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Idylwood Neighborhood – Residential Regulations

DR017-ID

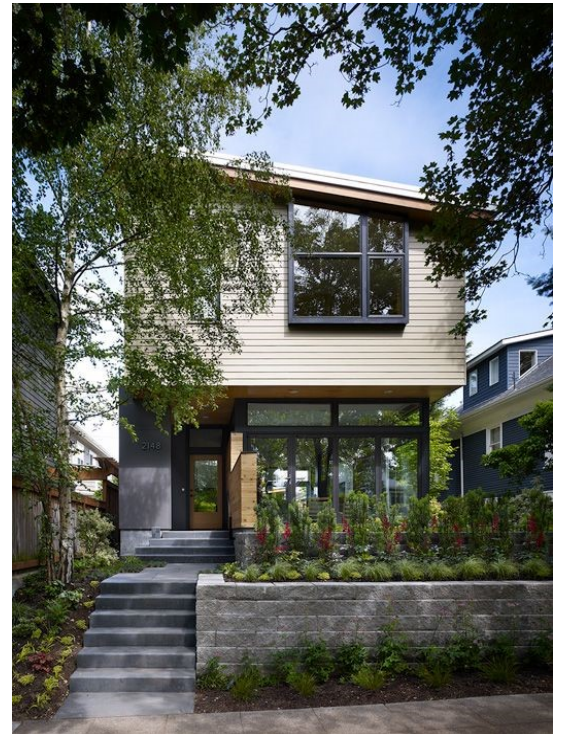


What residential uses are permitted

In most predominant single-family zoned areas (R4, R5, R6, and R8), the following residential uses are permitted outright in the Idylwood Neighborhood:

- Detached dwelling units
- Attached dwelling units (2-4 units)
- Accessory dwelling units
- Size-limited dwellings
- Adult family homes

For some residential uses, such as cottages and attached dwelling units, there are special regulations relating to public notification and permitting, as well as density and design.



Special residential design standards for Idylwood



There are residential design standards which apply to all new residential developments, but not to remodels of existing homes. Within these standards, there are some which apply in Idylwood.

Building Orientation – Transition Area: Residential lots must be developed with a minimum of 80 sq. ft. of area in the front yard that is oriented to the street and includes features such as a porch, patio, deck, garden with entry, walkway with arbor, or other similar features. A combination of structural and landscape elements is acceptable. RZC 21.08.180(D)(2)(d)

Building Character – Modulation and Articulation: These design features shall be used to reduce the bulk and mass of new buildings and provide for visual interest within the public realm on any

Special residential design standards for Idylwood Continued

building façade facing a front, street side, or rear property line. See the figure to the left for techniques.
RZC 21.08.180(E)(2)(b)

Building Character – Consideration of Topography: Buildings should be designed to fit the topography, such as stepping down a hillside or terraces.
RZC 21.08.180(E)(2)(c)

Open Space – Common Open Space: Such open spaces must meet at least five design elements, such as: provision for habitat, provision of centrally located open space for majority of residences, and creation of open space that includes accessible trails. Specific to Idylwood, there must be a provision of visual relief from the massing of development and preservation of predevelopment

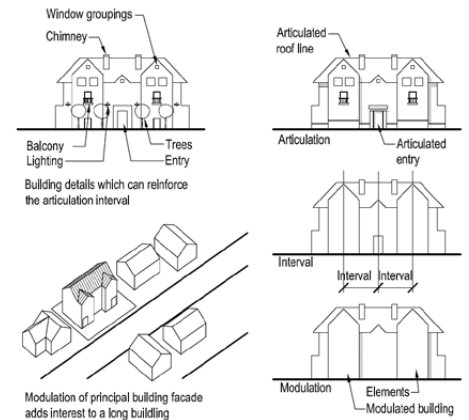
vegetation and/or installation site-appropriate perimeter landscaping that includes a variety of species, heights, and maturation.

RZC 21.08.180(E)(2)(d)(ii)

Open Space – Minimum Open Space: A minimum of open shall be 25% when development of 30 or more units is proposed or when lot size reduction/density bonuses are invoked through the Green Building and Green Infrastructure Incentive Program (see *RZC 21.08.330* for program details).

RZC 21.08.180(E)(2)(d)(i) & RZC 21.08.180(E)(2)(d)(v)

Open Space – Open Space Enhancements: Residential development of more than 1 unit within Idylwood should employ open space enhancements like preservation of



more open space than required, restoration/on-site enhancements to designated open space, establish/collaborate community-oriented green space (e.g. pea-patch or garden), and/or develop on-site rain gardens/bioswales.

RZC 21.08.180(E)(2)(d)(vi)

Applicable Code Sections

RZC 21.08: Residential Regulations

RZC 21.08.180: Residential Development and Architectural, Site and Landscape Regulations

Questions: 425-556-2494 or planneroncall@redmond.gov.

You can also visit us in person at the Development Services Center located on the 2nd floor of City Hall. Open Monday through Friday from 8 am to 5 pm.

Development Services Center
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