

Attachment A: Current Policies and Codes that Relate to Small Animal Husbandry

Portions of Redmond Comprehensive Plan

Excerpts from preliminary 2010-2011 Updates to the Community Character and Historic Preservation and the Land Use Elements

CC-4 **Reflect Redmond’s heritage as a farming community by retaining and encouraging knowledge of and interest in sustainable agricultural and horticultural practices through uses and activities such as:**

- ◆ Community and corporate gardens.

- ◆ Farmers markets.

- ◆ Education about sustainable choices such as organic gardening methods and permaculture.

- ◆ Allowing agricultural related facilities such as small winery operations in low-density zones.

- ◆ Supporting educational and recreational programs related to gardening.

LU-32 **Single-Family Constrained Designation**

Purpose. Provide for low-density residential neighborhoods for lands inappropriate for more intense urban development due to significant environmentally critical areas, extreme cost or difficulty in extending public facilities, or the presence of natural features Redmond is seeking to retain.

Allowed Uses. Implement this designation through zones that allow densities of one to three dwelling units per acre. Permit detached single-family homes, equestrian facilities, the keeping of animals compatible with the size of the property, and other uses consistent with this designation.

LU-33 **Single-Family Urban Designation**

Purpose. Provide for low- to moderate-density residential neighborhoods on lands suitable for urban development. Provide opportunities for a variety of primarily detached single-family housing types, sizes, densities, and prices in a manner that is compatible with neighborhood character.

Allowed Uses. Implement this designation through zones that allow densities of four to eight dwelling units per gross acre. Apply zones by taking into account the direction in Policies LU-24 and LU-9. Require a minimum site size of one acre for rezones to eight dwelling units per acre.

Permit detached single-family homes, and in zones that allow eight dwelling units per acre, attached single-family (multiplex) homes. Unless otherwise permitted on a Citywide, neighborhood, or pilot program basis, consider allowing cottages, attached single-family homes, and other types of innovative housing through a conditional review process in zones that allow six dwellings units per acre or less.

LU-34 Allow implementation of the Single-Family Urban designation through the Residential Innovative (RIN) zone in order to:

- ◆ Promote a type of single-family housing (smaller dwelling units) that responds to changing household sizes and ages.
- ◆ Blend infill development with existing residential development to help maintain neighborhood character, particularly in neighborhoods with a predominance of small to moderately sized dwelling units.
- ◆ Provide opportunities for households of various sizes, ages, and incomes to live in a neighborhood by promoting variety in the size, type and price of new single-family development.
- ◆ Help to provide appealing and active streetscapes that promote a more walkable and enjoyable neighborhood experience for residents by promoting variety in the size and type of new single-family development.

LU-63 Park and Open Space Designation

Purpose. To identify large public parks, large public open space or private land dedicated to open space, and potentially major sites identified for acquisition as a public park, open space, or trail.

Allowed Uses. Allows for public and private parks, public and private open space, community gardens, produce stands, farmers markets, community centers, golf courses, primarily non-motorized recreational uses and areas, campgrounds, other public and private non-motorized recreational activities and associated commercial uses. Implement this designation by allowing parks and open space in all zones.

Portions of Redmond Zoning Code

RZC 21.78 Definitions

Animal Kennel/Shelter.

A kennel or shelter shall be any outdoor or indoor facility, which houses four or more small domestic animals (that number not including one un-weaned litter) for periods longer than 24 hours as a commercial venture, as a nonprofit organization, or for a governmental purpose. The facility may either be a separate business or an accessory use.

RZC 21.08 RESIDENTIAL REGULATIONS

21.08.230 Accessory Structures

(A) Purpose. The purpose of the accessory structures provisions is to allow for the opportunity to add additional structures to residential property for the purpose of increased storage space, work space, or other uses that would not qualify it as a dwelling unit.

(B) Applicability. Accessory structures are allowed in all residential zones of the City, as an accessory use to an existing dwelling unit.

(C) Requirements.

(1) Height. Accessory structures may not exceed 22 feet in height, with the exception of accessory structures which contain accessory dwelling units, which shall not exceed 28 feet in height.

(2) Size.

Total square footage for the footprint of the accessory structures may not exceed 60 percent of the footprint of the living area on the ground floor (excluding garage) of the primary dwelling unit.

Total square footage for accessory structures which contain accessory dwelling units may not exceed 60 percent of the total square footage (excluding garage) of the primary dwelling unit.

In no case shall the total square footage of the accessory dwelling unit portion of an accessory structure exceed 1,000 square feet.

(3) Building Separation. Unless the International Building Code or International Fire Code dictates otherwise, there shall be no minimum building separation for accessory structures.

(4) Location. Accessory structures are prohibited within the front yard setback, with the exception of garages where lot size or lot configuration are not supportive of lessening the dominant appearance of a garage, such as where lot width measured at the front street is less than 50 feet, where steep grades are present., or when compliance with this section would endanger or impair pedestrian and vehicular safety.

21.08.250 Animal Boarding: Kennels, Shelters, and Equestrian Facilities

(A) Purpose. The purpose of these regulations in this section is to assure that the impacts of noise, odor, and sanitation associated with animals or animal boarding activities are minimized.

(B) Requirements for Animal Kennels and Shelters. The following development criteria shall apply to all animal kennels and shelters in the zones in which they are approved or in the permit process under which the use is regulated. Additional criteria can be found in sub-sections (2) and (C), below.

(1) The applicant shall comply with requirements set forth in Chapter 7.04 RMC, Animal Control.

(2) Development Criteria for Semi-Rural Zone (RA-5 Zone).

(a) Kennels shall be allowed as either indoor or outdoor facilities.

(b) Location. All animal containing structures and runs shall be set back a minimum distance of 50 feet from the property line. The structures may be required to be set back, landscaped, or designed in such a fashion to screen them from neighboring residential uses.

(c) Mitigation of Noise. In order to mitigate potential noise impacts, animal-containing structures constructed of materials such as chain link, which do not provide sound

proofing, may be required to meet greater setbacks distances from adjoining uses. These standards include but are not limited to the construction of fences, and installation of landscaping to meet Type I landscape requirements.

(d) Number of Animals. The planned maximum number of animals to be sheltered shall be indicated on the application. This maximum may be lowered by the Technical Committee if it cannot be shown that the development has adequate lot size and facility design to accommodate the planned number of animals in a fashion that ensures that neighboring properties will not be impacted by noise, odor, sanitation, and runoff problems.

(C) Requirements for Equestrian Facilities. The following development criteria shall apply to private or commercial equestrian facilities such as stables, facilities for breeding and training and riding academies in the zones in which they are permitted. The keeping of horses or other large domestic animals for private use on individual residential lots is regulated by Chapter 7.04 RMC, Animal Control.

(1) Minimum Lot Requirement. The minimum land area for an equestrian facility shall be no less than five acres. The required land area may be reduced or increased in the R-2 through R-8 zones through a Conditional Use permit. The required land area will be based on how the proposal meets the intent of each of the requirements of this subsection.

(2) Setback Requirements. All buildings used to house or train animals shall have a minimum setback of 50feet from the nearest property line. Upon a written mutual agreement between property owners along a common interior lot line, areas for roaming or grazing, horse paddock areas and structures or pens may be permitted to extend into a common interior lot line; provided, that the structure or pen complies with all other setback regulations in that zone. Small tool sheds or other storage facilities similar to accessory structures for a single-family residence shall have a minimum setback of five feet from the nearest property line. All other buildings shall meet the setback requirements of the zone in which they are located.

(3) Odor and Sanitation. Stable manure shall not create a health hazard or an ongoing odor problem for neighboring properties. A plan for storage, reuse, or composting of manure shall be required that shows any or all of the following: use of absorbent bedding or odor absorbing chemicals in stalls, the location, method of storage or composting proposals for waste materials, a schedule for manure removal, plans for use of manure as a fertilizer on the property including a proposed buffer area.

(4) Pasturage/Paddocks/Exercise Facilities. The number of animals allowed to use pasturage shall be controlled to prevent overgrazing and erosion. If foals are to be kept at the facility, a sufficiently sized pasture area shall be available and used for extended periods of daily turnout of young animals. Setbacks or limited access may be required from streams. Paddock areas shall be designed to prevent erosion and cleaned as needed to prevent runoff of waste materials. Provision shall be made to properly exercise animals boarded in stalls; exercise wheels, paddocks for turnout, or an exercising schedule may be required.

(5) Parking. A parking plan shall be submitted showing sufficient parking area or spaces to accommodate users, employees, visitors, or spectators. A ratio of one space for each five users, visitors, or spectators shall be required, including spectators for horse shows or similar events. In addition, the parking plan must delineate trailer parking area and an emergency access route.

(6) Noise, Dust, Special Events. The use of public address systems to conduct instruction of the riders or announce at spectator events shall be controlled to prevent conflicts with nearby residential uses. In residential zones, limited hours of operation may be required for the use of the loudspeaker system and shall be consistent with the development regulations for noise. Cleanup shall be required after an event or show. The number of large special events may be limited under conditions of approval in the Land Use Permit process.

(7) Lighting. Parking lot lighting and lighting on structures or signs shall comply with the development regulations for lighting and signage and with the Design Standards of RZC 21.60.

(8) Number of Animals. The planned maximum number of animals to be sheltered shall be indicated on the application. The City may lower this maximum if it cannot be shown that the development has adequate lot size and facility design to accommodate the planned number of animals in a fashion that ensures the neighboring residential properties will be minimally impacted with noise or odor problems.

Portions of Redmond Municipal Code

Excerpts from Chapter 7.04 ANIMAL CONTROL*

7.04.005 King County chapters adopted by reference.

(1) The following chapters of the King County Code are hereby adopted by reference, as the same have been amended by King County Ordinance No. 16861, and as they may be amended hereafter:

Chapter 11.04 Animal Control and Care Regulations, with the exceptions established in subsections (2) through (8) of this section

Chapter 11.12 Rabies Control

Chapter 11.20 Disposition of Fowl and Rabbits

Chapter 11.24 Stock Restricted Area

Chapter 11.28 Exotic Animals

Chapter 11.32 Guard Dogs

(2) KCC 11.04.010(B) shall provide that if there is a conflict between a provision of this chapter and a provision of the Redmond Municipal Code, the provision in the Redmond Municipal Code shall control.

(3) All references in Chapter 11.04 KCC to Title 21A, which utilize Title 21A's limits for the number of dogs and cats that may be kept in dwelling units as thresholds for certain licensing requirements, shall be replaced with references to RMC [7.04.152](#).

(4) KCC 11.04.050(A) shall provide that the applicant for an original animal shelter, cattery, pet shop, grooming service, or kennel license shall present to the regional animal services section a written statement from the city planning department that the establishment of the animal shelter, cattery, pet shop, grooming service, or kennel at the proposed site is not in violation of the city zoning code, or has a legal nonconforming zoning status, or a conditional use permit has been issued for the intended use.

(5) KCC 11.04.050(B) shall provide that shelters, catteries, pet shops, grooming services, and kennels shall comply with the licensing requirements of the Seattle-King County Department of Public Health. Subject to applicable restrictions in the city's zoning code, the facilities may board animals as authorized by their Seattle-King County Department of Public Health license.

(6) KCC 11.04.290(A)(3) shall provide that failure to comply with any requirement prescribed by the manager in accordance with this section constitutes a misdemeanor. Such an animal shall not be kept in the city after forty-eight hours after receiving written notice from the manager. Such an animal or animals found in violation of this

section shall be impounded and disposed of as an unredeemed animal and the owner or keeper of the animal or animals has no right to redeem the animal or animals.

(7) KCC 11.04.290(B)(2) shall provide that any animal that bites, attacks or attempts to bite one or more persons two or more times within a two-year period is declared to be a public nuisance and shall not be kept within the city forty-eight hours after receiving written notice from the manager. Such an animal or animals found in violation of this section shall be impounded and disposed of as an unredeemed animal, and the owner or keeper of the animal or animals has no right to redeem the animal.

(8) KCC 11.04.510 shall provide that no person within the city shall publish or advertise to King County residents the availability of any unaltered cat or dog unless the publication or advertisement includes: the unaltered animal's license number or the animal's juvenile license number; provided, however, that nothing in this chapter shall prohibit licensed breeders from advertising in national publications for sale of a planned litter or litters. (Ord. 2536 § 2, 2010).

7.04.152 Household pets.

(a) Types. Household pets include animals such as dogs, cats, hamsters, nonvenomous snakes, birds and rabbits. Mink, and both large and small domestic animals are excluded.

(b) Limitation. Each dwelling unit and the accompanying lot or common area is limited to three household pets plus one unweaned litter produced by any of the pets, provided, that this limitation shall not apply to gerbils, hamsters, birds and nonvenomous snakes.

(c) Shelter. Household pets shall be sheltered in the dwelling unit or in a suitable and clean structure located within the building setback lines of the accompanying lot. (Ord. 1442 § 3, 1988).

7.04.154 Beekeeping.

Beekeeping, where permitted, is subject to the following requirements:

(a) No more than four hives per lot shall be allowed in areas zoned R-1, R-2, or R-3, and no more than two hives per lot shall be allowed in areas zoned R-4, R-5 or R-6, provided, that a beekeeper who picks up a swarm of bees may hold them for a period of no more than two weeks, notwithstanding the provisions of this section.

(b) Colonies shall be maintained in small movable frame hives.

(c) Adequate space shall be maintained in the hives to prevent overcrowding and swarming.

(d) Colonies shall be requeened with a young hybrid queen annually, or as often as necessary to prevent any swarming or aggressive behavior.

(e) All colonies shall be registered with the Washington State Department of Agriculture in accordance with apiary law, RCW 15.60.030.

(f) Hives shall not be located within twenty-five feet of any property line, except under the following conditions:

(1) When situated eight feet or more above adjacent ground level; or

(2) When there is a solid fence at least six feet high separating the hive from the property line, extending at least twenty feet from the hive along the property line in both directions.

(g) Bees living in trees, buildings or any other space (except in movable frame hives), abandoned colonies or diseased bees shall constitute a public nuisance and shall be abated, as set forth in this chapter. (Ord. 1442 § 4, 1988).

7.04.156 Small domestic animals.

(a) Types. Small domestic animals (mammals and fowl) include rabbits, ducks, geese, swans, chickens and other similar animals. Mink, hogs, large domestic animals and household pets are excluded.

(b) Limitations. In residential districts, no more than ten small domestic animals may be kept on a minimum lot size of one-half acre. In A and G districts, there shall be no limit on the number of small domestic animals kept.

(c) Shelter. Small domestic animals shall be sheltered in a suitable, clean structure which shall be located at least thirty feet away from any property line.

(d) Confinement. Adequate measures shall be taken to prevent animals from straying onto adjacent property. (Ord. 1442 § 5, 1988).

7.04.158 Large domestic animals.

(a) Types. Large domestic animals include horses, cattle, sheep, goats, ponies, oxen and other similar size animals. Mink, household pets and small domestic animals are excluded.

(b) Shelter. Large domestic animals shall be sheltered in suitable, clean structures. Structures, confinement and feeding areas associated with large domestic animals shall be located at least thirty feet away from any property line.

(c) Limitations. The minimum land area required to maintain any large domestic animal shall be one acre, or the sum of the required land areas for each animal as listed below, whichever is greater:

(1) Cattle, pigs or oxen, one acre each;

(2) Horses or ponies, one-half acre each;

(3) Sheep, goats or llamas, one-quarter acre each; provided, that unweaned young will not be counted.

Example 1: The minimum land area required to maintain one goat and one horse shall be one acre. Though the sum of one-quarter acre for the goat, and one-half acre for the horse equals three-quarters acre, the minimum land area to house any large domestic animal is one acre.

Example 2: The minimum land area to maintain one pig, one horse and two sheep is two acres. This sum is reached by adding one acre for the pig, one-half acre for the horse and one-quarter acre for each of the two sheep.

(d) Confinement. Adequate measures shall be taken to prevent animals from straying onto adjacent property. See Redmond Zoning Code Section 21.24.050, Electric, Barbed Wire and Swimming Pool Fences.

(e) Adequate measures shall be taken to properly dispose of animal wastes. Accumulation of animal waste shall be prohibited from being stored within the required thirty-foot animal shelter setback. (Ord. 2596 § 2 (part), 2011; Ord. 1442 § 6, 1988).