and may be required to be physically separated from vehicular drives or aisles to ensure pedestrian safety. The number of service drives shall be limited to the minimum that will accommodate anticipated traffic.

8. Driveways shall have a minimum vision clearance area as described within RDC section 8.0305 and 8.0310, “Clear Vision areas”.

9. The following standards shall apply to parking within industrial zones:
   A. Parking shall not be allowed within 10 feet of a front yard property line or 5 feet of a side yard property line.
   B. Parking shall not be allowed on collectors or arterials when industrial zoning is contiguous to said street.

[Section 8.0510 amended by Ord. #2009-03 passed May 26, 2009]

8.0515 Parking Table and Diagram. The following table and diagram provides the minimum dimensions of public or private parking areas based on the diagram on the same page where "A" equals the parking angle, "B" equal the stall width, "C" equals the minimum stall depth, "D" equals the minimum clear aisle width, "E" equals the stall distance at
bay side, "F" equals the minimum clear bay width and "G" is the maximum permitted decrease in clear aisle width for private parking areas.

**PARKING TABLE**

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARALLEL</td>
<td>'0&quot;</td>
<td>12.0</td>
<td>22.0</td>
<td>20.0</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>20°</td>
<td>8'0&quot;</td>
<td>13.6</td>
<td>11.0</td>
<td>23.4</td>
<td>24.6</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>8'6&quot;</td>
<td>14.1</td>
<td>11.0</td>
<td>24.9</td>
<td>25.1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>9'0&quot;</td>
<td>14.6</td>
<td>11.0</td>
<td>26.3</td>
<td>25.6</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10'0&quot;</td>
<td>15.5</td>
<td>11.0</td>
<td>29.2</td>
<td>26.5</td>
<td></td>
</tr>
<tr>
<td>30°</td>
<td>8'0&quot;</td>
<td>16.0</td>
<td>11.0</td>
<td>16.0</td>
<td>27.0</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>8'6&quot;</td>
<td>16.4</td>
<td>11.0</td>
<td>17.0</td>
<td>27.4</td>
<td></td>
</tr>
<tr>
<td></td>
<td>9'0&quot;</td>
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[Section 8.0515 amended by Ord. #2016-17 passed January 31, 2016]
CHAPTER 8 DEVELOPMENT REGULATIONS

EXCEPTIONS

8.0550 Exception to Lot Size Requirements. If a lot or the aggregate of contiguous lots or parcels platted prior to the effective date of these standards has an area or dimension which does not meet the requirements of these standards, the lot or aggregate holdings may be put to use permitted subject to the other requirements of the zone in which the property is located. Lots that are pre-existing in residential zones that are below the minimum size for a single family dwelling shall be limited to one single family dwelling per lot.

8.0555 Exception to Yard Requirements. The Hearings Body may increase the yard requirement when a yard abuts a street which the City has designated for future widening. The Hearings Body may permit a lesser front yard requirement if structures on abutting lots do not meet the front year requirements of the zone in which it is located.

8.0557 Exception to Building Setback Requirements. Any parcel of land or portion thereof which is taken by or is dedicated to a public or semi-public entity for a road, canal, railroad, utility or other public use shall be exempt from the building setback requirements set forth by the Redmond Development Code standards when such dedication of land reduces a setback for an existing building or structure. Such setback shall be treated as a non-conforming setback by the City and shall be subject to those Code regulations and provisions that regulate non-conforming uses.

8.0560 Exception to Yard and Height Requirements for Detached Non-Habitable Accessory Buildings.

[Section 8.0560 deleted by Ord. #2016-17 passed January 31, 2016]

8.0565 Exception to Building Height Limitations. Except for the aviation requirements set forth in Section 8.0230, the following types of structures or structural parts are not subject to the building height limitations prescribed in Sections 8.0100-8.0295: chimneys, church spires, belfries, domes, monuments, fire and hose towers, observation towers, flag poles, air traffic navigational equipment, cooling towers, elevator shafts and other similar projections. Prior to construction of these structures or structural parts, a site plan shall be required in accordance with Site & Design Review Standards unless exempted by Code, or at the discretion of the Community Development Director or Hearings Body.

8.0570 Divided Legal Lots and Parcels. A single legal lot or parcel of record may be considered as a divided lot or parcel for the purposes of these standards if it is divided by a major irrigation canal, railroad, or major topographic feature, or by a city, county, state or federal road. No right-of-way width less than 50 feet shall constitute an effective division. A newly divided lot or parcel that is sought due to the constraints established herein must be created through the partition or subdivision process. If the land division is the result of a city condemnation, then no planning fee shall be assessed.

8.0575 Special Exceptions to Lot Size Requirements.
1. Any parcel of land or portion thereof which is to be dedicated to a public or semi-public entity for a road, canal, railroad, utility or other public use shall be exempt from the minimum lot size requirements set forth by these standards.

2. For partitions involving parcels located in residential areas platted before the effective date of the current minimum lot size standards and abutting lots or parcels of substandard size under the current minimum lot size standards, an exception to the minimum lot size in the zone may be allowed if the following criteria are met:
   A. The minimum lot size for a parcel created pursuant to this exception shall be equal to or greater than the smallest lot area of the lots or parcels abutting the parent parcel.
   B. The exception provides for adequate provision of light, air and privacy to abutting properties. This section does not exempt solar setbacks from being applied for any lot created under these provisions (where applicable).
   C. The exception provides for the preservation of natural features, where appropriate.
   D. The exception will have minimal adverse impact on the livability, value or development of abutting properties and the surrounding area.
CONDITIONAL USES

8.0600 Authorization to Grant or Deny Conditional Uses. Uses designated herein as conditional uses may be permitted upon authorization by the Hearings Body in accordance with the standards and procedures established in this article. Before approving an application for a conditional use the Hearings Body shall find the following criteria are either met, can be met by observance of conditions, or are not applicable:

1. The proposed use will be consistent with the Comprehensive Plan, the zoning ordinances and other applicable ordinances and standards of the City.
2. The location, size, design, and operating characteristics of the proposed use will have minimal adverse impact on the livability, value, or approximate development of abutting properties and the surrounding area.
3. The proposed use will not exceed operational capacity of City infrastructure including sewage system, water system or the transportation system.
4. That the proposed use will not conflict with, diminish, or substantially adversely affect the character and nature of the established neighborhood in which it is located.

8.0605 General Conditions. In addition to the ordinances set forth in a specific zone, this article, and other applicable standards and criteria used in addressing a new conditional use or the alteration of an existing conditional use, the Hearings Body may impose conditions which it finds necessary to avoid an unacceptable impact and to otherwise protect the best interests of the surrounding area or the City. These conditions may include the following:

1. Limiting the manner in which the use is conducted including restricting the time an activity may take place and establish conditions or restraints that will minimize such environmental effects as noise, vibration, air pollution, glare, and odor. The City may require additional proof from the applicant that quantifies compliance with this requirement at the time of application submittal.
2. Establishing an open space or recreation area.
3. Limiting the height, size, or location of a building or other structure(s).
4. Designating the size, number, location, and nature of vehicle access points.
5. Increasing the amount of street dedication, roadway width or improvements within the street right-of-way, including (but not limited to) lighting and landscaping improvements. Any oversizing of public infrastructure that is required by the City that exceeds minimum City standards may be a candidate for SDC credits at the discretion of the City Engineer or designate.
6. Designating the size, location, screening, landscaping, drainage, surfacing, or other improvement within a parking area or loading zone.
7. Limiting or otherwise designating the number, size, location, height, and lighting of signs.
8. Limiting the location and intensity of outdoor lighting and requiring it’s shielding from any adjacent properties, or public or private streets and roads.
9. Requiring diking, screening and/or landscaping of a facility to protect adjacent or nearby property, and designating standards for its installation and maintenance.
10. Designating the size, height, location, and materials for a fence.
11. Protecting and preserving existing trees, vegetation, or other significant natural resources.
8.0610 Permit and Improvements Assurance. The Hearings Body may require an applicant to furnish the City with a performance bond, cash deposit, or equivalent deemed necessary to guarantee development in accordance with these standards and the conditions attached in granting a conditional use permit. Such assurance shall be accepted at the discretion of the City Finance Director or designate.

8.0615 Standards Governing Conditional Uses. A conditional use shall comply with the standards and criteria of the zone in which it is located and with the standards and criteria set forth in this section and in sections 8.0600 and 8.0605.

1. Airports, aircraft landing fields, aircraft charter, rental, service, and maintenance facilities not located in an Airport Control Zone: The Hearings Body shall find that the locations and site design of the proposed facility will not be hazardous to the safety and general welfare of surrounding properties, nor that the location will unnecessarily restrict existing and future development of surrounding lands as designated by the Comprehensive Plan.

2. Automobile recycling, wrecking yard or junk yard: In considering a conditional use application for an automobile recycling facility, wrecking yard or junk yard, the Hearings Body shall require that the facility or yard be enclosed and screened from public view by a sight obscuring and well maintained fence not less than six feet in height. All personal property shall remain inside the fence. If applicable, the Hearings Body shall be assured that the proposed use is in conformance with applicable State regulations.

3. Bed and Breakfasts: A bed and breakfast shall comply with the following provisions:
   A. All new construction or conversions of existing structures to a Bed and Breakfast require Site and Design Review.
   B. All such uses are in conformance with the Article V, Sign Standards as is applicable.
   C. All such uses shall have a maximum of 5 guest suites.
   D. All such uses shall provide one parking space per guest suite in addition to the residential use requirement of two spaces.
   E. All such uses provide parking areas to be screened as per design review standards.

4. Cemeteries: The Hearings Body shall require evidence and shall find that the terrain and soil types of a proposed location are suitable for interment, and that the nature of the subsoil and drainage will not have a detrimental effect of ground water sources or domestic water supplies in the area of the proposed use.

5. Church, hospital, and other public / semi-public uses:
   A. Such uses may be authorized as a conditional use only after consideration of the following factors:
      1. Adequacy of access to and from principal streets together with the probable effect of the traffic volumes on abutting and nearby streets, and mitigation of associated impacts.
         a. Such uses or related buildings shall be at least 30 feet from a side or rear lot line when abutting a residential use.
         b. Adequate off-street parking.
         c. Adequate building and site design provisions to minimize noise and glare from the building and site.
   B. Such uses may be built to exceed the height limitations of the zone in which it is located to a maximum of 50 feet if the total floor area of the building does not exceed the area of the site and if the yard dimensions in each case are equal to at least two-thirds of the height of the principal structure.
6. Commercial use or accessory use not wholly enclosed within a building. In any zone permitting a commercial use or accessory use not wholly enclosed within a building the use may be permitted as a conditional use subject to the following standards:
   A. A sight obscuring fence or evergreen hedge may be required by the Hearings Body when in its judgment, such a fence or hedge combination thereof is necessary to preserve the values of nearby properties or to protect the aesthetic character of the neighborhood or vicinity.
   B. In addition to the requirements of the applicable zone, the Hearings Body may further regulate the placement and design of signs and lights in order to preserve the values of nearby properties; to protect them from glare, noise, or other distractions; or to protect the aesthetics character of the neighborhood or vicinity.
   C. In order to avoid unnecessary traffic congestion and hazards, the Hearings Body may limit access to the property.

7. A retail establishment, office, service commercial establishment, financial institution, or personal or business service establishment on a lot abutting or across the street from a lot in a residential zone. In any zone permitting a commercial use such as a retail establishment, office, service commercial establishment, financial institution, or personal or business service establishment on a lot abutting or across the street from a lot in a residential zone, the use may be permitted as a conditional use subject to the following standards:
   A. A sight obscuring fence or evergreen hedge may be required by the Hearings Body when in its judgment, such a fence or hedge combination thereof is necessary to preserve the values of nearby properties or to protect the aesthetic character of the neighborhood or vicinity.
   B. In addition to the requirements of the applicable zone, the Hearings Body may further regulate the placement and design of signs and lights in order to preserve the values of nearby properties; to protect them from glare, noise, or other distractions; or to protect the aesthetics character of the neighborhood or vicinity.
   C. In order to avoid unnecessary traffic congestion and hazards, the Hearings Body may limit access to the property.

8. Commercial amusement establishment: A commercial amusement establishment may be authorized after consideration of the following factors:
   A. Adequacy of access from principal streets together with the probable effect on traffic volumes of abutting and nearby streets.
   B. Adequacy of off-street parking.
   C. Adequacy of building and site design provisions to maintain a reasonable minimum of noise and glare from the building and site.
   D. Hours of operation which do not conflict with adjacent residential uses where applicable.

9. Dog pounds and kennels: The Hearings Body may authorize a dog pound or kennel as a conditional use provided that building and site design provisions are adequate to minimize noise and odor. When necessary to protect surrounding properties, the Hearings Body may require a sight obscuring fence or hedge, and may restrict vehicular access and loading facilities, especially those required by trucks transporting large animals.

10. Hotels in the M-1 Light Industrial Zone: Hotels may be permitted in the Light Industrial Zone only if the Hotel is:
    A. A minimum of 50 rooms, and
    B. Adjacent to and accessed from a designated arterial street

11. Mining, quarrying, or other extraction activity:
A. Plans and specifications submitted to the Hearings Body for approval must contain sufficient information to allow the Hearings Body to consider and set standards pertaining to the following:
1. The most appropriate use of the land;
2. Setback from the property line;
3. The protection of pedestrians and vehicles through the use of fencing and screening;
4. The protection of fish and wildlife habitat and ecological systems through control of potential air and water pollutants;
5. The prevention of the collection and the stagnation of water at all stages of the operation;
6. The rehabilitation of the land upon termination of the operation.
B. Surface mining equipment and necessary access road shall be constructed, maintained, and operated in such manner as to eliminate, as far as is practicable, noise, vibration, or dust which may be injurious or annoying to persons or other uses in the vicinity.
C. The comments and recommendations of all appropriate natural resources agencies of the state and federal government shall be sought.
D. A rock crusher, washer, or sorter shall not be permanently located closer than 500 feet from a residential or commercial zone.

12. Manufactured Home Park. A manufactured home park shall be built to site standards in effect at the time of construction and shall comply with the following additional provisions:
A. Evidence shall be provided that the park will be connected to City sewer and water services;
B. The space provided for each manufactured home shall be provided with city water and electrical and sewerage connections.
C. The number of spaces for manufactured homes shall not exceed nine (9) for each acre of the total area in the manufactured home park.
D. A manufactured home shall occupy not more than 40 percent the contiguous space provided for the exclusive use of the occupants of the manufactured homes and exclusive of space provided for the common use of tenants, such as roadway, general use structures, parking spaces, walkways, and areas for recreation and landscaping.
E. No manufactured home in the park shall be located closer than 15 feet from another manufactured home or from a general use building in the park. No manufactured home accessory building shall be closer than 10 feet from a manufactured home space or other building or structure. No manufactured home or other building or structure shall be within 25 feet of a public street property boundary or 10 feet of another property boundary.
F. A manufactured home permitted in the park shall meet the following standards as determined by an inspection by the Building Official:
1. It shall have a State insignia indicating compliance with Oregon State Manufactured Home Construction Standards in effect at the time of manufacture and including compliance for reconstruction or equipment installation made after manufacture.
2. Notwithstanding deterioration which may have occurred due to misuse, neglect, accident, or other cause, the manufactured home shall meet the State standards for manufactured home construction evidenced by the insignie.
3. It shall contain not less than 225 square feet of space as determined by measurement of the unit exclusive of any trailer hitch device.
4. It shall contain a water closet, lavatory, shower or tub, and a sink in a kitchen or other food preparation space.
5. A manufactured home permitted in the park shall be provided with a continuous skirting.
6. There shall be no outdoor storage of furniture, tools, equipment, building materials or supplies belonging to the occupants or management of the park.
7. The land which is used for park purposes shall be surrounded, except at entry and exit places, by a sight obscuring fence or hedge not less than six feet in height. The fence or hedge shall be maintained in a neat appearance.
8. If the park provides space for 50 or more manufactured home units, each vehicular way in the park shall be named and marked with signs which are similar in appearance to those used to identify public streets. A map of the named vehicular ways shall be provided to the fire department.
9. If a manufactured home space or permanent structure in a park is more than 500 feet from a public fire hydrant, the park shall have water supply mains designed to serve fire hydrants and hydrants shall be provided within 500 feet of such space or structure. Each hydrant within the park shall be located on a vehicular way and shall conform in design and capacity to the public hydrants in the City.
10. Open Space. A minimum of at least 2,500 square feet plus 150 square feet per manufactured home space shall be provided for a recreational play area, group or community activity. The Hearings Body may require this area to be physically separated from streets, or parking area by a fence or the equivalent, that conforms to fence regulations, but at least 30 inches in height where allowed by fence standards. Unless otherwise approved, no required open space area shall contain less than 2,500 square feet. Recreation areas shall be improved with grass, plantings, surfacing, or buildings suitable for recreational use. No recreation facility created within a manufactured home park wholly to satisfy the requirements of this section shall be open to, or offered in itself, to the general public.
11. Parking Space Requirement. Two parking spaces shall be provided for each manufactured home space on the site. In addition, guest parking spaces shall also be provided in every manufactured home park within 200 feet of the manufactured home spaces served and at a ratio of one parking space for each two manufactured home spaces. Parking spaces shall have durable and dustless surfaces adequately maintained for all-weather use and shall be properly drained.
12. All manufactured home parks over 10 acres in size shall be locate so as to have access on a street designated as a collector street unless otherwise approved by a Hearings Body.
13. All manufactured home parks containing a total site area of 20 acres or more shall provide a secondary access to the mobile home park. Such secondary access shall enter the public street system at least 150 feet from the primary access.
14. Lighting shall be installed along the access ways of the manufactured home park and the recreation area with lights of 100 watts or better or not
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over 100 feet apart. Wires for service to light poles and trailer spaces shall be underground.

15. Roadways within the park shall be paved and shall be not less than 30 feet in width if parking is permitted on the margin of the roadway, or less than 24 feet in width if parking is not permitted on the edge of the roadway and an adequate designated area is provided and improved for guest parking and tenant recreational vehicles (such area shall be designed and improved to provide not less than one parking space per each two unit spaces in the park).

16. No manufactured home park shall be created on a site of less than three acres.

17. Sidewalks or other approved surfaced pedestrian walkways shall be provided.

18. Public Park. The developer shall be required to either dedicate land for a public park or pay a sum into a park fund in accordance with the provisions set forth in Section 8.0355 of these standards.

13. Multi-Family Dwelling and Multi-Family Dwelling Complex: A multi-family dwelling and a multi-family complex shall comply with the following provisions:
   A. If such a dwelling or complex or any unit thereof is more than 500 feet from a public fire hydrant or as otherwise required by the uniform fire code, then a new hydrant or hydrants shall be provided at appropriate locations as determined by the Fire Marshal. Such hydrants shall be located on a vehicular way and shall conform in design and capacity to the public hydrants in the City.
   B. All such complexes with more than 20 dwelling units shall be located so as to have access on a street designated as a collector unless otherwise approved by the Hearings Body.
   C. Sidewalks or other approved surfaced pedestrian walkways shall be provided.

14. Recreational Vehicle Park: A recreational vehicle park shall be built to State standards in effect at the time of construction and shall comply with the following provisions:
   A. Use Standards
      1. When in association with a mobile home park, the total number of recreational vehicle spaces with an overnight use shall not exceed 20 percent of the total maximum number of mobile home spaces allowable under these standards.
      2. No recreational vehicle park or overnight use area shall be permitted with access further than 1,000 feet from a designated arterial or collector street or private street of equal paved width. Further, such access roads shall be designed and constructed at the maximum design standards for right-of-way and/or pavement width (60 feet/36 feet). A lesser standard of not less than 30 feet may be approved by the hearings body if no street parking is allowed, sufficient off-street parking is provided and only if the proposed park plan is accompanied by an approved maintenance and enforcement management agreement.
      3. The design of recreational vehicle parks and overnight use areas shall be subject to site plan review and approval and shall recognize, and have minimal adverse impact on, the neighborhood.
      4. Management headquarters, recreational facilities, toilets, dumping stations, showers, coin-operated laundry facilities, and other uses and structures customarily incidental to operation of a recreational vehicle park and campground are permitted as accessory uses to the park.
   B. Design Standards.
CHAPTER 8 DEVELOPMENT REGULATIONS

1. The maximum density of an RV park shall be 18 units per acre.
2. The space provided for each recreational vehicle site shall be not less than 1,200 square feet, exclusive of any space used for common areas, such as roadways, general use structures, walkways, common parking areas, and landscaped areas.
3. Roadways other than those described 2. above shall be not less than 30 feet in width if parking is permitted on the margin of the roadway, or less than 24 feet in width if parking is not permitted on the edge of the roadway, shall be paved with asphalt, concrete, or similar impervious surface and designed to permit easy access to each recreational vehicle space. When a service drive provides only secondary access to all abutting recreational sites and those sites are all served by a roadway meeting the above standards, the secondary drive may be reduced to 14 feet if one-way and posted for no parking.
4. Entrance driveways shall be located not closer than 150 feet from the intersection of public streets.
5. A space provided for a recreational vehicle shall be covered with a dust-free crushed gravel, or paved with asphalt, concrete, or similar materials, and be designed to provide runoff of surface water. The portion of the space not occupied by a recreational vehicle and not intended as an access way to the recreational vehicle or part of an outdoor patio need not be paved or covered with gravel provided the area is landscaped or otherwise treated to prevent dust or mud.
6. A recreational vehicle space shall be provided with piped, potable water and sewage disposal service. A recreational vehicle staying in the park shall have available water and sewage service provided by the park if the vehicle has equipment needing such service.
7. A recreational vehicle space shall be provided with electric service.
8. Trash receptacles for the disposal of solid waste material shall be provided in convenient locations for the use of guests of the park and shall be of such capacity and number so that there is no accumulation of uncovered trash at any time. Trash shall be removed from the property on a scheduled basis to prevent health hazard or nuisance.
9. No recreational vehicle or any other camping unit shall be used as a permanent place of abode, dwelling, or business or for indefinite periods of time. Occupancy and/or placement extending beyond six months in any 12-period shall be presumed to be permanent occupancy. Any action toward removal of wheels of a recreational vehicle except for temporary purposes of repair is hereby prohibited. Camping units other than recreational vehicles shall be limited to 30-days in any 60-day period.
10. The total number of parking spaces in the park, exclusive of parking provided for the exclusive use of the manager or employees of the park shall be equal to one space per recreational vehicle space. Parking spaces shall be covered with crushed gravel, or paved with asphalt, concrete or similar material, providing a dust-free surface.
11. The park shall provide toilets, lavatories and showers for each sex as required by the State Building Agency Administrative Rules, Chapter 918. Such facilities shall be lighted at all times of night and day, shall be ventilated, and shall be provided with adequate floor drains to permit easy cleaning.
12. Recreational vehicles or other camping units shall be separated from each other and from other structures by at least 10 feet. Any accessory structure such as attached awnings, carports, or individual storage facilities shall, for purposes of this separation requirement, be considered to be part of the recreational vehicle.

13. The recreational vehicle park shall be enclosed by a fence, wall, landscape screening, earth mounds, or by other designs approved by the Community Development Director which will complement the landscape and assure compatibility with the adjacent environment.

14. Each recreational vehicle park shall set aside along the perimeter of the recreational vehicle park a minimum 10’ strip which shall be site obscuring landscaped and used for no other purpose. Additional area for landscaping may be required through the design review process.

15. Radio, television tower, utility station, or substation: Transmitting and receiving towers and antennas are allowed as a conditional use and subject to the requirements set forth in Sections 8.0400-8.0490 of these standards.

16. Nursery Schools: Nursery schools shall provide and maintain at least 100 square feet of outdoor play area per child. A sight obscuring fence at least four feet but not more than six feet high shall separate the play area from the abutting lots.

17. Mini-Storage Developments:
   A. The site shall contain a minimum of seven (7) acres.
   B. The site shall have frontage on a major arterial.
   C. The site shall have access only on a minor arterial, major collector or minor collector.
   D. The maximum lot coverage shall not exceed sixty (60%) per cent of the total lot area.
   E. No more than one (1) dwelling may be located on the site and the purpose of the dwelling shall be for the operation, maintenance and security of the mini-storage development.
   F. All outdoor storage of recreational vehicles and/or boats shall be screened from view by a site-obscuring fence, wall, landscaped screening, earthen mounds, hedges, or other designs which will compliment the landscape and assure compatibility with adjacent uses.
   G. All mini-storage units shall be screened by a site-obscuring fence or landscape buffer.
   H. All roadways within the mini-storage development shall be a minimum of twenty (20’) feet in width and shall be paved.

18. Development in the OSPR zone.
   A. An application for a conditional use other than for a public facility shall be denied if the proposed use is not related to or complimentary, or compatible with the recreational, historical or scenic resources of the area.
   B. The Hearings Body may limit changes in the natural grade of land or the alteration, removal or destruction of natural vegetation in order to prevent or minimize erosion, pollution or degradation of the natural attractiveness of the area.
   C. The Hearings Body may require establishment and maintenance of fire breaks, the use of fire-resistant materials in construction and landscaping; or may attach other similar conditions or limitations that will serve to reduce fire hazards or prevent the spread of fire to surrounding areas.
D. An application for a conditional use in an OSPR Zone shall be denied if the height of any structures or buildings unduly affect the natural and scenic features of the area.

E. Development of public or private recreational centers or community centers must:
1. Be in or within one hundred feet of an enhancement area as defined on the map.
2. Provide access to a specific parcel from existing routes accessing the canyon or routes designated in the plan maps as set forth within the adopted Canyon Master Plan and Comprehensive Plan for the City of Redmond.
3. Be reasonably accessible for people of all ages and social and economic groups and for all geographic areas of the community.
4. Be coordinated with adjacent open space areas and other land uses so they enhance one another and together contribute to a satisfying park environment.
5. Provide for the preservation or enhancement of natural features, resources and amenities, including views and vistas, canyon walls, native juniper stands and exposed rock outcroppings.

F. Except for the development of public facilities and services, it shall be unlawful to fill, discard or store solid wastes of any kind, including but not limited to excavation, tailings, rubbish, auto bodies, junk and other similar materials, to store any materials which are unsightly within the canyon area soil, trees, shrubbery or other natural vegetation.

19. Development in the R-3A. In addition to other conditional use standards and criteria applicable in the R3 zone, an application for conditional use in the R-3A zone shall be subject to the following criteria:

A. The hearings body may limit the hours of operation (open to the public) of a commercial business allowed as a conditional use in the R3A zone so that the use is compatible with the surrounding residential neighborhood. For restaurant or theater uses, the hearings body may limit hours of operation to no later than 9:00 p.m. on week days and 10:00 p.m. on weekends. For other commercial uses, the hearings body may limit hours to be after 8:00 a.m. and no later than 6:00 p.m.

B. The applicant shall provide a plan to ensure that there is adequate off-street parking for the proposed use.

C. Signage in the R3A zone shall be limited to either one ground mounted sign no larger than five x three (5 x 3) square feet, or in the alternative, a non-illuminated wall size of similar size.

D. Retail uses shall be limited to those types of businesses which provide low traffic impacts on the surrounding areas such as computer stores, clothing stores.

E. Any restaurant allowed shall be a full service restaurant. No fast food restaurants or drive-in/drive-through restaurant will be allowed in the R3A zone.

[Section 8.0615 amended by Ord. #2015-04 passed May 19, 2015]
[Section 8.0615 amended by Ord. #2016-17 passed January 31, 2016]

8.0616 Conflicts. Where there is a conflict between any other standards for uses in the R3 zone and these criteria, the criteria set forth in 8.0615 shall control.

8.0625 Public Hearing on a Conditional Use. A public hearing may be required at the discretion of the Community Development Director for any conditionally permitted use.
If required, the hearing shall following the procedure described in Land Use Administrative actions allowed under Article II.

**8.0630 Termination of Use.** A conditional use permit approval may have a termination date that indicates when the use is no longer permitted through the conditional use approval. If applied, then such dates shall be specified within the conditions of approval for the Conditionally Permitted Use.

**8.0635 Time Limit on a Permit for a Conditional Use.** Authorization of a conditional use shall be void after two years or such lesser time as the authorization may specify unless substantial construction has taken place. However, the Community Development Director or Hearings Body may allow extensions as provided in Section 8.1610. (3/99)

**8.0640 Occupancy Permit.** The Commission may require an "Occupancy Permit" for any conditional use approved pursuant to the provisions of these standards. The Hearings Body shall consider such a requirement for any use authorized by a conditional use permit for which on-site improvements or other such conditions were established by the Hearings Body upon approval of such use. The requirement of an Occupancy Permit shall be for the intent of insuring permit compliance and said permit shall not be issued except as set forth by the Hearings Body. The authority to issue an Occupancy Permit upon compliance with the requirements and conditions of a conditional use permit may be delegated by the Hearings Body to the Community Development Director.

**8.0645 Performance Bond.** The Hearings Body may require the applicant to furnish the city with a performance bond or other adequate form of assurance to guarantee development in accordance with the standards and conditions attached in granting a conditional use permit.
CHAPTER 8 DEVELOPMENT REGULATIONS

NON-CONFORMING USES

8.0660 Non-Conforming Uses - Continuation of a Non-Conforming Use or Structure. Subject to the provisions of this article, a non-conforming use or structure existing prior to the effective date of these standards may be continued and maintained in reasonable repair. A structure conforming with respect to use but non-conforming regarding height, setback, or lot coverage may be altered or extended if the alteration or extension does not further deviate from these standards and does not adversely affect adjacent property or public right of ways.

8.0665 Discontinuance of a Non-Conforming Use.

1. If a non-conforming use involving a structure is discontinued for a period of one year, further use of the property shall conform to these standards; except that previous residential use may be allowed as a conditional use pursuant to Sections 8.0600-8.0645 provided that the conditional use application is filed with the City within one (1) year of the cessation of the non-conforming use.

2. If a non-conforming use not involving a structure is discontinued for a period of one year and if a conditional use application to allow a residential use is not filed with the City, further use of the property shall conform to these standards.

8.0670 Change of a Non-Conforming Use. If a non-conforming use is replaced by another use, the new use shall conform to all applicable zoning and development standards.

8.0680 Destruction of a Non-Conforming Use. If a non-conforming structure or a structure containing a non-conforming use is destroyed by any cause to an extent exceeding 60 percent of fair market value as indicated by the records of the County Assessor, a future structure or use on the site shall conform to the zoning standards and all applicable provisions of the Redmond Development Code; except that previous residential use may be allowed as a conditional use pursuant to Sections 8.0600-8.0645 provided that the conditional use is allowed in the zone and that the application is filed with the City within one (1) year of the destruction of the existing non-conforming use.

8.0685 Alterations and Repairs.

1. Alteration of a non-conforming use shall be permitted to reasonably continue the use. Alteration of any such use may be permitted when necessary to comply with any lawful requirement for alteration in the use.

2. Any application for the alteration of a use under sub-section (1) above, including, but not limited to, an alteration necessary to comply with a lawful requirement, shall be permitted in accordance with these standards and this section. "Alteration" of a non-conforming use may be allowed when the owner / developer demonstrates that:
   A. The alteration or change in the use results in less or no greater adverse impact to the neighborhood,
   B. A change in the structure or physical improvement results in less or no greater adverse impact to the neighborhood.
   C. There is no adverse impact on any public facility, including right of ways or public easements, located on or adjacent to the property.
8.0695 **Non-Conforming Lots of Record.** Any lot which is smaller than the minimum area required in any zone may be developed and occupied by an allowed use in that zone provided that:

1. The lot is a legal lot of record which includes, but is not limited to: lots in a duly platted and recorded subdivision on or before the effective date of these standards or parcels created by an approved land partitioning prior to the effective date of the subdivision ordinance.

2. The use conforms to all other requirements of that zone, including setbacks, access and any applicable site design requirements.

3. If there is an area deficiency, a permitted residential use shall be limited to a single dwelling unit any may include accessory structures and uses, including home occupations and garages.
CHAPTER 8 DEVELOPMENT REGULATIONS

VARIANCES

8.0700 Authorization to Grant or Deny Variances. Except as provided for in Section 8.0710, the Community Development Director or Hearings Body may authorize variances from these standards where it can be shown that owing to special and unusual circumstances related to a specific piece of property, the literal interpretation of these standards would cause an undue or unnecessary hardship; except that no variance shall be granted to allow the use of the property for purposes not authorized within the zone, or to alter any procedural requirements of these standards. Variances to residential yard/setback requirements may be allowed as described below, in granting a variance, conditions may be attached to protect the best interest of the surrounding property or neighborhood and to otherwise achieve the purposes of these standards.

Variations from required minimum lot sizes (unless accepted by RDC section 8.0575(2) and approved Master Plans are not candidates for variance consideration.

[Section 8.0700 amended by Ord. #2016-17 passed January 31, 2016]

8.0705 Standards Required to Grant Major Variances. A major variance may be granted pursuant to the provisions of Section 8.0700 if the applicant can establish the following:

1. That special conditions exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings, or structures in the same district.
2. That strict interpretation of these standards would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these standards.
3. That the special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconvenience.
4. That granting the variance will be in harmony with the objectives of these standards, and not injurious to the neighborhood or otherwise detrimental to the public welfare.

8.0710 Standards Required to Grant Minor Variances to On-Site Requirements. A minor variance under this section shall be no greater than 25% of the requirement from which the variance is sought. The Community Development Director may consider a variance from these standards relating to on site requirements.

1. In the case of a yard variance, the applicant shall show the approval will result in:
   A. More efficient use of the site.
   B. Preservation of natural features where appropriate.
   C. Adequate provisions of light, air, and privacy to adjoining properties.
   D. Adequate access.
2. In the case of a variance to the dimensional standards for off-street parking spaces or the minimum required number of off-street parking spaces, the applicant shall show that approval will provide adequate off-street parking in relation to user demand. The following factors may be considered in granting such an exception:
   A. Special characteristics of users which indicate low demand for off-street parking (e.g., low income, elderly).
   B. Opportunities for joint use of nearby off-street parking facilities.
C. Availability of public transit.
D. Natural features of the site (topography, vegetation and drainage) which would be adversely affected by application of required parking standards.

3. For variances to other on site requirements of 25% or less the applicant shall show that approval of the variance will be consistent with the overall objectives of the Comprehensive Plan and zoning standards where applicable and that the variance will have a minimal adverse impact on the livability, value or development of abutting properties and the surrounding area.

8.0720 Application for a Variance. A property owner may initiate a request for a variance by filing an application with the Community Development Director using forms prescribed in Article II of these standards. The application shall be accompanied by a plan, drawn to a suitable scale, showing the condition to be varied and the dimensions and arrangement of the proposed development. The application shall be reviewed in the manner provided for in Article II, or, if in conjunction with site plan review, in the manner provided for in the Site & Design Review Standards.
AMENDMENTS

8.0750 Authorization to Initiate Amendments. An amendment to the text of these standards, or to a zoning or plan map may be initiated by either City Council, or the Planning Commission. A property owner may initiate a request for a map or text amendment by filing an application with the Community Development Director using the form(s) prescribed by Article II of these standards.

8.0755 Zone / Plan Map Amendments. The Hearings Body shall, within 45 days after filing of a petition by a property owner for a zone change/plan amendment with the Community Development Director, hold a public hearing in accordance with the provisions of Article II. Prior to said hearing the Community Development Director shall refer the proposed amendment to the Planning Commission for their review and a recommendation. The recommendation of the Commission shall be made a part of the record at the hearing.

8.0760 Criteria for Amendments. The burden of proof is upon the applicant. The applicant shall show the proposed change is:

1. In conformity with all applicable State statutes;
2. In conformity with the State-wide planning goals whenever they are determined to be applicable;
3. In conformity with the Redmond Comprehensive Plan, land use requirements and policies; and
4. That there is a change of circumstances or further studies justifying the amendment or mistake in the original zoning.

8.0765 Tentative Approval. Based on the facts presented at the hearing and the recommendation of the Planning Commission, if the Hearings Body determines that the applicant has met all applicable criteria for the proposed change, the Hearings Body shall give tentative approval of the proposed change. Such approval shall include any conditions, stipulations or limitations which the Hearings Body determines to be necessary to meet the criteria. An appeal of the Hearings Body’s decision shall be processed and decided in the manner provided for in Article II of these standards. Upon completion of hearings process, the council shall, by order, effect the zone reclassification of the property. Provided, however, if the applicant fails to abide by the conditions attached to the rezoning the Council may, at a later date, rezone the affected property to its original zoning by order.

8.0770 Public Hearing on Amendments. If a map change is initiated by the Planning Commission or City Council, or if an amendment to the text of these standards is to be considered, the City Council shall hold a public hearing on the proposed change. Notice of the hearing shall be published in a newspaper of general circulation in the City the week prior to the hearing. Before establishing a map change, the Council shall make findings that the proposed change meets the criteria set forth in Section 8.0760. Any change affected under this section shall be by ordinance.

8.0775 Limitations on Re-Applications. No application of a property owner for an amendment to the text of these standards or to the zoning map shall be considered by the Hearings Body within the six month period immediately following a previous denial.
application; if in the opinion of the Hearings Body, new evidence or a change of circumstances warrant it, however, the Hearings Body may permit a new application.
8.0800 **Severability.** The provisions found within this Code are severable. If any section, sentence, clause, or phrase is adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of this Code.

8.0805 **Enforcement.**

1. Administration. It shall be the duty of the City Manager or an authorized representative to enforce the provisions of these standards pertaining to land use and to the construction, erection, location or enlargement of any structure located within the City of Redmond under the jurisdiction of these standards.

2. Building Permits. No permit shall be issued by the building official for the construction, erection, location or enlargement or change of use of a building, structure or lot that does not conform to the requirements of these standards or any other ordinance, regulation, permit, or land use approval adopted or issued by the City of Redmond.

3. Authority. Whenever necessary to enforce the provisions of these standards, the City Manager or an authorized representative shall have recourse to every remedy provided by law.

4. Violation of these standards is a nuisance. The construction, erection, location, enlargement of use, change in use or use(s) of any structure or property in violation of these standards or those conditions and limitations approved pursuant to the provisions of these standards shall be deemed a nuisance and may be subject to abatement, removal, or other remedy provided in the City of Redmond’s nuisance code under Section 5.345.

5. Revocation for False Statement. The City Manager or designee may revoke any permit granted pursuant to the provisions of these standards, if it is determined that the permit was issued on account of material false statements contained in the application form or material false representations made at a public hearing. A decision to revoke a permit shall be subject to the procedures established for a Development Action, with the corresponding right of appeal.

6. Revocation for Non-conformance. The City Manager or designee may revoke any permit granted pursuant to the provisions to these standards for failure to comply with those conditions and limitations placed upon the exercise of the permit. A decision to revoke a permit shall be subject to the procedures established for a Development Action, with the corresponding right of appeal. Failure to comply with applicable conditions and limitations may also be subject to abatement, removal, penalty or other remedy provided in the City of Redmond nuisance code.

7. Penalties of Violation.
   A. A violation of any provision of these standards shall be a Class A civil infraction and/or Class A administrative infraction.
   B. Violations shall be enforced under the procedures established in sections 2.750 to 2.799.
   C. Each day that a nuisance continues to exist constitutes a separate violation, and a separate penalty may be assessed for each day the violation continues.

[Section 8.0805 amended by Ord. #2013-06 passed April 9, 2013]
[Section 8.0805 amended by Ord. #2014-05 passed April 8, 2014]

8.0810 **Corrections.** The provisions of this Code may be corrected by the City Manager or designee to cure editorial and clerical errors.
PRESERVATION OF HISTORIC RESOURCES

8.0820 Purpose. The City of Redmond establishes a Historic Preservation Ordinance to identify, recognize, and preserve significant properties related to the community's history; encourage the rehabilitation and ongoing viability of historic buildings and structures; strengthen public support for historic preservation efforts within the community; foster civic pride; and encourage cultural heritage tourism.

[Section 8.0820 amended by Ord. #2011-06 passed May 24, 2011]
[Section 8.0820 amended by Ord. #2018-13 passed December 11, 2018]

8.0825 Administration. This code shall be administered by the Redmond Historic Landmarks Commission (Landmarks Commission).

[Section 8.0825 amended by Ord. #2011-06 passed May 24, 2011]
[Section 8.0825 amended by Ord. #2018-13 passed December 11, 2018]

8.0830 Applicability. No provision of this Ordinance shall be construed to prevent the ordinary maintenance of a Landmark when such action does not involve a change in design, materials, or appearance. No provision in this Ordinance shall be construed to prevent the alteration, demolition, or relocation of a Landmark when the Building Official certifies that such action is required for public safety. At his or her discretion, the Building Official may find that under state law and provisions of this ordinance that a Landmark does not meet current building code, but is not dangerous.

[Section 8.0830 amended by Ord. #2011-06 passed May 24, 2011]
[Section 8.0830 amended by Ord. #2018-13 passed December 11, 2018]

8.0832 Property Owner Permission Required for Designation.

[Section 8.0832 added by Ord. #2011-06 passed May 24, 2011]
[Section 8.0832 deleted by Ord. #2011-06 passed May 24, 2011]

8.0835 Definitions. The following definitions apply to terms used in this Code. Terms not defined have their commonly construed meaning:

1. Alteration: An addition, removal, or reconfiguration that changes the appearance of a Landmark. Paining, when color is not specifically noted in Landmark’s Record of Designation, and ordinary maintenance are excluded from this definition.

2. Building: A house, barn, church, hotel, or similar construction created principally to shelter any form of human activity.

3. Certificate of Appropriateness (COA): A document issued by the Historic Preservation Officer indicating that the applicant has satisfactorily met the provisions of this Ordinance for the alteration, relocation, or demolition of a Landmark.

4. Demolition: The complete destruction or dismantling of sixty-five (65) percent of, or greater, of the entirety of a Landmark.

5. District: A significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
6. **Eligible/Contributing:** A building, structure, object, or site originally constructed within the applicable period of significance that retains and exhibits sufficient integrity (location, design, setting, materials, workmanship, feeling, and association) to convey a sense of history. These properties strengthen the historic integrity of an existing or potential historic district.

7. **Eligible/Significant:** A building, structure, object, or site originally constructed within the applicable period of significance that retains and exhibits sufficient integrity (location, design, setting, materials, workmanship, feeling, and association) to convey a sense of history. These properties strengthen the historic integrity of an existing or potential historic district and are likely individually eligible for listing in the Local Landmark Register.

8. **Exceptional Significance:** The quality of historic significance achieved outside the usual norms of age, association, or rarity.

9. **Historic Integrity:** The quality of wholeness of historic location, design, setting, materials, workmanship, feeling, and/or association of a historic resource, as opposed to its physical condition.

10. **Historic Preservation Officer:** The city official responsible for the administration of this Ordinance.

11. **Historic Resource:** A building, structure, object, site, or district that is at least fifty (50) years old or is of exceptional significance and potentially meets the age, integrity, and significance criteria for listing in the Local Landmark Register, but may not necessarily be recorded in the Historic Resource Survey.

12. **Historic Resources of Statewide Significance:** Buildings, structures, sites, objects, and districts that are listed in the National Register.

13. **Historic Resource Survey:** The record of buildings, structures, objects, and sites recorded by the City of Redmond used to identify historic resources potentially eligible for listing in the Local Landmark Register.

14. **Historic Significance:** The physical association of a building, structure, site, object, or district with historic events, trends, persons, architecture, method of construction, or that have yielded or may yield information important in prehistory or history.

15. **Landmark:** A building, structure, site, object, or district listed in the City of Redmond Local Landmark Register.

16. **Local Landmark Register:** The list of historic resources officially recognized by the City of Redmond as important to in its history and afforded the protection under this Ordinance.

17. **National Register of Historic Places:** The nation’s official list of buildings, structures, sites, objects, and districts important in the nation’s history and maintained by the National Park Service in Washington, D.C., and hereinafter referred to as the “National Register.” Historic resources listed in the National Register are referred to as “Historic Resources of Statewide Significance” in Oregon Revised Statutes.

18. **Non-Contributing:** A building, structure, object, or site originally constructed within the applicable period of significance that does not retain or exhibit sufficient integrity (location, design, setting, materials, workmanship, feeling, and association) to convey a sense of history. These properties do not strengthen the historic integrity of an existing or potential historic district in their current condition.

19. **Not in Period:** A building, structure, object, or site that was originally constructed outside the applicable period of significance.

20. **Object:** A construction that is largely artistic in nature or is relatively small in scale and simply constructed in comparison to buildings or structures, including a fountain, sculpture, monument, milepost, etc.

21. **Ordinary Maintenance:** Activities that do not remove materials or alter qualities that make a historic resource eligible for listing in the Local Landmark Register, including
cleaning, painting, when color is not specifically noted in Landmark’s Record of Designation, and limited replacement of siding, trim, and window components when such material is beyond repair and where the new piece is of the same size, dimension, material, and finish as that of the original historic material.

22. **Period of Significance**: The time period, from one to several years or decades, during which a Landmark was associated with an important historic event(s), trend(s), person(s), architecture, or method(s) of construction.

23. **Record of Designation**: The official document created by the Historic Preservation Officer that describes how a Landmark meets the criteria for listing in the Local Landmark Register.

24. **Rehabilitation**: The process of returning a Landmark to a state of utility through repair or alteration, which makes possible an efficient use while preserving those portions and features of the Landmark and its site that convey its historic significance.

25. **Relocation**: The removal from or moving of a Landmark from its original location noted in the Record of Designation.

26. **Site**: The location of a significant event, prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of any existing building, structure, or object.

27. **State Historic Preservation Office (SHPO)**: The Oregon State Historic Preservation Office (SHPO) manages and administers programs for the protection of the state's historic and cultural resources.

28. **Structure**: A functional construction made usually for purposes other than creating human shelter, such as an aircraft, bridge, fence, dam, tunnel, etc.

29. **Streetscape**: The physical parts and aesthetic qualities of a public right-of-way, including the roadway, gutter, planting strip, sidewalk, retaining walls, landscaping and building setback.

[Section 8.0835 amended by Ord. #2018-13 passed December 11, 2018]

**8.0840 Severability.** If any portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance shall remain in force and effect.

[Section 8.0840 amended by Ord. #2011-06 passed May 24, 2011]
[Section 8.0840 amended by Ord. #2018-13 passed December 11, 2018]

**8.0845 Conflicts with Other Laws.** If the provisions of this Ordinance are found to be in conflict with federal or state laws the federal or state law shall prevail. In cases of conflict with other city ordinances the previously established statute shall take precedence.

[Section 8.0845 amended by Ord. #2018-13 passed December 11, 2018]

**8.0850 Identification and Evaluation of Historic Resources.** The Historic Resource Survey lists, describes, and determines the eligibility of historic resources for listing in the Local Landmark Register. Not all properties listed in the Historic Resource Survey are eligible for listing in the Landmarks Register. A property need not be first listed in the Historic Resource Survey before being nominated to the Local Landmark Register under Section 8.0855.
1. The Commission shall determine and periodically revise priorities for the identification and evaluation of historic resources based on the community’s needs and interests.

2. Before commencing inventory studies or updates, the Commission shall provide notice to the public describing the inventory, its purposes, and invite public participation through posting on the City website.

3. Surveyed properties shall be identified as Eligible/Significant (ES), Eligible/Contributing (EC), Non-Contributing (NC), or Not in Period (NP). Evaluation and documentation of properties in the Historic Resource Survey shall meet the requirements of the document “Guidelines for Historic Resource Surveys in Oregon, 2010” or most recent guidance for such efforts published by the SHPO and be supplied to the agency within six (6) months of the completion of the study.

4. Citizens shall have the opportunity to review and correct information included in the Historic Resource Survey. Any member of the public may place a property in the Historic Resource Survey; however, the Commission retains the authority to determine the property’s eligibility for listing in the Local Landmark Register.

5. The Commission may collect further information including, but not limited to, current photographs, architectural descriptions based on on-site observations, or archival documentation for properties already listed in the Local Landmark Register or National Register for the purposes of administering this Ordinance pursuant to the provisions of this Section.

8.0855 Local Landmark Register. The Commission may designate historic resources to the Local Landmark Register as a means of providing recognition of their significance and providing incentive and guidelines for their preservation. The Local Landmark Register is maintained by the Historic Preservation Officer and shall be available to the public.

1. Criteria for Designating Historic Resources to the Local Landmark Register. Any building, structure, object, site, or district may be designated to the Local Landmark Register if it meets all the criteria listed below:
   A. The property is located within the boundaries of the City of Redmond.
   B. The property is over fifty (50) years of age or of exceptional importance, or in the case of a locally designated district, the majority of the properties are over fifty (50) years old or have exceptional significance.
   C. The property possesses sufficient historic integrity, in that there are no major alterations or additions that have obscured or destroyed the significant historic features. Major alterations that may destroy the historic integrity include, but are not limited to, changes in pitch of the main roof, enlargement or enclosure of windows on principal facades, addition of upper stories or the removal of original upper stories, covering the exterior walls with non-historic materials, moving the resource from its original location to one that is dissimilar to the original, additions which significantly detract from or obscure the form and appearance of the historic resource when viewed from the public right-of-way.
   D. The property has historic significance as demonstrated by meeting at least one of the following criterion:
      1. Association with events that have made a significant contribution to the broad patterns of our history; and/or
      2. Association with the lives or persons significant in our past; and/or
CHAPTER 8 DEVELOPMENT REGULATIONS

3. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and/or

4. Have yielded, or may be likely to yield, information important in prehistory or history.

2. National Register Properties. Historic resources within the corporate boundaries of the City of Redmond and listed in the National Register, including all National Contributing Register-listed historic districts in their entirety may be listed in the Local Landmark Register using the procedures outlined in Section 8.0855.C, but need not be documented as outlined in Section 8.0855.A.2 through A.4. In such cases, the National Register nomination shall serve as the Record of Designation. As all National Register-listed properties, including individual properties in recognized as contributing National Register-listed historic districts are subject to the regulations in Section 8.0865.E, pursuant to Oregon State Law. The Local Landmark Register, maintained at the municipal level, should not be confused with the National Register of Historic Places, a Federal program administered by the National Park Service (NPS) in partnership with the Oregon State Historic Preservation Office (SHPO). Listing in each program is a separate process, not automatic, and carries different ramifications.

3. Nomination Procedure. Any person, group, or government agency may nominate a property for listing in the Local Landmark Register. The nomination procedures are as follows:
   A. There is no fee associated with nominating a historic resource to the Local Landmark Register.
   B. The nomination for a historic resource to the Local Landmark Register must include a description of the boundaries of the proposed nominated area and the structures, objects, and sites contained therein, and a statement explaining how the historic resource(s) meet(s) the criteria under B of this Section. The Historic Preservation Officer may establish additional standards for a complete application.
   C. Prior to setting the proposed nomination on the agenda for the next Historic Landmarks Commission meeting, the Historic Preservation Officer shall inform the subject property owners in writing of the nomination process, pursuant to local and state law. To be listed in the Local Landmark Register, the property’s legal owner(s) shall provide to the City a written statement acknowledging that the owner understands the nomination process and the results of such a designation, and wishes to have their property listed in the Local Landmark Register. Within locally-designated historic districts a boundary may be established, but only those that submit a statement as described above will be listed in the Local Landmark Register. In cases where multiple persons or entities own a single property, a simple majority of the property owners must submit a written statement. The City of Redmond may not object to the listing of a historic resource in City ownership. This provision does not apply to individual historic resources and historic districts listed solely in the National Register.
   D. Upon acceptance of a complete application and receipt of written owner consent, the Historic Preservation Officer shall schedule a public hearing before the Historic Landmarks Commission pursuant to applicable state and local laws.
   E. The Commission shall review the documentation for completeness, accuracy, and compliance with the “Criteria for Designating Historic Resources to the Local Landmark Register” of this Section. The Commission may make a recommendation to approve, deny, or table the application pending further
testimony, or to allow for the petitioner to provide additional information as requested by the Commission. The Commission shall develop written findings to support its decisions.

F. Applications approved or denied by the Commission shall be reviewed by the City Council and the Council may make a motion to approve, deny or table the application pending further testimony.

G. Upon final approval by the City Council, the Historic Preservation Officer shall prepare a Record of Designation that includes the original nomination materials, and any testimony or additional materials considered during the nomination process that establishes the eligibility of the historic resource for listing in the Local Landmark Register.

H. Historic Resources designated as Landmarks shall be noted as such in the Redmond Comprehensive Plan. The designation shall apply to the entirety of the recognized Landmark as described in the Record of Designation regardless of future property division or ownership.

I. A Record of Designation may be amended through the process described in this Section. The Historic Preservation Officer may administratively add additional materials gathered under the provisions of Section 8.0850 to keep the record current or elaborate on established facts in the Record of Designation. Notice of such an action shall be provided to the Commission at their next regular meeting.

4. Results of Listing in Local Landmark Register. Historic resources listed in the Local Landmark Register receive the following benefits:

A. All uses and restrictions established by the underlying zoning, existing conditional use permits, and other applicable design standards shall remain in effect unless changed as provided in the City of Redmond Development Code.

B. Landmarks are protected under the provisions of this ordinance.

C. City staff shall consider granting zoning variances and/or conditional use permits in order to encourage the productive use and preservation of Landmarks.

D. The local Building Official shall consider waiving certain code requirements in accordance with the existing state building code.

E. Property owners of Landmarks may seek technical or financial assistance from the Commission in applying for grants or tax incentives for rehabilitating their properties as resources and funds are available.

F. Property owners of Landmarks are eligible to receive City-funded grants and loans to assist with the preservation of their buildings as resources and funds are available.

[Section 8.0855 amended by Ord. #2018-13 passed December 11, 2018]

8.0860 Designation of a Building, Structure, Object or Site of Historical Interest.

1. If the City Council finds that a particular site is of historical interest but does not meet the criteria for designation as a historical building or site, the Council may designate said building or site as a Building or Site of Historical Interest.

2. Buildings or sites designated as being of historical interest shall not be required to comply with the requirements of this code except in the event of demolition or of major alteration. In this instance, the owner must notify the City within at least ten (10) days prior to said demolition or major alteration and permit the City to take photographs of the site or building.
3. The City and/or Landmarks Commission may also make recommendations to the owner regarding alternatives to demolition or major alteration which would be detrimental to the building or site designation as being of historical interest.

[Section 8.0860 amended by Ord. #2018-13 passed December 11, 2018]

8.0865 Alterations, Demolitions, and Relocations of Historic Resources listed in the Local Landmark Register. The Landmarks Commission shall use the provisions of this Section to preserve the exterior character-defining features of Local Landmarks, listed either individually or within a locally designated historic district; and exteriors and interior public spaces of city-owned Landmarks. The portion of this section relating to alterations does not apply to properties listed solely in the National Register of Historic Places and that have not been designated as Local Landmarks.

1. Exclusions. Activities not subject to the provisions of this Section.
   A. Alterations to building interiors, exempting those owned by the City of Redmond.
   B. Application of exterior paint color when color is not specifically noted in record of designation.
   C. Alterations to landscape features not specifically identified as historically significant in Record of Designation.

2. Alterations, Relocations, and Demolitions of a Landmark. No Landmark or exterior landscape or archaeological element noted as significant in the Record of Designation shall be altered, relocated, or demolished, or a new building or structure constructed within the area defined in the Record of Designation without a Certificate of Appropriateness signed and issued by the Historic Preservation Officer. Certificates must be presented to the Building Official before a building or demolition permit is issued. The process for applying for a Certificate of Appropriateness is as follows:
   A. An application for a Certificate of Appropriateness must be submitted to the City and include a description of the proposed activity, accompanying maps, photographs, drawings, and other documentation. The Historic Preservation Officer may establish additional standards for a complete application, including defining different criteria for a complete application under provisions C, D, and E of this Section.
   B. Upon acceptance of a complete application, the Historic Preservation Officer shall decide within 15 days if the proposed work is subject to provisions C, D, or E of this Section.
   C. The Historic Preservation Officer shall prepare a staff report that summarizes the proposed project, notes the criteria specified in this Ordinance under which the application shall be considered, and make a recommendation to the Commission to approve, approve with conditions, or deny the application for a Certificate of Appropriateness.
   D. Materials that may be used in the preparation of the staff report include the Record of Designation; and/or National Register nomination; and/or other archival photos, maps; and/or other documentary evidence specific to the subject property; and/or observations from on-site inspections from the public-right-of-way to document its historic appearance or alteration over time; and/or documents and publications of the National Park Service or Oregon State Historic Preservation Office.
   E. The Commission shall review and act upon applications for the alteration, relocation, and demolition of a Landmark. Applications for the alteration of a Landmark may be approved, approved with conditions, or denied. Applications
for the relocation or demolition of a Landmark may be approved, approved with conditions, or the action delayed for up to one year. The Commission shall develop written findings to support its decisions. The Historic Preservation Officer shall include any conditions imposed by the Commission in the Certificate of Appropriateness pursuant to this Section.

F. A Certificate of Appropriateness issued for the alteration of a Landmark shall be effective for a period of two (2) years from the date of its issuance. A Certificate of Appropriateness issued for the relocation or demolition of a historic resource shall be effective for a period of one (1) year.

G. A Landmark may be altered, relocated, or demolished without a Certificate of Appropriateness if the Building Official attests in writing that the condition of a Landmark poses a clear and immediate hazard to public safety. The comments of the Building Official with sufficient evidence to support his or her conclusions shall be provided to the Historic Preservation Officer within fifteen (15) days of making his or her decision. The Historic Preservation Officer will make these materials available to the Commission at their next regular meeting. The property owner(s) must submit an application for a Certificate of Appropriateness as required under this Ordinance within thirty (30) days of the Building Official submitting his or her written statement to the Historic Preservation Officer.

3. Certificate of Appropriateness – Minor Alteration. The Historic Preservation Officer may issue a Certificate of Appropriateness for a Minor Alteration of a Landmark without a public hearing when the proposed alteration will not significantly change the qualities that merited the listing of the Landmark in the Local Landmark Register. A completed Certificate of Appropriateness must be presented to the Building Official before a permit is issued. The Historic Preservation Officer shall make a list of certificates issued in this manner available to the Commission at each regular meeting. Activities eligible for a Certificate of Appropriateness issued as described in this provision include the following:
   A. Any maintenance, repair, replacements that uses materials identical to the original or existing materials.
   B. Demolition of an outbuilding noted as sharing a lot with a Landmark and specifically noted as not historically significant in its designation.
   C. New addition to a Landmark or new construction not visible from the public right-of-way.

A copy of the Certificate of Appropriateness and final written decision shall be sent to each member of the Landmarks Commission. Review of a decision by the Historic Preservation Officer may be initiated by not less than two (2) Landmarks Commission members. The review shall be initiated in writing and delivered to the Historic Preservation Officer within twelve (12) days of the date of the mailing of the final written decision by the Historic Preservation Officer. Review by the Landmarks Commission shall occur at the next available meeting.

4. Certificate of Appropriateness – Major Alteration. A public hearing before the Commission and a signed Certificate of Appropriateness shall be required for Major Alteration activities not exempted in A.1 through A.3. and C.1 through C.3 of this Section.
   A. Prior to submitting an application for a permit pursuant to this Section, the applicant is encouraged to request a pre-application conference to review concepts and proposals.
   B. Upon acceptance of a complete application the Historic Preservation Officer shall schedule a public hearing pursuant to applicable local and state laws.
C. In order to approve an application for the alteration of a Landmark, the Commission must find that the proposal meets the following guidelines as applicable:

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships; and/or
2. The historic integrity of a property shall be retained and preserved. The relocation of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided; and/or
3. A property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken; and/or
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved; and/or
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved; and/or
6. Deteriorated historic features shall be repaired rather than replaced. If the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence; and/or
7. Chemical and physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used; and/or
8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken; and/or
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment; and/or
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

D. In addition to meeting the applicable guidelines in 3(a) through 3(j) of this Section, in order to approve an application for the alteration of a Landmark the Commission must find that the proposal meets the following design standards as applicable:

1. Vacant buildings shall be weather- and vandal-proofed in order to minimize further deterioration and the threat to public safety; and/or
2. Rehabilitation work, especially on the exterior and the principal facades shall preserve the existing historic features or replace them if absolutely necessary with features and materials known to have existed on the building through verifiable evidence such as photographs. Alterations to Landmarks shall not be based on speculation, but instead on documentary evidence; and/or
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3. New additions shall be subordinate to the original building, meaning lower in height, attached to the rear or set back along the side, smaller in scale, and have less architectural detail; and/or

4. Height, width, setback, roof shape, and the overall scale and massing of new buildings within historic districts and on lots with existing Landmarks, or additions to Landmarks shall be compatible with the existing historic building(s) and, in the case of historic districts, the overall streetscape; and/or

5. In locally designated historic districts and on lots with existing Landmarks, materials on at least the primary façade(s) of new buildings shall be similar in size, shape, color, and texture to the original materials on the facades of surrounding historic buildings; and/or

6. Architectural details on new construction (including wood or metal trim, porches, cornices, arches, and window and door features, etc.) shall be complimentary, but shall not replicate historic features on surrounding historic buildings; and/or

7. Window and door opening should be similar in size and orientation (vertical to horizontal) to openings on historic buildings and shall take up about the same percentage of the overall façade as those on surrounding historic buildings; and/or

8. In Locally Designated historic districts and on lots with existing Landmarks, the relationship of the width to the height of the principal elevations for new buildings and additions to existing Landmarks shall be in scale with the surrounding structures and streetscape. Wider new building can be divided into segments that more closely resemble the façade widths of historic buildings; and/or

9. In Locally Designated historic districts and on lots with existing Landmarks, the roof shape of new buildings and additions to existing Landmarks shall be visually compatible with the surrounding structures and streetscape. Unusual roof shapes, materials, and pitches are discouraged; and/or

10. Moving Landmarks shall be avoided, especially to create artificial groupings; and/or

11. The demolition of Landmarks shall be avoided whenever possible; and/or

12. Design guidelines in Appendix A.

5. Demolition or Relocation. A public hearing before the Landmark Commission and a signed Certificate of Appropriateness shall be required to relocate or demolish a Landmark or any property listed in the National Register of Historic Places individually or as part of a Locally or National Designated historic district.

A. In approving, approving with conditions, or denying an application for the demolition of a Landmark, the Landmark Commission shall find that:

1. The applicant has completed a replacement plan for the site, including plans approved by the City of Redmond. If the property is located within a Locally Designated historic district, plans must be submitted for review by the Commission pursuant to Section 8.0865.D as it relates to new construction; and

2. The Building Official determines and states in writing that the building may not be safely removed from the site; and

3. The value to the community of the proposed use of the property outweighs the value of retaining Landmark at the original location. Public testimony shall be considered when making this determination.
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B. In recommending that the City Council approve, approve with conditions, or deny an application for the relocation of a Landmark, the Landmark Commission must find that:
   1. The relocated Landmark remains within the corporate limits of Redmond.
   2. The new site provides a suitable setting and ensures the building’s long-term preservation.
   3. The applicant has completed a plan for the new site, including drawings approved by the Building Official.

C. In approving or denying an application for the relocation or demolition of a Landmark, the Commission may impose the following conditions:
   1. Photographic, video, or drawn recordation of the Landmark in its original location; and/or
   2. In the case of demolition, the Landmark be transported to a new site, and that, to the extent possible, the new location is similar to the original site and that the original setback and orientation of the building is replicated on the new lot; and/or
   3. In the cases of properties listed in the National Register, that the applicant attempt to obtain permission to move the Landmark from the National Park Service in order to retain the property’s listing in the National Register and/or assume all responsibility and cost of removing the if permission cannot be obtained; and/or
   4. Other reasonable mitigation measures.

D. At the hearing of an application to relocate or demolish a Landmark the Commission may, in the interest of exploring reasonable alternatives, delay issuance of a Certificate of Appropriateness for up to one hundred twenty (120) calendar days from the date of the hearing.

E. At the end of the one hundred and twenty (120) calendar day waiting period, the Historic Preservation Officer shall issue a Certificate of Appropriateness for the relocation or demolition of the Landmark.

F. Upon issuing a Certificate of Appropriateness for the demolition of a Landmark, the Historic Preservation Officer shall post a legal notice in a local newspaper of general circulation announcing the demolition, the criteria under which the demolition was approved, the historic significance of the property, and invite the public to provide alternatives to the demolition for consideration by the Commission.

G. Relocated Landmarks shall remain listed in the Local Landmark Register unless removed under Section 8.0870.

H. Demolished Landmarks shall be removed from the Local Landmark Register using the procedures described in Section 8.0870.

[Section 8.0865 amended by Ord. #2018-13 passed December 11, 2018]

8.0870 Removal of Landmarks from the Local Landmark Register. A public hearing before the Commission and a signed Certificate of Appropriateness shall be required to remove a Landmark from the Local Landmark Register.

1. An application to remove a Landmark from the Local Landmark Register shall not be considered for one (1) year after the date of decision for the denial of an application for the relocation or demolition of the same Landmark under Section 8.0870(5).

2. Landmarks concurrently listed in the Local Landmark Register and National Register will be considered for removal from the Local Landmark Register only after the Landmark is
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removed from the National Register and the SHPO has provided written evidence of the removal to the Historic Preservation Officer.

3. Any individual or group, including the Commission acting on its own initiative, may initiate the removal of a Landmark or individual property within a historic district from the Local Landmark Register by submitting a complete application to the Historic Preservation Officer.

4. The Historic Preservation Officer shall establish standards for a complete application for the removal of a Landmark from the Local Landmark Register. Upon acceptance of a complete application, the Historic Preservation Officer shall schedule a public hearing pursuant to applicable local and state laws.

5. In order to approve an application for the removal of a Landmark from the Local Landmark Register the Commission must find the following:
   A. The Landmark has ceased to meet the criteria for listing in the Local Landmark Register because the qualities which caused it to be originally listed have been lost or destroyed; and/or
   B. The property owner at the time the property was added to the Local Landmark Register did not provide written permission for such action as required under Section 8.0855.

6. Landmarks accidentally destroyed by flood, fire, or other natural or accidental act or demolished under the provisions of Section 8.0865.E and meeting the definition of “demolished” as defined in this Ordinance may be removed administratively from the Local Landmark Register by the Historic Preservation Officer. Notice of this action and written evidence documenting the demolition of the Landmark shall be provided to the Commission at their next regular meeting. This same documentation shall be provided to the SHPO. If a Landmark is also listed in the National Register, the Commission shall request that the SHPO remove the property from the National Register if not requiring the owner to do so under Section 8.0865(5)(C).

7. Upon removing a Landmark from the Local Landmark Register, the Historic Preservation Officer shall post a legal notice in a local newspaper of general circulation announcing the removal, the criteria under which the removal was approved, and the historic significance of the property.

[Section 8.0870 amended by Ord. #2018-13 passed December 11, 2018]

8.0875 Economic Hardship. The Landmarks Commission shall grant a Certificate of Appropriateness for a relocation, demolition, or, at the Commission’s discretion, modify or exempt a property from the requirements of Section 8.0865 if the applicant can demonstrate that complying with the provisions of this Ordinance creates an economic hardship that prevents the profitable use of the subject property.

1. Separate standards for demonstrating an economic hardship are established for investment or income-producing and non-income-producing properties:
   A. Economic hardship for an income-producing property shall be found when the property owner demonstrates that a reasonable rate of return cannot be obtained from the Landmark if it retains its historic features, buildings, or structures in either its present condition or if it is rehabilitated.
   B. Economic hardship for a non-income-producing property shall be found when the property owner demonstrates that the Landmark has no beneficial use as a single-family dwelling or for an institutional use in its present condition or if rehabilitated.
2. Property owners seeking a Certificate of Appropriateness for economic hardship must provide sufficient information, as determined by the Historic Preservation Officer, to support the application for the Certificate. Demonstration of an economic hardship shall not be based on or include any of the following circumstances:
   A. Willful or negligent acts by the owner; and/or
   B. Purchase of the property for substantially more than market value; and/or
   C. Failure to perform normal maintenance and repairs; and/or
   D. Failure to diligently solicit and retain tenants; and/or
   E. Failure to provide normal tenant improvements.

[Section 8.0875 amended by Ord. #2018-13 passed December 11, 2018]

8.0880 Appeals. Appeals from actions of the Historic Preservation Officer shall be to the Landmarks Commission and may be filed by the applicant, the owner, occupant of the site or district concerned. Appeals from actions of the Landmarks Commission shall be to the Redmond City Council and may be filed by the applicant, the owner, occupant of the site or district concerned, or by any other person who participated in the initial hearing. Appeals must be filed within fifteen (15) days from the date of action by the Landmarks Commission, shall be filed on a form provided by the Planning Department, and shall be accompanied by a fee. Decisions by the Redmond City Council may be appealed to the Oregon State Land Use Board of Appeals in accordance with rules and procedures established by state law and that board.

[Section 8.0880 amended by Ord. #2018-13 passed December 11, 2018]

8.0885 Re-submittal of an Application Previously Denied. An application for a Certificate of Appropriateness which has been denied or an application which was denied and which on appeal has not been reversed by a higher authority, including the Land Use Board of Appeals, the Land Conservation and Development Commission, or the courts, may not be resubmitted for the same or a substantially similar proposal or for the same or substantially similar action for a period of at least two (2) years from the date the final city action is made denying the application unless there is a substantial change in the facts or a change in city policy which would change the outcome.

[Section 8.0880 added by Ord. #2018-13 passed December 11, 2018]

8.0890 Enforcement of the Provisions of this Ordinance. Penalties for violations of the provisions of this Ordinance shall be the same as for violation of the City of Redmond Planning Code.

[Section 8.0890 added by Ord. #2018-13 passed December 11, 2018]
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Redmond Historic Preservation Code

PREVENTATIVE OF HISTORIC BUILDINGS AND SITES

APPENDIX "A"
RATING SHEET

[Appendix “A” amended by Ord. #2011-06 passed May 24, 2011]
[Appendix “A” deleted by Ord. #2018-13 passed December 11, 2018]

APPENDIX "B"
DESIGN REVIEW GUIDELINES
ALTERATIONS / ADDITIONS

[Appendix “B” deleted by Ord. #2018-13 passed December 11, 2018]

APPENDIX "C"
DESIGN REVIEW GUIDELINES
NEW CONSTRUCTION

[Appendix “C” deleted by Ord. #2018-13 passed December 11, 2018]

APPENDIX "D"
THE FEDERAL REQUIREMENTS OF THE CERTIFIED LOCAL GOVERNMENT

[Appendix “D” deleted by Ord. #2011-06 passed May 24, 2011]
ARTICLE II - LAND USE PROCEDURES

INTRODUCTION AND GENERAL PROVISIONS

8.1000 Introduction and Application.
1. This title is enacted to provide a uniform procedure for the processing of applications, and determinations by the Planning Division of the City of Redmond Community Development Department under the Redmond Urban Area Comprehensive Plan, land use regulations, subdivision and partition standards and other standards which by their terms incorporate by reference the procedures in this Article. This Article shall be known as the City of Redmond Land Use Procedures.
2. The provisions of this Article do not apply to the issuance, suspension, or revocation of any building, electrical or plumbing permits except as they relate to Planning Division consideration of permitted uses.

8.1005 Definitions. The following definitions apply to this title:

1. Development means any human-caused change to improved or unimproved real estate that requires a permit or approval from any agency of the city or county, including but not limited to buildings or other structures, mining, filling, grading, paving, excavation or drilling operations, landscaping, and storage of materials.
2. Development action includes decisions that do not require exercise of discretion and are based on clear and objective criteria including the following applications:
   A. Sign Permits;
   B. Lot line adjustments;
   C. Temporary use permits; and
   D. Other nondiscretionary approvals requiring the application of clear and objective criteria.
3. Land use action includes any consideration for approval of a quasi-judicial plan amendment or zone change and any consideration for approval of a land use permit. Land use actions include the following applications:
   A. Conditional Use Permits;
   B. Alteration or Repair of a Nonconforming Use;
   C. Variance;
   D. Text or Map Amendment;
   E. Declaratory Ruling;
   F. Subdivision;
   G. Partition;
   H. Site and Design Review; and
   I. Other applications which require the exercise of discretion or policy judgment in applying and/or interpreting applicable criteria.
4. Legislative changes generally involve broad public policy decisions that apply to other than an individual property owner. These include, without limitation, amendments to the text of the comprehensive plans, zoning standards, or the subdivision & partition standards and changes in comprehensive plan and zoning maps not directly affecting individual property owners.
5. Property Owner. For the purpose of this section, the term "property owner" shall mean the owner of record or the contract purchaser and does not include a person who holds a security interest.
6. **Quasi-judicial** zone change or plan amendment generally refers to a plan amendment or zone change directly affecting individual property owners and that involves the application of existing policy to a specific factual setting. There are three factors that must be analyzed to distinguish the difference between a legislative change and a quasi-judicial change. These three factors are: (1) whether the request is bound to result in a decision, (2) whether the request requires the application of specific criteria, and (3) the size of the area and the number of people affected by the decision. In most cases the conclusion is based on the answer to the third question.

8.1010 Application Requirements.

1. Applications for development actions or land use actions shall:
   A. Be submitted by the property owner or a person who represents in writing that he or she has authority from the property owner as defined herein to make the application;
   B. Be completed on a form prescribed by the Community Development Director or designee;
   C. Be filed with a narrative statement or Burden of Proof, that explains how the application satisfies each and all of the relevant criteria and standards in sufficient detail for review and decision-making; and
   D. Be accompanied by the appropriate filing fee.

2. Failure to include any of the required information may lead to a determination that the application is incomplete and may be rejected.

3. Acceptance of an application indicates only that the application is ready for processing and review.

4. Applications for uses or development that are not authorized under Section 8.0060 will not be accepted.

8.1015 Incomplete Applications.

1. If an application is incomplete, the Community Development Director or designee shall, within thirty (30) days of receipt of the application, notify the applicant in writing of exactly what information is missing.

2. The applicant should within 14 days of the date of the letter indicate whether the applicant will continue to pursue a decision or withdraw the application.

3. If the applicant fails to respond within 14 days, at the discretion of the Community Development Director, the city may return the application or continue through to a final decision.

4. Upon return of the application, the applicant may request a refund of any remaining fees or 50% of the total amount of the fee whichever is greater.

8.1020 False Statements on Application and Supporting Documents. If the applicant or the applicant's representative or apparent representative makes a misstatement of fact on the application regarding property ownership, authority to submit the application, acreage, or any other fact material to the acceptance of the application, and such misstatement is relied upon by the Community Development Director or designee or Hearings Body in making a decision whether to accept the application, the Community Development Director or designee may upon notice to the applicant and subject to an applicant's right to a hearing declare the application void.
8.1025 **Conditions of Approval.** The City may require conditions of approval to any application as are necessary to assure compliance with applicable criteria as provided under the Redmond Development Code and Comprehensive Plan where applicable. Violation of a condition of approval will be treated as a violation of the Redmond Development Code and is subject to enforcement under Section 8.1725.

[Section 8.1025 amended by Ord. #2013-06 passed April 9, 2013]

8.1030 **Withdrawal of Application.** An application may be formally withdrawn in writing by the property owner, the applicant, or applicant=s representative at any time prior to the City=s final written decision. Receipt by the City of a written request to withdraw the applications is final. Such request shall include a written statement waiving any statutory rights to pursue a writ of mandamus as provided under state law. A withdrawn application that is resubmitted to the City will be treated as a new application.

8.1035 **Time Computation.** Except as otherwise provided, the time within which an act is required to be done shall be computed by excluding the first day and including the last day, unless the last day is a Saturday, Sunday, legal holiday or any day on which the city is not open for business pursuant to city ordinance, in which case it shall also be excluded.
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LEGISLATIVE PROCEDURES

8.1100 Legislative Procedures. The following legislative procedures are established. No legislative change shall be adopted without review and approval by the City Council.

8.1105 Hearing Required. Public hearings before the Planning Commission or Hearings Officer shall be set at the discretion of the Community Development Director or designee unless otherwise required by State law.

8.1110 Notice.

1. Published notice.
   A. Notice of a legislative change shall be published in a newspaper of general circulation in the City at least ten (10) days prior to each public hearing.
   B. The notice shall state the time and place of the hearing and contain a statement describing the general subject matter of the ordinance under consideration.

2. Posted Notice. Individual notice to property owners, as defined in Section 8.1010 (1) herein, shall be provided at the discretion of the Community Development Director or designee.

8.1115 Initiation of Legislative Changes. A legislative change may be initiated by application of individuals upon payment of required fees, or by the City Council or the Planning Commission.

8.1120 Hearings Body.

1. The following shall serve as hearings or review body for legislative changes in this order:
   A. The Planning Commission or Hearings Officer.
   B. The City Council.

2. Any legislative change initiated by the City Council shall be reviewed by the Planning Commission prior to action being taken by the Council.

8.1125 Final Decision. All legislative changes shall be adopted by ordinance.
CHAPTER 8 DEVELOPMENT REGULATIONS

DEVELOPMENT ACTION

8.1200 Development Action Procedures. The following development action procedures are established:


1. Development Director or designee without public notice or hearing.
2. The Community Development Director or designee has the discretion to determine that for the purposes of this title a development action application should be treated as if it were a land use action application.

8.1210 Decision.

1. Development action applications acted upon without notice or hearing should be approved or denied by the Community Development Director or designee within 30 days of acceptance of the application by the Community Development Director or designee.
2. Notice of a decision shall be provided to the applicant or the applicant's representative and to the Planning Commission and the City Council.
3. The decision may be appealed in accordance with Sections 8.1500 through 8.1530 herein.
4. A development action decision becomes final when no further appeal under this title is possible.


1. A review of a development action may be initiated by three or more members of the Planning Commission or City Council.
2. The review shall be initiated in writing within twelve (12) days of the date of the staff decision.
CHAPTER 8 DEVELOPMENT REGULATIONS

LAND USE ACTION

8.1300 Review of Land Use Action Applications. Land use action applications shall be reviewed in accordance with the procedure set forth herein.

8.1305 Action on Land Use Action Applications.

1. The Community Development Director or designee may decide upon a land use action application for other than a Comprehensive Plan amendment and zone change administratively either with prior notice, as prescribed under Section 8.1310, or without prior notice, as prescribed under Section 8.1315, or he may refer the application to the Hearings Body for hearing. The Community Development Director or designee should take such action within thirty (30) days of the date the application is accepted as complete. This time limit may be waived at the option of the applicant.

2. The Community Development Director or designee=s choice between or among administrative or hearing procedures to apply to a particular application or determination shall not be an appeal able decision.

3. Zone change and plan amendment applications shall be referred to a hearing before the Hearings Body.

8.1310 Administrative Land Use Decisions with Prior Notice.

1. Notice of the application shall be sent within ten (10) days of acceptance of the application to persons and neighborhood associations entitled to notice under Section 8.1335 herein. Such notice shall include all the information specified under Section 8.1340 except for those items specified in Subsections (g) and (j) unless the decision is referred to a hearing.

2. Any person may comment in writing on the application within fourteen (14) days from the date notice was mailed or a longer period as specified in the notice.

3. The Community Development Director or designee=s decision to approve or deny shall be made within thirty (30) days after an application is accepted as complete. The time limit may be waived by the written consent of the applicant.

4. Notice of the Community Development Director or designee=s decision and the appeal period shall be sent to all parties and to all members of the Planning Commission and the City Council.

5. The applicant and all persons commenting as provided in this section constitute parties to the administrative decision. Any party can appeal the decision in accordance with Sections 8.1500 through 8.1560 herein.

8.1315 Administrative Decision without Prior Notice. The procedures for administrative decisions without prior notice shall be the same as those set forth in Section 8.1310 herein, except that:

1. No prior notice shall be given, and

2. The notice of decision shall contain the applicable information required by Section 8.1340 herein.

8.1320 Application and Supporting Documents. Except as provided for in Section 8.1370 herein, all documents or evidence relied upon by an applicant for a land use approval shall be submitted to the Planning Division as part of the application and be made available to the public at the time notice is provided under Section 8.1335 herein.
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8.1325 Filing of Staff Report for Hearing.

1. At the time an application, that in the judgment of the Community Development Director or designee requires a hearing, is complete, a hearing date shall be set.
2. Whenever possible, a draft staff report should be made available fifteen (15) days prior to hearing.
3. As required by state statute, a copy of the final staff report shall be made available to the applicant, made available to such other persons who request a copy.
4. Oral or written modifications and additions to the staff report shall be allowed prior to or at the hearing.

8.1330 Hearings Body.

1. At the discretion of the Community Development Director or designee, The following shall serve as the Hearings Body in this order:
   A. Planning Commission or Hearings Officer.
   B. City Council.

8.1335 Notice of Hearing

1. Individual Mailed Notice. Except for a legislative action, notice of a hearing shall be provided twenty (20) days prior to the hearing and shall be sent by mail to the following persons:
   A. The applicant.
   B. Owners of record of property as shown on the most recent property assessment roll of property located within at least one hundred feet (100') of the property which is the subject of the application. For the purpose of determining property notification, intervening public and private ways and water courses shall not be considered.
   C. All owners of property located within two hundred fifty feet (250') of the property which is the subject of a Plan Amendment application or zone change application.
   D. For a solar access or solar shade exception application, only those owners of record identified in the application as being burdened by the approval of such an application.
   E. The tenants of a mobile home park when the application is for the re-zoning of any park or all of a mobile home park.
   F. The failure of a property owner to receive mailed notice shall not invalidate any land use approval.
2. Posted Notice.
   A. Notice of a hearing should be posted by the applicant on the property for twenty (20) days prior to the hearing. Such notice should where practicable, be visible from an adjacent street.
   B. At least twenty (20) days prior to any initial hearing, the applicant shall provide an affidavit attesting to the fact that notice has been posted as recommended by this section.
3. Published Notice. In addition to notice by mail and posting, notice of a hearing shall be published in a newspaper of general circulation in the city at least ten (10) days prior to the hearing.

8.1340 Contents of Notice.

1. Notice under Section 8.1335 shall:
A. Describe the nature of the applicant's request and the nature of the proposed uses that could be authorized.

B. List the criteria from the zoning ordinance and the plan applicable to the application at issue.

C. Set forth the street address or easily understood geographical reference to the subject property.

D. State the date, time and location of the hearing or date by which written comments must be received.

E. State that any person may comment in writing and include a general explanation of the requirements for submission of testimony and the procedures for conduct of testimony.

F. If a hearing is to be held, state that any interested person may appear.

G. State that failure to raise an issue in person at a hearing or in writing precludes appeal by that person to the Land Use Board of Appeals (LUBA), and that failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to LUBA based on that issue.

H. State the name of the City Planner to contact and the telephone number where additional information may be obtained.

I. State that a copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and copies will be provided at reasonable cost.

J. State that a copy of the staff report will be available for review at no cost at least seven (7) days prior to the hearing and copies will be provided at reasonable cost.

2. All mailed and published notices for hearings shall contain a statement that recipients may request a copy of the staff report.

8.1345 Limitation on Oral Presentations. The Hearings Body may set reasonable time limits on oral testimony.

8.1350 The Hearings Record shall include.

1. A magnetic tape record of the hearing shall be made.

2. All exhibits presented shall be marked to show the identity of the person offering the exhibit.

3. All exhibits shall be dated and numbered in the order presented.

4. When exhibits are introduced, the exhibit number or letter shall be read into the record.

8.1355 Hearings Procedure. A hearing shall be conducted as follows:

1. The Hearings Body shall explain the purpose of the hearing and announce the order of proceedings, including reasonable time limits on presentations by parties.

2. A statement by the Hearings Body regarding ex parte contacts, bias, and conflicts of interest shall be made.

3. Any facts received, noticed or recognized outside of the hearing shall be stated for the record.

4. Challenges to the Hearings Body's qualifications to hear the matter shall be stated and challenges entertained.

5. The Hearings Body shall list applicable substantive criteria, explain that testimony and evidence must be directed toward those criteria or other criteria in the comprehensive plan or land use regulations that the person believes to apply to the decision, and that failure to address an issue accompanied by statements or evidence sufficient to afford the decision
maker and the parties an opportunity to respond to the issue precludes appeal to LUBA based on that issue. State that failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government or its designee to respond to the issue precludes an action for damages in circuit court.

6. Order of presentation:
   A. Open the hearing.
   B. Staff report.
   C. Proponents' presentation.
   D. Opponents' presentation.
   E. Proponents' rebuttal.
   F. Opponents' rebuttal may be allowed at the Hearings Body's discretion.
   G. Staff comment.
   H. Questions from or to the chair may be entertained at any time at the Hearings Body's discretion.
   I. Close of hearing.
   J. Deliberation

7. The record shall be available for public review at the hearing.

8.1360 Land Use Action Decisions.

1. Approval or denial of a land use action shall be based upon and accompanied by a brief statement that explains the criteria and standards considered relevant to the decision, states the facts relied upon in rendering the decision and explains the justification for the decision based upon the criteria, standards, and facts set forth.

8.1365 Notice of Decision. A Hearings Body's decision shall be in writing and mailed to all parties; however, one person may be designated by the Hearings Body to be the recipient of the decision for a group, organization, group of petitioners or similar collection of individual participants.

8.1370 Decision on Plan Amendments and Zone Changes.

1. The City Council shall have final authority to make decisions on all quasi-judicial zone changes and plan amendments. The Planning Commission recommendation to the City Council shall be part of the hearing record.

8.1375 Review by Planning Commission and City Council.

1. Review of a decision by the Community Development Director or designee or a Hearings Body's decision may be initiated by not less than three members of either the Planning Commission or the City Council.
2. The review shall be initiated in writing and delivered to the Community Development Department within twelve (12) days of the date of the mailing of the final written decision of the Community Development Director or lower Hearings Body.
3. Review shall be conducted in the same manner provided for in appeals, except that an appeal fee and transcript shall not be required.

8.1380 Proposed Findings and Conclusions. The Hearings Body may require that any prevailing party draft a set of proposed findings and conclusions.
8.1400 Modifications of Approval

1. Modifications
   A. A Modification shall be processed as an Administrative Land Use Action as provided for in Section 8.1300 - 1315. Modifications are requests for revision or deletion of a condition of approval or a change to a site development plan that is the result of changed circumstances, an error in the original decision or inconsistency with the current code. Modifications may only be accepted after 90 days has elapsed from the effective date of the initial land use approval.
   B. The applicant for a modification shall include reasons for the modification and demonstrate that the request is consistent with the provisions of the code and is necessary due to a change of circumstances.
   C. At the discretion of the Community Development Director or designee, modifications to a decision rendered by a Hearings Body shall be processed by the same Hearings Body.
   D. An application as a modification to an approval shall be directed to one or more specific aspects of the approval. The review shall be limited to the criteria applicable to that particular aspect of the proposal.
   E. Proposals that would modify an approval in multiple areas with a scope greater than allowable as a modification shall be treated as an application for a new proposal.
   F. Modifications shall not be accepted in such cases where a variance would be required. (Added 2/98)

2. Alteration to an Approved Plan:
   A. Minor Alteration to an approved Site Plan or Preliminary Plat shall be processed as a Development Action provided for in Section 8.1205. Examples of such alterations include:
      1. Minor shifting of building location such that no setback is violated.
      2. Minor shifting of street alignments or easements which do not add or delete intersections or diminish road connectivity.
      3. Minor amendments to lot lines such that no new lots are created and all lots continue to meet lot size and frontage requirements.
      4. Minor changes to landscaping species or location of plant materials such that there is no change to the aesthetic improvement qualities of the landscaping.
      5. Minor changes to the building design including roof line.
      6. Minor amendments to phasing plans that would have no adverse effect on the phasing of public improvements.
   B. Proposed changes to an approved Land Use Action shall be submitted in writing to the Community Development Department for approval. The department director shall grant approval to the proposed changes if it is determined that the change does not substantially alter the previous approval previously given, or the final conditions of approval. If the director determines that the proposed change does constitute a substantial alteration or a violation of the conditions the proposal shall be processed as a modification or in the same manner as a new application.
   C. The decision may be appealed in the same manner as provided in Section 8.1500 - 1530.
   D. An Alteration can only be considered if there are non substantive changes in the outward appearance of the development, impact on the surrounding properties is minimal, and the alteration is consistent with the conditions of the original approval and applicable criteria.
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APPEALS

8.1500 DEFINITIONS: the following definitions shall apply:

1. City Council shall mean the Redmond City Council
2. Planning Division shall mean the Planning Division of the Community Development Department of the City of Redmond.
3. De Novo Review shall mean that both old and new testimony or information may be presented at the hearing.
4. On The Record Appeal shall mean that the review is based only on testimony or information presented at the lower body=s proceedings.

8.1505 Who May Appeal.

1. The following persons may file an appeal:
   A. A party;
   B. In the case of an appeal of an administrative decision without prior notice, a person entitled to notice; and
   C. A person entitled to notice and to whom no notice was mailed.
2. A person to whom notice is mailed is deemed notified, even if notice is not received.

8.1510 Filing Appeals.

1. To file an appeal, an appellant must file a completed notice of appeal on a form prescribed by the Planning Division, accompanied by the required appeal fee, and a transcript of any hearing appealed from.
2. The notice of appeal and appeal fee must be received at the offices of the City of Redmond Community Development Department no later than 5 p.m. on the twelfth day following mailing of the decision. Notices of Appeals may not be filed by facsimile machine.
3. If the City Council is the hearings body and the City Council declines review, a portion of the appeal fee may be refunded. The amount of any refund will depend upon the actual costs incurred by the City in reviewing the appeal.

8.1515 Notice of Appeal. Every notice of appeal shall include:

1. A statement raising any issue relied upon for appeal with sufficient specificity to afford the hearings body an adequate opportunity to respond to and resolve each issue in dispute.
2. If the City Council is the hearings body, a request for review by the City Council stating the reasons why the City Council should review the lower hearings body=s decision.
3. If the City Council is the hearings body and de novo review is desired, a request by the applicant for de novo review shall state the reasons why the City Council should provide such review.

8.1520 Determination of Jurisdictional Defects

1. Any failure to conform to the requirements of Sections 8.1510 and 8.1515 shall constitute a jurisdictional defect.
2. Determination of jurisdictional defects in an appeal shall be made by the hearings body to which an appeal has been made.
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8.1525 Transcript Requirement.

1. Except as otherwise provided in this section, the appellants shall provide a complete transcript of any hearing appealed from, from recorded magnetic tapes provided by the Planning Division.

2. Appellants shall submit to the Planning Division the transcript no later than ten days after the date notice of appeal is filed or within ten days after the hearing tape is mailed or given to the appellant, whichever is later. Unless excused under this section, an appellant=s failure to provide a transcript shall cause the City Council to decline to consider the appellant=s appeal further and shall, upon notice mailed to the parties, cause the lower hearings body=s decision to become final.

3. An appellant shall be excused from providing a complete transcript if appellant was prevented from complying by: (1) the inability of the Planning Division to supply appellant with a magnetic tape or tapes of the prior proceeding; or (2) defects on the magnetic tape or tapes of the prior proceeding that make it not reasonably possible for Appellant to supply a transcript.

8.1530 Consolidation of Multiple Appeals

1. If more than one party files a notice of appeal on a land use action decision, the appeals shall be consolidated and noticed and heard as one proceeding.

2. To the extent its costs are less because multiple appeals are filed, the Planning Division may refund a portion of the appeal fees to the appellants in an equitable manner.

3. In instances of multiple appeals where separate appellants have asked for a differing scope of review, any grant of de novo review shall control over a separate request for a more limited review on appeal.

4. In instances of multiple appeals, all appellants shall share equally the costs of providing a complete transcript of any hearing appealed from. (Amended 9/2000)

8.1535 Scope of Review

1. Before hearings officer or planning commission: The review on appeal before the hearings officer or planning commission shall address all issues properly raised consistent with Section 8.1515 and shall be de novo. Additional issues not expressly provided for in the notice of appeal may be addressed at the discretion of the hearings officer or planning commission.

2. Before the City Council:
   A. Review before the City Council, if accepted, shall be on the record. The City Council may decide on its own to hear a timely filed appealed de novo.

8.1540 Hearing on Appeal.

1. The appellant and all other parties to the decision below shall be mailed notice of the hearing on appeal at least twenty (20) days prior to any de novo hearing or deadline for submission of written arguments as provided in Section 8.1335.

2. Except as otherwise provided in this chapter, the appeal shall be heard as provided in Section 8.1335 of the Redmond Code.

3. The order of hearings body shall be as provided in Section 8.1330 of the Redmond Code.

4. The record of the proceeding from which appeal is taken shall be a part of the record on appeal.

5. The record for a review on the record shall consist of the following:
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A. A written transcript of any prior hearing or meeting;
B. All written and graphic materials that were part of the record below;
C. The hearings body decision appealed from;
D. Written arguments, based upon the record developed below, submitted by any party to the decision;
E. Written comments submitted by the planning commission or individual planning commissioners, based upon the record developed below; and
F. A staff report and staff comment based on the record.

6. In a review on the record, testimony shall be limited to arguments based on evidence in the record, no new oral or written evidence may be submitted except as otherwise permitted by the City Council.

8.1545 Declining Review. When there is an appeal of a land use action and the City Council is the hearings body:

1. The City Council may on a case-by-case basis or by standing order for a class of cases decide at a public meeting that the decision of the lower hearings body of an individual land use action or a class of land use action decisions shall be the final decision of the City.
2. If the City Council decides that the lower hearings body decision shall be the final decision of the City, then the City Council shall not hear the appeal and the party appealing may continue the appeal as provided by law. In such a case, the City shall provide written notice of its decision to all parties. The decision on the land use application becomes final upon mailing of the City Council=s decision to decline review.
3. The decision of the City Council not to hear a land use action appeal is entirely discretionary.

8.1550 Development Action Appeals. Notice of the hearing date set for appeal shall be sent only to the applicant. Only the applicant, his or her representatives, and his or her witnesses shall be entitled to participate. Continuances shall be at the discretion of the hearings body, and the record shall close at the end of the hearing.

8.1560 Withdrawal of an Appeal. An appeal may be withdrawn in writing by an appellant at any time prior to the rendering of a final decision. Subject to the existence of other appeals on the same application, in such event the appeal proceedings shall terminate as of the date the withdrawal is received. An appeal may be withdrawn under this section regardless of whether other non-filing parties have relied upon the appeal filed by the appellant. (Added 9/2000) Once an appeal is withdrawn, the effective date of the decision will be as provided in the original decision. Where no effective date is provided, any land use decision shall be final as of 21 days from the mailing date of the notice of final decision. Where the decision requires the adoption of an ordinance, the effective date shall be as provided in the language of the ordinance and consistent with the Redmond City Charter.
8.1600 Limitations on Approvals. The following limitations on approvals are applicable.

8.1605 Duration of Approval. All land use approvals shall be valid for a period of two years, unless a longer duration is granted as part of the approval. The two year period shall run from the date a land use approval is no longer appealable.

8.1610 Approval Extension. Extensions beyond two (2) years may be approved by the Community Development Director or designee, or Hearings Body for periods of one (1) year, up to an aggregate of two (2) additional years provided that; no code changes which may be contrary to the original decision have occurred relative to that proposal, and there has been no new development since the original approval on any adjacent property. Such extensions shall be administrative, in writing, and not subject to appeal. (3/99)

8.1620 Additional Approval Time Extension. Notwithstanding Sections 8.1605 and 8.1610, all City approved land use permits as listed in Section 8.1620(1) below, that were due to expire after July 1, 2013, per Ordinance No. 2011-04, are hereby extended to June 30, 2015. Permits which have been automatically extended by this regulation may not apply for an additional extension of time.


[Section 8.1620 added by Ord. #2009-08 passed August 11, 2009]
[Section 8.1620 amended by Ord. #2011-04 passed May 24, 2011]
[Section 8.1620 amended by Ord. #2013-07 passed June 11, 2013]
[Section 8.1620 amended by Ord. #2014-07 passed March 25, 2014]
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DECLARATORY RULING

8.1700 Availability of Declaratory Ruling.

1. Subject to the other provisions of this section, there shall be available for the City’s comprehensive plan, zoning standards, subdivision and partition standards, site and design standards, sign standards and this Article a process for:
   A. Interpreting a provision of a comprehensive plan or ordinance (and other documents incorporated by reference) in which there is doubt or a dispute as to its meaning or application;
   B. Interpreting a provision or limitation in a land use permit issued by the City or quasi-judicial plan amendment or zone change in which there is doubt or a dispute as to its meaning or application;
   C. Determining whether an approval has been initiated or considering the revocation of a previously issued land use permit, quasi-judicial plan amendment or zone change;
   D. Determining the validity and scope of a nonconforming use; and,
   E. Determination of other similar status situations under a comprehensive plan, zoning ordinance or land division ordinance that do not constitute the approval or denial of an application for a permit. Such a determination or interpretation shall be known as a "declaratory ruling" and shall be processed in accordance with this section. In all cases, as part of making a determination or interpretation the Community Development Director or designee (where appropriate), or Hearings Body (where appropriate) shall have the authority to declare the rights and obligations of persons affected by the ruling.

2. A declaratory ruling shall be available only in instances involving a fact-specific controversy and to resolve and determine the particular rights and obligations of particular parties to the controversy. Declaratory proceedings shall not be used to grant an advisory opinion. Declaratory proceedings shall not be used as a substitute for seeking an amendment of a legislative enactment.

3. Declaratory rulings shall not be used as a substitute for an appeal of a decision in a land use action or for a modification of an approval. In the case of a ruling on a land use action a declaratory ruling shall not be available until ninety (90) days after a decision in the land use action is final.

4. The Community Development Director or designee may refuse to accept and the Hearings Body may deny an application for a declaratory ruling if:
   A. The Community Development Director or designee, or Hearings Body determines that the question presented can be decided in conjunction with approving or denying a pending land use action application or if in the Community Development Director or designee or Hearings Body’s judgment the requested determination should be made as part of a decision on an application for a quasi-judicial plan amendment or zone change or a land use permit not yet filed; or
   B. The Community Development Director or designee or Hearings Body determines that there is an enforcement case pending in district or circuit court in which the same issue necessarily will be decided as to the applicant and the applicant failed to file the request for a declaratory ruling within two weeks after being cited or served with a complaint. The Community Development Director or designee or Hearings Body determination to not accept or deny an application under this section shall be the City’s final decision.
8.1705 Persons Who May Apply for a Declaratory Ruling.

1. Section 8.1010 notwithstanding, the following persons may initiate a declaratory ruling under this chapter:
   A. The owner of a property requesting a declaratory ruling relating to the use of the owner's property;
   B. In cases where the request is to interpret a previously issued quasi-judicial plan amendment, zone change or land use permit, the holder of the permit; or
   C. In all cases arising under Section 8.1700, the Community Development Director or designee.

2. A request for a declaratory ruling shall be initiated by filing an application with the Planning Division and, except for applications initiated by the Community Development Director or designee, shall be accompanied by such fees as have been set by the Community Development Department. Each application for a declaratory ruling shall include the precise question on which a ruling is sought. The application shall set forth whatever facts are relevant and necessary for making the determination and such other information as may be required by the Community Development Department.

8.1710 Procedures. Except as set forth in this section or in applicable provisions of the zoning standards, the procedures for making declaratory rulings shall be the same as set forth in this title for land use actions. Where the Planning Division is the applicant, the Planning Division shall bear the same burden that applicants generally bear in pursuing a land use action.

8.1715 Effect of Declaratory Ruling.

1. A declaratory ruling shall be conclusive on the subject of the ruling and bind the parties thereto as to the determination made.

2. Parties to a declaratory ruling shall not be entitled to reapply for a declaratory ruling on the same question.

8.1720 Interpretation. Interpretations made under this chapter shall not have the effect of amending the interpreted language. Interpretation shall be made only of language that is ambiguous either on its face or in its application. Any interpretation of a provision of the comprehensive plan or other land use ordinance shall consider applicable provisions of the comprehensive plan and the purpose and intent of the ordinance as applied to the particular section in question.

8.1725 Enforcement.

1. It shall be the duty of the Community Development Director or designated representative to administer and enforce the provisions of these standards in such a way as to carry out its intent and purpose.

2. Violation of any provisions of these standards is a Class A Civil Infraction and/or a Class A administrative infraction and shall be enforced through the procedures established in sections 2.750 to 2.799.

3. Each day that a nuisance continues to exist constitutes a separate violation, and a separate penalty may be assessed for each day the violation continues.

4. Violation of these standards is hereby declared a nuisance and may be subject to abatement, removal or other remedy provided in the City of Redmond nuisance code under Section 5.345.
5. When any real property is or is proposed to be used, transferred, sold or disposed of in violation of these standards, the Community Development Director, designee, or any person whose interest in the property is or may be affected by the violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement or other appropriate proceedings to prevent, temporarily or permanently enjoin, abate or set aside such use, transfer, sale, disposition, offer, negotiation or agreement.

6. If any section, subsection, sentence, clause or phrase of these standards is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of these standards.

[Section 8.1725 added by Ord. #2013-06 passed April 9, 2013]
[Section 8.1725 amended by Ord. #2014-05 passed April 8, 2014]
ARTICLE III. LAND DIVISION STANDARDS

8.2000 Title. These standards shall be known as the City of Redmond Land Division Standards and may be so cited and pleaded.

[Section 8.2000 amended by Ord. #2012-11 passed October 23, 2012]

8.2005 Purpose. In accordance with the provisions of Oregon Revised Statutes (ORS) Chapters 92 and 227, these standards set forth the minimum standards governing the approval of land development, including subdivisions and partitions, as necessary to carry out the Redmond Urban Area Comprehensive Plan and to promote the public health, safety and general welfare. The purposes of these provisions and regulations are to:

1. Encourage well planned subdivision and partition development to the end that good livable neighborhoods with all needed amenities and community facilities may be created.
2. Encourage development in harmony with the natural environment and within resource carrying capacities.
3. Safeguard the interest of the public, the developer and the future lot owner – the Community.
4. Improve land records and boundary monumentation.
5. Insure equitable processing of subdivision and partition plats, and accomplish to the greatest extent possible the goals and objectives of the Comprehensive Plan for the Redmond Urban Area.
6. Provide for orderly and efficient urban development and coordinate development with public facility and service plans and capabilities.
7. Promote and maximize the conservation of energy by preserving the option to utilize solar energy and to implement the Comprehensive Plan policies relating to solar energy by encouraging the design of new developments to protect future options to use solar energy by providing for and protecting solar access in the following ways:
   A. By regulating the orientation of streets, lots, and parcels;
   B. By the placement, height and bulk of buildings;
   C. By the placement and growth of vegetation; and,
   D. By preserving options for other alternative energy sources, such as wind, that may be available and necessary in the future.

[Section 8.2005 amended by Ord. #2012-11 passed October 23, 2012]

8.2010 Interpretation. No person may subdivide or partition land within the City of Redmond except in accordance with ORS Chapter 92 and the provisions of these standards. The provisions of these standards shall be construed to effect the purposes set forth in Section 8.2005 of these standards. These provisions are declared to be the minimum requirements fulfilling such objectives, and, as deemed necessary through the land use review and decision process, the City may impose additional requirements to promote the health, safety and general welfare, and to carry out the Comprehensive Plan of the City. Where conditions set forth herein are less restrictive than comparative conditions imposed by any other provision of these standards, by provision of other applicable local ordinance, resolution or regulation, or by provision of state statute or administrative regulation, the more restrictive shall govern.

[Section 8.2010 amended by Ord. #2012-11 passed October 23, 2012]
8.2015 Construction and Terminology.

1. Construction. Words used in the present tense include the future tense; words used in the singular include the plural, and words used in the plural include the singular; the word "shall" is mandatory; the words "may" and should are permissive; the masculine shall include the feminine and neuter.

2. Terminology. The word "City" shall mean the City of Redmond, Oregon. The words "City Council" shall mean the City Council of Redmond. The words "Community Development Department Director" and "Hearings Body" shall mean the Community Development Department Director and Hearings Body respectively of the City of Redmond.

[Section 8.2015 amended by Ord. #2012-11 passed October 23, 2012]

8.2020 Definitions. As used in these standards, the following words and phrases shall mean:

- **Abut.** Having a common border with, or being separated from such a common border by a right-of-way, including those properties which only connect or touch by a common point.
- **Access.** The right to cross between properties, both public and private, allowing pedestrians and/or vehicles to access the public right-of-way.
- **Access, Vehicular.** The area where ingress/egress for automobiles is taken between private property and a public right-of-way.
- **Access Connection.** Any driveway, street, turnout, or other means of providing for the movement of vehicles and/or pedestrians to or from the public roadway system.
- **Access Management.** The process of regulating access to streets, roads and highways from public roads and private driveways.
- **Access Road.** See Street, Local, Private.
- **Acreage, gross.** The total area within a unit of land.
- **Acreage, net.** A measure of land area, exclusive of public road rights-of-way, and public use area dedications.
- **Adjacent.** (See Abut)
- **Adjoining.** (See Abut)
- **Adverse Impact.** A condition that creates, imposes, aggravates, or leads to inadequate, impractical, unsafe or unhealthy conditions on a site proposed for development or on off-tract property or facilities.
- **Advertising.** Publication of, or causing to be published, any material relating to disposition of interest in a land development, which has been prepared for public distribution by any means of communication.
- **Affected Governmental Body.** A city, county, state or federal agency or special district which either has a jurisdictional interest or is of such proximity to the land partition that a reasonable likelihood of annexation exists.
- **Affected Person.** Any person, including those owners of record of real property located within a minimum distance of 100 feet, exclusive of public street and other rights-of-ways, from the property, and persons who are beneficiaries of CCR’s affecting the proposed land division, subject to a permit required by these zoning standards affected by a decision.
- **Agent.** Any person who represents or acts for any other person in disposing of interests in a land development. Includes a real estate broker as defined in ORS 696.010 (12) but does not include an attorney at law whose representation of another person consist solely of rendering legal services.
- **Alley.** A public or private way permanently reserved and generally used as a means of public access to abutting properties.
- **Bicycle Route.** A right-of-way for bicycle traffic.
Block.  An area of land bounded by streets or by a combination of streets and public parks, cemeteries, railroad rights-of-way or lines, shore lines or waterways, natural topographical barriers, or city limit.

Boundary Line.  The property line bounding a lot, parcel or tract that divides one property from another or from a public or private street or other public space.

Boundary Line Adjustment.  The relocation or elimination of all or a portion of the common property line between abutting properties that does not create an additional lot or parcel.

Building.  A structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

Building Envelope.  (See Building Line)

Building Line.  A line parallel to the street right-of-way at any story level of a building on a plat indicating the limit beyond which buildings or structures may not be erected.  If no line is shown on the plat, the building line shall be that set forth in the City Zoning Standards.  Also known as a building envelope.

Consolidation.  The removal of lot lines between contiguous lawfully created lots or parcels.

Construction Plans.  The plans, profiles, cross sections and drawings or reproductions thereof, approved by a registered professional engineer, which show the details of the work to be done on improvements.

Contiguous.  (See Abut)

Contiguous Land.  Units of land under the same ownership which abut, irrespective of roadways, easements or rights-of-way.

Cross-Section.  A profile of the ground surface perpendicular to the centerline of a street, stream or valley bottom.

Dedication.  The transfer of private property to public ownership upon written acceptance.

Development.  Any human-caused change to improved or unimproved real estate that requires a permit or approval from any agency of the city, county or state, including but not limited to buildings or other structures, mining, filling, grading, paving of infrastructure, excavation or drilling operations, landscaping, and storage of materials.

Developer.  Any person, corporation, partnership or other legal entity who creates or proposes to create a land development; includes any agent of a developer.

Drainage.

1.  Surface water runoff;
2.  the removal of surface water or groundwater from land by drains, grading, or other means, which include runoff controls to minimize erosion and sedimentation during and after construction or development.

Drainage Easement.  An easement required for drainage ditches and pipes, are required along a natural stream for the flow of water therein, intended to safeguard the public against flood damage or the accumulation of surface water.

Easement.  A right to use a parcel of land by a person or persons who do not own it, for specific purposes, but in which ownership of the land is not transferred.

Egress.  Access point for exiting a building, site or area.

Exaction.  Contributions, dedications, and/or payments required to mitigate development impacts as an authorized condition for receiving a development permit.

Feasibility Study.  An analysis of a specific project or program to determine whether it can be successfully carried out.

Frontage.  That portion of a parcel of property which abuts a dedicated public street or highway right-of-way or an approved private way (except an alley).

Grade.  The average level of the finished surface of the ground adjacent to the exterior of a building.

Grade, Established.  The elevation of the ground or infrastructure as officially established by city authority.
Grade, Existing. The surface of the ground or infrastructure at a stated location as it exists prior to disturbance in preparation for a project.

Grade, Finished. The final elevation of the ground surface after man-made alterations, such as grading, grubbing, filling, or excavating, have been made on the ground surface.

Grade, Ground Level. The average of the finished ground level at the center of all walls of a building. In case walls are parallel to and within five feet of a sidewalk, alley or other public way, the above-ground level should be measured at the elevation of the sidewalk, alley or public way.

Grade, Natural. The elevation of the ground surface that exists or existed prior to man-made alterations, such as grading, grubbing, filling, or excavating.

Grading. Any leveling, stripping, cutting, filling, or stockpiling of earth or land, including the land in its cut or filled condition to create new grades.

1. Regular Grading: Any grading that involves 5,000 cubic yards or less of material.
2. Engineered Grading: Any grading that involves more than 5,000 cubic yards of material, or any filling of land that is intended to provide support for structures and or infrastructure.

Hearings Body. The Planning Commission, Hearings Officer or City Council.

Hearings Officer. A planning and zoning hearings officer appointed or designated by the City Council pursuant to ORS 227.165 or in the absence of such appointed hearings officer, the Planning Commission.

Impervious Surface. Any hard-surfaced area that does not readily absorb or retain water, including but not limited to building roofs, paved parking and driveway areas, sidewalks, and other paved areas.

Improvements. Include, but are not limited to, streets, alleys, curbs, roadbed, road surface, storm drains and appurtenances, sidewalks, street lights, street signs, fire hydrants, sanitary sewers and appurtenances, public or private water supply and water distribution systems and other utilities.

Improvement Agreement. Any contract, security or agreement that may be required and accepted between the developer and the city to assure that necessary improvements will be constructed and function as required. (See also Performance Guarantee)

Infill Development. Development of vacant, parcels of land in otherwise built-up areas.

Ingress. Access or entry point or entrance.

Intensity of Use. The range or scale or concentration or degree of impact of use, often measured by floor area ratios, building coverage or traffic generation.

Land Division. The subdividing or partitioning of land for any purpose into lots or parcels.

Land Division Agreement. An agreement between the City and the developer that is approved as part of the land use review process which lists specifics terms applicable to the development which are recorded against the property. Such agreements are appealable as elements of the land use review and decision.

Lot. A lawfully created unit of land that is created by a subdivision of land.

Lot Area. The total horizontal surface area within the property lines of a lot, exclusive of streets.

Lot, Corner. A lot abutting upon two or more streets other than alleys, at their intersection, or on two parts of the same street, such streets or parts of same street forming an interior angle of less than 135 degrees within the lot line.

Lot, Double Frontage. An interior lot having frontage on more than one street, or a corner lot having frontage on more than two streets.

Lot, Flag. See Section 8.2705(12).

Lot, Interior. A lot other than a corner lot.

Lot, Irregular. Any lot that is not rectangular in shape.

Lot Line, Front. For an interior lot, the lot line abutting a street other than an alley; for a corner lot, a lot line abutting either street other than an alley. In the case of a corner lot, or double frontage lot, the Community Development Department Director or designee shall determine the front lot line. The determination shall be made to provide the necessary public safety and shall be based on street classifications, house and driveway orientation, lot dimensions, and adjacent property use.
Lot Measurements:
1. Depth of a lot shall be considered to be the distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.
2. Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard; provided, however, that width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than 80 percent of the required lot width, except in the case of lots on the turning circle of a cul-de-sac, where the 80 percent requirement shall not apply. Flag lot area measurements are exclusive of the area within the flag pole.

Lot Line, Rear. The lot line or lines opposite and most distant from the front lot line.
Lot Line, Side. Any lot line or lines that are not a front or rear lot line. An interior side lot line is a lot line common to more than one lot or to the lot and an alley; and exterior side lot line is a lot line common to the lot and a street other than an alley.
Lot, Nonconforming. A lot that lawfully existed prior to the enactment of the requirements of these standards, but which does not meet the minimum lot size or lot width requirements.
Lot of Record. Any lawfully created unit of land, created as follows:
1. A lot in an existing, duly recorded subdivision;
2. A parcel in an existing, duly recorded land partition; or,
3. An existing unit of land for which a survey has been duly filed which conformed to all applicable regulations at the time of filing; or
4. Any unit of land created by deed description or metes and bounds provided, however, contiguous units of land created by deed description or metes and bounds under the same ownership and not conforming to the minimum parcel size of these standards shall be considered one (1) lot of record.

Lot, Through. An interior lot having a frontage on two streets and/or highways, not including an alley. (See also Lot, Double Frontage).
Lot, Width. The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required setback.
Monument. A permanent and fixed survey marker conforming to the requirements established by state law and the regulations of Deschutes County.
Natural Grade. (See Grade, Natural)
Orderly Development and Land Use Patterns. Development that is consistent with a zoning district’s density requirements; does not overtax supporting public facilities and services and logical extensions thereof; provides for continued maintenance of supporting facilities and services; recognizes the topographical limitations; is consistent with existing land use patterns and development; and, does not foreclose future development opportunities on adjacent undeveloped or under-developed lands.
Owner. The owner of the title to real property or the authorized agent thereof having written notarized authorization recorded with the County Clerk, or the contract purchaser of real property of record as shown on the last available complete tax assessment roll or County Clerk’s records. Does not include an interest created for security purposes.
Parcel. A unit of land created by a partitioning of land.
Partition. The act of partitioning land or an area or tract of land partitioned.
Partition Land. To divide an area or tract of land into two or three parcels within a calendar year.
Performance Bond. A document issued by a surety, in return for a fee or premium, guaranteeing the performance of the terms and conditions of a development approval.
Performance Guarantee. Any security or contract that may be accepted by a municipality as a guarantee that improvements required as part of an application for development are satisfactorily completed. (See also Improvement Agreement)

Person. An individual, firm, partnership, corporation, company, association, syndicate, or any legal entity, whether he, she or it is acting for himself, herself or itself, or as the servant, employee, agent or representative of another.

Phased Development Plan. An overall plan indicating the physical and functional interrelationships between uses and facilities for those projects, series of projects, phased developments or developments occurring over a period of up to five years unless extended.

Planned Unit Development. "Planned Unit Development" means a complex of uses designed and developed as a single development unit, built by a single owner or group of owners and maintained by an association. The phrase Planned Unit Development may be abbreviated "PUD".

Plat, Final. The final plan of all or a portion of a subdivision plat, partition plat, Planned Unit Development (PUD) that is presented to the approving authority for final approval in accordance with state law and is in accordance with the Tentative Plat and all conditions as approved through the land use review and approval process.

Plat, Tentative. A plan, diagram, drawing, replat, or other writing containing all descriptions, specifications, locations, dedications, provisions, and information concerning a subdivision or partition.

Primary Use. The intended use to which property is or may be devoted, and to which all other uses on the premises are derived as accessory or secondary uses. As used relative to dwelling units, the primary dwelling would be the first dwelling unit to be located on a specific parcel or lot.

Replat. The act of platting the lots, parcels and easements in a recorded subdivision or partition plat to achieve a reconfiguration of the existing subdivision or partition plat or to increase or decrease the number of lots in the subdivision.

Reserve Strip. "Reserve Strip" means a strip of land usually one foot in width, reserved across the end of a street or alley terminating at the boundary of a subdivision, or a strip of land between a dedicated street of less than full width and adjacent acreage, in either case reserved or held for future street extension or widening.

Right-of-Way. A strip of land acquired by dedication, prescription or condemnation and intended to be occupied by a street, trail, waterline, sanitary sewer, and/or other public utilities or facilities.

Road. A public or private way that is created to provide vehicular ingress or egress for persons to one or more lots, parcels, areas or tracts of land. (See also Street)

Sale or Lease. Every disposition or transfer of land in a subdivision or an interest or estate therein, by a subdivider or developer or their agents. Includes the offering of land as a prize or gift when a monetary charge or consideration for whatever purpose is required by the subdivider, developer or their agents.

Series Partitioned Land and Series Partition. A series of partitions of land located within this state resulting in the creation of four or more parcels over a period of more than one calendar year.

Series Partitioner. Any person who causes land to be series partitioned into a series of partitions, or who undertakes to develop a series partition, but does not include a public agency or officer authorized by law to make partitions.

Sidewalk. A pedestrian walkway with permanent surfacing, typically located adjacent to a roadway.

Slope. The degree of deviation of a surface from the horizontal, usually expressed as a percentage or by degrees.

Solar Access. The ability of one property to continue to receive sunlight across property lines without obstruction from buildings and structures constructed on the abutting property to the south.

Solar Height Restriction. The allowable height of buildings and structures on a property burdened by the requirement to provide solar access to the abutting property to the north.
Street. A public or private way that is created to provide ingress or egress for persons to one or more lots, parcels, areas or tracts of land, excluding a private way that is created to provide ingress or egress to such land in conjunction with the use of such land for forestry, mining or agricultural purposes. (See also Road)

Street, Collector. A restricted access street supplementary to the arterial street system used or intended to be used principally for the movement of traffic between arterial and local streets.

Street, Cul-de-sac. A street having one end open to traffic and terminated by a vehicle turn-around.

Street, Dead End. A street with only one outlet.

Street, Frontage Road. A street parallel and adjacent to a collector or arterial providing access to abutting properties, but protected from and protecting through traffic.

Street, Local. A street intended primarily for access to abutting properties.

Street, Major Arterial. A street with access control, channelized intersections, restricted parking, and that collects and distributes traffic to and from minor arterial streets.

Street, Minor Arterial. A street with a high volume of traffic that collects and distributes traffic to and from collector streets.

Street, Roadway. That portion of a street developed for vehicular traffic.

Street, Stubbed. A street having only one outlet for vehicular traffic and which is intended to be extended or continued to serve future subdivisions or developments on adjacent lands.

Subdivide Land. To divide an area or tract of land into four or more lots within a calendar year.

Subdivision. The act of subdividing land or an area or a tract of land subdivided as defined in this section.

Subdivider. Any person who causes land to be subdivided into a subdivision for himself or for others, or who undertakes to develop a subdivision, but does not include a public agency or officer authorized by law to make subdivisions.

Tract. An expanse of land comprised of a single or multiple ownerships.

Unit. Any magnitude regarded as an independent whole or single entity.

Use. The word "use" is synonymous with the terms "land use" and "use of land" unless the context clearly indicates otherwise.

Utilities, Private. Include electric, telephone, natural gas and other services providing for energy or communication needs, or privately owned water systems.

Utilities, Public. Include water and sewer systems owned and operated by the City of Redmond.

Zero Lot Line. The location of a building on a lot in such a manner that one or more of the building’s sides rest directly on a lot line.

Zero Lot Line Subdivision. A type of residential subdivision utilizing zero lot lines between dwelling units and providing for individual ownership of each lot, not including condominiums.

[Section 8.2020 amended by Ord. #2012-11 passed October 23, 2012]
[Section 8.2020 amended by Ord. #2015-01 passed February 24, 2015]
CHAPTER 8 DEVELOPMENT REGULATIONS

GENERAL REQUIREMENTS

8.2100 Procedure. All subdivisions, partitions and other land use actions subject to the provisions of this Chapter shall be processed in accordance with Article 2, Land Use Procedures, of the City of Redmond Development Code.

[Section 8.2100 added by Ord. #2012-11 passed October 23, 2012]

8.2105 Scope of Regulation. Before a plat of any subdivision or partition may be recorded, the person proposing the subdivision or the partition, or an authorized agent or representative, shall make an application in writing to the Redmond Community Development Department for approval of the proposed subdivision or partition in accordance with the requirements and procedures established by these standards.

[Section 8.2105 amended by Ord. #2012-11 passed October 23, 2012]

8.2110 Minimum Standards. No proposed subdivision or partition shall be approved unless it complies with the density requirements of the Comprehensive Plan for Redmond, the applicable Zoning Standards, these standards, and ORS Chapter 92.

[Section 8.2110 amended by Ord. #2012-11 passed October 23, 2012]

8.2115 Sale. No person shall sell or negotiate to sell any lot in any subdivision or parcel in any partition except in accordance with the applicable provisions of ORS Chapter 92, including but not limited to ORS 92.016, 92.015 and 92.027.

[Section 8.2115 amended by Ord. #2012-11 passed October 23, 2012]

8.2120 Delegation. The City Council, pursuant to state statute, hereby delegates to the Community Development Director or designee, Planning Commission and Hearings Officer the power to make final action on a proposed subdivision or partition subject to appeal as provided for in Article 2 of the City of Redmond’s Development Code, Land Use Procedures.

[Section 8.2120 amended by Ord. #2012-11 passed October 23, 2012]

8.2125 Subdivisions or Partitions in the OSPR Zone. No partitions or subdivisions in the OSPR zone or property that lies both within the OSPR zone and an adjoining zone shall be allowed prior to approval of a master plan for development of the entire parcel pursuant to City of Redmond Development Code Section 8.0300.

[Section 8.2125 amended by Ord. #2012-11 passed October 23, 2012]

8.2130 Enforcement.

1. It shall be the duty of the Community Development Director or designated representative to administer and enforce the provisions of these standards in such a way as to carry out its intent and purpose.

2. Violation of any provision of these standards is a Class A Civil Infraction and shall be enforced through the Redmond Civil Infraction procedure.
3. Each day that a nuisance continues to exist constitutes a separate violation, and a separate penalty may be assessed for each day the violation continues.

4. Violation of these standards is hereby declared a nuisance and may be subject to abatement, removal or other remedy provided in the City of Redmond nuisance code under Section 5.345.

5. When any real property is or is proposed to be used, transferred, sold or disposed of in violation of these standards, the Community Development Director, designee, or any person whose interest in the property is or may be affected by the violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement or other appropriate proceedings to prevent, temporarily or permanently enjoin, abate or set aside such use, transfer, sale, disposition, offer, negotiation or agreement.

6. If any section, subsection, sentence, clause or phrase of these standards is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of these standards.

[Section 8.2130 added by Ord. #2012-11 passed October 23, 2012]
[Section 8.2130 amended and renamed by Ord. #2013-06 passed April 9, 2013]

8.2135 Violation Declared a Nuisance.

[Section 8.2135 added by Ord. #2012-11 passed October 23, 2012]
[Section 8.2135 deleted by Ord. #2013-06 passed April 9, 2013]

8.2140 Civil Relief.

[Section 8.2140 added by Ord. #2012-11 passed October 23, 2012]
[Section 8.2140 deleted by Ord. #2013-06 passed April 9, 2013]

8.2145 Administration of Standards.

[Section 8.2145 added by Ord. #2012-11 passed October 23, 2012]
[Section 8.2145 deleted by Ord. #2013-06 passed April 9, 2013]

8.2150 Severability.

[Section 8.2150 added by Ord. #2012-11 passed October 23, 2012]
[Section 8.2150 deleted by Ord. #2013-06 passed April 9, 2013]
CHAPTER 8 DEVELOPMENT REGULATIONS

SUBDIVISION APPLICATION PROCEDURE

8.2200 Pre-Application Meeting. Prior to submitting a tentative subdivision plat each applicant or their representative is required to meet with the Community Development Director or a designated staff member(s) to review the proposal.

[Section 8.2200 amended by Ord. #2012-11 passed October 23, 2012]

8.2205 Application Submission. Any person, authorized agent or representatives, proposing a subdivision, shall include with an application and filing fee for a subdivision, a tentative plat together with improvement plans and other supplementary material as may be required.

[Section 8.2205 amended by Ord. #2012-11 passed October 23, 2012]

8.2210 Scale of Tentative Subdivision Plat. The tentative plat of a proposed subdivision shall be drawn on a sheet at an engineer’s scale not greater than one inch per 100 feet, or as approved by the Community Development staff.

[Section 8.2210 amended by Ord. #2012-11 passed October 23, 2012]

8.2215 Informational Requirements. The following information shall be shown on the tentative plat or provided in accompanying materials. No tentative plat shall be considered complete unless all such information is provided:

1. General information required:
   A. Proposed name of the subdivision.
   B. Names, address and phone numbers of the owner of record, authorized agents or representatives, engineer or surveyor, and any assumed business names filed or to be filed with the Oregon Secretary of State Corporation Division by the applicant. If the application is filed by anyone other than the owner of record, a letter or other evidence of the owner’s permission to file the application.
   C. Date of plat preparation, north and magnetic north and south, scale and gross area of the proposed subdivision.
   D. Appropriate identification of the drawing as a tentative plat for a subdivision. Location and tract designation sufficient to define its location and boundaries, and a legal description of the tract boundaries in relation to existing plats and streets.
   E. Certified copy of the recorded instrument under which the applicant claims an ownership interest, or copy of a land sales contract which binds the applicant in the event of tentative approval.
   F. Title report or subdivision guarantee, issued within the last ninety (90) days, and supporting documentation of all easements identified on the property.

2. Information concerning existing conditions:
   A. Location, names and widths of existing improved and unimproved public or private streets and roads within and adjacent to the proposed subdivision.
   B. Location of any existing features such as section lines, section corners, City and special district boundary lines, and survey monuments.
   C. Location of existing structures, irrigation canals and ditches, pipelines, waterways, railroads and any natural features such as rock outcroppings, marshes, wooded areas and natural hazards.
D. Location and direction of water courses, and the location of areas subject to flooding and high water tables.
E. Location, width and use or purpose of any existing easement or right-of-way within and adjacent to the proposed subdivision.
F. Existing sewer lines or septic tanks and drainfields, water mains, wells, fire hydrants, culverts, and other underground and overhead utilities within and adjacent to the proposed subdivision together with pipe sizes, grades and locations.
G. Contour lines related to some established benchmark or other engineering acceptable datum and having minimum intervals of two feet for slopes of less than five percent, five feet for slopes of five to fifteen percent, ten feet for slopes of fifteen to twenty percent, and twenty feet for slopes greater than twenty percent.
H. Zoning classification of land within and adjacent to the proposed subdivision.
I. Names and addresses of all adjoining property owners.
J. The structures, trees, rock outcroppings or other shade producing objects, if the object will cast shade from or onto the subdivision.
K. Existing covenants, conditions and restrictions.
L. A Traffic Impact Analysis (TIA) prepared in accordance with Section 8.2815 of this Code.

3. Information Concerning Proposed Subdivision:
   A. Location, names, width, typical improvements, cross sections, bridges, culverts, approximate grades, curve radii and centerline lengths and reserve strips of all proposed streets, and the relationship to all existing and projected streets.
   B. Location, width and purpose of all propose easements or rights-of-way and relationship to all existing easements and rights-of-way.
   C. Location of at least one temporary bench mark within the proposed subdivision boundary.
   D. Location, approximate area and dimensions of each lot, and proposed lot and block numbers.
   E. Location, approximate area and dimensions of any lot or area proposed for public use, the use proposed, and plans for improvements or development thereof.
   F. Proposed use, location, approximate area and dimensions of any lot intended for non-residential use.
   G. An outline of the area proposed for partial recording, if contemplated or proposed.
   H. Source, method, and preliminary plans, prepared by a licensed civil engineer, for domestic and other water supplies, sewage disposal, solid waste disposal, and all utilities.
   I. Description and location of any proposed community facility.
   J. Storm water, drainage facility and grading plans.
   K. Proposed deed restrictions including access restrictions or protective covenants if such are proposed to be utilized for the proposed subdivision.
   L. Statement from each utility company proposed to serve the proposed subdivision stating that each company is able and willing to serve the proposed subdivision as set forth in the tentative plan, and the conditions and estimated costs of such service.
   M. Proposed fire protection or fire hydrant system for the proposed subdivision and written approval thereof by the appropriate serving fire protection agency.
   N. Solar Access. Demonstration of how solar access will be provided.
   O. Location and type of street trees.

4. Information showing how the applicant has addressing the applicable Great Neighborhood Principles in Section 8.0300(3)(C)(13) and adopted Area Plans.
8.2220 Phased Development Plan. An overall phased development plan shall be submitted for all developments for which phased development is contemplated. The phased development plan shall include but not be limited to, the following elements:

1. Overall development plan, including phase or unit sequence.
2. Show compliance with all applicable land division standards and policies as described in this Article.
3. Schedule of improvements initiation and completion.
4. Overall transportation and traffic pattern plan showing compliance with grid street standards, and for land within the North Redmond US 97 Interchange Area Management Plan (IAMP), compliance with the Local Street Connectivity Plan (Comprehensive Plan Addendum Chapter 9 Transportation Element figure 1).
5. General program for phasing timetable projection.
6. Development plans for any common elements or facilities.
7. If the proposed subdivision is believed to have an additional impact upon adjacent lands or lands within the general vicinity, the Hearings Body may require an additional impact analysis for various aspects of the development thought to cause such impacts.
8. Street tree plan.
9. Program for addressing applicable Great Neighborhood Principles in Section 8.0330(3)(C)(13) and adopted Area Plans.

8.2225 Approval of Phased Development Plan. The Hearings Body shall review a phased development plan at the same time a tentative plat for the first phase is reviewed. A phased development plan may be approved before the tentative plat for the first phase is submitted. The Hearings Body may approve, modify, or disapprove the phased development plan and shall set forth findings for such decision. The Hearings Body may also attach conditions necessary to bring the plan into compliance with all applicable land use standards and policies. Any tentative plat submitted for the plan area shall conform to the phased development plan unless approved otherwise by the City.

8.2230 Development Following Approval. Once a phased development plan is approved by the City, the plan shall be binding, upon both the City and the developer. The Hearings Body may attach conditions to any changes proposed that are deemed necessary to insure compliance with the Comprehensive Plan and implementing regulations. After five (5) years from the date of approval of the plan, the City may initiate a review of the plan for conformance with applicable City regulations. If necessary, the City may require changes in the plan to bring it into conformance with new applicable city regulations.

8.2235 Required Findings for Tentative Subdivision Approval.
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1. The Hearings Body shall approve no application for a subdivision unless the following requirements are met:
   A. Proposal is in compliance with ORS Chapter 92, the Comprehensive Plan, the Transportation System Plan (TSP) and applicable zoning.
   B. Proposal does not conflict with acquired public access easements within or adjacent to the subdivision.
   C. Each lot is suited for the use intended or offered.
   D. The subdivision will not exceed the operational capacity of public facilities and services as identified in the city’s Water and Wastewater Master Plan and the Transportation System Plan, which are required to serve the development, or a determination that sufficient capacity can be provided.
   E. A water rights division plan has been approved by the applicable irrigation district.
   F. The subdivision contributes to orderly development and land use patterns in the area, and provides for the preservation of natural features and resources such as streams, lakes, natural vegetation, special terrain features.

2. Access Management proposals comply with the standards set forth in Section 8.2820 and all other applicable standards.

[Section 8.2235 amended by Ord. #2012-11 passed October 23, 2012]

8.2240 Improvement Requirements.

1. In the approval of a subdivision, the Community Development Director or Hearings Body shall consider the need for street and other improvements. All streets in new subdivisions, except for planned unit developments (PUD’s), shall be dedicated to the public without reservation or restriction.

2. Private Alley Access. The Community Development Director or Hearings Body may require the applicant to improve a private alley access easement serving two or more lots according to the adopted City of Redmond Public Works Standards and Specifications, as amended.
   A. Such access easements shall include provisions for permanent, long-term maintenance, including: maintenance measures to be employees; responsible parties; funding; design; timing; and, enforceability. These provisions shall be included as recorded Covenants, Conditions and Restrictions (CCR’s) appurtenant to the affected properties.

3. The subdivider shall record the required (including but not limited to) land division agreement, public improvement agreement, shared access agreement or shared well agreement, as may be applicable, with the Deschutes County Clerk=s office at the time of recording of the final subdivision plat.

4. Paved access is guaranteed to each lot.

5. Each lot is to be connected to the City water and sewer system pursuant to Section 4.007 of the Code of the City of Redmond.

6. All required public utilities are available.

[Section 8.2240 amended by Ord. #2012-11 passed October 23, 2012]

8.2245 Resubmission of Denied Tentative Subdivision Plats.
1. A tentative plat that was previously denied for an area or tract of land shall be resubmitted in accordance with this Chapter, and shall be reviewed in the same manner as any other tentative plat.

[Section 8.2245 amended by Ord. #2012-11 passed October 23, 2012]
CHAPTER 8 DEVELOPMENT REGULATIONS

FINAL SUBDIVISION PLAT

8.2300 Submission of Final Plat.

1. Filing Time Period Requirements. Notwithstanding the requirements included herein as amended, all final plats submitted for review and approval shall be subject to the final plat requirements of the City of Redmond Development Code that were in effect as of the date of the tentative plan approval. Except as provided for in Section 8.2305, the applicant shall prepare and submit to the Community Development Department, a final plat that is in conformance with the tentative plat as approved, including all conditions of the land use decision. Within two (2) years of the approval date for the tentative plat for a subdivision, the applicant shall submit the final plat, a filing fee and any supplementary information required by these standards and the land use decision. If the applicant fails to proceed with the submission before the expiration of the two (2) year period following the approval of the tentative plat, the plan approval shall be void.

2. Extensions.
   A. If it appears the applicant will not be able to comply with the filing time requirements of these standards, applicant may submit a written application to the Community Development Director or designate requesting an extension of the filing time requirement. The application shall be filed no earlier than sixty (60) days and no later than ten (10) days prior to the date the two (2) year period expires. The extension request shall also be accompanied by the appropriate fee.
   B. If there is good cause, the Community Development Director or designate may grant the extension of up to six (6) months from the date of expiration. Good cause shall require a showing by the applicant that the delay is unavoidable and was not the result of the applicant's own actions. The applicant must also show he has made significant progress on the majority of conditions of the tentative plat.
   C. Any extension granted by the Community Development Director or designate may be conditioned by a requirement that the applicant provide appropriate guarantees that the requirements of these standards will be met.
   D. The applicant may appeal a decision of the Community Development Director or designate to the Hearings Body pursuant to Sections 8.1500 through 8.1560 of Article 2 of the City of Redmond Development Code, Land Use Procedures.
   E. Notice of the application for an extension shall be provided as prescribed in Section 8.1310 of Article 2 of the City of Redmond Development Code, Land Use Procedures.

[Section 8.2300 amended by Ord. #2012-11 passed October 23, 2012]

8.2305 Submission of Final Plats for Phased Development.

1. If a tentative plat is approved for phased development, the final plat for the first phase shall be filed within two (2) years of the approval date for the tentative plat. However, the Community Development Director or Hearings Body may allow extensions as provided in Section 8.2300, above.

2. The final plat for a subsequent phases shall be filed in sequential order within three (3) years of the date the final plat for the first phase is filed. If the phased development is a Planned Unit Development, Cluster Development, or Cottage Development as described in RDC 8.0286, the final plat for the final phase shall be filed within eight (8) years of the date the development is approved, as provided in RDC 8.1605.
3. If the applicant fails to file a final plat within the timeframe established herein, the tentative plan for that phase and all subsequent phases shall become null and void.

[Section 8.2305 amended by Ord. #2012-11 passed October 23, 2012]

8.2310 Form of Final Plat. The final plat shall be submitted in the form prescribed by state statute (ORS Chapter 92).

[Section 8.2310 amended by Ord. #2012-11 passed October 23, 2012]


1. Standards Check. Upon receipt by the Community Development Department, the plat and other data shall be reviewed to determine that the subdivision as shown is substantially the same as it appeared on the approved tentative plat, and for compliance with provisions of these standards and other applicable laws.

2. Field Check. The City Engineer and Community Development Director or their designated representatives may make such checks in the field as are desirable to verify that the plat is sufficiently correct. The City Engineer, Community Development Director or representative may enter the property for this purpose.

[Section 8.2315 amended by Ord. #2012-11 passed October 23, 2012]

8.2320 Conditions of Final Subdivision Plat Approval.

1. The Community Development Director or designate shall determine whether the final plat conforms with the approved tentative plat and with these regulations. If the Community Development Director or designate does not approve the plat, the applicant shall be advised of the changes or additions that must be made and shall afford an opportunity to make corrections. If the Community Development Director or designate determines that the plat conforms to all requirements, approval shall be made, provided non-discretionary supplemental documents and provisions for required improvements are satisfactory. Approval of the plat does not constitute or effect an acceptance by the public of the dedication of any street or other easement shown on the plat nor does such approval constitute final approval, said authority for final acceptance being vested with the City Council.

2. No plat of a proposed subdivision shall be approved unless:
   A. Streets and roads for public use are to be dedicated without any reservation or restriction.
   B. The plat contains provisions for dedication to the public of all common improvements, including but not limited to streets, roads, parks, sewage disposal and water supply systems, if made a condition of the approval of the tentative plat.
   C. Explanations of all common improvements required as conditions of approval of the tentative plat shall be recorded and referenced on the final plat.

3. No plat of a subdivision shall be approved unless the subdivider has either constructed and had accepted by the City the required improvements or the subdivider has executed an improvement agreement pursuant to the provisions of Section 8.2325. If the subdivider chooses to construct the improvements, he shall also file with the City a warranty bond executed by a surety company to cover the one (1) year warranty period following acceptance by the City. Said bond shall be in the amount of ten (10) percent of the value of the improvements.
CHAPTER 8 DEVELOPMENT REGULATIONS

8.2325 Improvement Agreement.

1. The subdivider may, in lieu of completion of the required improvements and repair to existing streets and facilities, request the Community Development Director or designate to approve an agreement between himself and the City specifying the schedule by which the required improvements and repairs shall be completed. Provided, however, any schedule of improvements agreed to shall not exceed one (1) year from the date the final plat is recorded. The agreement shall also provide the following information:
   A. The repairs required and cost of the project.
   B. That, pursuant to the requirements of Section 8.2330 of this Chapter, the City may call upon the security filed to construct or complete the improvements and repairs if the schedule of improvements is not adhered to.
   C. That the City shall recover the full cost and expense of any work performed by the City to complete construction of the improvements and repairs including, but not limited to attorneys' and engineering fees.
   D. That a warranty bond for one (1) year shall be deposited with the City following acceptance of the improvements. Said bond shall be in the amount of ten (10) percent of the value of the improvements.
   E. Building permits will not be issued for any structure on any lot included within the subdivision plat until such time as all improvements are completed as specified in the agreement.

2. The Community Development Director or designate may reject an agreement authorized by this Section for any reason the Community Development Director or designate deems sufficient.

3. The subdivider shall record the required land division agreement or public improvement agreement with the Deschutes County Clerk=s office at the time of recording of the final subdivision plat.

8.2330 Bond or Cash Deposit.

1. The subdivider shall file with any agreement specified in Section 8.2325, to assure his full and faithful performance thereof, one of the following:
   A. A surety bond executed by a surety company authorized to transact business in the State of Oregon in a form approved by the City Attorney.
   B. A cash deposit in a City account at an approved lending institution.

2. A bond or cash deposit, or any combination thereof, shall be for 120% of the cost of the improvements and repairs as determined by the City.

3. If the subdivider fails to carry out the provisions of the agreement, the City may call upon the bond or cash deposit to finance any cost or expenses resulting from said failure. In the alternative, the City may form a Local Improvement District or a Reimbursement District to lien the properties in accordance with the relevant provisions of Oregon State Law and the Redmond City Code. If the amount of the deposit or bond exceeds the cost and expense incurred by completing the improvements, the City shall release the remainder. If the amount of the deposit or bond is less than the cost and expense incurred by the City for the improvements and repairs, the subdivider shall be liable to the City for the difference.
CHAPTER 8 DEVELOPMENT REGULATIONS

[Section 8.2330 amended by Ord. #2012-11 passed October 23, 2012]

8.2335 Final Plat Approval. After the final plat has been checked and approved as provided in this article, and when all signatures appear thereon, except those of the Community Development Director, County Clerk and Board of County Commissioners, the Community Development Director shall certify the final plat and submit it to the Board of County Commissioners for final approval.

[Section 8.2335 amended by Ord. #2012-11 passed October 23, 2012]

8.2340 Recording of Plat. No plat shall have any force or effect and no title to any property shall pass until the final plat has been recorded.

[Section 8.2340 amended by Ord. #2012-11 passed October 23, 2012]
8.2400 Applicability of Regulations. All proposed land partitions within the City shall be approved by the City. Approval shall only be granted in accordance with the provisions of these standards. Provided, however, the Community Development Director or designate may refer any partition to the Hearings Body for a hearing and decision.

[Section 8.2400 amended by Ord. #2012-11 passed October 23, 2012]

8.2405 Filing Procedures and Requirements.

1. Any person or an authorized agent or representative, proposing a land partitioning, shall prepare and submit ten (10) copies of the documents hereinafter described, in accordance with the prescribed procedures, and the appropriate filing fee, to the Community Development Department.

2. The tentative plat or preliminary drawing shall include the following:
   A. A vicinity map locating the proposed partitioning in relation to adjacent subdivisions, roadways and adjoining land use and ownership patterns. The map must include names of all existing roadways shown therein.
   B. A plan of the proposed partitioning showing tract boundaries and dimensions, the area of each tract or parcel, locations of all easements, and the names, rights-of-way widths and improvement standards of existing roads.
   C. Names and addresses of the landowner, the applicant (if different), a mortgagee if applicable, the engineer or surveyor employed or to be employed to make necessary surveys and prepare the legal descriptions of each parcel to be created, and record owners of land contiguous to the proposed partition. If the application is filed by anyone other than the owner of record, a letter or other evidence of the owner’s permission to file the application.
   D. A statement regarding contemplated water supply, sewage disposal, solid waste disposal, fire protection and access, etc.
   E. North point, scale and date of tentative plat preparation, and property identification by tax lot, section, township and range.
   F. Statement regarding past, present and intended use of the parcels to be created, or the use for which the parcels are to be offered.
   G. If a tract of land has water rights, the application shall be accompanied by a water rights division plan approved by the irrigation district or other water district holding the water rights, or when there is no such district, by the County Watermaster.
   H. Location of all existing buildings, canals, ditches, septic tanks and drain fields, wells and utility lines.
   I. Location of any topographical features which could impact the partition, such as canyons, bluffs, rock outcroppings, natural springs and flood plains.
   J. Location, width, name, curve ratio and approximate grade of all proposed rights-of-way.

[Section 8.2405 amended by Ord. #2012-11 passed October 23, 2012]

8.2410 Requirements for Tentative Partition Approval.

1. No application for partitioning shall be approved unless the following requirements are met:
   A. Proposal is in compliance with ORS Chapter 92, the Transportation System Plan (TSP) and applicable zoning.
B. Proposal does not conflict with acquired public access easements within or adjacent to the partition.

C. Each parcel is suited for the use intended or offered.

D. The partition will not exceed the operational capacity of public facilities and services as identified in the city’s Water and Wastewater Master Plan and the Transportation System Plan, which are required to serve the development, or a determination that sufficient capacity can be provided.

E. A water rights division plan has been approved by the applicable irrigation district.

F. The partition contributes to orderly development and land use patterns in the area. Orderly development and land use patterns in general is development that:
   i. Is consistent with zoning district’s density requirements;
   ii. Does not overtax supporting public facilities and services and logical extensions thereof;
   iii. Provides for continued maintenance of supporting facilities and services;
   iv. Recognizes topographical limitations;
   v. Is consistent with existing land use patterns and development;
   vi. Does not foreclose future development opportunities on adjacent undeveloped or under-developed lands; and,
   vii. Is consistent with applicable Great Neighborhood Principles described in Section 8.0300 (3)(C)(13) and adopted Area Plans.

G. Provides for the preservation of natural features and resources such as streams, lakes, natural vegetation, special terrain features.

2. Access Management proposals comply with the standards set forth in Section 8.2460 - 2499.

3. The Hearings Body may approve an application for partitioning having the effect of creating more than three (3) parcels without subdividing provided that the partition complies with all applicable subdivision standards and criteria.

[Section 8.2410 amended by Ord. #2012-11 passed October 23, 2012]
[Section 8.2410 amended by Ord. #2015-01 passed February 24, 2015]

8.2415 Improvement Requirements.

1. In the approval of a land partition, the Community Development Director or Hearings Body shall consider the need for street and other improvements, and may require as a condition of approval any improvements that may be required for a subdivision under the provisions of these standards. All streets in partitions shall be dedicated to the public without reservation or restriction.

2. Private Alley Access. The Community Development Director or Hearings Body may require the applicant to improve a private alley access easement serving two or more parcels according to the adopted City of Redmond Public Works Standards and Specifications, as amended.
   A. Such access easements shall include provisions for permanent, long-term maintenance, including: maintenance measures to be employed; responsible parties; funding; design; timing; and, enforceability. These provisions shall be included as recorded Covenants, Conditions and Restrictions (CCR’s) appurtenant to the affected properties.

3. The partitioner shall record the required (including but not limited to) land division agreement, public improvement agreement, shared access agreement or shared well agreement with the Deschutes County Clerk’s office at the time of recording of the final partition plat.
4. Paved access is guaranteed to each parcel.
5. Each parcel within the City limits is to be connected to the City sewage system when reasonably available.
6. All required public utilities are available.

[Section 8.2415 amended by Ord. #2012-11 passed October 23, 2012]

8.2420 Application Review. Following submission of an application for a land partitioning the Hearings Body shall review the plans and application submitted, and shall either approve or deny the application.

[Section 8.2420 amended by Ord. #2012-11 passed October 23, 2012]

8.2425 Appeal. An appeal of a decision or requirement of the Hearings Body relative to a land partition shall be made in accordance with the provisions of Section 8.1500 through 8.1560 of Article 2 of the City of Redmond Development Code, Land Use Procedures.

[Section 8.2425 amended by Ord. #2012-11 passed October 23, 2012]
8.2500  Final Partition Plat Filing. Following approval of tentative plat for a proposed partitioning, the applicant shall prepare and submit to the Community Development Department the final plat for the subject partitioning. Such filing shall be completed within two (2) years from the date of the approval, or the approval shall be void. The final plat shall be prepared in accordance with the following requirements and the original and two (2) copies thereof submitted by the applicant to the Community Development Department for approval. The original shall be recorded by the applicant in the office of the County Clerk following approval by the Community Development Director or designate.

8.2505  Extensions. Requests for extensions shall be reviewed in the manner provided for in Section 8.2300(2)(A-E).

8.2510  Requirements.

1. Final plat requirements:
   A. Plats shall be drawn to a scale of one inch per 100 feet. Provided, however, for partitions of large lots the scale may differ so long as the scale is reasonable.
   B. Name of the owner, developer and engineer or surveyor shall be shown on the plat.
   C. Date, scale, north point, legal description of boundaries, and a tie by actual survey to a section or donation land claim corner.
   D. Parcel boundary lines, with dimensions and bearings; bearings shall be to the nearest 30 seconds, and distances to the nearest 0.01 feet.
   E. An affidavit by the engineer or surveyor having surveyed the land involving a partitioning.
   F. A certification of acceptance of any public dedication.
   G. A guarantee of approved or required improvements, including identification of maintenance responsibilities for proposed or existing roads and streets.
   H. A certification of approval for execution by the Community Development Director.
   I. Water rights to be assigned to each parcel shall be indicated on the plat and certification of approval thereof.

2. Approval Requirements: No final plat for a land partitioning shall be approved by the Community Development Director unless all of the following requirements are met:
   A. The final plat is in strict conformance with the approved tentative plat.
   B. The final plat is in conformance with the requirements set forth in subsection (1) of this section.
   C. Paved access is guaranteed to each parcel.
   D. Each parcel is to be connected to the City sewer and water systems.
   E. All required public utilities are available.
   F. All conditions of the tentative plat approval have been met or guaranteed.
   G. All proposed or required improvements have been completed and accepted by the City.

[Section 8.2500 amended by Ord. #2012-11 passed October 23, 2012]
[Section 8.2505 amended by Ord. #2012-11 passed October 23, 2012]
[Section 8.2510 amended by Ord. #2012-11 passed October 23, 2012]
8.2515 Special Partitioning Regulations. The partitioning of a tract of land in which not more than one (1) parcel is created and transferred to a public or semi-public agency for the purpose of a road, railroad, electric substation or canal right-of-way, and thereby not meeting the lot size and configuration requirements of the underlying zone and/or this Chapter, may be approved by the Community Development Director or designate.

[Section 8.2515 amended by Ord. #2012-11 passed October 23, 2012]
BOUNDARY LINE ADJUSTMENTS

8.2600 Boundary Line Adjustment Regulations. Boundary Line adjustments include the modification or elimination of existing lot or parcel boundaries. No new lots or parcels are created by a lot line adjustment.

[Section 8.2600 amended by Ord. #2012-11 passed October 23, 2012]

8.2605 Submission Requirements. All applications shall include a preliminary boundary line map identifying all existing and proposed boundary lines and dimensions; footprints and dimensions of existing structures (including accessory structures); location and dimensions of driveways and public and private streets within or abutting the subject properties; existing fences and walls; and any other information deemed necessary by the Community Development Director or designee for ensuring compliance with the Redmond Development Code.

[Section 8.2605 amended by Ord. #2012-11 passed October 23, 2012]

8.2610 Approval Process.

1. Boundary line adjustments shall be reviewed by the Community Development Director or designee consistent with the requirements in Article II, of the City of Redmond Development Code, Land Use Procedures, using approval criteria contained in Section 8.2615, below.

2. The boundary line adjustment approval shall be effective for a period of one (1) year from the date of approval, during which time it shall be recorded.

3. The boundary line adjustment approval shall lapse if:
   A. The boundary line adjustment is not recorded within the time limit in subsection (2) herein.
   B. The boundary line adjustment has been improperly recorded with Deschutes County without the satisfactory completion of all conditions attached to the approval; or
   C. The final recording is a departure from the approved subdivision or partition plat, if applicable.

[Section 8.2610 amended by Ord. #2012-11 passed October 23, 2012]

8.2615 Approval Criteria. The Community Development Director or designee shall approve or deny a request for a boundary line adjustment in writing based on findings that all of the following criteria are satisfied:

1. No additional lot or parcel is created by the boundary line adjustment;
2. All lots and parcels comply with the applicable lot and parcel size standards of the underlying zone including lot area and dimensions.
3. All lots and parcels comply with the requirements of Section 8.2700 to 8.2720 of this Chapter.

[Section 8.2615 amended by Ord. #2012-11 passed October 23, 2012]
8.2620 Extensions. The Community Development Director or designate, or Hearings Body may, upon written request by the applicant and payment of the required fee, grant an extension of the approval period for one year, up to an aggregate of two additional years provided that; no code changes which may be contrary to the original decision have occurred relative to that proposal, and there has been no new development since the original approval on any adjacent property. Such extensions shall be administrative, in writing, and not subject to appeal. (3/99)

[Section 8.2620 amended by Ord. #2012-11 passed October 23, 2012]
8.2700 Compliance Required.

1. Any land division or development shall be in compliance with the design and improvement standards and requirements of this section, and all other applicable provisions, as set forth in this Chapter.

[Section 8.2700 amended by Ord. #2012-11 passed October 23, 2012]

8.2705 Blocks, Lots and Parcels.

1. Blocks. The resulting or proposed length, width and shape of blocks shall take into account the requirements for adequate building lot sizes, street widths, access needs and topographical limitations.
   A. No block shall be more than 660 feet in length between street center lines unless it is adjacent to an arterial street, or unless topography or the location of adjoining streets justifies an exception, and is so approved by the reviewing authority. In MUN, MUE and MULW zones, block lengths shall be an average of 330 feet, except where required to meet grid street or access management requirements.
   B. The recommended minimum length of a block along an arterial street is 1,320 feet, except that along such blocks, a public right-of-way for pedestrian and bicycle access shall be dedicated at or nearest the mid-point of the block length as is practical. The right-of-way shall be a minimum of 10 feet wide, with an all weather surface a minimum of 5 feet wide, constructed and centered within the right-of-way.
   C. A block shall have sufficient width to provide for 2 tiers of lots unless topography, the location of adjoining streets, or adjacency to an arterial street justifies an exception.
   D. Where appropriate at approved cul-de-sacs, dead-end streets, or along blocks approved at more than the maximum block length standard, pedestrian and bicycle access corridors shall be required to be constructed between lots to minimize travel distance between subdivisions, parks, school, and collector or arterial streets. Access corridors shall be located to provide a reasonably direct connection between likely pedestrian destinations, and shall be consistent with the City of Redmond Bicycle Refinement Plan where applicable. A reasonably direct connection is a route which minimizes out of direction travel for people likely to use the connection considering terrain, safety and likely destination. The Community Development Director or Hearings Body may determine based on evidence in the record that construction of a separate access corridor is inappropriate or impractical. Such evidence may include but is not limited to:
      1. When the nature of abutting existing development makes construction of an access corridor impractical.
      2. When the access corridor would cross a natural area with significant natural habitat and construction would be incompatible with protection of natural values.
      3. When the access corridor would cross topography where slopes exceed 30% or where path grade would exceed 12% slope; or
      4. When a cul-de-sac or dead-end street abuts rural resource land at the urban growth boundary. In industrial zones, this standard may be waived at the discretion of the Community Development Director or Hearings Body when it
is determined that the City's grid street standards should not be applied to the industrial development.

2. Lots and Parcels. The size, width, and orientation of newly created lots and parcels shall be appropriate for the location of the land division and for the type of development and use contemplated. Lots and parcels shall be generally rectangular in shape, and shall be consistent with the lot size provisions of the zoning standards and the density requirements as established in the City of Redmond Comprehensive Plan. Notwithstanding these requirements, the following exceptions may apply:
   A. In areas beyond the City Limits where public sewer is not currently available, minimum lot and parcel sizes shall permit compliance with the requirements of the Department of Environmental Quality and County sanitarian, and shall be sufficient to permit adequate sewage disposal. Any problems posed by soil structure and water table as related to sewage disposal by septic tank shall be addressed and resolved in the applicant’s initial plan.
   B. Where property is zoned and planned for business or industrial use, other widths and areas may be permitted by the Community Development Director or Hearings Body. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
   C. In steep terrain, increased lot or parcel sizes may be required to avoid excessive cuts, fills, and steep driveways.

3. Frontage. Each newly created lot and parcel shall abut upon a public street other than an alley for at least 50 feet, except for lots fronting on the bulb of a cul-de-sac, then the minimum frontage shall be 30 feet. Flag lots shall have no less than 20’ of street frontage measured at the property line. Lots created as part of a Planned Unit Development shall meet the same frontage requirements listed herein, except such frontage may be allowed along private streets. Vehicular access shall be provided as specified in Section 8.2820, Access Management Standards, of this Chapter, or as specified in Section 8.2705(6) below, for residential lots and parcels abutting collector and arterial streets. All lot and parcels shall be addressed from the primary public street frontage, not including alleys.

4. Side Lot or Parcel Lines. All side lot lines shall be at right angles to street lines or radial to curved streets wherever practical except as provided for in subsection (10) of this section.

5. Through/Double Frontage Lots and Parcels. Through lots or parcels, and lots or parcels with double frontage shall be avoided whenever possible, including lots or parcels created adjacent to Collector and Arterial Streets, but not including alley frontage as described in Section 8.2705(6) below, except when they are necessary due to an irregular parent lot or parcel configuration, or are necessitated by topography or other unique circumstance.

6. Residential Lots and Parcels Abutting Collector and Arterial Streets. Lots and parcels created adjacent to Collector and Arterial streets shall be oriented so that the front elevation of the residential development faces the Collector or Arterial Street. Vehicular access shall be provided pursuant to Section 8.2820, Access Management Standards, of this Chapter. In instances where direct vehicular driveway access to lot or parcel from the Collector or Arterial street is not permissible, alley access shall be provided to the rear of the lot or parcel in accordance with the design standards included in Section 8.2710(3) of this Chapter.

7. Corner Lots and Parcels. Corner lots and parcels shall be 5 feet more in width than other lots and parcels and also shall have sufficient extra width to meet the additional side yard requirements of the zoning district in which they are located.

8. Special Building Setback Lines. If special building setback lines, in addition to those required by the applicable zoning, are to be established in a development, they shall be shown on the final plat of the development and included in the deed restrictions.
9. Large Building Lots; Re-division. In the case where lots or parcels are of a size and shape that future redivision is possible, the Community Development Director or Hearings Body may require that the blocks be of a size and shape so that they may be redivided into building sites, and the development approval and site restrictions may require provision for the extension and opening of streets at intervals which will permit a subsequent redivision of any tract of land into lots or parcels of smaller sizes than originally platted, and in conformance with the density provisions established in the City of Redmond Comprehensive Plan for the existing or intended Zone. A plan indicating the ability for re-division according to these standards may be required as part of the initial land division process.

10. Solar Access. As much solar access as feasible shall be provided each lot and parcel in every new subdivision or partition considering topography, development pattern, and existing vegetation. The boundary lines of lots and parcels, as far as feasible, shall be oriented to provide solar access at ground level at the southern building line of the adjoining lot to the north two hours before and after the solar zenith from September 22 to March 21. If it is not feasible to provide solar access to the southern building line the solar access, if feasible, shall be provided at 10 feet above ground level at the southern boundary line two hours before and after the solar zenith from September 22 to March 21, and three hours before and after the solar zenith from March 22 to September 21. This solar access shall be protected by solar height restrictions on burdened properties for the benefit of lots receiving the solar access pursuant to Section 8.0370, of the City of Redmond Development Code, Solar Access Standards. If the solar access for any lot, either at the southern building line or at 10 feet above the southern building line, is not feasible, supporting information may be required with the application.

11. Curvilinear Street and Block Design. Although a basic grid street design with minimum and maximum block lengths are requirements of this section, a curvilinear street/block design is encouraged for the purpose of adding interest to new subdivision development.

12. Flag Lots. A flag lot shall be considered as a “flag lot” if the pole of the flag lot is less than half the width of the average lot width. For flag lots, the following shall be required:
   A. Flag poles shall be no less than 20’ wide.
   B. Flag lot development, if allowed by the zone, is limited to one duplex or single family dwelling per lot. All zone regulations apply, including the minimum required lot size and setbacks unless setback reductions are allowed as described in (E).
   C. Each flag lot shall contain a minimum 16’ wide paved driveway.
   D. A flag lot is exempt from the 50 foot street frontage requirement; however a minimum of 20 feet of street frontage is required.
   E. Front and/or rear yard setbacks may be reduced to no less than 10’ subject to review and approval by the Community Development Director. The orientation of any structure (determination of front) may be suggested by the property owner, and is subject to the review and approval of the Community Development Director or designate. The location(s) of all structures immediately adjacent to any flag lot shall be shown on a site plan (1) during planning review and during the act of creating any new flag lot, and (2) during a building permit review for any structure built on a flag lot.
   F. No flag lot shall be partitioned or further divided.
   G. The “pole” of the flag lot shall be no longer than 150’ measured from the street intersection to the beginning of the base of the flag.
   H. The “pole” of the flag shall not be included in the minimum lot size calculation.
   I. Flag lots shall be exempt from street tree requirements unless the street frontage portion of the flag lot is 30’ or greater.
   J. Flag lots are prohibited along or abutting the Dry Canyon Rim.
CHAPTER 8 DEVELOPMENT REGULATIONS

K. Two off-street parking spaces shall be provided for each dwelling unit on a flag lot.

[Section 8.2705 added by Ord. #2012-11 passed October 23, 2012]

8.2710 Streets.

1. General. Streets shall be in conformance with the City of Redmond Transportation System Plan as specified herein.
   A. Except along Arterial Street, public streets shall be spaced a maximum of 660 feet between centerlines. The purpose is to provide a street grid pattern of through streets to facilitate traffic movement. Street designs shall conform to topography and other existing natural and man-made conditions. Illustrative examples of other conditions include the dry canyon, main COI canal, Highway 97, and the Burlington Northern Railroad tracks.
   B. All proposed streets, sidewalks, bike lanes and pedestrian pathways shall connect to other streets, sidewalks bike lanes and pedestrian pathways within a development and to existing and planned streets, sidewalks, bike lanes and pedestrian pathways outside the development. Such facilities shall serve existing and planned parks, schools or other public lands within a neighborhood.
   C. To the maximum extent possible, new local streets shall align and connect with existing local streets and collectors, and in certain special cases arterial streets. Cul-de-sac streets shall be permitted only where no feasible connection with an adjacent street exists, or if the local street connection would be to an arterial street and the function of the arterial street may be diminished as determined through the land use review process, or the block length would be less than that which is permitted by Section 8.2705(1)(B).
   D. Consideration should be given to alternative street designs other than required herein in the City's non-residential land use zones to allow for more effective developments. Such designs may be considered and approved during the subdivision or partition process without need for variance.
   E. All proposed or required streets and alleys shall comply with Section 8.2820 Access Management Standards, the Transportation System Plan, and with Local Street Connectivity Plans adopted as part of the transportation element of the Comprehensive Plan.

2. Existing Streets. Whenever existing streets, adjacent to or within a tract, are of inadequate width to accommodate the increase in traffic expected from the land division or by the City's transportation policies as determined through a transportation impact analysis, additional right-of-way shall be provided at the time of the land division by the applicant. During consideration of the tentative plat for the subdivision or partition, the Hearings Body shall determine whether the improvements to existing streets, adjacent to or within the tract, are required. If so determined, such improvements shall be required as a condition of approval of the tentative plat. Improvements to adjacent streets shall be required where traffic on said streets shall be directly affected by the proposed subdivision. Notwithstanding these provisions, off-site improvements to streets not within or adjacent to the development may be required when impacts resulting from the development necessitate such improvements as demonstrated through a transportation impact analysis.

3. Minimum Right-of-Way and Roadway Width. The street right-of-way and roadway surfacing widths shall be in conformance with the standards as specified in Table 1 below:
### Table 1 - City of Redmond Right of Way and Roadway Design and Cross-Section Standards

<table>
<thead>
<tr>
<th>Functional Class</th>
<th>Pavement Standard</th>
<th>Pavement (minimum)</th>
<th>Right-of-Way</th>
<th>Travel Lanes</th>
<th>Sidewalks</th>
<th>Bike Lanes**</th>
<th>Parking**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Alley</td>
<td>16 ft</td>
<td>20 ft</td>
<td>n/a</td>
<td>none</td>
<td>shared</td>
<td>none</td>
<td></td>
</tr>
<tr>
<td>Commercial Alley</td>
<td>20 ft</td>
<td>20 ft</td>
<td>n/a</td>
<td>none</td>
<td>shared</td>
<td>none</td>
<td></td>
</tr>
<tr>
<td>Local Residential*****</td>
<td>36 ft</td>
<td>60 ft</td>
<td>2***</td>
<td>5 ft</td>
<td>shared</td>
<td>both sides (unstriped)</td>
<td></td>
</tr>
<tr>
<td>Local Industrial</td>
<td>28 ft**</td>
<td>60 ft</td>
<td>2***</td>
<td>5 ft</td>
<td>shared</td>
<td>one side (unstriped)</td>
<td>none</td>
</tr>
<tr>
<td></td>
<td>24 ft*</td>
<td>60 ft</td>
<td>2***</td>
<td>5 ft</td>
<td>shared</td>
<td>none</td>
<td></td>
</tr>
<tr>
<td>Industrial Collector</td>
<td>40 ft</td>
<td>38 ft</td>
<td>60 ft</td>
<td>2***</td>
<td>5 ft</td>
<td>optional (unstriped)</td>
<td></td>
</tr>
<tr>
<td>Minor Collector</td>
<td>40 ft</td>
<td>36 ft***</td>
<td>60 ft</td>
<td>2</td>
<td>5 ft</td>
<td>shared</td>
<td>both sides (8 ft)</td>
</tr>
<tr>
<td>Major Collector</td>
<td>36-50 ft</td>
<td>36 ft****</td>
<td>80 ft</td>
<td>2</td>
<td>5 ft</td>
<td>6 ft</td>
<td>none</td>
</tr>
<tr>
<td>Minor Arterial (3-lane)</td>
<td>50 ft</td>
<td>48 ft</td>
<td>100 ft</td>
<td>3</td>
<td>7 ft</td>
<td>6 ft</td>
<td>none</td>
</tr>
<tr>
<td>Minor Arterial (5-lane)</td>
<td>74 ft</td>
<td>72 ft</td>
<td>100 ft</td>
<td>5</td>
<td>7 ft</td>
<td>6 ft</td>
<td>none</td>
</tr>
</tbody>
</table>

**Notes:**

*May be constructed only in conjunction with the creation of covenants, conditions and restrictions (CCR’s) and the establishment of a homeowners association (HOA) for the development. The CCR’s shall provide that the primary responsibility for parking enforcement shall be the HOA, with the City of Redmond also being acknowledged in the CCR’s as a beneficiary for such parking enforcement as a violation of the land use decision and/or city code.

**In certain cases, bike lanes may be reduced to 5 ft, parking may be reduced to 7 ft, and travel lanes to 11 ft at the discretion of the City Engineer.

***Unstriped travel lanes

****36 ft in existing built-out areas

*****All streets less than 28 feet wide shall be no longer than 300 feet in length, unless such streets include at least one (1) parking bay per lot, located along each lot frontage for the entire length of such street, up to the maximum block length. Streets 300 feet or less in length shall not have any direct driveway access. In no case shall any street less than 28 feet wide intersect with any other street less than 28 feet wide.

4. Future Extension of Streets. When necessary to give access to or permit a satisfactory future division of adjoining land, streets shall be extended to the boundary of the subdivision or partition and the resulting dead-end streets may be approved without a permanent turn around if they are 150 feet or less in length, although, an adequate temporary turn around to ensure emergency vehicle access must be provided if such streets are greater than 150 feet in length.

5. Collector and Arterial Street Access. Notwithstanding the provisions of Section 8.2705 of this Chapter, if a land division abuts or contains an existing or proposed collector or arterial street, the Community Development Director or Hearings Body may require other treatments, including but not limited to frontage roads, necessary for adequate protection of residential properties and to afford separation of through and local traffic. Provision may be made for emergency access. All frontage roads shall comply with the City of Redmond Transportation System Plan.

6. Streets Adjacent to Railroads, Freeways and Parkways. When the area to be subdivided or partitioned is residentially zoned and abuts a railroad, freeway, or parkway, a provision may be required for a street approximately parallel to and on each side of such right-of-way at a distance suitable for use of the land between the street and railroad, freeway or parkway. In the case of a railroad, there shall be a land strip of not less than 25 feet in width adjacent and along the railroad right-of-way for screen planting between the railroad right-of-way and residential property. If the intervening property between such parallel streets and a freeway or a parkway is less than 80 feet in width, such intervening property shall be dedicated to park or thoroughfare use. The intersections of such parallel streets, where they intersect with streets that cross a railroad, shall be determined with due consideration as cross streets of a minimum distance required for approach grades to a future grade separation and right-of-way widths of the cross street.
7. Continuation of Streets. Subdivision or partition streets which constitute the continuation of streets in contiguous territory shall be aligned so that their center lines coincide. Where straight line continuations are not possible, such center lines shall be continued as curves. These streets or the continuation of streets in contiguous territory may be required by the Community Development Director or Hearings Body where such continuation is necessary to maintain the function of the street or desirable in the surrounding area. Where solar orientation would not be possible if the street area continued, a new pattern may be started that is solar oriented.

8. Lot Layout. Local residential streets should be oriented on an east/west axis to the greatest possible extent to insure solar access for lots within the subdivision or partition.

9. Street Names. Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the name of an existing street in a nearby city or in the county. Street names and numbers shall conform to the established pattern in the City, including the continuation of street names across intersecting streets, and shall be subject to the approval of the Fire Department or the responsible agency.

10. Sidewalks. Sidewalks are required to be installed on both sides of a public street and in any special pedestrian way within the subdivision or partition except that in the case of collectors, arterials, special industrial districts or in steep terrain, the Hearings Body may approve a subdivision or partition without sidewalk if alternative pedestrian routes are available or provided by the developer. Sidewalks shall be required along routes to existing or future school and park sites.

11. Bicycle Routes. If appropriate to the extension of a system of bicycle routes, existing or planned pursuant to the City of Redmond Bicycle Refinement Plan, the Community Development Director or the Hearings Body may require the installation of separate bicycle lanes within streets and/or separate bicycle paths.

12. Intersection Angles. Street intersections shall be as near right angles as possible except where topography or existing conditions requires a lesser angle, but in no case shall the acute angle be less than as permitted by the adopted City of Redmond Public Works Standards and Specifications.

13. Alignment. Staggered street alignment shall whenever possible leave a minimum of 200 feet distance between the center line of the streets, but in no case be less than as permitted by Standards and Specifications.

14. Narrow Streets. Local residential grid streets designed at widths less than 36 feet as described in Section 8.2710(3)(Table 1), shall be permitted when the subdivision design is found to be in compliance with the following:
   A. Narrow streets may only be permitted for continuous full length blocks internal to a Subdivision or Planned Unit Development with street connections at both ends.
   B. Lots adjoining the narrow streets shall be a minimum of 5000 square feet and have a street minimum 50 feet of frontage.
   C. Sidewalks shall be separated from the curb by a landscape strip with street trees conforming with Public Works Standards and Specifications.
   D. Curb cuts along the narrow street shall not be less than the minimum width required within the adopted City of Redmond Public Works Standards and Specifications.

[Section 8.2710 amended by Ord. #2012-11 passed October 23, 2012]

8.2715 Fundamental Design Elements.

1. Lighting. The subdivider or partitioner shall provide underground wiring to the City standards and a base for any proposed ornamental street lights at locations approved by the affected utility company.
2. **Multiple Access Points.** Whenever possible, a minimum of two points of access to the subdivision or partition shall be provided to provide assured access for emergency vehicles and ease resident evacuation.

3. **Water/Sewer.** All subdivisions and partitions shall provide water and sewer lines constructed to City standards and specifications approved by the City Engineer. All lots or parcels shall be served from the City of Redmond water and sewer systems or by water and sewer systems acceptable to the City. Water and sewer mains and service lines shall be installed prior to the curbing and paving of new streets in all new subdivisions or partitions.

4. **Underground Utilities.** All permanent utility service and minor power transmission lines that are within or immediately adjacent to lots in a subdivision or parcels in a partition shall be provided from underground facilities unless otherwise approved by the CDD Director or Hearings Body. The subdivider or partitioner or developer shall be responsible for complying with requirements of this section and shall:
   A. Obtain a permit from the Public Works Director or designee for placement for all underground utilities within the public right-of-way.
   B. Make all necessary arrangements with the utility companies and other persons or corporations affected by the installation of such underground utilities and facilities in accordance with rules and regulations of the Public Utility Commission of the State of Oregon.
   C. All underground utilities, water lines, sanitary sewer lines and storm drains installed in streets shall be constructed prior to the surfacing of such streets to the extent practicable, and water and sanitary sewer service lines shall be placed to such lengths as will negate the necessity for disturbing the street improvements when service connections are made.

5. **Preservation of Natural Features.** Existing trees, vegetation and natural features (i.e. rock outcrops) add character to the development and shall be preserved to the greatest extent practicable. All trees over 8 inches d.b.h. shall be noted and shown on the tentative plat.

6. **Scenic Views.** Significant views shall be taken into consideration during subdivision design. The establishment of view corridors, building envelopes, building height restrictions or similar methods shall be employed for the retention and protection of views from individual lots and from public spaces to the greatest degree practicable as determined through the land use review process. Such measures shall be shown on the final plat and included in deed restrictions.

7. **Land for Public Purposes.**
   A. If the City has an interest in acquiring a portion of a proposed development for a public purpose, it shall notify the property owner as soon as the City Council authorizes the transaction to proceed.
   B. Within a development, or adjacent to a development in contiguous property owned by the developer, a parcel of land of not more than 5% of the gross area of the development may be required to be set aside and dedicated to the public for parks and recreation purposes by the developer. The parcel of land, if required, shall be determined to be suitable for the park and/or recreation purpose(s) intended, and the city may require the development of the land for the park or recreation use intended or identified as a need within the community.
   C. In the event no such area is available that is found to be suitable for parks and/or recreation uses, the developer may be required, in lieu of setting aside land to pay to the appropriate parks and recreation agency a sum of money equal to the market value of the area required for dedication, plus the additional funds necessary for the development thereof if so required; if such is required, the money may only be utilized for capital improvements by the appropriate parks and recreation agency.
D. The foregoing land and development or money dedication (if require) may be provided for in lieu of an equal value of systems development charge assessment for parks if so approved by the collecting agency in accordance with the applicable provisions of the system development charge ordinance. If the collecting agency will not permit the land or money dedication in lieu of an applicable systems development charge, then the land and development or money dedication shall not be required.

E. If the nature and design, or approval, of a development is such that over 30% of the tract of land to be developed is dedicated to public uses such as streets, water or sewer system facilities and the like, then the requirements of this subsection shall be reduced so that the total obligation of the developer to the public does not exceed 30%.

8. Easements.

A. Utility Easements. Easements shall be provided along property lines when necessary for the placement of underground utilities and to provide the subdivision or partition with electric power, communication facilities, street lighting, sewer lines, water lines, gas lines, or drainage. Such easements shall be labeled “Public Utility Easement” on the tentative and final plat; they shall be at least 12 feet in width and centered on lot lines where possible, unless determined otherwise by the City Engineer or designate. Excepting utility pole guylines easements along the rear of lots adjacent to unsubdivided land may be reduced to 10 feet in width, unless determined otherwise by the City Engineer or designate.

B. Drainage. If a tract is traversed by a water course, such as a drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of the water course or in such further width as will be adequate for the purpose. Streets or parkways parallel to major water courses and drainage ways may be required.

[Section 8.2715 amended by Ord. #2012-11 passed October 23, 2012]

8.2720 Grading of Building Sites. Grading of building sites shall conform to the following standards unless physical conditions demonstrate the propriety of other standards:

1. Slopes shall be less than or equal to 3 to 1 (horizontal to vertical) unless slope reinforcement and low maintenance surfaces are provided. Cut slopes as steep as 1 to 1 are permitted in native rock material if that material is suitable to stand at the slope without raveling. Toe of full slopes steeper than 3 to 1 and top of cut slope shall be no closer than 2 feet from the property line.

2. Structural engineering must be provided for retaining walls higher than four feet from the base of the footing to the top of the retaining portion of the wall and for retaining walls of any height that support a surcharge such as a structure, roadway or slope greater than 4 to 1.

3. Stormwater must be controlled in accordance with the City of Redmond Public Works Standards and Specifications to avoid erosion and impacts to adjacent property.

4. Cuts and fills greater than 5 feet from original ground to final grade should be avoided.

5. Foundations should be stepped or other measures used to minimize cuts and fills. Slopes steeper than 3:1 shall be landscaped, terraced, or receive other treatment to reduce the visual impact and minimize the need for maintenance.

6. Areas that require engineered fill to support structures, roadways or for other reasons shall be noted in the grading plan. Design and placement of engineered fill shall be under the direction of a licensed professional engineer. Fill material shall be tested and approved by
the engineer prior to placement and tested with suitable methods after compaction. Fill in areas that do not support a structure shall be suitable with a minimum of voids and organic material.

7. The composition of soil for fill and the characteristics of lots and parcels made useable by fill shall be suitable for the purpose intended.

8. When filling or grading is contemplated by the subdivider or partitioner, they shall submit plans showing existing and finished grades for the approval of the City Engineer. In reviewing these plans, the City Engineer shall consider the need for drainage and effect of filling an adjacent property.

9. Grading shall be finished in such a manner as not to create steep banks or unsightly areas to adjacent property.

10. Any land that requires engineered fill shall be so noted on the plat. Design and placement of engineered fill shall be under the direction of a licensed professional engineer.

[Section 8.2720 amended by Ord. #2012-11 passed October 23, 2012]
[Section 8.2720 amended by Ord. #2016-17 passed January 31, 2017]
8.2800 Improvement Procedures. In addition to other requirements, public or private improvements to be installed by the applicant either as a requirement of these standards or other applicable regulations or at his own option, shall conform to the requirements of this article:

1. Plan Review and Approval. Improvement work shall not be commenced until plans thereof have been reviewed and approved by the Community Development Director or Hearings Body or a designated representative thereof. To the extent necessary for evaluation of a proposed development, such improvement plans may be required before approval of the tentative plat or preliminary map or drawing.

2. Public Improvements as Platted. Public improvements shall be designed, installed and constructed as platted and approved by the City Engineering Division, and plans shall be filed with the final plat at the time of recordation or upon completion.

3. Inspection. Improvements shall be constructed under the inspection and approval of a city Inspector. Expenses incurred thereby shall be borne by the applicant/owner. The inspector may require changes in sections and details of the improvements if unusual conditions arise during construction to warrant such changes.

4. As-Built Plans. A map showing the completed public improvements shall be filed with the Community Development Department upon completion of the improvements.

[Section 8.2800 amended by Ord. #2012-11 passed October 23, 2012]

8.2805 Improvements in Partitions. The same improvements may be required to be installed to serve each building site of a partition as are required of a subdivision.

[Section 8.2805 amended by Ord. #2012-11 passed October 23, 2012]

8.2810 Acceptance of Improvements. Improvements shall be considered for acceptance after final inspection, after the improvements have been completed.

[Section 8.2810 amended by Ord. #2012-11 passed October 23, 2012]

8.2815 Transportation Impact Analysis. It shall be the burden of the developer to evaluate transportation system impacts through studies prepared by a qualified registered professional engineer. When a transportation impact analysis is required it must demonstrate that the following standards are met:

1. The standard of measurement that will determine the acceptability of traffic flow on City streets will be a delay-based level of service as defined by the Highway Capacity Manual, Special Report 209, third Edition (2000 update or subsequent document updates) published by the Transportation Research Board. The determination of LOS shall be calculated by a methodology that is approved by the City Engineer. The acceptable standard of LOS for City streets shall be LOS E during the peak 15 minutes of the peak hours of the average weekday. A lesser standard shall be acceptable at unsignalized intersections with low volume minor street approaches if the volume-to-capacity ratio is less than 0.90 and the 95th percentile vehicle queue is less than four vehicles during the peak hour.

2. The Average Daily Traffic (ADT) volume of Local Street roadways within the City of Redmond shall be less than 1,200 vehicles per day (VPD). Developments which add
vehicle trips to Local Streets with an ADT greater than 1,200 VPD may be asked to provide mitigation in the form of additional access to the site, when in the opinion of the City Engineer, the residential livability is degraded by excessive local street traffic volume.

3. New development that will cause degradation below those levels shall be required to provide mitigating transportation system improvements that will restore the LOS to the accepted standard, as is practical, as determined by the City Engineer and pursuant to the adopted City of Redmond Transportation System Plan. Where there are impacts to the State Highways, the City and ODOT shall work cooperatively to determine appropriate courses of action based on ODOT and City standards.

4. The following vehicle trip generation thresholds shall determine the level and scope of transportation analysis required for a new or expanded development. Trip ends shall be calculated as per the Institute of Transportation Engineers manual, Trip Generation, 8th edition (or subsequent document updates), or local trip generation studies prepared by a qualified registered professional engineer and approved by the City Engineer. The City Engineer shall determine when a TIA has satisfied the requirements of the development’s impact analysis. The TIA shall bear the stamp and signature of a qualified registered professional Engineer with a license valid in the State of Oregon.

   A. If a proposed development will generate 200 or more daily trip ends, or 20 or more p.m. peak hour trip ends, then a Transportation Impact Analysis (TIA) shall be required.

   B. Projects that generate less than 200 daily or 20 p.m. peak hour trip ends may also be required to provide a Transportation Impact Analysis (TIA) when, in the opinion of the City Engineer or his/her designee, significant capacity and/or safety problem is caused, or adversely impacted by the development. The City Engineer or designee, shall determine the scope of this analysis.

   C. A development may be required to provide a Trip Generation Report for developments which generate less than 200 daily or 20 p.m. peak hour vehicle trips.

5. The impact analysis area shall include at a minimum, the following intersections:

   A. All site access intersections

   B. Nearest intersecting collector or arterial street upstream and downstream of the development.

   C. Any other collector or arterial street intersection that would experience an increase of 25 additional peak hour trips.

   D. Additional intersections requested by staff in the basis of anticipated impacts resulting from the development.

6. The analysis shall include the following study time frames:

   A. Existing conditions.

   B. Completion year of each significant phase of development.

   C. Five year forecast beyond final phase

7. The following Tables are required in the TIA:

   A. Trip Generation (including phase breakdown if applicable)

   B. LOS Table (LOS for every analysis scenario at every study area intersection. Report LOS, delay, V/C ratio, 95% vehicle queue, and any additional pertinent analysis results)

8. The following Figures are required in the TIA:

   A. Vicinity Map

   B. Site or Tentative Plan Map

   C. Background Traffic Volumes (all study intersections, all analysis years)

   D. Trip Distribution and Assignment

   E. Background + Site Generated Traffic Volumes (all study intersections, all analysis years)
9. Other Analysis Standards (as required by the study)
A. Signal Warrants shall be performed where applicable per the Manual on Uniform
B. Left Turn Lane Warrants shall be provided where applicable per ODOT criteria
based on the Texas Transportation Institute (TTI) curves.
C. Right Turn Lane Warrants shall be provided where applicable per ODOT criteria.
D. The acceptability of sight distance at all study area intersections shall be
determined per AASHTO (current edition) standards.
E. Traffic signal progression analysis may be required if a new signal is proposed. The
City Engineer shall approve the method of traffic signal progression analysis.
F. Roadway improvements are to be based on the City of Redmond Standards and
Specifications and ODOT design standards.

[Section 8.2815 amended by Ord. #2012-11 passed October 23, 2012]

8.2820 Access Management Standards. All land divisions shall be in compliance with the
following standards.

1. Driveway spacing and corner clearance as follows:

<table>
<thead>
<tr>
<th>Roadway Classification</th>
<th>Minimum Access Driveway Spacing</th>
<th>Minimum Access Clearance to Corner</th>
<th>Intersection Spacing (Min.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Street</td>
<td>No restrictions</td>
<td>30 feet</td>
<td>165 feet</td>
</tr>
<tr>
<td>Minor Collector</td>
<td>50 feet</td>
<td>80 feet</td>
<td>330 feet</td>
</tr>
<tr>
<td>Major Collector</td>
<td>165 feet</td>
<td>165 feet</td>
<td>330 feet</td>
</tr>
<tr>
<td>Minor Arterial</td>
<td>330 feet</td>
<td>330 feet</td>
<td>¼ mile</td>
</tr>
<tr>
<td>Major Arterial</td>
<td>ODOT Stds</td>
<td>ODOT Stds</td>
<td>ODOT Stds</td>
</tr>
</tbody>
</table>

2. In all instances, access near an intersection shall be located beyond the influence of
standing queues and opposing left turns sharing a continuous two-way left turn lane. This
requirement may result in greater corner clearance or access spacing than the minimum
distance indicated.

3. Every lot or parcel shall be permitted an access. In the event that the access management
standards cannot be achieved, shared access with adjacent property shall be explored and
provided where available.

4. Access shall be taken from the lower order street or alley unless otherwise approved by
Public Works and/or ODOT through the land use process.

5. Unless adequate demonstration of site necessity, intersection safety and functionality is
provided, through the land use review process, new lots and/or parcels will be limited to a
single vehicular access.

6. The access management standards apply to new development, redevelopment, subdivision
and partitioning of land.

7. Corner clearance is measured from the edge of right-of-way to the nearest edge of access.
Spacing is measured from centerline of access/intersection to centerline of
access/intersection.

8. Adequate intersection sight distance and clear zone shall be maintained at all
access/driveway locations per AASHTO standards (American Association of State Highway
and Transportation Officials).
9. Public Works may require supporting information, including but not limited to traffic count data, trip generation, trip distribution, Transportation Impact Analysis study, etc., in order to make a proper determination of access/driveway location.

10. Access within the North Redmond US 97 Interchange Area Management Plan (IAMP) shall also conform to the “North Redmond US 97 Interchange Area Management Plan (IAMP)” provision of Chapter 9 Transportation Element of the Comprehensive Plan Addendum and Policy 12 n of Chapter 14 of the Comprehensive Plan.

[Section 8.2820 amended by Ord. #2012-11 passed October 23, 2012]

8.2825 Street Dedications. Any person desiring to create a street not part of a subdivision or partition shall make written application to the Community Development Department.

1. Application. Said application shall be accompanied by the required information and appropriate filing fee. In cases where such dedication would have the effect of creating a land division, the dedication shall be treated as a new subdivision or partition as applicable.

2. Minimum Design Standards. The minimum standards of design and improvements for the dedication of a street shall be in compliance with the City of Redmond Public Works Standards and Specifications and all other applicable street standards and regulations as specified in Section 8.2710.

3. Procedure.
   A. Upon receipt of written application and appropriate filing fee for street dedication, the Community Development Director shall refer the proposal to the City Engineer or designee for review and recommendation.
   B. The City Engineer shall report his findings and recommendations regarding the proposed dedication to the Community Development Director.
   C. Upon receipt by the Community Development Director of written findings and recommendations from the City Engineer, the proposal shall be submitted to the City Council for a public hearing.
   D. The only notice required for a hearing under this section shall be by publication.
   E. Following the hearing, the Council may accept or reject the proposed dedication.

[Section 8.2825 amended by Ord. #2012-11 passed October 23, 2012]

8.2830 Variances.

1. Major Variance. Upon application, the Community Development Director or Hearings Body may authorize variances from the standards of this Chapter pursuant to the criteria listed below if the applicant can establish:
   A. That special conditions exist which are peculiar to the subject property and which are not applicable to other properties in the same zone which make conformance to these standards impractical.
   B. That the variance is the minimal deviance from these standards needed to accomplish the objective.
   C. That the varied requirement(s) will conform to the purpose and objectives of the Comprehensive Plan and of these standards and will have no adverse impact on surrounding properties or on the provision of general urban services in the area.
   D. That strict interpretation of these standards would deprive the applicant of rights commonly enjoyed by other properties in the same zone under the terms of these standards.
E. That the special conditions and circumstances do not result from actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconvenience.

2. Minor Variance. A minor variance under this Chapter shall be no greater than 25% of the requirements from which the variance is sought. Upon application, the Community Development Director or Hearings Body may authorize variances from the standards of this Chapter pursuant to the criteria listed below if the applicant can establish:
   A. More efficient use of the site.
   B. Preservation of natural features where appropriate
   C. Adequate provision of light, air and privacy to adjoining properties.
   D. Adequate access.
   E. That the variance will have minimal adverse impact on the livability, value or development potential of abutting properties and the surrounding area.
   F. Consistency with the overall objectives of the Comprehensive Plan.

3. The Community Development Director or Hearings Body may attach such conditions to any variance granted that will insure the variance meets the objectives of the Comprehensive Plan and of these standards and does not have an adverse impact on surrounding properties or on the provision of general urban services in the area.

[Section 8.2830 amended by Ord. #2012-11 passed October 23, 2012]

8.2835 City as Beneficiary to Covenants, Conditions and Restrictions. When Covenants, Conditions and Restrictions (CCR’s), or other similar documents, are required by either the provisions of this Code or through the land use review process, the City of Redmond may require the CCR’s (or other documents) include a provision or provisions that allow the City to come onto the property(s) that are subject to the CCR’s for the purpose of removing, repairing or maintaining improvements and other common areas in the event such improvements or common areas are not properly maintained or otherwise kept in good order. The provision(s) shall state that the City has sole and exclusive discretion to determine the need for and timing of any such removal, repair or maintenance. The provision shall authorize the City to recover the cost of such removal, repair or maintenance by directly billing the record owner of the property(s) subject to the CCR’s or the property(s) directly benefited by the removal, repair or maintenance. In the event a bill is not paid, the City may impose a lien on the property(s), which shall be recorded and may be enforced in the manner of an assessment lien. The inclusion of a provision or provisions described in this section does not affect the obligations of an association, group and/or other persons or property owner(s) designated in the CCR’s from any responsibilities or obligations respecting such improvements or common areas, nor shall it obligate the City to such undertake such removal, repair or maintenance.

[Section 8.2835 added by Ord. #2012-11 passed October 23, 2012]
ARTICLE IV - SITE AND DESIGN REVIEW STANDARDS

8.3000 Purpose and Intent. The purpose of this Article is to conserve and enhance the appearance of the City and to promote functional, safe, and innovative site development. The intent is to ensure that there is general compatibility between adjoining uses, outdoor space is designed and installed in a functional and attractive manner, vehicular access and circulation is designed and constructed consistent with maximizing public safety, adequate public utilities are available, and the structures on-site provide a consistent architectural theme. This Article further implements the policies and goals of the City of Redmond Comprehensive Plan.

8.3005 Applicability of Site Design and Review.

Major Site and Design Review shall be required for any new development or use containing a structure equal to or over 3,500 square feet in size (includes multiple structures) in aggregate.

Minor Site and Design Review shall be required for any new development or use containing a structure under 3,500 square feet in size (includes multiple structures).

[Section 8.3005 amended by Ord. #2016-17 passed January 31, 2017]

8.3010 Exemptions. The following are exempt from Site Design and Review:

1. Normal maintenance and repair.
2. Hangar development entirely on and interior to airport property.
3. Single family dwelling, duplexes, tri-plexes, and four-plexes unless located on a lot within 100 feet of the canyon and/or located within a zero lot-line subdivision.
4. Manufactured home in an approved manufactured home park.
5. Additions to an existing building of less than 25% of the total building square footage, not to exceed 1000 square feet.
6. Any development that does not include the construction or alteration of a building which will have a negligible impact on the land as determined by the Community Development Director.
7. Overhead electrical power transmission lines and poles greater than 12.5 kv.

[Section 8.3010 amended by Ord. #2016-17 passed January 31, 2017]
[Section 8.3010 amended by Ord. #2017-12 passed December 12, 2017]

8.3015 Procedure. A Site and Design Review application shall be submitted and reviewed by the Community Development Director, or his/her designee, as an administrative land use decision with prior notice consistent with Section 8.1310. The comment period under Section 8.1310(2) shall be at least fourteen (14) days. A minor alteration, minor modification or major modification may be submitted for an approved Site and Design Review consistent with Section 8.1400. In addition to the procedures above, procedures to review Site and Design Review applications for properties in the Downtown Overlay District are established in the Downtown Architectural Design Standards.

8.3020 Site Improvement Agreement. Where public improvements are required as a condition of approval, the applicant may be required to execute and record an Improvement Agreement subject to the following.
1. The developer may, in lieu of completion of the required improvements, request the Community Development Director or designate to approve an agreement between himself and the City specifying the schedule by which the required improvements and repairs shall be completed. Provided, however, any schedule of improvements agreed to other than sidewalks shall not exceed two (2) years from the date of land use approval. The agreement shall also provide the following information:
   A. The repairs required and cost of the project.
   B. That the City may call upon the security filed to construct or complete the improvements and repairs if the schedule of improvements is not adhered to.
   C. That the City shall recover the full cost and expense of any work performed by the City to complete construction of the improvements and repairs including, but not limited to attorneys' and engineering fees.
   D. That a warranty bond for two (2) years shall be deposited with the City following acceptance of the improvements. Said bond shall be in the amount of ten (10) percent of the value of the improvements.

2. The Community Development Director or designate may reject an agreement authorized by this Section for any reason the Community Development Director or designate deems sufficient.

8.3025 Plans Required. The Applicant shall submit to the Community Development Department the following documents with the required fee.

1. Exterior elevations. Drawings or sketches of elevations for each proposed building. Such plans shall indicate the building height, primary building materials, color, shape and other design features of the building, including the location of all exterior mechanical devices.

2. Site Plan. Site plans containing the following.
   A. A drawing showing the floor plans for each building and a description of each internal "use."
   B. A written summary showing the following:
      1. For commercial and industrial development:
         a. The square footage of the "project area", and a clearly defined outline of this area.
         b. The percentage of the lot covered by structures.
         c. The total number of parking spaces.
         d. The total square feet to be landscaped.
         e. The total square feet within the project area to be left natural, gravel, or other surface not required by this provision.
      2. For residential developments.
         a. The total square footage of all floors of the structures.
         b. The number of dwelling units in the development (include the units by the number of bedrooms in each unit, e.g., ten (10) one (1) bedroom, 25 two-bedroom, etc.)
         c. Percentage of lot coverage by:
            i. Structures.
            ii. Recreation areas
            iii. Landscaping.
            iv. Parking and paved areas.
   C. The legal description, dimensions, and total square footage or acreage of the site.
   D. All vehicle and pedestrian access points to public rights-of-way and the interior circulation plan for the property.
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E. Project name.
F. A vicinity map.
G. The identified scale.
H. North arrow.
I. Date the site plan is prepared.
J. Street names, locations, and right-of-way widths of all existing and proposed streets within or on the boundary of the proposed development.
K. Lot layout with dimensions for all lot lines.
L. Zoning of the site.
M. Zoning of all adjacent properties.
N. Location and use of all proposed and existing buildings, fences and structures within the proposed development. Indicate which buildings are to remain and which are to be removed.
O. Location and size of all existing & proposed public utilities, serving the subject property, in and adjacent to the proposed development with the locations shown of:
   1. Water lines, services, backflow prevention device and meter sizes.
   2. Sewer lines, manholes, services and cleanouts.
   3. Storm drains, facilities and catch basins.
   4. Power / phone poles and lines; show whether the lines are overhead or underground.
   5. Existing fire hydrants.
P. The proposed location of:
   1. Connection to the City water system.
   2. Connection to the City sewer system.
   3. The proposed method of drainage of the site.
   4. All exterior mechanical equipment or equipment areas.
Q. Location of existing canals and laterals including easements and right-of-way.
R. Location of existing drainage on-site.
S. Location of all utility and access easements on the property.
T. Location, size and use of all contemplated and existing public areas within the proposed development.
U. All fire hydrants proposed to be located within the site.
V. A topographic map of the site at a contour interval not to exceed five (5) feet.
W. Location of all parking areas and dimensions of all parking spaces.
X. Locations of all existing natural features including, but not limited to, any existing trees having a six (6) inch trunk diameter or greater, three (3) feet above grade, and any natural drainage ways existing on the site, and all significant natural features including (but not limited to) outcroppings of rocks, boulders, etc. Indicate any contemplated changes that would affect a natural feature.

3. A Landscape Plan. A landscape plan is required for all multi-family, commercial or industrial development. The landscape plan shall include the following:

A. Area Required. Each property developed shall show at least the following percentage of the total site or project area to be developed in landscaping.

<table>
<thead>
<tr>
<th>ZONES</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1 to R-5</td>
<td>15%</td>
</tr>
<tr>
<td>With the exception of</td>
<td></td>
</tr>
<tr>
<td>single family or duplex</td>
<td></td>
</tr>
<tr>
<td>construction.</td>
<td></td>
</tr>
</tbody>
</table>
### ZONES

<table>
<thead>
<tr>
<th>Zone</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>C-1</td>
<td>15%</td>
</tr>
<tr>
<td>C-2</td>
<td>15%</td>
</tr>
<tr>
<td>C-3</td>
<td>15%</td>
</tr>
<tr>
<td>C-4</td>
<td>15%</td>
</tr>
<tr>
<td>C-5</td>
<td>15%</td>
</tr>
<tr>
<td>Downtown Overlay District</td>
<td>0%</td>
</tr>
<tr>
<td>M-1</td>
<td>15%</td>
</tr>
<tr>
<td>M-2</td>
<td>15%</td>
</tr>
<tr>
<td>Airport</td>
<td>per section 8.3035 only.</td>
</tr>
<tr>
<td>Park</td>
<td>15%</td>
</tr>
<tr>
<td>OSPR</td>
<td>15%</td>
</tr>
<tr>
<td>PF</td>
<td>15%</td>
</tr>
<tr>
<td>FG</td>
<td>Not Applicable</td>
</tr>
</tbody>
</table>

B. **Plant types.** Identify the varieties (botanical name) of each plant.

C. **Plant size at time of planting.** Identify the size of each proposed plant at time of planting. The minimum size at time of planting shall be one gallon for a shrub and fifteen gallons for a tree, and no less than 1-1/2" caliper measured 3' above finished grade.

D. **Location of existing trees.** All trees having a six inch trunk diameter measured 3' above natural grade or greater shall be shown on the landscape plan.

E. **Location of vegetation.** Location of existing vegetation to be removed and retained on site.

F. **The location and design of new landscaping or landscaped areas.**

G. **Irrigation.** Description of the method of irrigation shall be submitted showing type of irrigation system and approximate location of water delivery lines.

H. **Street tree plan.** Species and location of each tree to be planted shall be shown on the landscape plan.

2. **Lighting Plan.** A lighting plan showing the type, placement, wattage and method of shielding all exterior lights from adjacent sites shall be submitted.

3. **Neighborhood Compatibility Statement.** A statement shall be submitted that addresses the applicable neighborhood compatibility criteria within 8.3035(3).

**8.3030 Special Studies, Investigations and Reports.** Special studies, investigations and reports may be required to insure that the proposed development of a particular site does not adversely affect the surrounding community, does not create hazardous conditions for persons or improvements on the site. These may include traffic impact studies impact of contaminated soils, soil conditions, flooding of waters and excessive storm water runoff, tree preservation, and other concerns of the development's impact on adjacent properties or public facilities.
1. A traffic generation statement prepared by a licensed Professional Engineer may be required at the time of application submittal at the discretion of the City Engineer or designate.

8.3035 Design Review Criteria. Prior to issuance of a building permit, the following applicable criteria shall be met.

1. Installation of Utilities. All new service lines and relocated transmission lines shall be placed underground. Existing overhead transmission lines or utility lines shall be relocated underground unless otherwise approved by the CDD Director, City Engineer, or Hearings Body.

2. Right-of-Way Dedication & Public Improvements. Adequate right-of-way dedication and improvements to streets, alleys, sidewalks, bikeways and other public ways shall be provided by the Owner that conform to City of Redmond adopted Transportation Plan, Transportation Impact Analysis & Access Management Standards, Public Works Standards & Specification and the local service street policies, including the grid policy. In lieu of actual construction of improvements, the City may choose to accept financial payment, contribution, other approved security or agreement for the purpose of providing the needed improvements. The City may require that no building permit be issued until public improvements are completed; this shall be clearly identified (if applicable) within the Site Improvement Agreement.

3. Neighborhood Compatibility. This standard shall not apply to any development that requires a conditional use permit;
   A. The proposal will be consistent with applicable zoning standards.
   B. The location, size, design, and physical characteristics of the proposal (such as setbacks, height, position of structure on the site) will have minimal adverse impact on the livability or value of abutting properties.
   C. The project will not exceed the operational capacity of public facilities and which are required to serve the development unless the City Engineer determines that sufficient capacity can be provided. The capacity of public facilities and services shall be based primarily on the City’s Water and Wastewater Master Plan and the Transportation System Plan.
   D. The proposal is consistent with the applicable Great Neighborhood Planning Principles described in Section 8.0300(3)(C)(13) and adopted Area Plans.

   A. Architectural theme. A specific architectural theme is required for any structure that is a candidate for Site and Design review. The theme used shall be carried out completely in the design and not mixed with conflicting themes. The theme used shall be consistent with all buildings on the subject site.
   B. False front design. A false front design of a building shall be avoided, except for the Downtown (C-2) Commercial District.
   C. Historical Buildings. Compliance with the preservation of historic buildings and sites pursuant to section 8.0855 and 8.0860 where applicable.
   D. Commercial and Industrial buildings.
      1. Building Orientation. The City may require the applicant to position buildings to have their architectural orientation toward the primary focal point on the site (typically the higher ordered street). However, the City may also require the applicant to orient the building in any position on the site if the perceived focal point is internal to the site. At no time shall unbroken spans of side or rear walls of buildings be visible from any street without architectural treatments and screening added. Orientation of the building
shall consider compatibility with neighboring structures in terms of setbacks, height of building, architectural treatment, and entrances of neighboring buildings.

2. Buildings shall comply with the City’s access policies regarding vehicle access and provide adequate pedestrian ways to safely navigate the parking areas and to connect to the public sidewalks. Adequate internal vehicle access shall be designed to minimize or eliminate vehicle/vehicle or vehicle/pedestrian conflicts.

3. Commercial Drive-up windows and drive-throughs should be oriented away from the principle street.

4. Industrial Building Basic Architecture. To avoid the effect of single, long or massive walls with no relation to human size, industrial buildings shall provide features of architectural interest for all street-facing facades.
   a. Defined Building Entrance and Orientation. At least one entrance (not including emergency exit) of any building shall be oriented toward the street. A primary building entrance shall be clearly defined and recessed or framed by a sheltering element such as an awning, canopy or portico.
   b. Street-facing facades shall include a change of material (such as a wainscot or similar architectural features) along the façade(s).
   c. Awnings, canopies or structural overhangs of at least 3 feet in depth shall be provided over doors and windows along the primary street-facing façade. This requirement does not apply to roll up doors.

E. Multi-Family Dwellings and Complexes. This section establishes a process for the review of multi-family dwelling and multi-family complexes development proposals in order to promote functional, safe, innovative and attractive development that is compatible with the natural and man-made environment. The intent is to promote compatible development, foster the attractiveness and functional utility of multi-family development, protect public and private investments in the area, and, raise the level of community expectations for the quality of its environment.

1. Density Standards. The following residential densities shall apply to multi-family dwellings and complexes:
   a. General Residential (R4) Zone – A minimum of 4.0 units per acre and a maximum of 14.5 units per acre.
   b. High density residential (R%) Zone – A minimum of 8.0 units per acre and a maximum of 17.4 units per acre.

2. Table A. Minimum Standards. The following minimum standards apply in each of the Residential zones as follows.

<table>
<thead>
<tr>
<th>Standard:</th>
<th>R-4</th>
<th>R-5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Minimum Lot Area – Square Feet</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-family Dwelling</td>
<td>7,500/2 units</td>
<td>7,500/2 units</td>
</tr>
<tr>
<td>Add per unit</td>
<td>1,500</td>
<td>1,250</td>
</tr>
<tr>
<td>Multi-family Complex</td>
<td>15,000</td>
<td>12,500</td>
</tr>
<tr>
<td><strong>Minimum Setback Distance (A)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Side</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Rear</td>
<td>20</td>
<td>15</td>
</tr>
<tr>
<td>Garage</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td><strong>Maximum Building Height</strong></td>
<td>40</td>
<td>40</td>
</tr>
</tbody>
</table>
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<table>
<thead>
<tr>
<th>Off Street Parking</th>
<th>2 sp. / D.U.</th>
<th>2 sp. / D.U.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-Family Dwelling (3 &amp; 4 D.U.’s)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-Family Complex (over 4 D.U.’s)</td>
<td>2 sp. / D.U. + 1 sp. / 10 D.U.’s</td>
<td>2 sp. / D.U. + 1 sp. / 10 D.U.’s</td>
</tr>
<tr>
<td>Alternatives to the number of parking spaces required will be considered on a case by case basis and only with a Transportation Engineers analysis.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(A) Multi-family dwellings and multi-family complexes are exempt from the solar setback requirements of Section 8.0370, except when the abutting property to the north is developed with a single-family dwelling.

3. **Building Orientation.** All buildings facing a public street right of way shall have a functional primary entrance oriented to each public street frontage, except for buildings fronting along and facing a Major Arterial street as designated on the City of Redmond Transportation System Plan. Additional primary entrances, if provided, or, in cases where buildings are internal to the development and do not front on the public street right of way, shall be oriented to a private common area (common areas include: private streets, courtyards, or open spaces). A hard surfaced pedestrian sidewalk or pathway connecting the building entrances to the public streets right of way shall be provided.

4. **Building Form.** The continuous horizontal distance (i.e., as measured from end-wall to end-wall) of individual buildings (including buildings with multiple dwelling units) shall not exceed 90 lineal feet, unless part of a Master Plan development which may permit a maximum length of 120 feet. In order to preclude large expanses of uninterrupted building surfaces, each floor of the building shall include at least three of the following features within every 30 lineal feet of horizontal wall:
   a. Recess (e.g., deck, patio, courtyard, entrance or similar feature) that has a minimum depth of 4 feet;
   b. Extension (e.g. floor area, deck, patio, entrance or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or
   c. Offsets or breaks in roof elevations of two feet or greater in height.
   d. Offset or breaks in building façade elevations of 2 feet or greater in relief.

5. **Detailed Architectural Features.** All buildings shall provide detailed design along all elevations (e.g., front, rear and sides). Detailed design requires use of at least five of the following architectural features on all front and exterior side (corner lot) elevations and at least three of the following architectural features on all interior and rear yard elevations, at a minimum of every 30 lineal feet of horizontal wall. Architectural features shall be varied on the different building elevations. The standard applies to each full and partial building story.
   a. Dormers
   b. Gables
   c. Recessed entries
   d. Covered porch entries
   e. Cupolas or towers
   f. Pillars or posts

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g. Eaves (minimum 6-inch projection)
h. Off-sets in building face or roof (minimum 16 inches)
i. Window trim on all winders on the façade
j. Bay or oriel windows
k. Balconies
l. Decorative patterns on exterior finishes (e.g., dramatic paint scheme, scales/shingles, wainscoting, ornamentation, and similar features)
m. Decorative cornices and roof lines (e.g., for flat roofs)
n. An alternative feature providing visual relief and detail, similar to option a-m above, may be approved through the development review process.

6. Exterior Finish. The exterior finish on all vertical surfaces shall be comprised primarily of materials such as masonry/wood lap siding, shingles, brick or stucco. The use of sheet metal, plywood, T1-11 siding, smooth face cinder block and other similar materials is not permitted. Textured cinder blocks are permitted on side and rear façades, but shall not exceed 40% of the total exterior wall area of the ground/bottom floor.

7. Building Alignment. There shall be no window to adjoining window alignment when adjacent buildings are less than 30 feet apart.

8. Trash Receptacles. A common trash enclosure shall be required and is subject to the following standards.
   a. Trash enclosures shall be oriented away from adjacent residences and shall be screened.
   b. Trash enclosures shall be accessible to trash pick-up vehicles and shall provide an unobstructed, straight on approach a minimum of 40 feet in length.
   c. Trash enclosures, a minimum of six-feet in height, shall be constructed of solid, durable and attractive walls, with solid screen doors and shall be visually consistent with project architecture. Gate opening shall be a minimum of 10 feet wide and shall not include a center pole or other obstruction preventing access to the enclosure. Gates must swing open 180 degrees and shall include a gate stop to hold it open.
   d. Enclosure areas shall contain sufficient space to accommodate both refuse disposal and recycling containers adequate to accommodate the degree of development. Disposal needs shall be calculated at 0.3 yards per dwelling unit for refuse and 0.2 yards per dwelling unit for recycling. The following construction specifications shall be used as a guide for enclosure design based on the calculation requirements listed herein:
e. The area standards for trash enclosures listed in subsection (d.) above shall be met unless documentation is submitted from the applicable trash collection company indicating that an alternative design will be adequate to accommodate the amount of refuse and recycling that is anticipated to be generated on an ordinary basis.

9. **Mechanical Equipment.** External mechanical equipment, such as heating or cooling equipment, pumps or generators, that is located on the ground or on the roof of buildings, must be entirely screened from view at ground level by sight obscuring walls, fences, parapet or other similar means consistent with the overall architecture of the development. Landscaping is not an acceptable alternative for such screening as specified herein. Screening shall be compliant with all applicable codes.

10. **Common Open Space.** Common open space(s) shall be incorporated into the site plan for multi-family complexes as a primary design feature. A minimum of 15 percent of site area (inclusive of required setbacks but exclusive of dedicated street rights-of-way and land dedicated to other public uses like parks and schools), shall be provided as common open space and be suitable for a recreational play area, or group or community activities. However, in no case shall less than 3,000 square feet of common open space be provided. Such area shall be improved with grass, plantings, surfacing, equipment or buildings suitable for recreational use. The Hearings Body may require this area to be protected from streets, parking areas, or the like, by a fence or the equivalent. Sensitive lands and historic buildings or landmarks open to the public and designated by the Comprehensive Plan may be counted toward meeting the common open space requirements. *(Note: Relocated and rewritten from Section 8.3035(4)(E)(13))*

In conjunction with the open space requirements, all multi-family complexes with 20 or more units shall provide one or more amenities for the residents as listed below. Such amenities shall be centrally located for a majority of the residents.

a. Tot lot/play structure
b. Community garden
c. Picnic tables/barbecue areas
d. Swimming pool
e. Indoor recreation facility
f. Sports courts (i.e. basketball, tennis, volleyball)
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11. Private Open Space. Private open space shall be required for all multi-family dwellings and complexes based on the following standards:
   a. Ground/bottom floor housing units shall have front or rear patios or decks at least 4 feet deep and measuring at least 48 square feet in area.
   b. A minimum of 50% of all upper floor (second floor and above) housing units shall have balconies or porches at least 4 feet deep and measuring at least 48 square feet in area.
   c. To the maximum extent possible, private open space areas shall be oriented toward common open space areas and away from adjacent single family residences, parking areas and driveways and trash enclosures.

12. Special Yards. In order to allow air circulation and light, the distance between buildings on the same lot shall be as follows:
   a. All front and rear walls, and all walls with a primary entrance shall be separated from all other walls on all other buildings on the same lot by a minimum of 20 feet.
   b. The distance between side walls on buildings on the same lot shall be no less than 12 feet.

13. Special Fencing/Landscaping. A sight obscuring fence or evergreen hedge may be required by the Hearings Body when, in its judgment, such screening is necessary to preserve the values of nearby properties, protect the aesthetic character of the neighborhood or vicinity, and to provide security and privacy for occupants of the subject complex.

14. Storage. All multifamily dwellings and complexes shall provide for storage of furniture, tools, equipment, building materials or supplies belonging to the occupants or management of the complex. Each dwelling unit shall have one assigned, securable storage area, a minimum 18 square feet, but shall be of a minimum size and dimension that is suitable to accommodate one bicycle of average size. Storage areas may be indoor, such as attached or detached garages, or within specific areas what are internal to each dwelling unit. Storage areas may also be within outdoor structures such as within a separate storage building located on premises. The City may exempt or reduce the storage space requirement for “specialty housing”, such as senior housing or for housing for long-term infirm care.

15. Off-Street Parking. All off-street parking provisions addressed herein (including; number of spaces; loading areas; and, design and improvement standards) shall be provided in conformance with Section 8.0500 through 8.0515 of the City of Redmond Development Code. Multi-family dwellings and complexes shall comply with the City’s access policies regarding vehicle access and provide adequate pedestrian ways to safely navigate the parking areas and to connect to the public sidewalks. Adequate internal vehicle access shall be designed to minimize or eliminate vehicle/vehicle or vehicle/pedestrian conflicts in offstreet parking areas. If off-street parking areas are proposed to be placed between the primary building elevations and public streets, the application shall be subject to a public hearing pursuant to Article II – Land Use Procedures, Sections 8.1000 through 8.1720 of the City of Redmond Development Code. Parallel parking shall not be permitted on any common or shared driveways or private drives less
than 28 feet in width for parking on one side, or less than 36 feet in width for parking on two sides.

16. **Upper Floors.** Third and fourth floors of multifamily dwellings and complexes constructed in residential zones along the perimeter of the side development shall occupy no more than 80% of the building footprint area (ground floor) when abutting a residential lot less than 20,000 square feet in area or any residential lot developed with a single family or duplex residential dwelling.

**F. Townhouse Design and Development Standards.**

1. **Definitions:**
   a. **Corner Lot.** A lot that abuts a public or private street on the front and one side, or a detached single family dwelling unit.
   b. **End Unit Lot.** A lot that abuts a public or private street, alley, driveway, or other right-of-way or common open space on one side and a townhouse lot on one side.
   c. **Interior Lot.** A lot that abuts townhouse lots on two sides.

2. **Table A: Minimum Standards.**

<table>
<thead>
<tr>
<th></th>
<th>R-4</th>
<th>R-5</th>
<th>PUD/CLD A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Density</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Maximum Density Per Net Acre</strong></td>
<td>8 units 14 units</td>
<td>8 units 24 units unless within the Higher Density Overlay Zone – 30 units per Net Acre</td>
<td>As approved through a PUD/CLD</td>
</tr>
<tr>
<td><strong>Minimum Lot Sizes – Square Feet</strong></td>
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<td></td>
</tr>
<tr>
<td>Corner Lot</td>
<td>3000</td>
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<td>1800</td>
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<tr>
<td>End Unit Lot</td>
<td>2400</td>
<td>1800</td>
<td>1500</td>
</tr>
<tr>
<td>Interior Lot</td>
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<td>1200</td>
</tr>
<tr>
<td><strong>Maximum Height</strong></td>
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<td></td>
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</tr>
<tr>
<td>Corner Lot With Garage</td>
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</tr>
<tr>
<td>End Unit Lot With Garage</td>
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</tr>
<tr>
<td>Interior Lot With Garage</td>
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<td>Corner Lot Without Garage</td>
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<tr>
<td>End Unit Lot Without Garage</td>
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<td><strong>Building Separation</strong></td>
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<td><strong>Minimum Street Frontage</strong></td>
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<td>Corner Lot</td>
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<tr>
<td>Interior Lot</td>
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</tr>
<tr>
<td><strong>Minimum Setback Distance B</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Front with alley or other rear access</td>
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<td>5</td>
<td>0</td>
</tr>
<tr>
<td>Front without alley or other rear access</td>
<td>15</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Front garage setback from street</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Interior Side</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Corner Lot Side Yard</td>
<td>10</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>End Unit Side Yard</td>
<td>15</td>
<td>10</td>
<td>5</td>
</tr>
<tr>
<td>Rear With Garage</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
</tbody>
</table>
   a. Access to parking spaces and garages must be from the alley for all lots adjacent to an alley, except on corner lots access must be from the secondary front or the alley.
   b. Vehicle areas may not be located between the building’s porch or porches and an adjacent street. (see diagram)
   c. When parking is provided in a garage or carport that faces a street, the following standards must be met:
      i. The garage or carport facade width must not exceed the greater of 50% of the street facing façade for each attached dwelling unit or 13 lineal feet. (see diagram)
ii. The townhouse structure must have no more than two individual garage doors or carport entrances in succession on the street facing façade.

iii. Garages and carports must have a minimum front yard setback of 20'-0" and must be setback a minimum of two (2) feet from the primary dwelling structure.

d. When garages or carports are paired, driveways must be combined and centered on the property line between dwelling units providing access to the garages or carports. There must be a minimum of thirty-three (33) feet between single or paired driveways, measured along the front property line, unless otherwise approved by the Community Development Director or Hearings Body. (see diagram)

4. **Architectural theme.** Each townhouse shall have an architectural theme that is consistent with the overall development, and which is carried on all sides of the building.

5. **Bay Windows and Balconies.** Upper stories should be articulated with features such as bay / oriel windows and balconies.

6. **Façade Treatment.** In order to provide visual diversity, no more than four contiguous townhouse units shall be allowed the same setback and same
façade treatment. Variations in setback shall be at least three feet, and variations in façade treatments and design shall be achieved through variations in architectural treatments, colors, and variations in ornamental trim used on buildings. In addition, the following design standards shall be required:

a. For 2-story townhouses, at least two (2) of the following types of roof line variation shall be required, and for 3-story townhouses, three (3) of the following types of roof line variation may be required by the Community Development Director or Hearings Body:
   i. Vertical offset in ridge line;
   ii. Gables;
   iii. Exaggerated cornices;
   iv. Dormers;
   v. Other architectural features that achieve the intent of the above standard.

b. The maximum roof line length without variation shall not exceed thirty (30) feet.

c. The minimum roof line variation (vertical offset or articulation) length shall be four (4) feet for dormers and eight (8) feet for all other types of variations.

7. **Entry Treatment:**

a. Each dwelling unit must have a separate front ground level entrance, which is clearly defined and highly visible on the building façade that faces a public or private street or a right-of-way other than an alley. The entire front door must be within 8'-0" of the front façade. The door may be at any angle to the street as long as the other entrance standards are met. (see diagram)

b. Each front entrance must include a porch or covered entry. The porch or covered entry must be at least 40 square feet. A pedestrian walkway must connect each front entrance to the street. A door that leads directly into a garage does not qualify as a front entrance.

c. Solar setback standards shall not apply to townhouses that are internal to the development, and which are not located along the northern property line of the Development.
8. The Maximum length of townhouse structure façade shall not exceed 150 feet in length.

9. For Townhouse Developments with more than 6 dwelling units, centralized trash enclosures may be required at the discretion of the Community Development Director or Hearings Body. If required, trash enclosures shall be architecturally compatible in terms of color and materials with the dwelling units. Trash collection bins or carts shall be as approved by the collection company. The trash enclosures and service areas shall be subject to the same setback standards from all public or private streets as the townhouses, and shall be provided internal to the development whenever and wherever practicable.

G. Exterior Mechanical Equipment. These shall be screened so as not to be visible from public streets or residences.

H. Building Design for Automotive Service Stations. The entrance to the service bays shall not be open to the street but shall be so designed to face the rear or interior side property line.

I. Retail, Office, Commercial and Mixed Use Buildings in the MUN and MUE zones.
   1. Building Entrances and Orientation. At least one entrance (not including emergency exit) of any building shall be oriented toward the street and the main entrance shall be accessed directly from a public sidewalk. Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico for weather protection.
   2. Entries to retail, office and mixed-use buildings in the MUN zone shall be at sidewalk level.
   3. Entryways. Retail, office, commercial and mixed-use buildings in the MUN zone shall have clearly defined, highly visible customer entrances that include at least three of the following elements, listed below.
      a. Recesses/projections;
      b. Arcades;
      c. Raised corniced parapets over the door;
      d. Peaked roof forms;
      e. Arches;
      f. Outdoor patios;
      g. Architectural details such as tile work and moldings that are integrated into the building structure and design;
      h. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
   4. For buildings located at the corner of street intersections, one of the three treatments is required to emphasize the importance of this location in the district.
      a. Locate the primary entry to the building at the corner of the building or within 25 feet of the corner of the building.
      b. Incorporate prominent architectural elements, such as increased building height or massing, a cupola, a turret, or a pitched roof, at the corner of the building or within 25 feet of the corner of the building.
      c. Chamfer the corner of the building (i.e. cut the corner at a 45-degree angle and a minimum of 10 feet from the sidewalk corner) and incorporate include extended weather protection (arcade or awning), special paving materials, street furnishings, or plantings in the cut.

5. Façade Transparency. The main front (street-facing) elevation(s) shall provide at least 50% windows or transparency at the pedestrian level.
side elevations shall provide at least 25% transparency. The transparency is measured in lineal fashion (For example, 100-foot-long building elevation shall have at least 50 feet (50% of 100 feet) of transparency in length).

6. Minimum wall articulation, side or rear walls that face walkways may only include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building.

7. Facade Treatment.
   a. Minimum Wall Articulation.
      i. Facades shall add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding 30 feet in the MUN Zone without including, but not be limited to, at least two of the following:
         (a) Change in plane,
         (b) Change in texture or masonry pattern,
         (c) Windows, trellises with vines, or
         (d) An equivalent element that subdivides the wall into human scale proportions.
      ii. Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the façade and extending at least 20% of the length of the façade. No uninterrupted length of any facade shall exceed 100 horizontal feet.
      iii. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than 50% of their horizontal length.
      iv. Ground floor facades that face public streets shall incorporate at least two of the following elements:
         (a) Canopies or overhangs (5’-0” minimum, measured from either the face of the column or the street-facing elevation) for the width of the building
         (b) Transom window
         (c) Storefront frieze, horizontal sign band, or a belt course above the transom window or mezzanine level
         (d) Window plant box (minimum of one per window)
         (e) Projected window sill (12” to 24” above grade)
      v. Building facades must include a repeating pattern that includes any one or more of the following elements:
         (a) Color change;
         (b) Texture change;
         (c) Material module change.
      vi. Facades shall have at least one of elements subsections (8)(a)(ii), (iii) or (iv) of this section repeat horizontally. All elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically.
   b. Common concrete masonry unit (CMU) is prohibited (textured CMU is allowed).
   c. All sides of the building shall include materials and design
characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited.

d. Trellises, canopies and fabric awnings may project up to five feet into front setbacks and public rights-of-way, provided that the base is not less than eight feet at the lowest point and no higher than ten feet above the sidewalk. Awnings shall be no longer than a single storefront, unless multiple storefronts exist. If multiple storefronts exist, trellises, canopies, and fabric awnings shall create uniform cover without breaks.

8. Roof Treatments.
   a. All facades shall have a recognizable “top” consisting of, but not limited to:
      i. Cornice treatments, other than just colored “stripes” or “bands,” with integrally textured materials such as stone or other masonry or differently colored materials; or
      ii. Sloping roof with overhangs and brackets; or
      iii. Stepped parapets;
      iv. Special architectural features, such as bay windows, decorative roofs and entry features may project up to three feet into street rights-of-way, provided that they are at least nine feet above the sidewalk.

5. Landscaping.
   A. Plant sizes. All required shrubs shall be at least 1 gallon size and all required trees 15 gallon size at time of planting, and no less than 1-1/2" caliper measured 3' above finished grade.
   B. Vegetative cover. All required landscape areas shall be planted with shrubs, trees and or living ground cover to a minimum of 50% vegetative cover at the time of planting.
   C. Outdoor storage and service areas. Outdoor storage and service areas shall be screened or buffered from adjacent properties or from public rights of way with a minimum 3 foot tall and wide landscape strip or site obscuring fencing unless otherwise approved when adjacent to a similar use or a use that does not require screening from the proposed use. Screening shall provide no less than 50% visual screening at time of planting or installation, and shall be shown by detail or photo.
   D. Areas between buildings and property lines adjacent to a street. Areas between buildings and property lines adjacent to a street shall be landscaped with trees and shrubs within a minimum 3 foot wide landscape strip.
   E. A parking or loading area. A parking or loading area shall be separated from any lot line adjacent to a roadway by a landscaped strip at least 10 feet in width, and any lot line by a landscaped strip at least 5 feet in width. Within the C-2, C-4, MUN, MUE, or Airport zone, street trees or other landscaping located within the public right-of-way may be provided and considered as landscaping on site. Required landscape strips may be reduced to 3 feet in the C-2, C-4, MUN, MUE, and Airport zone if the strip is densely planted with trees, shrubs and living ground cover to a minimum of 90% vegetative cover at time of planting. The Community Development Director may make an exception of the five (5) foot landscaping strip requirements if the following criteria apply:
   1. The properties are adjacent to one another; and,
   2. The parking and back up areas are adjacent to a common lot line. If an exception is granted, an easement shall be recorded on the deed. If at any
time the parking area is no longer shared, the parking area shall conform to the five (5) foot landscape strip requirements.

F. Landscape areas abutting parking areas spaces, access aisles and loading zones. Landscape areas abutting parking spaces, access aisles and loading zones shall incorporate a sight obscuring landscape screen. The screen shall be at least 3 feet higher than the finished grade of the parking area, except in required clear vision areas where the clear vision requirements must be met. The screen height may be achieved by a combination of earth mounding and plant materials. Fences with or without slats may qualify for parking lot screening on interior, side or rear lot lines or when adjacent to an alley.

G. Parking lot landscaping. In addition to meeting all other landscape requirements, at least ten (10%) percent of the total required landscaping for the site shall be planted within or immediately adjacent to the parking lot(s), plus a ratio of one tree per ten parking spaces shall be planted. This parking lot landscaping may be considered as meeting a portion of the underlying zone’s minimum landscape percentage requirements. Parking lots exceeding 20 spaces shall incorporate a portion of this required landscaping in interior islands not less than three feet in width.

H. Protection of Parking Lot Landscaping. Parking lot landscaping shall be protected by a curb or secured wheel guards at least 4” high with a minimum three foot setback from the property line.

I. Preservation and Replacement of Trees. All existing trees having a six (6) inch trunk diameter 3’ above grade or greater shall be preserved or replaced with fifteen gallon-sized trees at a ‘one-to-one’ ratio. Replacement trees shall have a minimum 1-1/2 inch trunk diameter measured at 3’ above grade. This criteria shall be met in the submitted landscape plan.

J. Irrigation of plants and trees. Irrigation systems shall be required for all landscape areas and street trees except those designated for native vegetation. Type of irrigation system and approximate line location shall be shown on the site plan provided.

K. Street trees. Street trees are required to be installed on all residential, commercial, and industrial lots fronting on public or private streets, including on lots already platted at the time of adoption of this ordinance (Ord. #2013-04, 05/14/2013), but not yet developed. Street trees shall be provided in accordance with the following requirements:

1. Street Tree Plan. A street tree plan shall be provided showing the location of street trees, the types and the installation sizes of the trees and the type of irrigation proposed.

2. Timing of Improvements. All street tree(s) shall be installed prior to issuance of a Certificate of Occupancy for said construction. An exception to this shall be when it is not feasible to plant street trees due to cold weather, in which case a posting of a bond for the value of the tree shall be acceptable to ensure the tree is planted at the earliest feasible time.

3. Number of Trees Required. The number of street trees planted on each lot is dependent upon the lot width per the table below:

<table>
<thead>
<tr>
<th>Lot Width</th>
<th>Number of Street Trees Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>50 feet and less</td>
<td>1</td>
</tr>
<tr>
<td>51-100 feet</td>
<td>2</td>
</tr>
<tr>
<td>101-150 feet</td>
<td>3</td>
</tr>
<tr>
<td>151 and more</td>
<td>One tree/40 feet of width</td>
</tr>
</tbody>
</table>
4. Spacing of Trees. Street trees shall be spaced in accordance with the table below:

<table>
<thead>
<tr>
<th>Lot Width</th>
<th>Tree Spacing Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>50 feet and less</td>
<td>The street tree shall be planted as close as possible to the center of the lot frontage, unless there is a conflict with a driveway, in which case it should be located as close as possible to the center</td>
</tr>
<tr>
<td>50 feet and more</td>
<td>Small canopy and columnar shaped trees shall be planted no further than thirty (30) feet apart</td>
</tr>
<tr>
<td>Downtown</td>
<td>Medium and large canopy trees shall be planted no further than forty (40) feet apart</td>
</tr>
</tbody>
</table>

An exception to the tree spacing requirements above include: when planting a tree would conflict with existing trees, retaining walls, utilities, driveways, views or other similar physical barriers. In those cases, the Community Development Director or designee may approve alternative spacing.

5. Location of Trees. Street trees shall be planted within existing and proposed planting strips or in City approved sidewalk tree wells on streets without planting strips, unless an alternative street tree location is approved during the planning review process. The location of trees shall meet the following setback requirements:

<table>
<thead>
<tr>
<th>Object Tree Must Be Setback From</th>
<th>Distance Street Tree Must Be Setback From Object</th>
</tr>
</thead>
<tbody>
<tr>
<td>Curb or Sidewalk</td>
<td>3 feet (small and medium stature tree) and 3 feet (large stature tree); in no cases, shall the tree be more than 10 feet from the curb</td>
</tr>
<tr>
<td>Curb line of an intersection, stop/yield signs, and street lights</td>
<td>25 feet</td>
</tr>
<tr>
<td>Adjacent Tree</td>
<td>20 feet</td>
</tr>
<tr>
<td>Fire Hydrants, underground utilities, utility poles and directional traffic signs</td>
<td>10 feet</td>
</tr>
<tr>
<td>Edge of a driveway</td>
<td>5 feet</td>
</tr>
<tr>
<td>Property lines</td>
<td>2 feet</td>
</tr>
</tbody>
</table>

6. Caliper Size. The minimum caliper size at planting shall be 1½ inches for single family residential and 1½ inches for commercial and industrial. If the required caliper is not available, the Community Development Director or designee may accept an alternative proposal that is comparable.

7. Approved Tree List. Types of street trees shall be selected from the City Arborist's approved list of trees.

9. Utility Easements. All street trees shall be placed outside utility easements unless the utilities are in a conduit for maintenance. If the existing planter strip contains such easements and is not wide enough to also accommodate street trees, the street tree location requirement in section 4 above may be adjusted by the Community Development Director or designee during the development review process.

L. Maintenance of landscaping. All landscaping shall be continuously maintained and replaced when necessary to maintain compliance with an approved landscape plan. For landscaping in excess of $5,000, the City may require a maintenance bond.

   A. Off-Street Parking Areas. Parking areas shall be as near the public entrances to the structure served as possible.
   B. Parking lot. The parking shall be dispersed around the building, emphasizing the importance of the building and accessibility to entrances. In the MUN and MUE zones, parking shall be located to the side, rear, or under the building or in a designed central parking lot.
   C. Truck loading areas or docks. Truck loading areas or docks, where delivery is done by semi truck with a specified loading dock, shall be located or screened from the street or from the major public entrance to the building. The Applicant shall identify the specific type(s) and size of delivery vehicles which will deliver and/or take goods to/from the building; the hours of delivery, the location of delivery doors and their dimensions. Truck loading areas or docks shall not inhibit circulation on-site or create access problems from adjacent streets.

7. General Site Criteria.
   A. Grading and Drainage.
      1. Grading on the site shall take place so there is no adverse affect on neighboring properties or public right-of-way. A grading plan may be required to assure that all drainage is retained on site.
      2. All drainage shall be retained on site at all times. A drainage plan may be required that shows slope, method of drainage retention and disbursement of water on site at the discretion of the City Engineer.
   B. Clear Vision Standard. No obstructions greater than three and one half (3 ½) feet high, including any landscaping which will grow greater than three and one half (3 ½) feet high, with the exception of trees whose canopy heights are at all times greater than eight (8) feet, may be placed in a clear vision area as defined in Article I, “Supplementary Provisions”.
   C. Trash Collection Areas. Trash collection areas shall not be oriented towards building entrances or public streets other than alleys and shall be screened or enclosed with building material which is compatible with those used in the exterior of the building. Location(s) of all trash collection area(s) shall be reviewed and approved by the Fire Marshal or designate.
   D. Water and Sewer Service. Connection to the City’s public water and sewer systems shall be required and shall comply with the current Public Works Standards & Specifications.
   E. Accessibility. At least one pedestrian pathway, which meets UBC accessibility requirements, shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading and drop off zones, and public streets or sidewalks to an accessible entry. When more than one building or facility is located on a site, at least one accessible route shall be provided between accessible buildings and accessible site facilities. The accessible route shall be the most practical and direct route among accessible building entries,
accessible site facilities and the accessible entry to the site. Walks paralleling vehicular ways shall be separated from vehicular ways by curbs, planted areas, railings, or other means between the pedestrian way and vehicular routes.

F. Streetscape standards in the MUN zone. New retail, office, commercial and mixed use development and major modifications (per RDC 8.3005-8.3010) within the MUN zone shall provide one or more of the Category A pedestrian amenities listed below and all of the Category B amenities, as generally illustrated in the figure below. Pedestrian amenities may be provided within a planting strip or street furnishing zone, building frontage zone or plaza, as shown in the figure below. Use of the public right-of-way requires approval by the roadway authority.

**Category A:**

1. A plaza, courtyard, square or extra-wide sidewalk next to the building entrance (minimum width of 8 feet);
2. Sitting space (i.e., dining area, benches, garden wall or ledges between the building entrance and sidewalk) with a minimum of 16 inches in height and 30 inches in width;
3. Public art that incorporates seating (e.g., fountain, sculpture).

**Category B:**

1. Building canopy, awning, pergola, or similar weather protection (minimum projection of 4 feet over a sidewalk or other pedestrian space).
2. Street trees, as specified in RDC Section 8.3035(5)(k), in grates.
3. One trash receptacle per building, for buildings wider than 40 feet at street/sidewalk frontage.
4. One pedestrian scale light fixture per building.
5. Parking areas shall be located behind buildings, below buildings, or to the sides of buildings.
6. Neighborhood-scale signs, as specified in RDC 8.4110 and 8.4165.
CHAPTER 8 DEVELOPMENT REGULATIONS

8. Traffic Impact Analysis (TIA)
A. The following vehicle trip generation thresholds shall determine the level and scope of transportation analysis required for a new or expanded development. Trip ends shall be calculated as per the current edition of the Institute of Transportation Engineers manual, Trip Generation, or local trip generation studies prepared by a qualified registered professional engineer and approved by the City Engineer. The City Engineer shall determine when a TIA has satisfied the requirements of the development's impact analysis. The TIA shall bear the stamp and signature of a qualified registered professional Engineer with a license valid in the State of Oregon.
1. If a proposed development will generate 200 or more daily trip ends, or 20 or more p.m. peak hour trip ends, then a Transportation Impact Analysis (TIA) shall be required.
2. Projects that generate less than 200 daily or 20 p.m. peak hour trip ends may also be required to provide a Transportation Impact Analysis (TIA) when, in the opinion of the City Engineer or his/her designee, significant capacity and/or safety problem is caused, or adversely impacted by the development. The City Engineer or designee, shall determine the scope of this analysis.
3. A development may be required to provide a Trip Generation Report for developments which generate less than 200 daily or 20 p.m. peak hour vehicle trips.

B. The impact analysis area shall include at a minimum, the following intersections:
1. All site access intersections
2. Nearest intersecting collector or arterial street upstream and downstream of the development.
3. Any other collector or arterial street intersection that would experience an increase of 25 additional peak hour trips.
4. Additional intersections requested by staff.

C. The analysis shall include the following study time frames:
1. Existing conditions.
2. Completion year of each significant phase of development.
3. Five year forecast beyond final phase.

D. The following Tables are required in the TIA:
1. Trip Generation (including phase breakdown if applicable)
2. LOS Table (LOS for every analysis scenario at every study area intersection. Report LOS, delay, v/c ratio, 95% vehicle queue, and any additional pertinent analysis results)

E. The following Figures are required in the TIA:
1. Vicinity Map
2. Site or Tentative Plan Map
3. Background Traffic Volumes (all study intersections, all analysis years)
4. Trip Distribution and Assignment
5. Background + Site Generated Traffic Volumes (all study intersections, all analysis years)

F. Other Analysis Standards (as required by the study)
2. Left Turn Lane Warrants shall be provided where applicable per ODOT criteria based on the Texas Transportation Institute (TTI) curves.
3. Right Turn Lane Warrants shall be provided where applicable per ODOT criteria.
4. The acceptability of sight distance at all study area intersections shall be determined per AASHTO (current edition) standards.
5. Traffic signal progression analysis may be required if a new signal is proposed. The City Engineer shall approve the method of traffic signal progression analysis.
6. Roadway improvements are to be based on the City of Redmond Standards and Specifications and ODOT design standards.

9. City of Redmond Access Management Standards. All land use approvals shall comply with the following standards.

A. Driveway spacing and corner clearance as follows:

<table>
<thead>
<tr>
<th>Roadway Classification</th>
<th>Minimum Access Driveway Spacing</th>
<th>Minimum Access Clearance Corner</th>
<th>Intersection Spacing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Street</td>
<td>No Restrictions</td>
<td>30 feet</td>
<td>165 feet</td>
</tr>
<tr>
<td>Minor Collector</td>
<td>80 feet</td>
<td>80 feet</td>
<td>330 feet</td>
</tr>
<tr>
<td>Major Collector</td>
<td>165 feet</td>
<td>165 feet</td>
<td>330 feet</td>
</tr>
<tr>
<td>Minor Arterial</td>
<td>330 feet</td>
<td>330 feet</td>
<td>¼ mile</td>
</tr>
<tr>
<td>Major Arterial</td>
<td>ODOT Stds</td>
<td>ODOT Stds</td>
<td>ODOT Stds</td>
</tr>
</tbody>
</table>

B. In all instances, access near an intersection shall be located beyond the influence of standing queues and opposing left turns sharing a continuous two-way left turn lane. This requirement may result in greater corner clearance or access spacing than the minimum distance indicated.

C. Every lot or parcel shall be permitted an access. In the event that the access management standards cannot be achieved, shared access with adjacent property shall be explored and provided where available.

D. Access shall be taken from the lower order street or alley unless otherwise approved by Public Works and/or ODOT through the land use process.

E. Unless adequate demonstration of site necessity, intersection safety and functionality, lots, parcels and/or developments will be limited to a single access as determined by Public Works through the land use process.

F. The access management standards apply to new development, redevelopment, subdivision and partitioning of land.

G. Corner clearance is measured from the edge of right-of-way to the nearest edge of access. Spacing is measured from centerline of access/intersection to centerline of access/intersection.

H. Adequate intersection sight distance and clear zone shall be maintained at all access/driveway locations per AASHTO standards (American Association of State Highway and Transportation Officials).

I. Access/driveway locations may require alignment with existing driveways on the opposite side of the roadway as determined by Public Works.

J. Public Works may require supporting information, including but not limited to traffic count data, trip generation, trip distribution, Transportation Impact Analysis study, etc., in order to make a proper determination of access/driveway location.

K. Access within the North Redmond US 97 Interchange Area Management Plan (IAMP) shall also conform to the “North Redmond US 97 Interchange Area Management Plan (IAMP)” provisions of Chapter 9 Transportation Element of the
8.3035 amended by Ord. #2009-14 passed December 8, 2009
[Section 8.3035 amended by Ord. #2012-04 passed April 24, 2012]
[Section 8.3035 amended by Ord. #2013-04 passed May 14, 2013]
[Section 8.3035 amended by Ord. #2015-01 passed February 24, 2015]
[Section 8.3035 amended by Ord. #2016-17 passed January 31, 2017]
[Section 8.3035 amended by Ord. #2017-12 passed December 12, 2017]

8.3040 Downtown Overlay District Design Review Criteria. In addition to the standards in Section 8.3035, prior to the issuance of a building permit, all properties and structures in the Downtown Overlay District, unless exempt under Section 8.3040(2) below, shall comply with the Downtown Design Standards. If a conflict exists between the Sections 8.3035, 8.3040, and 8.3045, then Section 8.3040 shall take precedence.

1. Purpose. In an effort to enhance and improve downtown’s character, the quality of the pedestrian experience, and economic vitality, the City Council has adopted architectural design standards for the downtown core area.

The intent of the architectural design standards is to achieve the following:
CHAPTER 8 DEVELOPMENT REGULATIONS

- Quality Economic Growth. Assure opportunities for a stable, vital, diverse, and competitive economy at the heart of the city.
- Vibrant Downtown. Strengthen downtown as a vibrant, mixed use district that draws a wide spectrum of residents and visitors.
- Downtown Appearance. Improve and enhance the appearance of the built environment and natural features throughout Downtown, especially along primary commercial corridors and other major arterials.
- Historic Character. Preserve and retain historic structures and cultural resources throughout downtown.
- Pedestrian Environment. Improve and enhance the pedestrian environment throughout downtown, as well as the pedestrian

2. Exempt Development. These Design Standards shall apply to any development in the Downtown Overlay District except for the following exempt uses:

   A. Minor Modifications.
   B. Landscaping or landscape alterations.
   C. Repair or maintenance of public or private buildings, structures and landscaping that present a risk to public safety.
   D. Maintenance of the exterior of an existing structure such as re-roofing, or re-siding where similar materials and colors are used.
   E. Interior remodeling.
   F. Temporary structures and uses which are for relief of victims of disaster or an emergency.
   G. Single family dwelling units and duplex dwelling units.

3. Non-exempt Development. Any development in the Downtown Overlay District that does not qualify as Exempt Development, including major modifications, shall meet the applicable design standards in Section 8.3040. If a conflict exists among Section 8.3040, Section 8.3035 and Section 8.3045, then Section 8.3040 shall apply.

4. Procedure. The Community Development Director or designate, or Hearings Body, shall approve, approve with conditions, or deny an application based upon compliance with the design standards. Approval shall be obtained from the review authority prior to the issuance of a building permit for all non-exempt development. Per the Downtown Architectural Design Standards, applicants can choose two tracks of review:

   A. Track 1: Administrative Review of Compliance with Design Standards. Track 1 requires applicants to meet the downtown design standards, including the intent and approach of each standard. The design standards are quantifiable and can be administered as part of the plan-review process. These applications are reviewed administratively by City of Redmond Planning staff.

   B. Track 2: Hearings Body Review of Compliance with Design Standards. Track 2 allows applicants to satisfy the intent of the design standards as determined by the Hearings Body. In Track 2, the intent statements serve as the criteria for determining if the “intent” of the downtown design standard is being met. In Track 2, applicants are required to identify how their proposed site and/or building meet the intent statements of the design standards, and why specific objective standards cannot be met.

5. Application Requirements. The applicant shall attend a pre-development meeting with City of Redmond Planning or Urban Renewal staff to determine if the proposed development is “exempt” or “non-exempt” from the Downtown Design Standards, and to determine, if possible, if the development should be processed as a Track 1 or Track 2 review. The application shall contain information specified in this Article of the Redmond Development Code, as well as sample paint colors.
6. Approval Process. For each standard, there will be one or more approaches an applicant will need to follow to meet the design intent under Track 1. Within each approach, there may be a menu of elements or techniques that an applicant may employ. In many cases, the same elements and techniques are presented as a means to meet different standards. In the event that a specific element or technique is used to meet two standards, an applicant will be required to choose another element or technique to meet a third standard. In this way, applicants are required to make use of multiple elements or techniques thereby increasing the attractiveness of downtown.

For Track 1, Planning Staff shall use the downtown design standards, approaches, elements and techniques to ensure compliance with the intent of downtown design standards. For Track 2 applications, the City of Redmond Hearings Body shall use the intent statements to ensure compliance with the downtown design standards.

7. Downtown Design Standards. The downtown design standards establish a palette of objective, design oriented elements that help ensure that proposed development, redevelopment, and modifications conserves and enhances desired scale and character of the downtown. They are intended to implement City’s goals and objectives in the Redmond Comprehensive Plan and Downtown Action Plan.

A. Standard: Cohesive Architectural Elements
   Intent: Enhance the experience of passing motorists, pedestrians, and bicyclists by incorporating cohesive and repetitive architectural elements into the ground-floor design of street-facing façades (and alley-facing façades where feasible).

   Approach 1: Divide the ground floor of commercial storefronts into distinct architectural bays that are no more than 30 feet on center. For the purpose of this standard, an architectural bay is defined as the zone between the outside edges of an engaged column, pilaster, post, or vertical wall area.

   Approach 2: For each architectural bay, incorporate a minimum of three of the following elements/techniques:

   Element/Technique:
   • Building lighting (minimum of a pair)
   • Suspended signs / blade signs
   • Canopies or overhangs (5'-0" minimum, measured from either the face of the column or the street-facing elevation)
   • Transom window
   • Storefront frieze, horizontal sign band, or a belt course above the transom window or mezzanine level
   • Window plant box (minimum of one per window)
   • Projected window sill (12" to 24" above grade)
   • Architectural treatment (minimum of a pair)

   Where feasible, building elevations that face an alley should be enhanced with a minimum of a doorway (with glass) and lighting.

B. Standard: Streetscape and Pedestrian Amenities
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Intent: Ensure that Downtown development contributes to the creation of a cohesive, exciting, and vibrant street life. Create safe and friendly pedestrian zones, on private property, that promotes walking, shopping, and meeting with friends.

Approach: To reinforce the pedestrian realm and create spaces where people are encouraged to gather, implement one of the four space-making elements/techniques below.

Element/Technique:

- Courtyard: Incorporate a small courtyard into the design of street facing and/or alley-facing façades that includes transparent windows and/or doors, exterior lighting, and special paving.

Where possible, windows should be incorporated into all walls that face the courtyard. These windows should be large enough to encourage interaction between inside and outside. Other elements that should be considered in the design of courtyards are benches, planter boxes, trees, and bike racks.

- Recessed Entry: Create a small, covered transition zone between the sidewalk and the front door. Define this space with special lighting, paving, and storefront windows.

- Chamfer Entry: Create a gathering place at the corner of the building by chamfering the corner of the building (i.e. cutting the corner at a 45-degree angle for a minimum of 10'-0" on each side of the corner).

- Arcade: Set the front door to the building a minimum of 5'-0" (clear) behind an arcade that is located at the front property line or the adjusted property line.

Provide architectural and/or structural vertical columns at an interval that does not exceed 20'.

C. Standard: Human Scale

Intent: Design building façades to a “human scale” – with details, materials, and workmanship that is aesthetically appealing as well as comfortable for, and at the scale of, pedestrians.

The most successful ground floor street elevations exhibit a high degree of transparency and consist of a palette of well-designed elements that are scaled to the human body. To continue this tradition, applicants shall select elements for each of the horizontal building divisions that comprise the ground floor façade as described below.

Approach 1: The base of the ground floor façade extends from the top of the finished grade or sidewalk to the bottom of the window sill. To continue this development pattern, select at least one of the following elements/techniques:

Element/Technique:

- Defined base of an engaged column or pier
• Projected windows sills (12-24” above grade)

Note: “Human Scale” in architecture considers how people interact with the built environment based upon their physical dimensions and capabilities. Besides anthropometric (human) measurements, human scale looks at the visual, acoustic, and spatial properties of a space and scales those properties to relate to the human form.

Note: The area below the projected window sill is commonly referred to as a bulkhead, window base, or window panel. This zone is usually constructed of concrete, brick, stone or wood and serves to anchor the façade to the ground floor plane. With the exception of the entry door, this base element usually extends the length of the elevation.

Approach 2: Storefront windows typically frame the middle of the ground floor façade. To continue this development pattern, select at least one of the following elements/techniques:

Element/Technique:
• Medallion (minimum of a pair)
• Window plant box (minimum of one per window)
• Integrated horizontal and vertical window mullions

Approach 3: The top of the ground floor façade is the area between the storefront and the upper stories of the building. To continue this development pattern, select at least one of the following elements/techniques:

Element/Technique:
• A marquee or suspended sign / blade sign that extends (perpendicular) from the building façade (the bottom of the marquee or sign shall be 8-12 feet above grade) (See Section 8.4180(5)).
• Sign frieze
• Storefront awning or canopy (the bottom of the awning or canopy shall be at least 8 feet above grade, and no higher than the 1st floor of the building or 15 feet above grade whichever is less. Minimum clearance below an awning on which signage is hung or displayed is 8 feet from the sidewalk or ground level to the lowest portion of the awning or suspended sign whichever is lowest.)
• Storefront cornice / belt course
• Transom window(s)

D. Standard: Weather Protection
Intent: Protect pedestrians from sun, wind, and rain.

Approach: Provide weather protection along 50% of the ground floor façade (50% of the linear frontage abutting a right-of-way) by incorporating one of the following elements/techniques:

Element/Technique:
• Awnings (glass, metal, or fabric)
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- Balconies
- Building overhangs (including recessed entries)
- Arcade

The depth of all canopies and awnings shall be a minimum of 5'-0", measured from either the face of the column or the street facing elevation, unless limited by the building code. Internal illumination (underlighting) is prohibited unless the awning is made of an opaque material.

Note: Arcades are strongly encouraged along full-block developments.

E. Standard: Pedestrian-Oriented Ground Floor

Intent: Design street and sidewalk-facing storefronts and entries to be inviting and easily accessible to passersby. Ensure that the ground floor promotes a sense of interaction between activities in the building and activities in the public realm.

Approach: Create a prominent entry and foster interaction between inside and outside by incorporating three or more of the following elements/techniques:

Element/Technique:
- Overhangs (canopies, awnings)
- Clerestory or transom window as part of the large storefront system
- Glass windows that flank the door
- Decorative lighting
- Large glass entry doors
- Creative signage
- Artwork
- Recessed entry bay
- Incorporating paving and color

The depth of all canopies and awnings shall be a minimum of 5'-0", measured from either the face of the column or the street facing elevation.

Applicants are strongly encouraged to use earth tones or muted colors.

The use of mirrored or tinted glass is prohibited.

F. Standard: Tri-Partite Façades

Intent: To enhance the image of the downtown by creating an attractive and unified building façade that reflects and complements Redmond’s historic buildings and celebrates ground floor activities, the top of the building (where the edifice meets the sky), and everything in between. To ensure the design of a unified and cohesive building façade, applicants shall design building façades consisting of a clear and distinct base, middle, and top. This standard shall apply to buildings of all heights (or number of stories).

Approach 1: Base. The base of the building typically extends from the sidewalk to the bottom of the second story or the belt course / string course that separates the ground floor from the middle of the building. In order to enhance the character of the
base of the building, applicants shall include in the design of the façade at least one of the following elements/techniques.

Element/Technique:
- Storefront windows
- Canopies or awnings (5’-0” minimum, measured from either the face of the column or the street facing elevation)
- Distinct architectural bays
- Entry overhang
- Large floor-to-floor heights

Approach 2: Middle. Distinguish the middle of the building from the top and base of the building by incorporating one of the following elements:

Element/Technique:
- Change in color
- Balconies
- Change in windows
- Step backs
- Signage
- Horizontal band(s). Horizontal bands shall be a minimum of 8” high (the length of a standard brick) and can be formed by a change in material, a change in color, brick orientation, or, preferably, by projecting materials from the face of the building.

Note: Where possible, windows should express the use inside the building. For example, second story residential windows are often times oriented vertically with a width to height relationship of 2:1.

Approach 3: Top. All building façades shall have a “cap” element at the uppermost portion of the façade that visually terminates the façade. To create visual interest at the top of the building, applicants shall incorporate one of the following three elements/techniques.

Element/Technique:
- Detailed cornice or projected parapet
- A roof form, other than a flat roof, that projects beyond the face of the building
- Roof top garden that consists of plant materials that are visible from the sidewalk and the street.

Note: Besides being attractive, the incorporation of a roof top garden has the added benefit of helping to manage storm water run-off that would otherwise go into the ground water.

G. Standard: Materials
Intent: Use building materials and construction practices that evoke a sense of permanence and are compatible with Redmond’s historic buildings.
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Approach: Incorporate one of the following building materials, found on traditional commercial storefronts, into the design of the ground-floor (street facing) façades:
- Brick
- Metal
- Terra cotta
- Stone
- Concrete (and CMU)
- Stucco
- Horizontal wood or cementitious siding
- Wood shingles
- Board and batten vertical wood siding
- Ceramic detail

Prohibited Building Materials: The following materials are prohibited:
- T-11 or similar sheet materials
- Stucco clad foam (EIFS)
- Vinyl siding
- Log construction
- Mirrored or tinted windows (except for that which is required by code).

Note: Where possible, use materials indigenous to Central Oregon.

Note: Concrete and wood siding should be painted using a palette of earth tone or muted colors.

H. Standard: Reinforce the Corner
Intent: Create dynamic public gathering spaces where streets intersect. Enhance way-finding and the comprehension of Downtown by making recognizable and memorable design elements at the corner of each block

Approach: Choose one or more of the following elements/techniques to make intersections exciting places for people to gather.

Element/Technique:
- Locate the primary entry to the building at the corner of the building or within 25’ of the corner of the building.
- Incorporate prominent architectural elements, such as increased building height or massing, a cupola, a turret, or a pitched roof, at the corner of the building or within 25-feet of the corner of the building.
- Chamfer the corner of the building (i.e. cut the corner at a 45-degree angle and a minimum of 10’-0” from the corner of the property line) and incorporate a combination of special paving materials, street furnishings, and plantings.

Note: Where possible, incorporate double storefront doors that include large expanses of glass.

I. Standard: Color
Intent: Color is a very important ingredient for enlivening and enhancing the built environment. A building’s color should accentuate and harmonize with its architecture, as well as complement surrounding structures.

Approach: The color of any structure shall comply with all of the following criteria:

- Be compatible with the existing built environment. A building’s color should not compete for attention with neighboring buildings.
- Limit the use of too many colors on a single building. Typically three colors are sufficient to create a successful façade; richer or deeper hues should be used to accent door and window trim and other, small architectural details.
- On primary façades visible from public streets, use warm, more muted colors that have low reflectivity and complement the natural colors found in the surrounding landscape. Where possible, street-facing façades should consist of unadorned materials such as brick, stone, stucco, and wood shingles.
- Avoid the use of bright colors (such as primary or neon colors) that have intense and bright hues.


In addition to the standards in Section 8.3035, prior to the issuance of a building permit, all properties in this zoning district, except single use residential structures, shall comply with the standards in this section. If a conflict exists between the Sections 8.3035 and 8.3045, then Section 8.3045 shall take precedence.

1. Façade Treatment.
   A. Minimum Wall Articulation.
      1. Facades shall add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding 30 feet without including, but not be limited to, at least two of the following:
         (a) Change in plane,
         (b) Change in texture or masonry pattern,
         (c) Windows, trellises with vines, or
         (d) An equivalent element that subdivides the wall into human scale proportions.
      2. Façades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the façade and extending at least 20% of the length of the façade. No uninterrupted length of any façade shall exceed 100 horizontal feet.
      3. Ground floor façades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than 50% of their horizontal length.
      4. Building façades must include a repeating pattern that includes any one of more of the following elements:
         (a) Color change;
         (b) Texture change;
         (c) Material module change.
      5. Side or rear walls that face walkways may only include false windows and door openings defined by frames, sills and lintels, or similarly proportioned
modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building.

2. Entryways. Commercial buildings shall have clearly defined, highly visible customer entrances including at least three of the following elements, listed below.
   A. Recesses/projections;
   B. Arcades;
   C. Raised corniced parapets over the door;
   D. Peaked roof forms;
   E. Arches;
   F. Outdoor patios;
   G. Architectural details such as tile work and moldings which are integrated into the building structure and design;
   H. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

3. Reinforcing the Corner: For buildings located at the corner of intersections, one of the three treatments is required to emphasize the importance of this location in the district.
   A. Locate the primary entry to the building at the corner of the building or within 25 feet of the corner of the building.
   B. Incorporate prominent architectural elements, such as increased building height or massing, a cupola, a turret, or a pitched roof, at the corner of the building or within 25 feet of the corner of the building.
   C. Chamfer the corner of the building (i.e. cut the corner at a 45-degree angle and a minimum of 10 feet from the sidewalk corner) and incorporate include extended weather protection (arcade or awning), special paving materials, street furnishings, or plantings in the cut.

4. Materials:
   A. Incorporate one of the following building materials into the design of the ground floor (street-facing) façades: brick, metal, terra cotta, stone, concrete, stucco, horizontal wood or cementitious siding, wood shingles, board and batten vertical wood siding, ceramic detail.
   B. Prohibited Materials: T-111 or similar sheet materials, stucco clad foam (EIFS), or common concrete masonry units (CMU).
   C. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear façades shall be prohibited.
   D. Trellises, canopies and fabric awnings may project up to five feet into front setbacks and public rights-of-way, provided that the base is not less than eight feet at the lowest point and no higher than ten feet above the sidewalk. Awnings shall be no longer than a single storefront, unless multiple storefronts exist.

5. Roof Treatments.
   A. All façades shall have a recognizable “top” consisting of, but not limited to:
      1. Cornice treatments, other than just colored “stripes” or “bands,” with integrally textured materials such as stone or other masonry or differently colored materials; or
      2. Sloping roof with overhangs and brackets; or
      3. Stepped parapets; or
      4. Special architectural features, such as bay windows, decorative roofs and entry features may project up to three feet into street rights-of-way, provided that they are at least nine feet above the sidewalk.

6. Streetscape standards. New commercial or mixed use development and major modifications shall provide streetscape amenities, as generally illustrated in the figure below. Pedestrian
amenities may be provided within a planting strip or street furnishing zone, building frontage zone or plaza, as shown in the figure below. Use of the public right-of-way requires approval by City of Redmond and must comply with the Redmond Downtown Right of Way (ROW) Standards and Specifications.

**Figure; Pedestrian Amenities for streetscape**

**Amenities:**

A. Building canopy, awning, pergola, or similar weather protection (minimum projection of 4 feet over a sidewalk or other pedestrian space).

B. Street trees, as specified in Redmond Downtown ROW standards.

C. Trash Receptacles for buildings wider than 40 feet at street/sidewalk frontage as per Redmond Downtown ROW standards.

D. Decorative pedestrian scale light fixtures as per Redmond Downtown ROW standards.

E. Parking areas shall be located behind buildings, to the sides of buildings or below buildings.

F. Pedestrian-scale signs, as specified in Article V. Sign Standards for properties in the C-2 Central Business District Commercial Sign Standards.

**8.30410 Master Plans.**

[Section 8.30410 deleted by Ord. #2009-04 passed April 28, 2009]

**8.3050 Partial Master Development Plans.** When the development proposed is for less than the entire site a partial master development plan may be required. In addition to providing all plans associated with Site and Design review, a partial master plan shall also clearly show the project area, and shall clearly identify the timing of each specific phase within the master plan, if phases are proposed.

[Section 8.3050 added by Ord. #2009-04 passed April 28, 2009]
[Section 8.3050 amended by Ord. #2015-01 passed February 24, 2015]
8.3100 Site and Design Review for Live/Work Units.

[Section 8.3100 added by Ord. #2011-09 passed November 8, 2011]

8.3110 Purpose and Intent. The Live/Work Unit is a new combined form of living unit which can provide the necessities and comforts of home and provide a venue for a source of income to promote the success of the owner. In order for these units to be approved as new or modified units, new construction must be well-designed, architecturally interesting, and made of quality products.

[Section 8.3110 added by Ord. #2011-09 passed November 8, 2011]

8.3120 Applicability of Site and Design Review and Modified Site and Design Review. Site and Design Review shall be required to establish any New Live/Work Unit.

1. Modified Site and Design Review shall be required for a Modified Live/Work Unit for any of the following:
   A. The change of use or building addition to add a business component (more intensive than a home occupation) to a residential property.
   B. The change of use or building addition to add a residential use to a business property.

2. Exemptions from Site and Design review for Modified Live/Work Units may be allowed if the Community Development Director or Designee determines with findings that the proposed development will have a negligible impact on the neighborhood.

[Section 8.3120 added by Ord. #2011-09 passed November 8, 2011]

8.3130 Zoning Applicability. Live/Work Units that comply with Section 8.0260 are a permitted use in the Mixed Use Live Work (MULW) zone.

[Section 8.3130 added by Ord. #2011-09 passed November 8, 2011]

8.3140 Procedure. A Site and Design Review application for a Live/Work Unit shall be submitted to and reviewed by the Community Development Director, or designee, as a Land Use action as described in RDC 8.1200. This application shall be processed administratively. The review of the application may be elevated to the Planning Commission for a public hearing at the discretion of the Community Development Director. The application may be called up for review by the Planning Commission at their discretion as described in Section 8.1375. The decision to approve a Live/Work Unit is a land use decision that is subject to appeal.

[Section 8.3140 added by Ord. #2011-09 passed November 8, 2011]

8.3150 Site Improvement Agreement. Upon approval the applicant/owner, at the City’s discretion, shall enter into a Site Improvement Agreement, which states the applicant/owner shall abide by the decision and conditions of approval for the Live/Work Unit.

[Section 8.3150 added by Ord. #2011-09 passed November 8, 2011]
8.3160 Plans Required. The applicant shall submit to the Community Development Department the following documents with the required fee.

1. Exterior elevations. Drawings or sketches of elevations for all sides of the proposed building(s). Such plans shall indicate the building height, primary building materials, color, shape, architectural features, and other design features of the building, including the location of all exterior mechanical devices.

2. Site Plan. Site plans containing the following.
   A. A drawing showing the floor plans for each building and a description of each internal “use.”
   B. Location and use of all proposed and existing buildings, fences and structures within the proposed development. Indicate which buildings are to remain and which are to be removed.
   C. Location of all parking areas and dimensions of all parking spaces (existing and proposed).
   D. Location and size of all existing & proposed public utilities serving the subject property including water lines, sewer lines, storm drains, power poles and lines, telephone poles and lines, and existing fire hydrants.
   E. Location of existing drainage on-site, canals and laterals.
   F. Location of all utility and access easements on the property.
   G. Locations of all existing natural features including, but not limited to, any existing trees having a six (6) inch trunk diameter or greater, three (3) feet above grade, and any significant natural features including (but not limited to) outcroppings of rocks, boulders, etc. Indicate any contemplated changes that would affect a natural feature.
   H. Photograph of building(s) and site.

3. Landscape Plan. A landscape plan is required for live/work development. The landscape plan shall include the following:
   A. Area Required. 10% of subject property
   B. Plant types. Identify the varieties (botanical name) of each plant.
   C. Plant size at time of planting. The minimum size at time of planting shall be one gallon for a shrub and fifteen gallons for a tree, and no less than 1-1/2" caliper measured 3' above finished grade.
   D. Location of existing trees. All trees having a six inch trunk diameter measured 3' above natural grade or greater shall be shown on the landscape plan.
   E. Location of vegetation. Location of existing vegetation to be removed and retained on site.
   F. The location and design of new landscaping or landscaped areas.
   G. Irrigation. Description of the method of irrigation shall be submitted showing type of irrigation system and approximate location of water delivery lines.
   H. Street tree plan. Species and location of each tree to be planted shall be shown on the landscape plan.

4. Lighting Plan. A lighting plan showing the type, placement, wattage and method of shielding all exterior lights from adjacent sites shall be submitted.

[Section 8.3160 added by Ord. #2011-09 passed November 8, 2011]

8.3170 Site and Design Review Criteria. Prior to issuance of a building permit, the following applicable criteria shall be met.

1. Dimensional Standards for New Live/Work Units.
A. **Minimum Work Space.** Each New Live/Work Unit shall have a minimum work space of 200 square feet.

B. **Minimum Living Area.** Each New Live /Work Unit shall have a minimum living area of 600 square feet.

2. **Outside Requirements.**
   
   A. **Parking.** Each live/work unit shall have one (1) off-street parking space for each dwelling unit and one (1) off-street parking space for the first 1,000 square feet of non-residential floor area. Additional off-street parking spaces for non-residential floor area over and above the first 1,000 square feet shall be provided pursuant to Section 8.0500 through 8.0515 (Off-Street Parking and Loading Requirements). The applicant may propose approved materials for parking that are porous and yet strong enough to support vehicles. The Community Development Director or designee shall be the final authority for acceptable alternatives to pavement.

   B. **Exterior Mechanical Equipment.** Exterior mechanical equipment shall be screened so as not to be visible from public streets.

   C. **Installation of Utilities.** All new utility service lines serving the site shall be placed underground, unless otherwise approved by the Community Development Director.

   D. **Landscaping.** The site shall be landscaped with a variety of trees, shrubs, and groundcover. The required landscaping shall be 10% of the lot area.

   E. **Irrigation of landscaping.** Irrigation systems shall be required for all landscaping areas and street trees, except for native vegetation.

   F. **Grading and Drainage.** All site drainage shall be maintained on site and shall not drain onto public streets, irrigation canals/ditches or neighboring properties.

   G. **Outdoor Storage.** All outdoor storage shall be screened to a minimum of 6 feet in height by a vegetative hedge, solid fencing, or on-site buildings.

   H. **Fencing.** Fencing standards for residential zones described in 8.0340 shall apply to Live/Work Units.

   I. **Trash Collection.** Trash collection areas in which 1 yard or larger containers are located shall be screened from public view or in a trash enclosure. Trash enclosures shall be constructed of materials similar and matching to the subject building.

   J. **Lighting.** Artificial Lighting shall not shine off-site greater than 0.5 foot candles.

3. **Architectural Requirements for New Construction.** New Live/Work Unit shall comply with the following standards.

   A. **Architectural Consistency.** Each New Live/Work Unit shall have consistent architectural elements present on all of the facades.

   B. **Flat, Unbroken Walls.** Single, long or unbroken flat walls shall be avoided. Each New Live/Work Unit shall have a change of plane and change of material on the main facades (street visible) of the building.

   C. **Recessions and Projections.** Each unit shall have architectural recessions and projections not less than 2 inches in change.

   D. **Transparency (windows or glass block-type elements).** Each unit shall have a minimum of 25% transparency of the total square footage of the street-facing façade on the first floor of the business portion of the unit.

   E. **Change in texture or masonry pattern.** Two or more finishing products or masonry patterns on the elevations of each unit is required.

   F. **Building Entrance.** Each unit must have a primary ground floor entrance on the street-facing façade with associated pedestrian access to the public right of way.

   G. **Prohibited Materials.** The New Live/Work Unit shall not use the following building products, T-111, Exterior Insulation and Finishing System (EIFS), continuous corrugated metal (30 gauge or lighter). Use of metal cargo shipping containers for residential use is prohibited.
4. **Additional Architectural Requirements.** Each of the New Live/Work Unit shall have a minimum of 2 of the following:
   
   A. **Change in color.**
   
   B. **Canopies or overhangs** (with a minimum projection depth of 2 feet).
   
   C. **Display windows** (projected or recessed).
   
   D. **Roof Treatments.**
   
   E. **Outside patio or seating area.**
   
   F. **Other elements of architectural interest.** The applicant may propose an unlisted type of architectural feature or elements as permitted by the Community Development Director.

5. **Modifications to Existing Structures.** To convert an existing structure to a Live/Work Unit, the following applicable criteria shall be met.

   A. **Dimensional Standards for the Modified Live/Work Unit.**
      
      1. **Minimum Work Space.** Each Live/Work Unit shall have a minimum work space of 200 square feet.
      
      2. **Minimum Living Area.** Each Live/Work Unit shall have a minimum living area of 600 square feet.

   B. **Outside Requirements.**
      
      1. **Parking.** Each live/work unit shall have one (1) off-street parking space for each dwelling unit and one (1) off-street parking space for the first 1,000 square feet of non-residential floor area. Additional off-street parking spaces for non-residential floor area over and above the first 1,000 square feet shall be provided pursuant to Section 8.0500 through 8.0515 (Off-Street Parking and Loading Requirements). The applicant may propose approved materials for parking that are porous and yet strong enough to support vehicles. The Community Development Director or designee shall be the final authority for acceptable alternatives to pavement.
      
      2. **Exterior Mechanical Equipment.** Exterior mechanical equipment shall be screened so as not to be visible from public streets.
      
      3. **Landscaping.** The site shall be landscaped with a variety of trees, shrubs, and groundcover. The required landscaping shall be 10% of the lot area. Site landscaping shall be well-maintained, living, and watered. Dead vegetation shall be removed and replanted with new vegetation.
      
      4. **Outdoor Storage.** All outdoor storage shall be screened to a minimum of 6 feet in height by a vegetative hedge, solid fencing, or on-site buildings.
      
      5. **Fencing.** Fencing standards for residential zones described in 8.0340 shall apply to Live/Work Units.
      
      6. **Trash Collection.** Trash collection areas in which 1 yard or larger containers are located shall be screened or in a trash enclosure. Trash enclosures shall be constructed of materials similar and matching to the subject building.
      
      7. **Lighting.** Artificial Lighting shall not shine off-site greater than 0.5 foot candles.

   C. **Architectural Requirements for the Modified Live/Work Unit.**
      
      1. **Architectural Consistency.** Each Modified Live/Work Unit shall have consistent architectural elements present on each of the facades.
      
      2. **Exterior Walls.** Any exterior wall or surface area that has more than thirty-three percent (33%) of its total area bare, peeling, flaking, pitted, corroded, or otherwise deteriorated, as determined by the Community Development Director or Designee, shall be surface-coated in its entirety.
3. **Other Exterior Surfaces.** All deteriorated or decayed doors, porches, floors, steps, walkways, driveways, railings, decks or parts of features thereof, shall be repaired or replaced.

4. **Window and Sills.** All damaged or broken windows, and deteriorated or decayed sill, sash, molding, lintel, frame or trim thereof shall be repaired or replaced.

5. **Roofs.** The roof of the Modified Live/Work Unit shall be weather-tight and free of debris, including moss and mildew. All missing shingles, or other roofing materials shall be replaced with materials of similar kind, nature, design and color as the original thereof.

6. **Gutters and/or downspouts.** A Modified Live/Work Unit having gutters and/or downspouts in place shall have such gutters and downspouts properly mounted to such structure and be in good working condition.

7. **Chimney.** A chimney, if present, shall be structurally sound and in good repair, free of loose, missing or deteriorated mortar and bricks, or other chimney building materials. Any such loose, missing or deteriorated mortar or bricks shall be refitted, replaced or repaired.

8. **Prohibited Materials.** The Modified Live/Work Unit shall not use the following building products, T-111 (unless matching existing materials), Exterior Insulation and Finishing System (EIFS), continuous corrugated metal (30 gauge or lighter). Use of metal cargo shipping containers for residential use is prohibited.

D. **Architectural Requirements.** Each Modified Live/Work Unit shall have a minimum of 3 of the following:

1. **Change in color.**
2. **Canopies, awnings, or overhangs** (with a minimum projection depth of 2 feet).
3. **Display windows** (projected or recessed).
4. **Roof treatments.**
5. **Outside patio or seating area.**
6. **Decorative window trim.**
7. **Other elements of architectural interest.** The applicant may propose an unlisted type of architectural feature or elements as permitted by the Community Development Director.

6. **Detached Accessory Live/Work Buildings.** A Live/Work Unit may have a separate accessory detached building in which work may be conducted as a function of the Live/Work Unit. The following standards shall apply to new and modified Accessory Buildings.

A. **Minimum Size.** The detached accessory building shall be a minimum of 200 square feet in size.

B. **Setbacks.** The detached accessory building shall be setback a minimum of 5 feet from any property line.

C. **Building Height.** The detached accessory building shall be no taller than the height of the primary building.

D. **Architectural Requirements for Detached Accessory Buildings.** The detached accessory buildings shall comply with the following:

1. **Architectural Consistency.** Each detached unit shall have consistent architectural elements present on each of the facades and shall be similar to the primary unit.
2. **Flat, Unbroken Walls.** Single, long or unbroken flat walls shall be avoided. Each detached unit shall have a change of plane and change of material on the main facades (street visible) of the building.

3. **Change in texture or masonry pattern.** Two or more finishing products or masonry patterns on the elevations of each detached unit is required.

4. **Prohibited Materials.** The Detached Accessory Live/Work building shall not use the following building products, T-111, Exterior Insulation and Finishing System (EIFS), continuous corrugated metal (30 gauge or lighter). Use of metal cargo shipping containers for residential use is prohibited.

E. **Additional Architectural Requirements for Detached Accessory Buildings.**
Each of the new units shall have a minimum of 2 of the following:

1. **Change in color.**
2. **Canopies or overhangs** (with a minimum projection depth of 2 feet).
3. **Display windows** (projected or recessed).
4. **Roof Treatments.**
5. **Other elements of architectural interest.** The applicant may propose an unlisted type of architectural feature or elements as permitted by the Community Development Director.

7. **Limiting Factors.** The following is required for all types of Live/Work Units. The limiting factors listed below shall be applicable as conditions of approval to guarantee reasonability of working in conjunction with residential living. These restrictions include the following:

A. **Noise Levels.** The work use shall not generate noise exceeding 75 decibels as measured at the lot line of the lot containing the live/work dwelling from 6 a.m. to 9 p.m. Likewise, work use shall not generate noise exceeding 55 decibels as measured at the lot line of the lot containing the live/work dwelling from 9 p.m. to 6 a.m.

**Decibel Reference Chart:**

<table>
<thead>
<tr>
<th>Sounds</th>
<th>dB SPL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rocket Launching</td>
<td>180</td>
</tr>
<tr>
<td>Jet Engine</td>
<td>140</td>
</tr>
<tr>
<td>Thunderclap, Air Raid Siren 1 Meter</td>
<td>130</td>
</tr>
<tr>
<td>Jet takeoff (200 ft)</td>
<td>120</td>
</tr>
<tr>
<td>Rock Concert, Discotheque</td>
<td>110</td>
</tr>
<tr>
<td>Firecrackers, Subway Train</td>
<td>100</td>
</tr>
<tr>
<td>Heavy Truck (15 Meter), City Traffic</td>
<td>90</td>
</tr>
<tr>
<td>Alarm Clock (1 Meter), Hair Dryer</td>
<td>80</td>
</tr>
<tr>
<td>Noisy Restaurant, Business Office</td>
<td>70</td>
</tr>
<tr>
<td>Air Conditioning Unit, Conversational Speech</td>
<td>60</td>
</tr>
<tr>
<td>Light Traffic (50 Meter), Average Home</td>
<td>50</td>
</tr>
<tr>
<td>Living Room, Quiet Office</td>
<td>40</td>
</tr>
<tr>
<td>Library, Soft Whisper (5 Meter)</td>
<td>30</td>
</tr>
<tr>
<td>Broadcasting Studio, Rustling Leaves</td>
<td>20</td>
</tr>
</tbody>
</table>

B. **Odors.** No noxious odors shall be evident off the premises.

[Section 8.3170 added by Ord. #2011-09 passed November 8, 2011]
8.3180 Enforcement.

1. It shall be the duty of the Community Development Director or designated representative to administer and enforce the provisions of these standards in such a way as to carry out its intent and purpose.

2. Violation of any provisions of these standards is a Class A Civil Infraction and/or a Class A administrative infraction and shall be enforced through the procedures established in sections 2.750 to 2.799.

3. Each day that a nuisance continues to exist constitutes a separate violation, and a separate penalty may be assessed for each day the violation continues.

4. Violation of these standards is hereby declared a nuisance and may be subject to abatement, removal or other remedy provided in the City of Redmond nuisance code under Section 5.345.

5. When any real property is or is proposed to be used, transferred, sold or disposed of in violation of these standards, the Community Development Director, designee, or any person whose interest in the property is or may be affected by the violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement or other appropriate proceedings to prevent, temporarily or permanently enjoin, abate or set aside such use, transfer, sale, disposition, offer, negotiation or agreement.

6. If any section, subsection, sentence, clause or phrase of these standards is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of these standards.

[Section 8.3180 added by Ord. #2013-06 passed April 9, 2013]
[Section 8.3180 amended by Ord. #2014-05 passed April 8, 2014]
ARTICLE V. - SIGN STANDARDS

8.4000 Title. These standards shall be known as the City of Redmond Sign Standards and may be so cited and plead.

8.4005 Purpose.

1. The purpose of these standards is to provide reasonable and necessary regulations for the erection and maintenance of signs in order to:
   A. Protect the health, safety, property and welfare of the public.
   B. Promote a neat, clean, orderly and attractive appearance within the city.
   C. Improve the effectiveness of signs in identifying and advertising businesses and facilities.
   D. Eliminate signs that demand, rather than invite public attention.
   E. Provide for reasonable, orderly and effective display of outdoor advertising compatible with their surroundings.
   F. Preserve, protect and enhance the economic, scenic, historic and aesthetic values and objectives of the City and its citizens.
   G. Provide effective signing to meet the anticipated differing needs of various areas in the City.
   H. Preserve and enhance the unique urban aesthetic of the downtown through use of appropriate signage, oriented to and inviting pedestrian activity and enticing economic vitality into the district while ensuring the effectiveness of public streets and safe traffic flows in the Downtown Overlay District.

8.4010 Terminology. The word "City" shall mean the City of Redmond, Oregon. The words "City Council" shall mean the City Council of Redmond, Oregon. The words "Manager", "Planning Director" and "Building Official" shall mean the Manager, Planning Director and Building Official respectively of the City of Redmond. The words "Planning Commission" shall mean the Redmond Urban Area Planning Commission.

8.4015 General Definitions. For the purposes of this article, words used in the present tense include the future, the singular includes the plural, the word "shall" is mandatory and the word "building" includes structures other than sign structures.

8.4020 Specific Definitions. The following words and phrases used in this article have the meanings given to them in this section.

Animation. Any form of movement by electric, mechanical or kinetic means including but not limited to, rotation, revolving or wind activation of all or a portion of sign, or incorporating flashing or intermittent light for sign illumination.
Arterial. A restricted access street of substantial continuity which is primarily a traffic artery for inter-communication and so designated by the City of Redmond.
Awning. A structure made of cloth, metal or similar material with metal frames attached to a building, projecting over a thoroughfare or entrance.
Balloon. A bag made of thin rubber or other light material, usually brightly colored, inflated with air or with some lighter-than-air gas causing it to rise and float in the atmosphere.
Banner. Flexible sign characteristically hung on a building, or otherwise suspended down or along its face or suspended by a free standing support structure. The banner may include text or other
graphic symbols. Banners do not include feather banners, feather flags, wave banners or other similar signs.

**Banner, Sponsored.** A banner that is provided by a business not specifically located on the site in which the banner is displayed. A logo or advertisement for the sponsoring business may encompass no more than twenty percent (20%) of the area of the banner. Any logo or advertisement for an off-premise business that exceeds this amount shall be considered an off-premise sign which is prohibited.

**Bench Sign.** Any sign painted on or otherwise attached to a bench or other seat placed in a public right-of-way or meant to be seen by the public.

**Billboard.** A sign structure subject to the provisions of the Oregon Motorist Information Act of 1971 and erected for the purpose of leasing advertising space to promote an interest other than that of an individual, business, product or service available on the premise the billboard is located on, or a sign for which compensation or anything of value is given or received for the right to place the sign on another’s property.

**Billboard – Electronic.** A billboard which is internally illuminated to project a message capable of being changed through the programming of an electronic screen or LED display.

**Billboard – Trivision.** A sign that contains display surfaces composed of a series of three-sided rotating slats arranged side by side, that are rotated by an electromechanical process and capable of displaying multiple separate and distinct messages, one message at a time.

**Business.** All of the activities carried on by the same legal entity on the same premises and shall include but not be limited to, service, commercial and industrial uses and fraternal, benevolent, education, government and social organizations.

**Business Complex.** One property ownership with the property owner and one or more business tenants as occupants or two or more business tenants as occupants of the property. In a business complex, business tenants include retail shops, executive or administrative services including medicinal clinics and accessory pharmacies, professional offices, and personal service establishments which perform personal services on the premises and similar uses.

**Business Façade.** The exterior face of a building space occupied by a specific tenant.

**Canopy.** A permanent roofed structure which may be free-standing or partially attached to a building for a purpose of providing shelter to patrons in automobiles, and patrons on foot, but shall not mean a completely enclosed structure.

**Charitable Event.** A fund-raising activity that supports a public or nonprofit organization; also a private initiative to raise support for an individual, group or cause that does not directly generates income for the business conducting the fund-raiser.

**Clear Vision Area.** A triangular area, two sides of which are measured from the corner intersection of the street curb or location where street curb would be located if the right-of-way were developed to full City standards (ignoring any corner radius) for a distance of twenty-five (25) feet. The third side is a line across the corner of the lot adjoining the non-intersecting ends of the other two sides.

**Community Event.** A festival, meeting, performance, open market or other gathering open to the general public that is public in nature and not hosted by an individual business.

**Cutout.** A display in the form of letter, figures, characters, or other representations in cutout or irregular form attached to or superimposed upon an advertising sign.

**Display Surface.** The area made available by the sign structure for the purpose of displaying a message thereon.

**Eave.** Lowest horizontal line of any roof.

**Erect.** To construct, paint, place, affix or otherwise bring into being.

**Facade.** Any face of a building.
Chapter 8 Development Regulations

Flag. A sign made of fabric or other similar non-rigid material supported or anchored along one edge or two corners. If any side is more than three times as long as any other side the flag becomes a banner.

Flag – Commercial. A flag with contains the name or logo of an establishment or advertising copy.

Flag – Feather (also includes sail flag, feather banner, wave banner and similarly constructed devices). A lightweight, portable advertising medium made of fabric or other similar non-rigid material mounted on a pole or mast that is generally oriented in a vertical manner, resembles a sail and is intended to be wind activated.

Frontage, Building. That facade of a building which faces and is parallel to, or most nearly parallel to the public street which provides the primary direct vehicular access to the building.

Frontage, Street. A lot line fronting a public street. Unless the premises has only one such frontage, the width along such lot line must be at least 50 feet to qualify as a "frontage".

Incombustible Material. A Material that will not ignite at or below a temperature of 1200 degrees Fahrenheit during an exposure of five minutes and which will not continue to burn or glow at that temperature. The test for an "incombustible material" shall be conducted as specified in the Uniform Building Code.

Kiosk. A small, free-standing structure which may have one or more surfaces used to display advertising or to identify or index a business or businesses.

Maintain. To allow to exist or continue.

Marquee. A permanent roofed structure attached to or supported by a building, but does not mean a "canopy" as defined herein.

Non-structural Trim. A molding, batten, cap, nailing strip or stringer, lattice, cutout, letter or walkway attached to a sign structure.

Parapet. A low wall or railing used to protect the edge of a roof, also called a parapet wall.

Pennant. A long, tapering flag that is generally longer than it is wide, used either alone or in an interconnected series of two or more.

Pergola. A structure usually consisting of parallel colonnades supporting an open roof of girder and cross rafters, also known as an arbor, trellis or ramada.

Person. An individual, corporation, partnership, association, joint venture, or other legal entity.

Promotional Event. An activity conducted by a business for a limited time that is intended to highlight specific goods and/or services offered by the business.

Roof Line. The line which marks the highest point of the vertical front of a building in the case of a false front, or the line where the roof is joined to the vertical front wall of the building in other cases.

Shopping Center. A premises planned and developed as a unit with an undivided, non-segregated parking area and is advertised as a center or mall and has multiple occupancy by business.

Sign. A sign is any object or device or part thereof situated outdoors or indoors which is used to advertise or identify an object, person, institution, organization, business, product, service, event or location by means including pictures, colors, motion illumination or projected images. Signs do not include the following:

1. Flags of nations, or an organization of nations, states and cities, fraternal, religious and civic organizations.
2. Merchandise, pictures or models or products or services in a window display.
3. Time and temperature devices not related to a product.
4. National, state, religious, fraternal, professional and civic symbols or crests.
5. Works of art which in no way identify a product.

Sign – Awning or Canopy. A sign located on or attached to an awning or canopy.

Sign – Cabinet. A sign that contains all the text and/or logo symbols within a single enclosed cabinet and may or may not be illuminated.
Sign – Daily Display Sign. A non-permanent sign normally associated with business activity which is placed out-of-doors during business hours for display and returned indoors during off-hours. Daily display signs may be constructed in a sandwich board (A-Frame) style, mounted on a single pedestal, or other similar construction, and are unlit.

Sign – Directory. A sign giving the name, address number or location of the occupants of a building or buildings.

Sign – Directional. An on-premise sign designed to be read by a person already on the premises and used only to identify and locate an office, entrance, exit, motor vehicle route, telephone or similar place, service or route.

Sign – Free-standing. A sign supported by one or more uprights or braces and not attached or incidentally attached to any building or structure but does not include ground mounted signs.

Sign – Ground mounted or monument. A sign which is not attached to any structure or building, and has a support which places the bottom thereof less than four (4) feet from the ground.

Sign – Internally Illuminated. A sign which is wholly or partially illuminated by an internal light source from which source light passes through the display surface to the exterior of the sign; such a sign is commonly referred to as a “cabinet” sign. This does not include pan channel lettering signs.

Sign – Mobile Sign. Any sign which is mounted or designed for mounting on wheels, or which is mounted or designed for mounting on self-propelled or towed vehicle, and the primary purpose of which is advertising.

Sign – Motor Vehicle Directional. A sign identifying motor vehicle entrances or exits to or from the premises on which the sign is located.

Sign – Non-conforming. A sign erected prior to the adoption of these standards which does not conform to the provisions contained herein.

Sign – Outdoor Advertising. A sign which advertises goods, products or services which are not sold, manufactured or distributed on or from the premises or facilities on which the sign is located.

Sign – Pan Channel. An individual letter of a sign constructed so that the sides and back of the letter are one unit.

Sign – Parapet or Pergola. Any sign or other commercial graphic attached to a parapet, ramada, pergola or other similar structure.

Sign – Portable. Any sign or other graphic which is designed to be or is capable of being transported from one place to another.

Sign – Projecting or blade. A sign which extends perpendicular or nearly perpendicular from the building face to which it is attached.

Sign – Reader Board. Signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display screen composed of electronically illuminated segments. A time and/or temperature sign shall not be considered a reader board.

Sign – Reverse Pan Channel. An individual letter of a sign constructed of an opaque material so that the sides and front of the letter are one unit.

Sign – Roof Sign. A sign located on or above the roof of any building, not including a false mansard roof or other fascia.

Sign – Temporary Sign. A banner, pennant, poster or advertising display constructed of cloth, canvas, plastic, sheet, cardboard, wall board, sheet metal, plywood or similar materials and intended to be displayed for a limited period of time.

Sign – Wall Sign. A sign painted or otherwise affixed to the face of a building, marquee, or roof overhang parallel to such face and extending not more than 18 inches therefrom.

Tenant. Entity with the right to temporarily possess another’s property in exchange for rent under a lease or similar arrangement.

Building Officials, as adopted by the City of Redmond and which is referred to as "UBC" in these standards.

**Zone.** A zoning district established pursuant to the City of Redmond Zoning Standards.

[Section 8.4020 amended by Ord. #2008-23 passed December 9, 2008]
[Section 8.4020 amended by Ord. #2013-05 passed April 9, 2013]
[Section 8.4020 amended by Ord. #2017-08 passed July 25, 2017]
CHAPTER 8 DEVELOPMENT REGULATIONS

GENERAL PROVISIONS AND PROCEDURES

8.4050 General Provisions.

1. It is unlawful for any person to erect, repair, alter or relocate or maintain within this City, any sign or other graphic except as provided in these standards.
2. No sign shall be attached to or placed against a building or other structure in such a manner as to prevent or inhibit ingress or egress through any door or window required or designated for access to any building, nor shall any sign obstruct or be attached to a fire escape.
3. No sign or other street graphic other than a City or other public agency sign shall be allowed to be erected, installed, replaced, or maintained in, over or on any public property, including parkways, except as provided in Section 8.4220 of these standards.
4. Any sign or other street graphic which is supported by more than one means and therefore cannot be clearly defined as a ground, marquee, wall, roof, projecting, or other sign shall be administratively assigned to the sign category most logically applicable and the appropriate standards applied.
5. Signing shall be in proportion with and visually related to the architectural character of the building, restrained in the size and be in conformance with generally accepted principles of good design and architecture.
6. Signing adjacent to, or in a residential area shall be harmonious with and reflect the residential character of the area.
7. Signing for a business within a commercial or industrial center, shall be in harmony with the signing of the entire complex. The signing for any new or remodeled commercial or industrial center shall be approved concurrent with the architectural review of the project in the form of a signing program.
8. These standards outline maximum requirements; however, signs must be appropriate to the nature of the activity to which they pertain and compatible with their surroundings.
9. The Downtown Overlay District signage standards shall apply to all properties within the Downtown Overlay District boundaries. In that district, where a conflict exists between the Downtown Overlay District signage standards and other signage standards in this Code, the Downtown Overlay District signage standards shall be applied.

[Section 8.4050 amended by Ord. #2016-17 passed January 31, 2017]

8.4055 Sign Permit. Except as provided in Section 8.4070 of these standards, no sign shall be erected, structurally altered or relocated until a sign permit has been issued.

8.4060 Procedure.

1. Applications for a sign permit shall include a scale drawing of the sign including dimensions, height and materials and showing its relationship to the ground or to any building or structure to which the sign is proposed to be installed or affixed. When appropriate, a plot plan drawn to scale shall be submitted which indicates the location of proposed signing relative to street and property lines. Prior to the issuance of a sign permit, the Building Official may review the construction aspects of the proposed sign. The City Manager or designee may require other pertinent information where in their opinion, such information is necessary to determine compliance with the provisions of these standards.
2. The City Manager or designee shall issue a permit for a sign covered by applications duly made unless the sign is in violation of the provisions of these standards. Sign permits mistakenly issued in violation of these standards are void.

3. The City Manager or designee may revoke a sign permit if he finds that there was a material and misleading false statement fact in the application for the permit.

4. A sign permit shall be null and void if work for which the permit was issued has not been completed within a period of six (6) months of the date of issuance of the permit.

5. Where an electrical permit for a sign installation is required, it shall be obtained from the Oregon State Department of Commerce, Building Codes Division, prior to making the final electrical connection from the sign to the electrical power source.

[Section 8.4060 amended by Ord. #2008-23 passed December 9, 2008]
[Section 8.4060 amended by Ord. #2016-17 passed January 31, 2017]

8.4065 Sign Measurement.

1. The following criteria shall be used in measuring a sign to determine compliance with these standards:
   A. Area or Area of Sign. Area or area of a sign is the area within any perimeter which encloses the limits of any writing, representation, emblem, figure or character. The area of a sign having no such perimeter or the area of a sign having an irregular shape shall be computed by computing the surface area of a known geometric shape or shapes which most closely resemble the area of the subject sign. The area of all signs in existence at the time of the enactment of these standards, whether conforming or nonconforming, shall be counted in establishing the permitted sign area of all new signs to be allowed for an individual business or a premises. Where a sign is of a three dimensional or round or irregular solid shape, the largest cross section shall be used as though it were a flat surface to determine sign area.
   B. Clearance. Clearance of a sign is measured from the average grade at the base of the sign to the lowest point of the sign.
   C. Height. Height is measured from the grade of the curb line closest to the base of the sign to the highest point of the sign. In the absence of a curb line, the edge of the street pavement shall be used.

2. Area of building facade. When the area of the building facade is used to determine sign area, that area shall be computed by multiplying the width of the building frontage or portion thereof by the height of the building or portion thereof which are devoted to the particular business (the business façade). "False fronts" and mansard roofs may be included when calculating the area of the building façade.

3. Daily display signs shall not be counted in the calculations for measuring allowed sign area.

[Section 8.4065 amended by Ord. #2008-23 passed December 9, 2008]
[Section 8.4065 amended by Ord. #2017-08 passed July 25, 2017]

8.4070 Permit Exceptions. The following signs or procedures shall not require a sign permit. Provided, however, these signs shall be subject to the provisions of Section 8.4110 excepting subsection (10).

1. Exempt signs listed in Section 8.4100.
2. The changing of advertising or message on an approved painted or printed sign or sign specifically designed for the use of replaceable copy.
3. The painting, repainting, cleaning, and normal maintenance, and repair of an existing sign unless a substantial structural change is made.
4. Daily display signs and banners erected during street closures associated with construction. This exemption is only for the duration of the street closure.

[Section 8.4070 amended by Ord. #2013-05 passed April 9, 2013]
[Section 8.4070 amended by Ord. #2015-02 passed March 10, 2015]

8.4080 Material. In the Downtown Overlay District, signs shall be constructed of at least one of the following types of material (all other types of material are prohibited).

1. Copper, brass, textured aluminum or other natural look finishes.
2. Wrought iron.
3. Decorative scrolling.
4. Natural wood.
5. Neon or LED tubing for lettering or graphics.
7. Dimensional letters mounted onto façade with no frame (raceway mounting is required to match the building’s color).
CHAPTER 8 DEVELOPMENT REGULATIONS

EXEMPT, TEMPORARY AND PROHIBITED SIGNS

8.4100 Exempt Signs. The following signs are exempt from this ordinance.

1. Safety signs, trespassing signs, memorial plaques and historical markers.
2. Except as provided for in Section 8.4105, signs of a noncommercial nature. Provided, however, the permitted area for said signs shall be subject to the area and location requirements of the pertinent zone in which they are located.
3. Signs determined to have historical value as determined in accordance with Section 8.4600 of these standards.
4. Kiosk on public property or as approved otherwise by the Site and Design Commission.
5. Non-illuminated directional and motor vehicle directional signs painted on paving or otherwise limited to a maximum dimension of four feet and a sign area of eight feet.
6. Small signs not exceeding three square feet in area, attached flat against a building, non-illuminated and announcing only the name and occupation of the building tenant.
7. Interior, non-illuminated signs designed primarily to be viewed from a sidewalk or street when maintained inside a building, including but not limited to, signs attached to or painted on the inside of a window provided, however, the permitted area for such signs shall be limited to 25% of the window area.
8. Signs or coin operated vending machines, gasoline pumps, and telephone booths and not exceeding the dimensions of said machines.
9. In commercial, professional or industrial areas, signs not exceeding one square foot bearing only the street address.
10. Traffic or other municipal signs, legal notices, railroad crossing signs and danger signs. The City may also post off-premise directional signs for restaurants, hotels (motels), and automobile service stations in commercial zones and for businesses in the Airport Industrial Area.
11. Churches, schools and other public facilities in any zone may have an on site sign for each building or activity facility not exceeding 24 square feet.
12. Graphics that do not advertise any business, commercial product or service.
13. Neighborhood Watch Signs located on private property in residential zones - size, quantity and location to be regulated by the City Police Dept.
14. Off premise commercial advertising signs located within recreational athletic fields, parks arenas, and other public property operated by public or non-profit civic organizations; provided however, that the signs face inward toward the respective athletic fields and do not extend above any of the perimeter fences. These signs shall be non-illuminated, and shall not have any flashing or animated components.
15. Any sign placed during an emergency operation as declared by the City Manager or designee or by any city, state or federal law enforcement or public safety official. Such signage shall be specifically for the direction and management of emergency personnel, victim’s assistance, and/or directions for the general public.
16. Signage on properties zoned Airport. Signage review and approval shall be governed by the Airport Director or designee.

[Section 8.4100 amended by Ord. #2016-17 passed January 31, 2017]

8.4105 Temporary Signs. The following signs are allowed according to the terms specified herein.
1. Construction signs which identify the architects, engineers, contractors and other individuals or firms involved with the construction or renovation of a building. Said signs shall be located on the site of construction, shall not exceed thirty-two square feet in area and shall be removed within fourteen days of the beginning of the intended use of the project.

2. Real estate firm or owner erected signs advertising the sale, rental or lease of the premises or part of the premises on which the signs are displayed up to a total area of thirty-two square feet, except for such signs in a residential zone which shall not exceed a total of six square feet. Such signs shall not be located in such a manner as to cause a public safety hazard and shall be removed within fourteen days of the sale, rental or lease.

3. Off premise real estate signs not visible from a State highway for the purpose of directing the public to the sale of multiple residential properties only with written permission of the property owner and limited to:
   A. A maximum of 5 total off premise signs.
   B. Private property only.
   C. 8 square feet in an area except for one of the 5 permitted signs may be allowed up to 16 square feet if on an arterial road.
   D. A 3 year limit with a possible 2 year extension.

4. Signs identifying or advertising a non-profit civic, charitable or benevolent event. Said signs shall be removed within seven days after the event.

5. Street banners advertising a public entertainment or event. Such banners and their location shall be approved by the City Manager or designate. Street banners may be displayed for fourteen days before and seven days after the event.

6. Land development project signs pertaining to the sale, lease, rent or development of a subdivision, office complex, shopping center, industrial park or similar parcel are allowed for a period of 3 years with a possible 2 year extension upon issuance of a permit by the Planning Director. Size of signs shall be controlled by the following schedule:

<table>
<thead>
<tr>
<th>PROJECT SIZE</th>
<th>TOTAL # OF SIGNS</th>
<th>MAXIMUM AREA PER SIGN</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 acres or less</td>
<td>1</td>
<td>32 sq. ft.</td>
</tr>
<tr>
<td>over 4 acres</td>
<td>1</td>
<td>96 sq. ft.</td>
</tr>
</tbody>
</table>

7. Pennants, balloons and streamers shall only be allowed when associated with a promotional event of a business. The size of balloons used in this context shall be limited to two (2) feet wide in any direction.

8. Banners shall be approved by the Community Development Director or designee through the temporary sign permit process and shall be in compliance with the following standards:
   A. A business may display a banner or banners no more than 60 days total in a calendar year. A business may divide these 60 days into any combination of 30 or 15-day permits but in no case may the total number of days in which banners are displayed on a property exceed 60 days in a calendar year. Banners displayed for a charitable event shall not count toward these limitations.
   B. The number of banners displayed at one time shall be limited to one banner per public entrance into the business or one banner per building façade facing a public street or parking lot, whichever is greater.
   C. For banners attached to the façade of a building, the total size of all banners on a building façade shall be limited as follows based on the width of the façade on which the banner(s) will be attached:
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<table>
<thead>
<tr>
<th>Width of Façade</th>
<th>Max Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 50 feet</td>
<td>32 sq. ft.</td>
</tr>
<tr>
<td>50-100 feet</td>
<td>64 sq. ft.</td>
</tr>
<tr>
<td>100-200 feet</td>
<td>96 sq. ft.</td>
</tr>
<tr>
<td>Over 200 feet</td>
<td>128 sq. ft.</td>
</tr>
</tbody>
</table>

D. In addition to the above, one banner no larger than 32 square feet may be placed elsewhere on the property. Such banner shall be located entirely on private property, shall not compromise any clear vision areas, and shall be securely attached at both ends.

E. Banners shall be secured at all four corners and shall contain no tears, tattered edges, stains, or other signs of wear.

F. Banners on businesses located in the Downtown Overlay District shall also comply with banner standards listed in Section 8.4180.

G. Exceptions. The following shall be exempt from the restrictions listed above:
   1. Banners providing off-site advertising for a community event.
   2. Banners used as permanent signage that are approved through the regular sign review process.
   3. A business may apply for a temporary sign permit to utilize banners as its primary signage for the first 60 days of operation. The total area for these banners may exceed the maximum limits indicated above as long as the total signage on each building facade is within the signage area that would generally be allowed for permanent signage. Such banners approved as primary signage shall not count toward the 60 day maximum for a promotional event in a calendar year.

9. Feather flags shall be approved by the Community Development Director or designee through the temporary sign permit process and shall be in compliance with the following standards:
   A. A business may display two feather flags no more than 60 days total in a calendar year. A business may divide these 60 days into any combination of 30 or 15-day permits but in no case may the total number of days in which feather flags are displayed on a property exceed 60 days in a calendar year.
   B. Feather flags shall be located entirely on private property and shall not compromise any clear vision areas.
   C. Feather flags shall contain no tears, tattered edges, stains, or other signs of wear.
   D. Feather flags shall conform to all applicable building code requirements and shall be affixed to the ground or a permanent structure in a secure manner per the manufacturer’s specifications, so as to not pose a hazard. Prior to issuance of a sign permit, the applicant shall demonstrate how it will comply with the manufacturer’s specifications for proper anchoring of the flag to the ground.

10. Portable reader boards only when associated with a promotional event of a business may be displayed for a maximum of thirty days in any calendar year.
11. Christmas or seasonal decorations as customarily used.
12. Garage sale signs posted on private property, limited in size to eight square feet and removed within three days after the end of the sale.
13. Temporary political campaign signs that pertain to a certain election date shall be removed within ten days after the election to which the signs pertain.
14. Signs advertising a non-profit commercial fund raising event. Said signs shall be limited to a maximum area of 32 square feet and a maximum time limit of (four) 4 days. Off-premise
signs are authorized only with written permission of the property owner. These signs are exempt from other sections of the sign code provisions.

15. Off premise directional signage for industrial businesses demonstrating a hardship. The Planning Commission shall determine if a hardship condition exists based on whether the site exhibits special conditions that are peculiar to the property and are not common to others in the area. The off premise signage shall be limited to arterial roads and shall be permitted by the Commission for one year with two (2) six month administrative extensions possible.

16. No temporary sign, other than a sign installed by a public agency or advertising a community event shall be allowed in or over the public right-of-way or attached to any public property, including street trees, light poles, and other utilities and/or structures.

[Section 8.4105 amended by Ord. #2013-05 passed April 9, 2013]
[Section 8.4105 amended by Ord. #2016-17 passed January 31, 2017]

8.4110 Prohibited Signs. The following signs are prohibited:

1. Signs that use valances, propellers, wind activated, or attention attracting devices. These devices when not part of any sign, but on the premises where a sign is utilized, are similarly prohibited unless they are permitted specifically by other legislation.

2. Signs that contain, include or are illuminated by any flashing, intermittent revolving, rotating or moving lights. This does not apply to signs utilized by the City of Redmond or Oregon Department of Transportation.

3. Signs that move or have any animated moving parts.

4. That the City Manager or designee determine to violate ORS 483.138, which applies to signs creating confusion with or interfering with the effectiveness of traffic signs or signals.

5. That are placed on, affixed to or painted on a motor vehicle or trailer and placed on public or private property for the primary purpose of providing a sign not otherwise permitted by these standards. Signs on vehicles used in the normal course of business shall not be subject to this provision.

6. Portable signs not supported by a sign structure in the ground, nor attached to or erected against a building or structure, and is capable of being moved about the premises except as may be specifically permitted by the terms of these standards.

7. Bench signs.

8. Signs or sign structures that create a hazard by obstructing clear view of pedestrian and vehicular traffic.

9. Any small sign, generally of a temporary nature, and generally known as a "snipe sign" tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences or buildings or other structures, where the information appearing thereon is not applicable to the present use of the premises upon which sign is located.

10. Are not otherwise in conformance with the provisions of these standards.

11. Parapet or pergola signs.

12. In addition to the above prohibited signs, the following signs are prohibited in the Downtown Overlay District:
   A. Pole signs.
   B. Particle Board signs.
   C. Internally illuminated wall-mounted cabinet signs.
   D. Any sign or combination of signs that blocks more than 10 percent of window panel whether inside or outside.

12. The following signs are prohibited in the MUN and MUE zones:
A. Pole-mounted freestanding signs.
B. Back lit plastic wall signs (back lit plastic monument signs are allowed).
C. Internally illuminated wall signs.
D. Signs on roofs, chimneys, and balconies.
E. Billboards.
F. Sodium or mercury vapor lamps.
G. Flashing, blinking, moving, or mobile signs.
H. Banners, except for temporary displays for public events.

[Section 8.4110 amended by Ord. #2009-03 passed May 26, 2009]
[Section 8.4110 amended by Ord. #2015-02 passed March 10, 2015]
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SIGNS PERMITTED BY ZONES

8.4150 Signs Permitted in the Open Space Park Reserve (OSPR) Zone. No signs shall be permitted in this zone except as provided in this section:

1. Sign Type and Area. One wall or ground mounted sign shall be permitted, not to exceed thirty-two square feet in area and ten feet in height.
2. Context. Signs in these zones shall be identity signs only, containing information directly pertaining to the permitted use.
3. Location. Signs shall be erected no closer than five feet from a street right-of-way, shall be a minimum of twenty-five feet from an adjacent lot and shall be placed on the property upon which the use is located.
4. Illumination. No sign permitted in this section shall be internally illuminated.
5. Directional signs subject to the provisions of Section 8.4235.

8.4155 Signs in Residential Zones. No signs shall be permitted in any residential zones except as provided in this section.

1. Multiple Family Dwellings. For multiple family dwellings, one sign not to exceed thirty-two square feet in area shall be permitted per project. Such signs shall be a wall or ground mounted type.
2. Subdivisions, P.U.D.'s and Mobile Home Parks. For subdivisions, P.U.D.'s and mobile home parks, one ground mounted sign not to exceed thirty-two square feet in area shall be permitted.
3. Commercial Uses. A commercial use, in a residential zone may have one wall or ground-mounted sign not to exceed thirty-two square feet in area and may have a building directory sign provided in the area of such sign does not exceed one square foot per occupant of the building.
4. Illumination. No sign in a residential zone shall be internally illuminated.
5. Directional signs subject to the provisions of Section 8.4235.
6. Awnings and canopies subject to the provisions of Section 8.4225.

8.4160 Signs Permitted in General Commercial Zones. Except as provided for in Section 8.4170, this section shall apply to all signs in the Strip-Service Commercial C-1 zone, Central Business District Commercial C-2 zone, Special Service Commercial C-3 zone, Limited-Service Commercial C-4 Zone and Tourist Commercial C-5 Zone. No signs shall be permitted in these zones except as provided in this section. Where a conflict exists between the Downtown Overlay District signage standards and other signage standards in this Code in the Downtown Overlay District, the Downtown Overlay District signage standards shall be applied.

1. Wall Signs. The maximum sign area permitted per building façade shall be one and a half (1.5) square feet per one linear foot of business façade width, or six (6) percent of the square footage of that business façade, whichever is greater. Wall signage is allowed on a maximum of two facades. Refer to Section 8.4200 for wall sign placement locations. Wall signage for a third façade may be allowed at the discretion of the Community Development Director or designee.
2. Roof Sign. In lieu of a wall sign under (1) above, a roof sign is subject to the provisions of Section 8.4205.
3. Free-standing and ground mounted signs. In addition to the requirements of (1) above, one free-standing or ground mounted sign shall be permitted subject to the requirements of Sections 8.4210 and 8.4215 respectively.

4. Directional signs subject to the provisions of Section 8.4235.

5. Awnings, canopy and marquee signs subject to the provisions of Sections 8.4225 and 8.4230 respectively.

6. Alley Sign. Any alley sign limited to a wall sign of six square feet in area used to identify a business. Such sign shall be located at each entrance and shall not be located on the same fascia as any other sign except another alley sign.

7. Building directory signs limited to three square feet per occupant.

8. Motor vehicle service or drive-up window signs limited to one ground mounted sign not to exceed 32 square feet and one additional drive-up window sign not to exceed 16 square feet.

9. Billboards allowed under Section 8.4245 shall be permitted in the C-1, C-3 and C-5 Zones subject to the provisions of Section 8.4240-8.4245.

10. A business complex or shopping center may have one ground mounted sign or free-standing sign for each street frontage subject to the provisions of Section 8.4210 and 8.4215 respectively. Such signs shall be used to identify the name of the complex or center and may also be used to identify the individual businesses that are located within the complex or center. Each separate building within the complex or shopping center may have one monument sign identifying the businesses located within that building subject to the provisions of Section 8.4215 respectively.

11. A business or building abutting a public right of way such as a sidewalk shall be permitted one projecting sign in addition to a wall sign subject to the requirements of Section 8.4220.

12. Daily Display Signs allowed under Section 8.4250 shall be permitted in non-residential zones subject to the provisions of Section 8.4250.

[Section 8.4160 amended by Ord. #2008-23 passed December 9, 2008]
[Section 8.4160 amended by Ord. #2017-08 passed July 25, 2017]

8.4165 Signs Permitted in the MUN and MUE Zones. This section shall apply to all signs in the MUN and MUE Zones. No sign shall be permitted in this zone except as provided in this section.

Each building may install a total of two (2) signs on each fronting street from the following types: window, wall, and awning. The total sign area for two signs shall not exceed the maximum permitted area as stipulated in this section.

In addition, the following are permitted:

A. One projecting or blade sign per building street façade.
   1. One entry sign per service entry, maximum of 2.5 square feet in area,
   2. One directional sign per parking entry, maximum 2.5 square feet, facing rear or side parking lot.

B. One monument or ground- sign at the public right-of-way entries to the zone.
(1) Window Signs. (Figure 1)
   (a) Maximum sign size shall be 4 square feet.
   (b) Signs shall be silk-screened, applied die or laser cut metal, wood or polymer, acid etched or hand painted or of some other similar construction

![Figure 1. Window Sign](image)

(2) Wall Signs. (Figure 2)
   (a) Maximum sign size shall be 5% of ground floor facade area or 26 square feet, whichever is less.
   (b) Maximum sign height shall be 18 feet above the sidewalk or other finish grade.
   (c) Applied die or laser cut metal, wood or polymer or of some other similar construction lettering may be substituted for wall signs, limited to 24 square feet of letter area.

![Figure 2. Wall Sign](image)

(3) Awning and Canopy Signs. (Figure 3)
   (a) Maximum sign area shall be 12 square feet on the main awning face and 5 square feet on awning valance.
   (b) Lettering may not dominate sloped or curved portions. Lettering and signboard may be integrated along the valance or fascia. Freestanding letters may be mounted on top of and extend above the fascia.
(4) Projecting or Blade Signs. (Figure 4)

(a) Maximum sign area shall be 6.5 square feet.
(b) Distance from the lower edge of the signboard to the ground shall be a minimum of 7 feet.
(c) For single-story buildings, top signboard edge shall be no higher than the wall from which it projects.
(d) For multistory buildings, top signboard edge shall be no higher than the sill or bottom of the average second story window height.
(e) Distance from building wall to signboard shall be a maximum of 8 inches.
(f) Maximum signboard width shall not exceed the width of the sidewalk.

(5) Monument or Ground-Mounted Signs. (Figure 5) One freestanding sign shall be permitted at public right-of-way entries (major collector or minor arterial).

(a) Maximum sign area shall be 24 square feet.
(b) Maximum lettering and other graphic height shall be 4 inches.
(c) Maximum signboard height at top edge or any supporting or decorative element shall be 4 feet. The maximum signboard width shall be 5 feet.
(d) Sign shall not interfere with pedestrian or vehicular circulation or interfere with clear vision requirements.
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Figure 5. Monument or Ground-Mounted Sign

Source: LCA Architects and City of Oakridge

(6) Sign Lighting.
   (a) When illuminated, signs shall be front, back (rear) top or bottom illuminated with single or multiple sources.
   (b) Sodium or mercury vapor lamps are prohibited.
   (c) All signage lighting shall be controlled by photocell, time clock, and/or paging system, or manually
   (d) Exterior lighting shall be selected and installed to prevent excessive or intrusive illumination of, on, or over adjacent buildings, lots, public streets and/or site areas outside the source building or lot.

(7) The following signs shall always be permitted.
   (a) Temporary cultural and public service window posters, when posted inside businesses, shall be permitted.
   (b) Temporary promotional or special window signs posted inside businesses shall be permitted.

[Section 8.4165 added by Ord. #2009-03 passed May 26, 2009]

8.4170 Signs Permitted in the Mixed Use Live/Work (MULW) zone. This section shall apply to all signs in the Mixed Use Live/Work (MULW) zone. No signs shall be permitted in this zone except as provided in this section. Where conflicts may exist in sign regulations, these standards take precedence over other sign regulations.

1. Wall sign.
   A. Wall Sign Area. The maximum sign area permitted shall be one and a half (1.5) square feet per one linear foot of business façade width. Wall signage is allowed on a maximum of two building facades. Refer to Section 8.4200 for wall-sign placement locations. Wall signage for a third façade may be allowed at the discretion of the Community Development Director or designee.
   B. A combination of a Wall sign, Awning/Canopy sign, and a Blade/Projecting sign is allowed, but sign area encompasses all signs on a single façade.
   C. Mounted flush against the façade and not extending beyond the building face.

2. Awning or Canopy Sign.
   A. Canopy or awning signs are included as part of the allowed wall sign area calculation.
   B. One awning sign per frontage per occupancy is permitted.
   C. Minimum clearance below a sign is 8 feet from the sidewalk or ground level.
   D. Canopy or Awning Signs may not project more than three feet above or below the canopy or awning.
   E. Posts or columns beyond the property line will not be permitted.
3. **Blade/Projecting Sign.**
   A. The maximum size of a projecting sign shall be eight square feet.
   B. Blade/Project Signs are included as part of the allowed wall sign area calculation.
   C. Only one face of a double-faced projecting sign bearing identical copy shall be used in computing the area thereof.
   D. Must project more than 12 inches from building face, but not beyond the outside edge of the sidewalk or right of way.
   E. Must be at a minimum of 8 feet above the sidewalk or ground level.

4. **Ground Mounted or Monument Sign.**
   A. Shall not exceed 30 square feet in area and not more than 6 feet high. A base not to exceed 2 feet in height is allowed. Sign calculation is only based on the sign area.
   B. Not within 10 feet of any other sign.
   C. Must have a setback of 5 feet from right of way.
   D. Outside of the clear vision area.

5. **Business Complex Sign.**
   A. A business complex may have one ground mounted sign for each street frontage of the complex subject to the provisions of the Ground Mounted or Monument Sign Section. Such signs shall be used to identify the name of the complex or center and may also be used to identify the individual businesses that are located within the complex or center. Each separate building within the complex may have one monument sign identifying the businesses located within that building subject to the provisions of the Ground Mounted or Monument Sign Section.
   B. Outside of the clear vision area.

6. **Directional Signs.**
   A. On premise directional signs designed to be read by a person on the premises on which the sign is located and used to identify or locate an entrance, exit or drive-up window are limited to four square feet in area and four feet in height. If the sign is on the wall of the building, it shall be limited to four square feet in area and eight feet in height.

7. **Temporary Signs.** Temporary Signs pursuant to Section 8.4105, except portable reader boards shall not be allowed.

8. **Daily Display Signs.** Daily Display Signs are allowed pursuant to Section 8.4250.

[Section 8.4170 added by Ord. #2011-09 passed November 8, 2011]
[Section 8.4170 amended by Ord. #2017-08 passed July 25, 2017]

8.4171 **Material.** In the Mixed Use Live/Work (MULW) zone, all signs, except awning or canopy signs, shall be constructed of at least one of the following types of material (all other types of material are prohibited).
1. Copper, brass, textured aluminum or other natural look finishes.
2. Wrought iron.
3. Decorative scrolling
4. Natural wood, excluding plywood.
5. Neon or LED tubing for lettering or graphics.
6. Plastic manufactured signs.

[Section 8.4171 added by Ord. #2011-09 passed November 8, 2011]
8.4175 Signs Permitted in Industrial, Public Facility, and Fairground Zones. This section shall apply to all signs in the Light Industrial M-1 Zone and Heavy Industrial M-2, Public Facility PF, and Fairground Zone. No signs shall be permitted in these zones except as provided in this section.

1. Wall sign. For each permitted or conditional use in the above listed zones, the maximum permitted sign area on a building shall not exceed ten percent of the area of the building facade on which the sign is placed. Provided, however, in no case shall the maximum permitted area exceed 350 square feet and in no case shall more than two (2) wall signs be permitted for wall signage.

2. Ground mounted signs. In addition to the provisions of (1) above, one ground mounted sign shall be permitted for each street frontage which provides direct vehicular access into the site, subject to the requirements of Section 8.4215.

3. Free-standing signs. In lieu of ground mounted signs as permitted in subsection two above, an industrial property may have one free-standing sign based on meeting the following criteria: (Amended 3/22/94, Ord. 94-06)
   A. Category 1 Signs.
      1. Such signs may contain one square foot of sign area for each two lineal feet of street frontage which abuts the project for the first 100 feet, plus one-half square foot of sign area for each two lineal feet of street frontage which abuts the project over 100 feet, not to exceed a maximum area of 150 square feet.
      2. The sign shall be located adjacent to the street frontage providing direct vehicular access into the project.
      3. The maximum height shall not exceed twenty five feet. (a-c Added 3/22/94, Ord. 94-06)
   B. Category 2 Signs.
      1. The Category 2 regulations apply only if the proposal meets all of the following criteria:
         a. The use is not related to the general traveling public and is primarily an industrial or manufacturing use.
         b. With the exception of wall and Directional Signs subject to the provisions of Section 4.045 and 4.090, no other type of sign is permitted on the property.
         c. The property is a minimum of 8 acres in size.
         d. The sign is spaced at least 600 feet from an existing free-standing sign greater than 25' in height.
         e. The sign is not located in the City of Redmond's Airport Control (AC) overlay zone.
      2. Such signs may contain one square foot of sign area for each two lineal feet of street frontage which abuts the project for the first 100 feet, plus one-half square foot of sign area for each two lineal feet of street frontage which abuts the project over 100 feet, not to exceed a maximum area of 250 square feet.
      3. The sign shall be located adjacent to the street frontage providing direct vehicular access into the project.
      4. The maximum permitted sign height may be fifty feet. (a-d Added 3/22/94, Ord. 94-06)
   4. Directional signs subject to the provisions of Section 8.4235.
   5. Building directory sign limited to three square feet per occupant.
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6. Billboards allowed under Section 8.4245 shall be permitted in the M-1 Zone and M-2 Zones.

7. Industrial Business Complex. An industrial business complex may have one ground mounted sign or free-standing sign for each street frontage subject to the provisions of Sections 8.4210 and 8.4215 respectively. Such signs shall be used to identify the name of the complex and may also be used to identify the individual businesses that are located within the complex. Each separate building within the complex may have one monument sign identifying the businesses located within that building subject to the provisions of Section 8.4215 respectively.

[Section 8.4175 amended by Ord. #2008-23 passed December 9, 2008]
[Section 8.4175 amended by Ord. #2016-17 passed January 31, 2017]

8.4180 Signs Permitted in the Downtown Overlay District. This section shall apply to all signs in the Downtown Overlay District. No signs shall be permitted in this Overlay District except as provided in this section.

1. Wall sign. Wall signs shall comply with the following standards.
   A. One wall sign per business façade is allowed.
   B. A combination of wall sign and one other sign type is allowed but sign area encompasses all signs on single façade (not including temporary banner or portable signs).
   C. No wall sign shall extend above the roofline or the top of a parapet wall.
   D. Mounted flush against the façade and not extending beyond the building face.

2. Awning or Canopy Sign
   A. May not be located higher than first floor of a building or 15 feet above the sidewalk whichever is less
   B. Minimum clearance below an awning on which signage is hung or displayed is 8ft from the sidewalk or ground level to the lowest portion of the awning or suspended sign whichever is lowest
   C. 1 awning sign per frontage per occupancy is permitted
   D. Sign area is included in the total calculated sign area allowed per façade.

3. Ground Mounted or Monument Sign
   A. Shall not exceed 20 square feet in area and not more than 5 feet high. A base not to exceed 2 feet in height is allowed. Sign calculation is only based on the sign area.
   B. Not within 10 feet of any other sign
   C. Outside of the clear vision area
   D. No more than one monument/ground mounted sign per street frontage
   E. One illuminated or cabinet sign is allowed subject to the following standards:
      i. Shall include a dark background. White or light colored backgrounds are prohibited.
      ii. Complies with Section 8.4080 Material standards.
      iii. Only one ground mounted illuminated cabinet sign is allowed on a property.

4. Banner, Permanent
   A. Hung vertically with permanent attachments.
   B. Must have a matte finish.
   C. Must be in a permanent frame.

5. Blade/Projecting Sign
   A. Affixed to the face of the a building and project in a perpendicular manner
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B. Must project more than 12 inches from building face, but not beyond the outside edge of the sidewalk.
C. Area calculated in overall wall signage for façade
D. Permanently attached at top with the bottom of the sign allowed to swing freely
E. Shall not obscure neighboring signs
F. Must be at a minimum of 8 feet above the sidewalk

6. Temporary Signs pursuant to Section 8.4105, except portable reader boards shall not be allowed.
7. Daily Display Signs are allowed pursuant to Section 8.4250.

[Section 8.4180 amended by Ord. #2015-02 passed March 10, 2015]
[Section 8.4180 amended by Ord. #2017-08 passed July 25, 2017]
8.4200 Wall Signs. Unless otherwise specified in these standards, the following criteria shall be applicable for attached wall signs:

1. Wall signs shall not project more than eighteen inches from the wall to which they are attached. A wall sign located on an alley frontage may not project into the alley below a clearance of fourteen feet, six inches.
2. Wall signs shall not project more than three feet above the eave line or roof line.
3. Wall signs attached to the end of the face of a marquee shall not exceed a height of thirty inches. The lower edge of such sign shall not extend below the marquee.
4. A wall sign shall not project beyond the ends of the wall to which it is attached.
5. Wall signs shall be located on the business façade which is used to determine the allowed sign area for that facade.
6. In the Downtown Overlay District, wall signs shall comply with Section 8.4180 (1) of this code.
7. As a component of wall signs, flags, permanent banners and feather flags shall be permitted as follows:
   A. Flags. Flags of nations, or an organization of nations, states and cities, fraternal, religious and civic organizations are not considered signs and are exempt from the standards below. Commercial flags are permitted as long as they are in compliance with the following standards:
      1. The size of each commercial flag shall not be limited, but the total square footage for the flag(s) shall be calculated as part of the overall allotment allowed for wall signs for the property.
      2. The flag shall be mounted to a flag pole or to the primary building on the site.
      3. The height of the pole shall not exceed 25 feet.
      4. Flags may be displayed continuously throughout the year.
      5. Up to three separate flags are permitted on one property.
      6. The edge of the flag shall not extend beyond the property line into the public right-of-way. No flag shall project or extend into any clear vision area.
      7. A building permit for the flag pole may be necessary subject to the provision of Sections 8.4300 through 8.4345 of this Chapter.
   B. Permanent Banners. Banners that are displayed permanently shall be allowed signs as long as they are in compliance with the following standards:
      1. There shall be no limit on the size of the permanent banner, but the square footage of the banners shall be subtracted out of the wall sign size allotment for the building.
      2. There shall be no limit to the number of days a business may display a banner or banners total in a calendar year, but banners shall be changed out a minimum of every thirty (30) days with banners advertising a different message or shall have a thirty (30) day separation between display times if a business wants to continue to re-use the same banner.
      3. The number of banners displayed at one time shall be limited to one banner per street frontage.
      4. Banners shall be securely anchored on all four sides to a permanent structure.
      5. Banners on businesses located in the Downtown Overlay District shall also comply with banner standards listed in Section 8.4180.
8.4205 Roof Signs. In lieu of a wall sign, one roof sign shall be permitted for a single story, flat roofed building provided that it extends no more than six feet above the roof line or twenty-five feet above the curb line. A roof sign may not exceed fifty square feet in area. The supporting members of roof signs shall appear to be free of any extra bracing, angle iron, guy wires, etc. All supports shall appear to be an architectural and integral part of the building.

8.4210 Free-Standing Signs. Unless otherwise specified in these standards, the following criteria shall be applicable for all free-standing signs.

1. Free-standing signs may not exceed twenty-five feet in height. Such signs may contain one square foot of sign area for each two lineal feet of street frontage which abuts the project for the first 100 feet, plus one-half square foot of sign area for each two lineal feet of street frontage which abuts the project over 100 feet, not to exceed a maximum area of 150 square feet.

2. Free-standing signs shall not be located in side yard common to another lot or within a rear yard. A free-standing sign may extend to the street right-of-way within a front yard subject to a minimum clearance of eight feet. In the case of a double frontage lot where the building abuts two parallel streets, one free-standing sign may be located on each frontage.

3. No free-standing sign shall project or extend into any clear vision area. One of two sign poles supporting a free-standing sign may be located within a clear vision area if they are necessary for the support of the sign, provided they do not exceed a combined total width of twelve inches and provided no other portion of the sign is located within the clear vision area beneath eight feet in height.

8.4215 Ground Mounted or Monument Signs. The following criteria shall be applicable for a ground mounted sign.

1. A ground mounted sign shall not be located within ten feet of any other sign, within any street right-of-way, or within any clear vision area.

2. No more than one ground mounted sign shall be permitted for each street frontage. Unless otherwise specified in these standards, ground mounted signs shall have maximum overall dimensions and area not exceeding any of the following:
   A. A maximum height of ten feet.
   B. A maximum width of twelve feet.
   C. Seventy-five square feet of area.

3. In the Downtown Overlay District, ground mounted or monument signs shall comply with Section 8.4180 (3) of this code.

8.4220 Blade/Projecting Signs. The following criteria shall be applicable for a projecting sign. Projecting signs shall be allowed according to the following provisions:

1. The maximum size of a projecting sign shall be eight square feet. The square footage must be deducted from the allowable wall sign area of the building from which the projecting sign will be attached.
2. Only one face of a double-faced projecting sign with parallel and bearing identical copy shall be used in computing the area thereof.
3. Projecting signs must clear sidewalks by at least eight feet, including any supports, and may project from the face of the building no more than three feet or one-third the width of the sidewalk, whichever is less.
4. Such signs may be internally illuminated.
5. The edge of such signs cannot be directly attached to the building exclusive of a suitable mounting device.
6. Such signs for all ground floor activities or the overall name of the business complex may not extend above the second story.
7. Projecting signs for businesses in the second story of a building are allowed only if the businesses have a separate street or public parking lot entrance and may be placed at the entrance only.
8. In the Downtown Overlay District, blade/projecting signs shall comply with Section 8.4180 (5) of this code.

8.4225 Awnings and Canopy Signs. The following shall be applicable for signs on awnings and canopies:

1. Canopy or Awning Signs may be placed on the front or sides if a canopy or awning, including placement along the top or bottom of the canopy or awning front so long as the sign does not project more than three feet above or below the canopy or awning and is consistent with 8.4225(5).
2. No advertising shall be placed on an awning or canopy, except the name or logo or the owner, business or industry conducted within the premises, address of the building or the building name.
3. Canopy or awning signs are included as part of the allowed wall sign area.
4. Posts or columns beyond the property line will not be permitted.
5. The lowest point of the awning or canopy must be at least eight feet above the sidewalk and fourteen feet, six inches above vehicle accesses.
6. In the Downtown Overlay District, awning or canopy signs shall comply with Section 8.4180 (2) of this code.

8.4230 Marquee Signs. The following criteria shall be applicable for signs under marquees:

1. Signs may be locate under a marquee if a vertical clearance of eight feet is maintained between the bottom of the sign and the grade below.
2. Vertical height of signs shall not exceed eighteen inches and shall not exceed a sign area of eight square feet.
3. The horizontal clearance between a marquee and the curb line shall not be less than three feet.

8.4235 Directional Signs.

1. On premise directional signs designed to be read by a person on the premises on which the sign is located and used to identify or locate an entrance, exit or drive-up window are limited to four square feet in area and four feet in height. If the sign is on the wall of the building, it shall be limited to four square feet in area and eight feet in height.
2. On arterial roads where the posted speed limit is greater than 50 miles per hour, one directional sign shall be permitted per street frontage, limited to 16 square feet in area.
8.4240 Billboards. The following criteria shall be applicable for all the billboards allowed in the City of Redmond under Section 8.4245.

1. No billboard shall be erected within 500 feet of another billboard on the same side of the roadway. The distance between billboards shall be measured along the center line of the road.
2. No billboards shall exceed a maximum height of thirty feet.
3. The face size of any billboard shall not exceed twelve (12) feet in vertical height or twenty-four (24) feet in horizontal dimension.
4. No new, relocated, or remodeled billboard face shall be internally lit, contain or utilize any electronic or digital component, liquid crystal diodes, light emitting diode, motion signage, rotating louvers, and similar digital technologies.
5. Billboards may be installed on public or private property, subject to the consent of the property owner, and city approval based on the City's evaluation of traffic safety issues resulting from the billboard. No billboard shall be installed within any transportation right-of-way.
6. All structural supports for billboards shall be constructed of steel.
7. Evidence must be provided showing the obtaining of a state permit from the Oregon Department of Transportation (ODOT) in compliance with the Oregon Motorists Information Act of 1971, where applicable.
8. The applicant shall acquire a conditional use permit (CUP) from the City of Redmond for each individual billboard prior to installing or relocating any billboard subject to the criteria in Section 8.0600.
9. Lighting of Billboards: No sign shall be so illuminated that it interferes with the effectiveness of any official traffic device, impairs the vision of a driver of any motor vehicle, or otherwise interferes with a driver's operation of a motor vehicle. No sign shall be so illuminated that it causes glare to adjacent residential structures. All lighting of billboards shall be shielded downcast lighting. The external lighting source for billboards shall be from a solar system or underground electrical line. Overhead electrical lines are prohibited.

[Section 8.4240 amended by Ord. #2008-21 passed October 28, 2008]
[Section 8.4240 amended by Ord. #2008-23 passed December 9, 2008]
[Section 8.4240 amended by Ord. #2015-02 passed March 10, 2015]

8.4245 Billboards: Number Allowed. The total maximum number of billboards shall not exceed fifteen (15) within the Redmond Urban Growth Boundary and City limits. A Conditional Use permit shall be required under Section 8.0600 to relocate or replace one of these existing billboards; however the permit for relocation or replacement must be obtained prior to removal of the existing billboard unless approved by the Community Development Director or Hearings Body.

[Section 8.4245 amended by Ord. #2008-23 passed December 9, 2008]

8.4250 Daily Display Signs. Daily display signs shall require a daily display sign permit from the Community Development Department and shall conform to the following standards.

1. One allowed per 25 feet of street-facing frontage.
2. One allowed per business.
3. Sign dimension shall not exceed a maximum width of three (3) feet and a maximum height,
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from ground level, of four (4) feet, but in no case shall exceed nine (9) square feet.

4. Set back behind the curb so as not to interfere with on-street parking, or, a minimum of ten (10) feet from the edge of the nearest street travel lane where curbs are not in place.

5. Signs may be located either on private property or in the public right-of-way, shall comply with the Americans with Disabilities Act (ADA), and shall not interfere with pedestrian movement of wheelchair access to, through, and around the site. A minimum access width of five (5) feet shall be maintained along all sidewalks and building entrances accessible to the public. Signs should be placed either next to the building / business or at the curbside by a street tree or other public amenity so as not to block on-street parking accessibility.

6. A City right-of-way permit must be obtained prior to approval of a sign permit. The applicant shall provide a map showing where the sign will be placed. The sign permit and City right-of-way permit shall be revocable in case of noncompliance.

7. Shall not be placed in the clear vision triangle.

8. The sign shall not be placed within 3 feet of public art.

9. Shall not encroach into required off-street parking areas, public roadways, or alleys.

10. Shall be utilized only during regular business hours and shall be removed during non-business hours.

11. Shall be adequately supported and shall have a weighted based capable of keeping the sign upright.

12. Materials shall be of a permanent nature and not be subject to fading or damage from weather. Paper or cloth is not permitted unless located within a glass or plastic enclosure. A wood base is recommended.

13. No lighting is permitted as a part of the sign.

14. Sign shall appear professionally designed, manufactured, and be continuously maintained. All lettering shall be fixed. 40% of the sign may be chalk/white board.

15. A sign permit application for a Daily Display Sign to be located on public property and/or public right-of-way shall be accompanied by a certificate of insurance showing that the owner has Commercial General Liability coverage as defined in the application, and that the insurance company shall notify the City no less than 10 business days prior to cancelling the insurance policy.

16. The sign owner shall assume all liability for incidents involving the sign by signing a document exempting the city from liability.

[Section 8.4250 amended by Ord. #2011-05 passed May 24, 2011]
[Section 8.4250 amended by Ord. #2016-17 passed January 31, 2017]
MAINTENANCE, CONSTRUCTION AND SAFETY STANDARDS

8.4300 Maintenance. All signs together with all of their supports, braces, guys and anchors shall be kept in good repair and be maintained in a safe condition. All signs and the site on which they are located shall be maintained in a neat, clean, and attractive condition. Signs shall be kept free from deterioration. The display surfaces, trims, frames and supports of all signs shall be kept neatly painted or otherwise neatly maintained, as applicable. No person shall scatter, daub or leave any paint, paste or glue or other substances used for painting or affixing a message to the display surface of any sign or throw or permit to be scattered or throw any bills, waste matter, paper, cloth or materials of whatsoever kind removed from a sign on any public street, sidewalk or private property.

8.4305 Wind Loads. Signs shall be designed and constructed to withstand wind loads as set forth in Chapter 23 of the Uniform Building Code.

8.4310 Design.

1. All bracing systems shall be designed and constructed to transfer lateral forces to the foundations. For signs on buildings, the dead and lateral loads shall be transmitted through the structural frame of the building to the ground in such a manner as not to over stress any of the elements thereof.

2. The overturning moment produced from lateral forces shall in no case exceed two-thirds of the dead-load resisting moment. Uplift due to overturning shall be adequately resisted by proper anchorage to the ground or to the structural frame of the building. The weight of earth superimposed over footings may be used in determining the dead-load resisting moment. Such earth shall be carefully placed and thoroughly compacted.

8.4315 Seismic Loads. Signs shall be designed and constructed to resist seismic forces as specified in Chapter 23 of the Uniform Building Code.

8.4320 Combined Loads.

1. Wind and seismic loads need not be combined in the design or signs and only that load producing the larger stresses need be used.

2. Vertical design loads, except roof live loads, shall be assumed to be acting simultaneously with the wind of seismic loads.

8.4325 Allowable Stresses.

1. The design of wood, concrete, steel or aluminum members shall conform to the requirements of Chapters 25, 26, 27 and 28 of the Building Code. Loads, both vertical and horizontal, exerted on the soil shall not produce stresses exceeding those specified in Chapter 29 of the Building Code.

2. The working stresses of wire ropes and its fastenings shall not exceed 25 percent of the ultimate strength of the rope or fasteners.

8.4330 Anchorage and Supports.
1. Members supporting unbraced signs shall be so proportioned that the bearing loads imposed on the soil in either direction, horizontal or vertical, shall not exceed safe values. Braced ground signs shall be anchored to resist the specified wind or seismic load acting in any direction. Anchors and supports shall be designed for safe bearing loads on the soil and for an effective resistance to pull-out amounting to a force of 25 percent greater than the required resistance to overturning. Anchors and supports shall penetrate to a depth below ground greater than the frost line.

2. Signs attached to masonry, concrete or steel shall be safely and securely fastened thereto by means of metal anchors, bolts or approved expansion screws of sufficient size and anchorage to support safely the loads applied.

3. Unless such wall is designed in accordance with the requirements specified in Chapter 23 of the Uniform Building Code, no anchor or support of any sign or wall facade for signs shall be connected to, or supported by an unbraced parapet wall.

4. No wooden blocks or plugs or anchors with wood used in connection with screws or nails shall be considered proper anchorage, except in the case of signs attached to wood framing.

8.4335 Clearance from High Voltage Power Lines. Signs shall be located not less than eight feet horizontally and twelve feet vertically from overhead electrical conductors which are energized in excess of standard service loads as determined by the utility company providing the service. The term "overhead conductors" as used in this section means any electrical conductor, either bare or insulated, installed above the ground except such conductors as are enclosed in iron pipe or other material covering of equal strength.

8.4340 Clearance from Fire Escapes, Exits or Standpipes. No sign or sign structure shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit or standpipe. Signs erected within five feet of an exterior wall in which there are openings within the area of the sign shall be constructed of incombustible material or approved plastics.

8.4345 Electric Sign Construction.

1. The enclosed shell of electric signs shall be weather tight, excepting that service holes fitted with tight covers shall be provided for each compartment of such sign.

2. All electrical equipment used in connection with such signs shall be installed in accordance with the Uniform Electric Code, with Oregon amendments.

3. Every electric sign shall have painted on the surface of the sign, the name of the erector and the date the sign was erected. Such name and date shall be of sufficient size and contrast to be visible from a reasonable distance.
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PERMITTED MATERIALS / ILLUMINATION

8.4400 Permitted Materials.

1. Materials for construction of signs and sign structures shall be the quality and grade as specified for buildings in the Uniform Building Code.
2. In all sign and sign structures, the material and detail of construction shall, in absence of specified requirements, conform to the following:
   A. Structural steel shall be of such quality as to conform with the Uniform Building Code Standard. Secondary members in contact with or directly supporting the display surface may be forged of light gauge steel provided such members are designed in accordance with the specifications of the design of light gauge steel provided such members are designed in accordance with the specifications of the design of light gauge steel as specified in the Uniform Building Code Standard and in addition shall be galvanized. Secondary members, when formed integrally with the display surface, shall not be less than No. 24 thickness. When not formed integrally with the display surface, the minimum thickness of the secondary members shall be No. 12 gauge. Minimum thickness of hot-rolled steel members furnishing structural support for signs shall be one-fourth inch except that if galvanized, such members shall not be less than one-eighth inch thick. Steel pipes shall be of such quality as to conform with the Uniform Building Code Standard. Steel members may be connected with one galvanized bolt provided the connection is adequate to transfer the stresses in the members.
   B. Wood anchors and supports when embedded in the soil shall be pressure-treated with an approved preservative. Such members shall be marked and branded by an approved agency recognized by the Uniform Building Code.
   C. Non-structural trims, signs under marquees and portable display surfaces may be of wood, metal approved plastics or any combination thereof.
   D. Display surface may be of any approved material except glass. Glass may be used in any neon tubing and incandescent lamp and tube.
   E. The City Manager or designee may require that sufficient technical data be submitted to substantiate the proposed use of any plastic material and, if it is determined that the evidence submitted is satisfactory for the use intended, he may approve its use.
   F. No combustible material other than approved plastics shall be used in the construction of any electric sign.
   G. Wood may be used in signs subject to the requirements of the City's Building and Fire Codes.
   H. Wood signs shall be supported by a minimum 4x4 inch normal post.

8.4405 Illumination. Limit on sign illumination. No sign shall be erected or maintained which, by use of lights or illumination creates an unduly distracting or hazardous condition to a motorist, pedestrian or to the general public. In addition:

1. No exposed reflective type bulb, or incandescent lamp, which exceeds 25 watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.
2. When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed 300 milliamperes rating for any colored tubing.
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3. When fluorescent tubes are used for the internal illumination of a sign, illumination shall not exceed illumination equivalent to 800 milliamperes rating tubing behind a plexiglass face spaced at least nine inches, center to center.

4. Signs on property abutting residential zones shall not be internally illuminated.

5. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.

6. No sign may be erected or maintained if it contains, includes or is illuminated by any flashing intermittent revolving, rotating or moving light or lights or moves or has any animated or moving parts; however, this does not apply to a traffic control sign or portions thereof providing only public service information such as time, date, temperature, weather or similar information.

[Section 8.4405 amended by Ord. #2016-17 passed January 31, 2017]
8.4450 Inspection. The City Manager or designee may inspect signs periodically to determine their conformance with these standards.

8.4455 Enforcement. The City Manager or designee is hereby authorized and directed to enforce the provisions of these standards:

1. Sign Enforcement: The City Manager or designee may order the removal of any sign erected or maintained in violation of the provisions of these standards. Except as provided in (2), (3), (4), or (5) below, the City Manager or designee shall give thirty days prior written notice to the owner of the sign or the owner of the building, structure or premises upon which the sign is located to remove the sign or bring it in compliance with the provisions of these standards. If the owner of the sign, building, structure or premises fails to comply or remove the sign, the City Manager or designee may order the removal of such sign at the expense of the owner of the sign, building, structure or premises on which the sign is located and may be collected or foreclosed in the same manner as liens are entered in the lien docket of the City.

2. Temporary Signs: The City Manager or designee may order the immediate removal of any temporary sign erected or maintained in violation of the provisions of the temporary sign standards. The City Manager or designee shall give 48 hours notice, verbal or written, to the owner of the sign or the owner or representative of the building, structure or premises upon which the sign is located to remove the sign or bring it in compliance with the provisions of these standards.

3. Prohibited Signs: The City Manager or designee may order the immediate removal of any prohibited sign erected or maintained in violation of the provisions of these sign standards. The City Manager or designee shall give 48 hours notice, verbal or written, to the owner of the sign or the owner or representative of the building, structure or premises upon which the sign is located to remove the sign or bring it in compliance with the provision of these standards.

4. Non-Conforming Signs: The City Manager or designee may order the removal of non-conforming signs which have been non-conforming for seven years as described in Section 8.4500. The City Manager or designee shall give 180 days prior written notice to the owner of the sign or the owner of the building, structure or premises upon which the sign is located to remove the sign or bring it in compliance with the provision of these standards. If the owner of the sign, building, structure or premises fails to comply or remove the sign, the City Manager or designee may order the removal of such sign at the expense of the owner of the sign, building, structure or premises on which the sign is located and such costs and expenses including but not limited to the notifications, transportation, may be a lien against the land or premises on which the sign is located and may be collected or foreclosed in the same manner as liens are entered in the lien docket of the City.

5. Summary Emergency Enforcement: If the City Manager or designee determines that the supports, braces, grip anchors, etc. are not kept in good repair or safe condition, and if the sign presents an immediate and serious danger to the public, he may, without prior written notice, order its immediate removal. The City Manager or designee may also authorize the removal of signs in the event that the person responsible for such sign cannot be found, or such person fails to repair or remove it. The owner of the building, structure or premises
upon which the sign is located, is jointly and severally liable for the costs of its removal and/or repair.

6. Sign Enforcement Appeal: Any order for removal of signs or actual removal of a sign by the City Manager or designee pursuant to the provisions of this section may be appealed to the City Council by filing written notice of appeal with the City Manager within fifteen (15) days of the order.

[Section 8.4455 amended by Ord. #2010-11 passed October 26, 2010]
8.4500 Non-Conforming Signs. Except as provided within Sections 8.4505 and 8.4600, permanent signs in existence on the effective date of these standards which are not in conformance with the provisions of these standards shall be regarded as non-conforming signs and must be removed, altered or replaced so as to conform within seven years of the effective date of these standards. Provided, however, a change in use or occupation of a site shall require full compliance with the provisions of these standards.

[Section 8.4500 amended by Ord. #2010-11 passed October 26, 2010]

8.4505 Special Requirements for Non-Conforming Signs. A non-conforming sign which is structurally altered, relocated or replaced shall immediately conform to the requirements of these standards except that:

1. A sign may be removed from its sign structure for the purpose of repair, maintenance or a change of copy within the dimensions of the existing sign.
2. Signs may be structurally altered where such alteration is necessary for public safety.
3. Such signs may be reconstructed if they are moved for construction or repair of public works or public facilities and such reconstruction is completed within one year.
4. Such signs may be reconstructed if they are damaged by an Act of God or an accident, provided such damage does not exceed fifty percent of the cost of reconstruction of the entire sign, and provided that such sign is reconstructed within 180 days of the date the sign is damaged.

8.4510 Abandoned Signs. A sign shall be removed within thirty days by the owner or lessee of the premises upon which the sign is located when the advertised business is no longer conducted on the premises. Provided, however, a billboard allowed under these standards where a person has merely leased a contracted advertising space need not be removed in accordance with this section. Abandoned signs may be removed and costs may be collected as provided in Sections 8.4450-8.4455.
VARIANCES

8.4550 Variance Application. An applicant for a sign permit or an applicant owning or leasing a sign that is not in conformance with the provisions of these standards, may seek a variance to the provisions of these standards. A variance request for sign location or for sign height or area may be allowed by the Site and Design Review Commission. Provided, however, no variance shall exceed twenty-five (25) percent of the applicable provision. The decision of the Commission may be appealed to the City Council. A variance may be granted upon a finding by the appropriate review body that all of the following criteria can be satisfied:

1. There are exceptional or extraordinary circumstances or physical conditions such as narrowness, shallowness, shape or topography of the property that do not generally apply to other properties or uses in the same zoning district.
2. The request will be the minimum variance necessary to alleviate the hardships or practical difficulties.
3. In determining a variance, the Commission or the Hearings Officer may attach such conditions to granting all or a portion of any variance as necessary to achieve the purpose of these standards.

8.4555 Time Limit on a Permit for a Variance. Authorization of a variance shall be void if the work approved by such variance is not commenced within six months of the date of approval.
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HISTORICAL SIGNS

8.4600 Application. Within six (6) months of the effective date of these standards, either the Planning Director or an owner of a non-conforming sign in existence on the date of enactment of these standards may apply for a determination that the sign qualifies as an historical sign under the provisions of these standards.

8.4605 Site and Design Review. An application for an historical sign designation shall be reviewed by the Redmond Site and Design Review Commission. The Commission may designate a sign as historical if it finds the following criteria have been met or can be met with conditions:

1. The sign is essentially as constructed, with sufficient original workmanship and material to serve as instruction in period fabrication.
2. Through public interest, sentiment, uniqueness or other factors, the sign has come to connote an historical period.
3. Due to removal of similar objects or the uniqueness of this sign, the sign is singularly appropriate to represent an historical theme or period.
4. The sign is associated with significant past trends in structure materials and design and in conformance with generally accepted principles of good design and architecture.
5. The sign was constructed early in the relative scale of local history and is one of a few of its age remaining in the City.
APPEALS

8.4650 Appeals. Any decision of the Planning Director, or Site and Design Review Commission, may be appealed to the Hearings Officer in accordance with the City of Redmond land use procedures.
SPECIAL PROVISIONS

8.4700 **Fees.** Fees for permits and applications shall be set by resolution of the council. The Developer or owner shall pay all fees required by the City of Redmond including but not limited to, park dedication fees, construction fees and land use application fees, in full prior to the recording of the final plat or the issuance of a certificate of occupancy whichever is first in time.

8.4705 **Severability.** If any part, section, subsections, sentence or phrase of these standards is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of these standards.

8.4710 **Penalties.** A violation of any provision of these standards shall be a Class A Civil Infraction and/or a Class A administrative infraction, with the exception of a violation to the temporary sign provisions (RDC 8.4105) which shall be a Class B Civil Infraction and/or Class B administrative infraction. Each day shall be a separate violation. Violations will be enforced through the procedures established in sections 2.750 to 2.799.

[Section 8.4710 amended by Ord. #2014-05 passed April 8, 2014]

8.4715 **Interpretation.** Where conditions imposed by the provisions of these standards are less restrictive than comparable conditions imposed by any other provisions which are more restrictive the more restrictive shall govern.

8.4720 **Violation Declared a Nuisance.**

[Section 8.4720 deleted by Ord. #2010-11 passed October 26, 2010]