Residential Height Limit Exceptions & Green Building Consistency *(revised 12/7/2011)*

RZC 21.08 RESIDENTIAL REGULATIONS

21.08.010 to .160 ***No edits proposed***
21.08.170 ***(A)-(L) unchanged; (M) modified to be consistent with similar provision in commercial zones***
21.08.180 ***(E)(2)(e) modified to be consistent with update to Green Building and Green Infrastructure Incentive Program; other parts of .180 unchanged.***

21.08.170 Site Requirements for Residential Zones

(M) Maximum Height of Structures.

(1) Purpose. The purpose of the maximum height of structures requirement is to:

(a) Help to maintain a consistent land use pattern and visual character in residential neighborhoods;

(b) Protect important community-recognized view corridors; and

(c) In the case of shoreline height limits, to protect habitat values and the aesthetic resources of the shoreline and aid in preserving views in shoreline areas.

(2) Requirements. The maximum height of structures requirement sets the limit above which structures shall not extend, as set forth in the zone use chart for each residential zone (RZC 21.08.020 through 21.08.140).

(a) Hose towers (when associated with a fire station), chimneys, antennae, smoke and ventilation stacks flagpoles, heating, cooling and ventilation equipment, mechanical equipment screens and enclosures, roof access stair enclosures, solar panels, and wind turbines may exceed the highest point of the existing or proposed structure by no more than 15 feet.

(b) Religious Icons and Structures. Special height exceptions for steeples, bell towers, crosses or other symbolic religious icons are contained in RZC 21.08.280, Churches, Synagogues, Temples and Other Places of Worship.

(3) Maximum Height of Structures – Height Limits within Shorelines. (SMP) Within the shoreline jurisdiction, the following height limits apply:

(a) The maximum height of all structures, except water-oriented accessory structures and piers or docks, shall be 30 feet.

(b) Water-oriented accessory structures shall not exceed 10 feet in height.

(c) The maximum height of docks is specified in RZC 21.68.070, In-Water Structures.

(d) The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 30 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure.

21.08.180 Residential Development and Architectural, Site and Landscape Design Regulations

21.08.180(A) through (E)(2)(d) unchanged. Proposed amendments to (E)(2)(e) shown below

(e) Low Impact Development within North Redmond Wedge Subarea and Bear Creek Neighborhood. Sustainable and low impact development (LID) techniques shall be incorporated into new residential development within the Wedge Subarea and Bear Creek Neighborhood. Refer to RZC 21.08.330, Green Building and Green Infrastructure Incentive Program, for definitions and guidelines, with the exception of the

additional density incentive. Additional density by way of the Green Building and Green Infrastructure Incentive Program shall not be allowed within the Wedge subarea.

(i) All of the following Green Building and Green Infrastructure techniques are required within the Wedge subarea; bioretention or infiltration (where feasible) and at least two other techniques are required in the Bear Creek neighborhood:

(A.) Site assessment;

(B.) Green Building ~~Certification~~ – ~~3~~Demonstrate ability to meet Built Green 4-star, ~~/~~LEED Silver, Salmon Safe, or Evergreen Sustainable Development standard ~~Certification~~ minimum;

(C.) Drought-tolerant landscaping;

(D.) Native vegetation retention – refer to points awarded for flexibility in meeting this requirement;

(E.) Native soil preservation;

(F.) Native soil restoration;

(G.) Impervious surface area reduction – refer to points awarded for flexibility in meeting this requirement;

(H.) Minimal excavation foundation – where feasible;

(I.) Bioretention or infiltration – where feasible.

21.08.330 Green Building and Green Infrastructure Incentive Program

Note that the City Council is simultaneously reviewing this section and is expected to take action on December 6, 2011. The Council is taking action on an expansion to the Green Building and Green Infrastructure Incentive Program. Only changes in underline or ~~strike~~ should be interpreted as superseding the Council's expected action on December 6, 2011.

(A) through (C) unchanged

(D) Techniques and Incentives. Techniques and Incentives Tables. The tables below summarize the sustainable development techniques for which points are awarded, and the incentives toward which points may be used. Following the tables, subsections (E) and (F) of this section explain the techniques and incentives in detail. Definitions and descriptions of on-site natural storm water management techniques can be found in the Redmond Stormwater Technical Notebook. All references to the Redmond Stormwater Technical Notebook in this division are references to the most recent edition of the Notebook or its successor document, as well as documents that the Notebook references.

Green Building and Green Infrastructure Incentive Program Techniques

Technique	Points Awarded
2. Green Building Certification	
Demonstrate ability to meet Built Green 4-star/LEED silver	2
Demonstrate ability to meet Built Green 5-star/LEED gold	3

Other table rows unchanged

(E) Techniques Explained. Many of the techniques below are described in more detail in the most recent edition of the Redmond Stormwater Technical Notebook.

(1) Site Assessment. ***Unchanged***

(2) Green Building Certification. Use the table below to determine the appropriate type of green building certification for the proposed development. Applicants may certify using BuiltGreen, LEED, or another program determined by the Technical Committee to be of similar rigor.

Green Building Certification

Development Type	Certification Level	Points Awarded
Single-family development	Demonstrate ability to meet BuiltGreen 4-star/LEED for Homes silver	2 if all new units have demonstrated ability to meet ~~are~~ certification~~ed~~ level
	Demonstrate ability to meet BuiltGreen 5-star/LEED for Homes gold	3 if new all units have demonstrated ability to meet ~~are~~ certification~~ed~~ level
Multifamily development	Demonstrate ability to meet BuiltGreen 4-star/LEED for New Construction silver	2 if all buildings have demonstrated ability to meet ~~are~~ certification~~ed~~ level
	Demonstrate ability to meet BuiltGreen 5-star/LEED for New Construction gold	3 if all buildings have demonstrated ability to meet ~~are~~ certification~~ed~~ level