

Redmond Zoning Code

Periodic Cleanup – Minor Amendments Phase II

Originally submitted on August 14, 2019

Amended on September 11, 2019

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Redmond Zoning Code Cleanup - Phase II

Amendments to Redmond Zoning Code

August 7, 2019

Amended Sept. 11, 2019

Amendment

Title Request

BLA BSP

Type:

Typographical Error

Amendment to Current

Code:

[21.74.020 Land Division Standards](#)

Addition to Code:

Rationale for Amendment:

This information is about another permit and creates confusion about what the section applies to or which process is exempt. Could lead to staff accidentally exempting an application that is not exempt.

Benefits:

This clarification has the potential to create efficiencies in the permitting process by reducing staff's time in seeking additional information and responding to anticipated, inadvertent exemptions. Improvements such as this also enhance customer's use of the code by providing enhanced clarity and predictability.

Fiscal:

Current Code Text:

M. Boundary Line Adjustments.
1. *Scope.* This section sets forth the approval of boundary line adjustments, as defined in RCW 58.17.040(6). Division of land using the binding site plan process is exempt from complying with subdivision regulations.

Recommendation:

Boundary Line Adjustments.
1. *Scope.* This section sets forth the approval of boundary line adjustments, as defined in RCW 58.17.040(6). Division of land using the ~~binding site plan process~~ boundary line adjustment process is exempt from complying with subdivision regulations.

Staff Contact:

Sarah Pyle

Redmond Zoning Code Cleanup - Phase II

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August 7, 2019

Amended Sept. 11, 2019

Amendment

Title Request

21.12.150 Table 21.12.150(A)

Type:

Typographical Error, Missing Information

Amendment to Current Code:

21.12.150 OV Street Cross Sections

Addition to Code:

21.12.150 OV Street Cross Sections

Rationale for Amendment:

The total right-of-way width in Table 21.12.150A is missing the curb width on both sides. Per the Overlake Village Design Guideline, the curb width is one foot. Therefore, the total ROW width shall be increased additional 2 feet.

Benefits:

The revision provides accuracy and avoids the unintended development of ROW that deviates from the actual standards.

Fiscal:

Current Code Text:

Table 21.12.150A Site Requirements by Cross Section				
Standard	Cross Section			
	A	B	E	F
Right of Way Geometry				
Total right-of-way	90	86	82	89
Sidewalk	8 (SB/WB); 12 (NB/EB)	8 (Both Sides)	8 (Both Sides)	6 (Both Sides)
5-Foot Planting Strip or 4-Foot Furniture Zone with Tree Grates	5 (Both Sides)	5 (Both Sides)	5 (Both Sides)	5 (Both Sides)
On-Street Parking	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)
Bike Lane	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	5.5 (Both Sides)
GP Lanes	24 (Both Sides)	24 (Both Sides)	22 (Both Sides)	22 (Both Sides)
Median / Two Way Left Turn Lane	12	12	12	12
Building Placement				
Build-To Line (Front and Side Street)	10	1	2	1
Setback Line (Side and Rear)	0	0	0	0
Building Use				
Ground Floor Uses	Residences prohibited. Offices or recreational areas associated with residential uses allowed.			
Notes				
Notes	A. Separate multiuse path parallel to corridor. B. Street section shared by Bellevue and Redmond. C. Outside GP lane 13 feet. Inside GP lane 11 feet.	Outside GP lane 13 feet. Inside GP lane 11 feet.		

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Recommendation:

Table 21.12.150A Site Requirements by Cross Section				
Standard	Cross Section			
	A	B	E	F
Right of Way Geometry				
Total right-of-way	90 92	86 88	82 84	89 91
Sidewalk	8 (SB/WB); 12 (NB/EB)	8 (Both Sides)	8 (Both Sides)	6 (Both Sides)
5-Foot Planting Strip or 4-Foot Furniture Zone with Tree Grates	5 (Both Sides)	5 (Both Sides)	5 (Both Sides)	5 (Both Sides)
On-Street Parking	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)
Bike Lane	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	5.5 (Both Sides)
GP Lanes	24 (Both Sides)	24 (Both Sides)	22 (Both Sides)	22 (Both Sides)
Median / Two Way Left Turn Lane	12	12	12	12
<u>Curb</u>	1 (Both Sides)	1 (Both Sides)	1 (Both Sides)	1 (Both Sides)
Building Placement				
Build-To Line (Front and Side Street)	10	1	2	1
Setback Line (Side and Rear)	0	0	0	0
Building Use				
Ground Floor Uses	Residences prohibited. Offices or recreational areas associated with residential uses allowed.			
Notes				
Notes	A. Separate multiuse path parallel to corridor. B. Street section shared by Bellevue and Redmond. C. Outside GP lane 13 feet. Inside GP lane 11 feet.	Outside GP lane 13 feet. Inside GP lane 11 feet.		

Staff Contact:

Min Luo

Redmond Zoning Code Cleanup - Phase II

Amendments to Redmond Zoning Code

August 7, 2019

Amended Sept. 11, 2019

Amendment	21.12.200 Table 21.12.200(B)
Title Request	Typographical Error
Type:	21.12.200 OBAT Regulations Common to All Uses
Amendment to Current Code:	
Addition to Code:	

Rationale for Amendment:

The median turn lane of 44 feet is a typographical error stemming from the original ordinance. The actual measurement is 14 feet.

Benefits:

Fiscal:

Current Code Text:

Table 21.12.200B Requirements for Cross Sections								
Standard	Cross Section							
	A	C	D	F	G	H	I	J
Right of Way Geometry								
Sidewalk	8 (SB/WB); 12 (NB/EB)	6 (Both Sides)	12 (Both Sides)	6 (Both Sides)	8.5 (Both Sides)	8 (SB/WB); 9 (NB/EB)	8.5 (SB/WB); note 2, below (NB/EB)	8.5 (Both Sides)
5-Foot Planting Strip or 4-Foot Furniture Zone with Tree Grates	5 (Both Sides)	5 (Both Sides)	4 (Both Sides)	5 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (SB/WB); note 2, below (NB/EB)	0 (Both Sides)
On-Street Parking	0 (Both Sides)	0 (Both Sides)	8 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)
Bike Lane	0 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)
GP Lanes	22 (Both Sides)	11 (Both Sides)	11 (Both Sides)	22 (Both Sides)	22 (Both Sides)	22 (Both Sides)	22 (Both Sides)	11 (Both Sides)
Median / Two Way Left Turn Lane	12	12	14	12	12	44	12	12

Redmond Zoning Code Cleanup - Phase II
Amendments to Redmond Zoning Code
 August 7, 2019

Amended Sept. 11, 2019

Recommendation:

Table 21.12.200B Requirements for Cross Sections								
Standard	Cross Section							
	A	C	D	F	G	H	I	J
Right of Way Geometry								
Sidewalk	8 (SB/WB); 12 (NB/EB)	6 (Both Sides)	12 (Both Sides)	6 (Both Sides)	8.5 (Both Sides)	8 (SB/WB); 9 (NB/EB)	8.5 (SB/WB); note 2, below (NB/EB)	8.5 (Both Sides)
5-Foot Planting Strip or 4-Foot Furniture Zone with Tree Grates	5 (Both Sides)	5 (Both Sides)	4 (Both Sides)	5 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (SB/WB); note 2, below (NB/EB)	0 (Both Sides)
On-Street Parking	0 (Both Sides)	0 (Both Sides)	8 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)
Bike Lane	0 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)
GP Lanes	22 (Both Sides)	11 (Both Sides)	11 (Both Sides)	22 (Both Sides)	22 (Both Sides)	22 (Both Sides)	22 (Both Sides)	11 (Both Sides)
Median / Two Way Left Turn Lane	12	12	14	12	12	44 14	12	12

Staff Contact:

Min Luo

Redmond Zoning Code Cleanup - Phase II

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Amendment

Title Request

Overlake - Transitional Uses in OV1, OV2, OV3, and OV5

Type:

Typographical Error, New Conditions

Amendment to Current Code:

[21.12 Overlake Regulations](#)

Addition to Code:

Rationale for Amendment:

Uses identified in the purpose and intent of the Overlake Village zones provides for uses that are inadvertently prohibited by the Transitional Uses reference in the General Sales and Services category.

Benefits:

This proposal employs RZC 21.12.140 Transitional Use Requirements, section C. to assess and amend zone-specific uses, consistent with the neighborhood vision. The proposal to remove the transitional use regulations from the General Sales or Services, Communications and Information, and Health and Human Services use categories within the OV1, OV2, OV3, and OV5 zoning designations would support the establishment of businesses such as these within mixed-use developments. These zones emphasize commercial uses and would therefore benefit economically and as a vibrant neighborhood from the opportunity to include this variety.

Fiscal:

It is anticipated that the opportunity for this expanded variety of uses - General Sales or Services, Communications and Information, and Health and Human Services - to locate in the OV1, OV2, OV3, and OV5 zones where mixed-use development is promoted would enhance economic vibrancy, and the eclectic outcomes desired for the area. Removing the transitional use regulations can also enhance the sense of longer-term security for businesses within these use categories that are also present within the neighborhood.

Current Code Text:

[Multiple sections provided in Attachment 1](#)

Recommendation:

[Multiple sections provided in Attachment 1](#)

Staff Contact:

Kim Dietz

Redmond Zoning Code Cleanup - Phase II

Amendments to Redmond Zoning Code

August 7, 2019

Amended Sept. 11, 2019

Amendment

Title Request

Shared Street Definition

Type:

Missing Information, Definition

Amendment to Current

Article VII Definitions (21.78) S Definitions

Code:

Addition to Code:

Rationale for Amendment:

Staff are following up on Technical Committee approval (3/6/2019) to "Update the zoning code to identify and define "Shared Street" as a single term to provide clarity to applicants, staff and the public. This has also been suggested by City Council at 5/14/2019 study session due to confusion on the use of the term "woonerf". The description of the term Shared Street is provided in the Transportation Master Plan as the lowest classification street but is not provided in RZC 21.52.030.C.

Benefits:

Providing clarity between the Transportation Master Plan and various sections of our zoning code will eliminate confusion for applicants, city leaders and staff.

Fiscal:

Staff estimates that the lack of clear definition in this regard has cost approximately 50 hours of staff time due to the need to hold multiple meetings and to provide review and analysis. Providing clarity will eliminate these fiscal impacts.

Current Code Text:

RZC 21.10.150 Map 10.3 Type VII: A 30-foot wide shared pedestrian and vehicular lane

RZC 21.10.150 Figure 21.10.150B Type VII -- A 30-foot-wide combination walkway/vehicular lane

RZC 21.52.030.C Streets and rights-of-way are classified as freeways, principal arterials, minor arterials, collectors, connectors, local access streets, and alleys.

RZC Appendix 8A Type III streets are 'woonerf'-like streets.

Recommendation:

NEW: RZC 21.78 Definitions. Shared Street. A slow-speed street shared by pedestrians, cyclists and vehicles.

RZC 21.10.150 Map 10.3 Type VII: A 30-foot wide ~~combination walkway/vehicular lane~~ shared street.

RZC 21.52.030.C Streets and rights-of-way are classified as freeways, principal arterials, minor arterials, collectors, connectors, local access streets, shared streets and alleys.

RZC Appendix 8A Type III streets are ~~'woonerf'-like streets~~ shared streets (also known as woonerfs or woonervens).

The following amendments to maps and figures are provided in [Attachment 2](#):

- ADD the following sentence to the end of the paragraph of RZC 21.10.150.C: Pedestrian System Type VII shared street has no standard section. Site-specific design details shall be prepared in conjunction with any redevelopment proposal in order to create a shared space environment that facilitates placemaking.
- REMOVE: RZC 21.10.150 Figure 21.10.150B

Staff Contact: Transportation Planning & Engineering staff

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Amendment

Title Request

Downtown Street Cross Sections

Type:

Move to Appendix

Amendment to Current Code:

[21.10.150 Pedestrian System](#)

Addition to Code:

Rationale for Amendment:

The Downtown Streets Cross Sections is inaccurate, conflicts with RZC 21.10.150.N, does not meet current design standard details and design guidance, and does not match roadway cross sections that have recently been built due to the need to meet other code standards (such as placement of utilities). This table often conflicts with RZC 21.17.010 Adequate public facilities section, current City and WSDOT design criteria and City Standard Details.

Benefits:

Correcting the table to remove conflicts with other sections of code and City Standard Details eliminates the need of staff time/resources to review code conflicts. It also eliminates the current requirement of applicants to submit a deviation request due to inaccuracies in the table. Moving the table to an Appendix allows for annual administrative updates in keeping with other detailed street requirements associated with zone-based regulations, such as Appendix 7 and 8 for Overlake and Marymoor street requirements, respectively.

Fiscal:

Considerable staff time and resources (estimated at 20 hours per each Downtown development) will be saved by eliminating the need to resolve code conflicts due to inaccuracies. The ability to update the table to reflect community-vetted Standard details and specifications on an annual basis also provides considerable future cost savings by reducing the update process from 18 months to 3 months. It also saves costs to developers, who current new to submit a deviation request due to conflicts in code.

Current Code Text:

The following, as provided in [Attachment 3](#):

- 21.10.150.B "...and the table in RZC 21.10.150.O, Downtown Streets Cross Sections,..."
- 21.10.150.N Downtown Street Cross Sections
- 21.10.150.O Downtown Streets Cross - Sections Table 21.10.150B

Recommendation:

[Provided in Attachment 3](#)

Staff Contact: Transportation Planning & Engineering staff

Amendment

Title Request

Short Subdivision Improvements

Type:

Remove condition specific to Short Subdivisions

Amendment to Current

[21.74.020 Land Division Standards](#)

Code:

Section L

Addition to Code:

Rationale for Amendment:

With the adoption of the RZC, language was changed to require short subdivisions to complete improvements prior to recording. Previously short subdivisions were allowed to bond for improvements and record. The change was made to address situations where short plats were recorded, and lots created and sold off without improvements being completed. While the change provided some additional protection for potential home/lot purchasers, the result is that for short plats, building permits cannot be issued until improvements are complete, lengthening the timeline for building and substantially increasing carry costs for the developer.

Benefits:

This amendment would reduce development costs and the overall timeline for short plats by allowing building to occur at the same time as infrastructure completion. This amendment is consistent with the Housing Choices priority of the Community Strategic Plan that focuses on reducing development cost as a mechanism to make housing more affordable.

Fiscal:

Current Code Text:

21.74.020.L Land Division Standards Improvements, Completion, or Guarantee.

1. Short Subdivisions. Short subdivision improvements must be deemed substantially complete by the City, with all fire and safety items constructed, before the final short subdivision may be recorded. The applicant shall financially guarantee installation of any remaining improvements not completed before short plat recording pursuant to the provisions of RZC 21.76.090.F, *Performance Assurance*.
2. All Other Land Divisions. For all land divisions other than short subdivisions, the applicant shall either complete the required improvements before the land division is finally approved or the applicant shall financially guarantee installation of the same pursuant to the provisions set forth in RZC 21.76.090.F, *Performance Assurance*.

Recommendation:

21.74.020.L Land Division Standards Improvements, Completion, or Guarantee.

- ~~1. Short Subdivisions. Short subdivision improvements must be deemed substantially complete by the City, with all fire and safety items constructed, before the final short subdivision may be recorded. The applicant shall financially guarantee installation of any remaining improvements not completed before short plat recording pursuant to the provisions of RZC 21.76.090.F, *Performance Assurance*.~~
2. All Other Land Divisions. For all land divisions other than short subdivisions, the applicant shall either complete the required improvements before the land division is finally approved or the applicant shall financially guarantee installation of the same pursuant to the provisions set forth in RZC 21.76.090.F, *Performance Assurance*.

Staff Contact:

Lisa Rigg

Amendment

Title Request

Remove two step short plat approval process

Type:

Typographical Error, Change timeline/process

Amendment to Current Code:

21.74.030 Decision Criteria and Procedures

Addition to Code:

Rationale for Amendment:

The short plat approval expiration was changed in the RZC to a phased expiration, with CCR completion required within one year and completion and recording within two years. This is proving to be difficult as many short plats are not meeting the requirement for CCR approval within one year. Changing to a two-year approval process without the CCR completion requirement will give more flexibility to developers and ensure that projects do not expire prematurely.

Benefits:

The amendment would provide more flexibility and improvements to the timeline for short plat development, which reduces costs for an applicant. This amendment is consistent with the Housing Choices priority of the Community Strategic Plan that focuses on reducing development cost as a mechanism to make housing more affordable.

Fiscal:

Current Code Text:

21.74.030.D.4 Decision Criteria and Procedures

Short subdivision approval shall expire pursuant to the following:

1. One year from the date of the Technical Committee Notice of Decision if construction drawings, required under RZC 21.76.090.F, *Performance Assurance*, have not been completed and approved by the City. No extensions shall be granted.
2. Two years from the date of the Technical Committee Notice of Decision if the short plat has not been recorded. A single one-year extension may be granted by the Technical Committee if the applicant has attempted in good faith to submit the final short plat within the two-year period; provided, however, that the applicant must file a written request for extension at least 30 days prior to expiration of the two-year period.

Recommendation:

21.74.030.D.4 Decision Criteria and Procedures

Short subdivision approval shall expire pursuant to the following:

- ~~1. One year from the date of the Technical Committee Notice of Decision if construction drawings, required under RZC 21.76.090.F, *Performance Assurance*, have not been completed and approved by the City. No extensions shall be granted.~~
2. Two years from the date of the Technical Committee Notice of Decision if the short plat has not been recorded. A single one-year extension may be granted by the Technical Committee if the applicant has attempted in good faith to submit the final short plat within the two-year period; provided, however, that the applicant must file a written request for extension at least 30 days prior to expiration of the two-year period.

Staff Contact:

Lisa Rigg

Redmond Zoning Code Cleanup - Phase II

Amendments to Redmond Zoning Code

August 7, 2019

Amended Sept. 11, 2019

Amendment

Title Request

Special notification requirements in residential zones

Type:

Missing Information, Inadvertent Omission

Amendment to Current Code:

21.08.380 Special Requirements - Residential Land Adjacent to BP, MP, and I Zones

Addition to Code:

Rationale for Amendment:

Amendments to the code establishing the NDD1, MDD3 and MDD5 zones inadvertently missed making corresponding updates to this section. The three zones provide for predominantly residential uses. Therefore, the required notice that applies in "R" or residential zones also applies to other residential zones like NDD1, MDD3 and MDD5.

Benefits:

Clarifying the code would improve the understanding of the notice requirement of behalf of staff, customers of the code, owners and operators of new uses in non-residential zones adjacent to residential zones, and residents of residential zones.

Fiscal:

Providing notice to owners and residents in new developments located in residential zones within 300 feet of Business Park, Manufacturing Park, Northeast Design District 2 or 3, and Industrial zones is intended to clarify expectations and may result in a reduction of complaints against the allowed uses and typical operations occurring within the higher intensity zones. This requirement was originally intended to apply as now being proposed for amendment and as being implemented in other portions of the City.

Current Code Text:

21.08.380.B Applicability. Notification as described in this division shall be required when:
1. A site is developed in a Residential zone that was created from an existing Business Park, Manufacturing Park or Industrial zone;
2. A site is developed in a Residential zone that is adjacent to or within 300 feet of a Business Park, Manufacturing Park, Northeast Design District 2 or 3, or Industrial zone (measured from the edge nearest the BP, MP, NDD2, NDD3, or I zone); or
3. A residential development is created within an existing BP, MP, NDD2, NDD3, or I zone.

Recommendation:

21.08.380.B Applicability. Notification as described in this division shall be required when:
1. A site is developed in a Residential zone, as identified in RZC 21.04.030, Comprehensive Allowed Uses Chart, that was created from an existing Business Park, Manufacturing Park or Industrial zone;
2. A site is developed in a Residential zone, as identified in RZC 21.04.030, Comprehensive Allowed Uses Chart, that is adjacent to or within 300 feet of a Business Park, Manufacturing Park, Northeast Design District 2 or 3, or Industrial zone (measured from the edge nearest the BP, MP, NDD2, NDD3, or I zone); or
3. A residential development is created within an existing BP, MP, NDD2, NDD3, or I zone.

Staff Contact:

Jeff Churchill

Redmond Zoning Code Cleanup - Phase II

Amendments to Redmond Zoning Code

August 7, 2019

Amended Sept. 11, 2019

Amendment

Title Request

Rapid charging station restrictions

Type:

Missing Information

Amendment to Current

Article I, allowed use tables throughout

Code:

Addition to Code:

Rationale for Amendment:

The existing regulations do not define what a "residential zone" is. This can create confusion for staff and other code users.

The amendment would ensure clarity for staff and for customers of the code.

Benefits:

Fiscal:

Current Code Text:

Multiple sections, provided in Attachment 4

Recommendation:

Multiple sections, provided in Attachment 4

Staff Contact:

Jeff Churchill

Redmond Zoning Code Cleanup - Phase II

Amendments to Redmond Zoning Code

August 7, 2019

Amended Sept. 11, 2019

Amendment

Title Request

Garbage and Recycling Enclosures

Type:

Missing Information, New Conditions

Amendment to Current Code:

[21.38.020 Garbage and Recycling Enclosures](#)

Addition to Code:

21.38.020 Garbage and Recycling Enclosures

Rationale for Amendment:

The proposed changes will provide clarity to developers and alignment with city and regional waste management and recycling goals and objectives. The changes focus on strengthening City code to ensure that adequate space is provided for garbage and recycling, requiring garbage and recycling to be co-located, and ensuring drainage from outdoor garbage and recycling enclosures won't impact the City's stormwater system. The proposed changes will help to ensure a clean and green community through better management of garbage and recycling in outdoor spaces. The proposed changes related to space requirements for garbage and recycling enclosures align with King County's space requirement that include 1.5 square feet/unit for recycling. Regional trends are towards more space for recycling and composting with other jurisdictions (Federal Way, Shoreline) requiring even more space. Co-location of recycling and garbage collection containers has been shown to be a key predictor of recycling success (and helps minimize contamination). Adding the requirement to co-locate garbage and recycling will help Redmond meet strategic planning goals related to waste diversion.

Benefits:

The Redmond Zoning Code will be aligned with the Stormwater Technical Notebook Section 8.9.3 which requires adequate space in new or re-development projects for garbage and recycling, which will help the City achieve its strategic planning and regional objectives to increase waste diversion. Removing this conflict improves code clarity and ease of code administration.

Fiscal:

Most Downtown and Overlake mixed use development projects choose to site their garbage and recycling collection areas within the building, therefore the cumulative fiscal impacts to development projects is low or can be mitigated by siting garbage and recycling within the parking structure.

Current Code Text:

[Provided in Attachment 5](#)

Recommendation:

[Provided in Attachment 5](#)

Staff Contact:

Aaron Moldver

Redmond Zoning Code Cleanup - Phase II

Amendments to Redmond Zoning Code

August 7, 2019

Amended Sept. 11, 2019

Amendment

Title Request

Retirement Residences, restore omitted language

Type:

Missing Information, Reference

Amendment to Current

[21.08.370 Retirement Residences](#)

Code:

21.08.370 Retirement Residences

Addition to Code:

Rationale for Amendment:

The language was omitted from the RZC when updated from the Redmond Community Development Guide. Providing the correct information/reference will save staff and other users' time.

Benefits:

This amendment will provide additional clarity to the RZC.

Fiscal:

The amendment will have a positive fiscal impact in that it will reduce staff time when trying to obtain complete information from the RZC.

Current Code Text:

Retirement residence facilities developed under these provisions shall not be entitled to any other senior housing density bonuses, including those described in RZC.

Recommendation:

Retirement residence facilities developed under these provisions shall not be entitled to any other senior housing density bonuses, including those described in RZC [21.20.030 D. Affordable Housing](#) or RZC [21.20.070 A. Affordable Senior Housing](#).

Staff Contact:

Sarah Stiteler

Redmond Zoning Code Cleanup - Phase II

Amendments to Redmond Zoning Code

August 7, 2019

Amended Sept. 11, 2019

Amendment

Title Request

Multifamily Tax Exemption Council Completed

Type:

New Conditions

Amendment to Current Code:

[21.20 Affordable Housing \(multiple sections\)](#)

Addition to Code:

Rationale for Amendment:

The Multifamily Tax Exemption (MFTE) ordinance was not adopted at the time of the Marymoor Subarea Plan. The following language was included in RZC 21.30 in the event the amendment was not passed: "to the extent the same is adopted by the City Council". The MFTE was subsequently adopted on July 18, 2017 (ord. 2892(AM)) rendering this language unnecessary and potentially misleading.

Benefits:

The amendment clarifies the code, ensuring that confusion regarding a past City Council action is avoided. The City Council previously took action on this topic, rendering the portion of code moot.

Fiscal:

Though there are no direct fiscal impacts as a result of this amendment, furthering enhancements that clarify the City's code and its implementation can have a positive impact on efficiency for staff and customers.

Current Code Text:

RZC 21.20.030.B. Certain provisions in this section such as affordability levels and bonuses may not apply or may be superseded as otherwise specified in RZC 21.20, *Affordable Housing* or RMC Chapter 3.38 Multifamily Housing Property Tax Exemption to the extent the same is adopted by the City Council.

RZC 21.20.050.B.4. In making a decision on alternative compliance, the Administrator will consider the value of any City incentives available to the project, such as property tax exemptions established in RMC Chapter 3.38 to the extent the same is adopted by the City Council.

Recommendation:

RZC 21.20.030.B. Certain provisions in this section such as affordability levels and bonuses may not apply or may be superseded as otherwise specified in RZC 21.20, *Affordable Housing* or RMC Chapter 3.38 Multifamily Housing Property Tax Exemption ~~to the extent the same is adopted by the City Council.~~

RZC 21.20.050.B.4. In making a decision on alternative compliance, the Administrator will consider the value of any City incentives available to the project, such as property tax exemptions established in RMC Chapter 3.38 ~~to the extent the same is adopted by the City Council.~~

Staff Contact:

Sarah Stiteler

Redmond Zoning Code Cleanup - Phase II

Amendments to Redmond Zoning Code

August 7, 2019

Amended Sept. 11, 2019

Amendment

Title Request

Critical Area Buffer Width Variance

Type:

Typographical Error, Missing Information

Amendment to Current

Code:

21.76.070 Land Use Actions and Decision Criteria

Addition to Code:

Rationale for Amendment:

In 2011, this Variance (first adopted in 2005) was to be removed from section 21.64 and was directed to be placed in 21.76 so that all procedures were located in a single chapter of the Redmond Zoning Code (RZC). The language was removed from 21.64 and inadvertently omitted from addition to the RZC 21.76 for final adoption.

Benefits:

The benefits include the ability to execute the code as intended and the ability to gain greater mitigation and restoration, when appropriate for a site while also allowing responsible development where otherwise unavailable.

Fiscal:

This amendment provides accuracy thus enhancing staff's and the customer's efficiency in administering and using the code.

Current Code Text: n/a

Recommendation:

Critical Area Buffer Width Variances.
A variance from buffer width requirements may be granted by the City subject to the variance criteria listed below:

1. There are special circumstances applicable to the subject property or to the intended use such as shape, topography, location or surroundings that do not apply generally to other properties and which support the granting of a variance from the buffer width requirements; and
2. Such buffer width variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other similarly situated property but which because of special circumstances is denied to the property in question; and
3. The granting of such buffer width variance will not be materially detrimental to the public welfare or injurious to the property or improvement;
4. The granting of the buffer width variance will not significantly impact the subject critical area;
5. The decision to grant the variance includes the best available science and gives special consideration to conservation and protection measures necessary to preserve or enhance anadromous fish habitat; and
6. The granting of the variance is consistent with the general purpose and intent of the Comprehensive Plan and adopted development regulations.

Staff Contact:

Sarah Pyle

Amendment

Title Request

Tree Preservation Plan- Notice of Application

Type:

Typographical Error

Amendment to Current Code:

[21.76.080 Notices](#)

Addition to Code:

Rationale for Amendment:

The plan creates confusion due to its early preliminary design stage. Projects at the stage of providing a Notice of Application (NOA) are not required to be compliant in order to have the NOA issued. This portion of code has also created additional process and costs without benefit.

Benefits:

The amendment would remove confusion on behalf of staff and customers of the code.

Fiscal:

It is anticipated that the amendment would result in minor cost savings to applicant. Staff’s review and administration of this code would also be enhanced by providing clarity and removing the step. This amendment is consistent with the Housing Choices priority of the Community Strategic Plan that focuses on reducing development cost as a mechanism to make housing more affordable.

Current Code Text:

21.76.080 NOTICES

A. **Purpose.** The purpose of this chapter is to maximize public input into the development process by providing for broad public notice of development applications, meetings, hearings, and decisions. This chapter establishes the procedures for the giving of public notices associated with development applications.

B. **Notice of Application.**

1. Notice of application for Type II, Type III, Type IV, and Type V permits shall be provided within 14 days of the Determination of Completeness pursuant to RZC [21.76.040](#), *Time Frames for Review*, except for Certificates of Appropriateness. Notice shall be provided as indicated in subsection B.2 below. If any open record pre-decision hearing is required for the requested project permit(s), the Notice of Application shall be provided at least 21 days prior to the open record hearing.
2. Notice of Application Requirements for Type II, Type III, Type IV, and Type V Review. All Type II, Type III, Type IV, and Type V permits require both mailed and posted notice.

3. Mailed Notice.

- a. Mailings shall include a mailed Notice of Application to owners and occupants of property within 500 feet of the project site or 20 property owners, whichever is greater. Mailed notice shall include the following information. See [RZC 21.68, Shoreline Master Program](#), for additional requirements for Shoreline Substantial Development Permits, Shoreline Conditional Use Permits and Shoreline Variances.
 - i. The date of application and the date of the Notice of Application;
 - ii. A description of the proposed project action and a list of the project permits included in the application; and, if applicable, a list of any studies requested under RCW 36.70B.070;
 - iii. The identification of other permits not included in the application, to the extent known by the City;
 - iv. The identification of existing environmental documents that evaluate the proposed project, and, if not otherwise stated on the document providing Notice of Application, the location where the application and any studies can be reviewed;
 - v. A statement of the limits of the public comment period;
 - vi. A statement of the right of any person to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and any appeal rights;
 - vii. The date, time, place, and type of meeting, if applicable, and if it is scheduled at the date of notice of the application;
 - viii. A statement of the preliminary determination of consistency, if one has been made at the time of notice, and of those development regulations that will be used for project mitigation;
 - ix. A map depicting the boundaries of the project site and, when applicable, a site map showing the proposal;
 - x. A copy of the preliminary tree preservation plan, when applicable;
 - xi. Any other information determined appropriate by the City, such as the City's SEPA threshold determination, if complete at the time of issuance of the Notice of Application.

Recommendation:

21.76.080 Notices

...

3. Mailed Notice.

- a. Mailings shall include a mailed Notice of Application to owners and occupants of property within 500 feet of the project site or 20 property owners, whichever is greater. Mailed notice shall include the following information. See RZC 21.68, Shoreline Master Program, for additional requirements for Shoreline Substantial Development Permits, Shoreline Conditional Use Permits and Shoreline Variances.
 - i. The date of application and the date of the Notice of Application;
 - ii. A description of the proposed project action and a list of the project permits included in the application; and, if applicable, a list of any studies requested under RCW 36.70B.070;
 - iii. The identification of other permits not included in the application, to the extent known by the City;
 - iv. The identification of existing environmental documents and the tree preservation plan that evaluate the proposed project, and, if not otherwise stated on the document providing Notice of Application, the location where the application and any studies can be reviewed;
 - v. A statement of the limits of the public comment period;
 - vi. A statement of the right of any person to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and any appeal rights;
 - vii. The date, time, place, and type of meeting, if applicable, and if it is scheduled at the date of notice of the application;
 - viii. A statement of the preliminary determination of consistency, if one has been made at the time of notice, and of those development regulations that will be used for project mitigation;
 - ix. A map depicting the boundaries of the project site and, when applicable, a site map showing the proposal; and
 - ~~x. A copy of the preliminary tree preservation plan, when applicable;~~
 - ~~xi.~~ Any other information determined appropriate by the City, such as the City's SEPA threshold determination, if complete at the time of issuance of the Notice of Application.

Staff Contact:

Sarah Pyle

Amendment

Title Request

ADU Exemption from Public Improvements

Type:

Missing Information

Amendment to Current Code:

[21.17.010 Adequate Public Facilities and Services Required](#)

Addition to Code:

Rationale for Amendment:

This section provides for an exception for accessory dwelling units in the context of new residential construction from the required installation of public improvements for permit approval. However, the section does not provide the same exception for residential remodeling and additions. This omission was unintended and should be corrected through an exception regarding all construction of accessory dwelling units from RZC section 21.17.010.F.

Benefits:

This proposed exception for the development of accessory dwelling units has the potential to establish a simpler and more efficient process and thereby, an incentive for the development of additional accessory dwelling units throughout the City. This amendment is consistent with the Housing Choices priority of the Community Strategic Plan that focuses on reducing development cost as a mechanism to make housing more affordable.

Fiscal:

This proposal for exception would lessen the cost of construction for applicants wishing to remodel or construct an addition to an existing single-family residence. Though new construction of accessory dwelling units appreciated an exception from the required construction of public improvements, the same exception was not extended to applicants proposing remodels or additions to existing residential residences. In its current form, the code requires the installation of said improvements in advance of final approval or occupancy and may have functioned as a disincentive regarding this type of construction.

Current Code Text:

RZC 21.17.010.F Adequate Streets, Sidewalks, and Trails. Except as provided in RZC 21.17.010.B.3, it shall be a condition of approval for development permits that public improvements, including paving, curbs, sidewalks, storm drainage, street lights, and underground utilities (except as provided for in RZC 21.17.020), conforming to the standards adopted by the Technical Committee shall be installed by the applicant prior to final approval or occupancy as follows:

1. This subsection shall apply to:
 - a. New commercial, industrial or residential construction (multifamily and new single-family on infill lot, except for accessory dwelling units)
 - b. New subdivisions
 - c. Dedication of private streets
 - d. Remodeling or additions to existing commercial, industrial, or multifamily residential buildings or conversions to these uses that increases gross floor area by 20 percent or greater, or any alterations or repairs which exceed 100 percent of the value of the previously existing structure.
 - e. Remodeling or additions to existing single-family residential buildings that increases the gross floor area by 100 percent or more, or any alterations or repairs which exceed 100 percent of the value of the previously existing structure. The decision maker may waive this requirement if any of the conditions set forth in subsection 21.17.010.B.3 are present.

Redmond Zoning Code Cleanup - Phase II

Amendments to Redmond Zoning Code

August 7, 2019

Amended Sept. 11, 2019

Recommendation:

RZC 21.17.010.F Adequate Streets, Sidewalks, and Trails. Except as provided in RZC 21.17.010.B.3, it shall be a condition of approval for development permits that public improvements, including paving, curbs, sidewalks, storm drainage, street lights, and underground utilities (except as provided for in RZC 21.17.020), conforming to the standards adopted by the Technical Committee shall be installed by the applicant prior to final approval or occupancy as follows. Construction of new or remodeling of an existing accessory dwelling unit shall be exempt from this section.

1. This subsection shall apply to:

- a. New commercial, industrial or residential construction (multifamily and new single-family on infill lot, ~~except for accessory dwelling units~~)
- b. New subdivisions
- c. Dedication of private streets
- d. Remodeling or additions to existing commercial, industrial, or multifamily residential buildings or conversions to these uses that increases gross floor area by 20 percent or greater, or any alterations or repairs which exceed 100 percent of the value of the previously existing structure.
- e. Remodeling or additions to existing single-family residential buildings that increases the gross floor area by 100 percent or more, or any alterations or repairs which exceed 100 percent of the value of the previously existing structure. The decision maker may waive this requirement if any of the conditions set forth in subsection 21.17.010.B.3 are present.

Staff Contact:

Kim Dietz

Amendment

Title Request

Type:

Amendment to Current Code:

Addition to Code:

Affordable Housing Units
Typographical Error, Accuracy and Reference
<u>21.20.030 Affordable Housing – General Requirements and Incentives</u>

Rationale for Amendment:

RZC 21.20.030.G states that affordable housing units shall not be included in the total number of affordable housing units. This directly conflicts with RZC 21.20.030.C and Comp Plan UC-5 that at least 10% of the units must be affordable housing units.

Benefits:

The amendment provides clarity in the code for administration of the Affordable Housing regulations. By clarifying the calculation of required affordable housing units based on housing units, staff and customers will have consistent understanding of the procedures through which affordable housing is established by new development. This amendment is consistent with the Housing Choices priority of the Community Strategic Plan that focuses on reducing development cost as a mechanism to make housing more affordable.

Fiscal:

The amendment is anticipated to reduce the time involved in administering the portion of code and in processing the permit application and to ensure that affordable housing objectives in the Comprehensive Plan are met.

Current Code Text:

21.20.030 General Requirements and Incentives

A. Pursuant to RCW 36.70A.540, the City finds that the higher income levels specified in the definition of “affordable housing” set forth in the definitions section of this Zoning Code are necessary to address local housing market conditions in the City. The income levels specified in the definitions section of this Zoning Code shall therefore be used in lieu of the “low-income household” income levels set forth in RCW 36.70A.540.

B. Certain provisions in this section such as affordability levels and bonuses may not apply or may be superseded as otherwise specified in **RZC 21.20, Affordable Housing** or RMC Chapter 3.38 Multifamily Housing Property Tax Exemption to the extent the same is adopted by the City Council.

C. At least 10 percent of the units in new housing developments in those areas specified in **RZC 21.20.020, Applicability**, of 10 units or greater must be affordable housing units.

D. At least one bonus market-rate unit is permitted for each affordable housing unit provided, up to 15 percent above the maximum allowed density. For example, if the maximum allowed density for the site is 20 units per acre, the density bonus shall not exceed three units per acre, yielding a total allowed density, with bonus, of 23 units per acre, or 20 units + 15 percent bonus = 23 units. In areas where density limitation is expressed as a Floor Area Ratio (FAR), density bonuses will be calculated as an equivalent FAR bonus.

Redmond Zoning Code Cleanup - Phase II

Amendments to Redmond Zoning Code

August 7, 2019

Amended Sept. 11, 2019

- E. Each low-cost affordable housing unit provided counts as two affordable housing units for the purpose of satisfying the affordable unit requirement under subsection RZC 21.20.030.B of this section. For purposes of computing bonus market-rate units under subsection RZC 21.20.030.D of this section, two bonus market-rate units are permitted for each low-cost affordable housing unit provided, up to 20 percent above the maximum density permitted on the site.
- F. The number of required affordable housing units is determined by rounding fractional numbers up to the nearest whole number from 0.5. In single-family zones, the required number of affordable housing units shall be calculated as a minimum of 10 percent of the greater of: (1) proposed dwelling units on the site, excluding cottage housing density bonus or other bonuses, or (2) net buildable area multiplied by the site's allowed density.
- G. The affordable housing units and, if applicable, any bonus market-rate units shall not be included in the total number of the housing units when determining the number of required affordable housing units.

Recommendation:

21.20.030 General Requirements and Incentives

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- G. ~~The affordable housing units and, if~~ applicable, any bonus market-rate units shall not be included in the total number of the housing units when determining the number of required affordable housing units.

Staff Contact:

Scott Reynolds



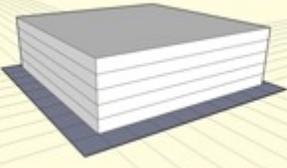
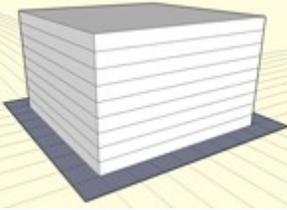
ARTICLE I ZONE BASED REGULATIONS

RZC 21.12 OVERLAKE REGULATIONS

21.12.040 OV Zone 1

A. **Purpose.** Zone 1 encompasses a majority of the eastern half of Overlake Village, including both sides of 152nd Avenue NE. Residential uses are emphasized here as part of mixed-use developments. The land within this zone offers a strong opportunity to attract residents to this area due to its location within the core and proximity to transit options and the employment center to the north.

B. **Maximum Development Yield.**

Table 21.12.040A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 4 stories	9 stories		

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 1. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = Land use



3. Max. FAR = Maximum floor area ratio
 - a. Base = Maximum FAR without any incentives applied
 - b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)
 - c. w/50% Res. = With 50 percent residential
 - d. w/IP = With incentive program
4. Min. Res. Floor Area = Minimum Residential Floor Area
5. Max. Height = Maximum Height
 - a. Base = Maximum height without any incentives applied
 - b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)
 - c. w/IP = With incentive program
6. Max. ISR / Min. LSR = Maximum impervious surface / minimum landscaped area
7. Parking Ratio = Parking ratio for the use
8. Special Regulations = Special regulations that apply to the use

Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
Residential							
1	Multifamily Structure	2.5; 2.5; 2.5; 4	50%	5; 6; 8	85% / 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
2	Mixed-Use Residential					Bed (0.75, 0.75)	
3	Dormitory						
4	Residential suite					Bedroom (0.5, 1.0)	
5	Housing Services for the Elderly	2.5; 2.5; 2.5; 4	50%	5; 6; 8	85% / 15%	See Special Regulations	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Parking requirements are as follows:</p> <ol style="list-style-type: none"> 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0)



**Table 21.12.040B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							<ul style="list-style-type: none"> 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) <p>C. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.</p>
General sales or services							
6	General Sales or Services	0.36; 0.41; 0.41 ^A ; 0.55 ^B	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	<ul style="list-style-type: none"> A. The following uses are not permitted: <ul style="list-style-type: none"> 1. Gasoline service; 2. Outdoor automobile sales, rental or service; and 3. Rental storage and mini-warehouses. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Limited to less than 75,000 square feet gross floor area in a single use. D. Shall be considered a transitional use if: <ul style="list-style-type: none"> 1. Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator, provides services to buildings and dwellings, OR 2. Less than 51 percent of a business's transactions are made with the general public, except for business support services. E. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> for transitional use requirements. F. Maximum building height of 9 stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. G. Parking standards for restaurant uses: <ul style="list-style-type: none"> 1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) 2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) H. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
7	Hotels, Motels and Other Accommodation	1.2; 1.2; 1.2;	50%	4; 5; 8	85% / 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater



**Table 21.12.040B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
	Services	1.35					Management Facility incentive.
8	Marijuana retail sales	.36; .41; .41 ^A ; .55 ^B	0%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	0.36; 0.41; 0.41 ^A ; 0.55 ^B	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. Warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Shall be considered a transitional use. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> for transitional use requirements. D. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation	0.36; 0.41; 0.41 ^A ; 0.55 ^B	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
11	Rapid charging station					Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
12	Battery exchange station						
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Shall be considered a transitional use if: 1. Business is a software publisher or telecommunications and broadcasting; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for other publishing uses not listed above. C. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> for transitional use requirements. D. Maximum building height of nine stories may be



**Table 21.12.040B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
14	Local Utilities		0%			Adequate to accommodate peak use	A. Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
15	Regional Utilities						A. Requires a conditional use permit. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
16	Large Satellite Dishes / Amateur Radio Tower						A. See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
17	Wireless Communication Facilities						A. See RZC 21.56. <i>Wireless Communication Facilities</i> , for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Arts, Entertainment, and Recreation							
18	Arts, Entertainment, and Recreation	0.36; 0.41; 0.41 ^A ; 0.55 ^B	50%	4; 5; 8	85% / 15%	Adequate to accommodate peak use	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
19	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions							
20	Education,	0.36;	50%	4;	85%	See Special	A. Maximum building height of nine stories may be



**Table 21.12.040B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
	Public Administration, Health Care, and other Institutions, except those listed below	0.41; 0.41 ^A ; 0.55 ^B		5; 8	/ 15%	Regulations	<p>achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.</p>
21	Health and Human Services					1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall be considered a transitional use if less than 51 percent of a business's transactions are made with the general public, except for day care centers. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> for transitional use requirements.</p> <p>B. Provisions for day care centers:</p> <ol style="list-style-type: none"> Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). Play equipment shall be located no less than 10 feet from any property line. Shall not be located closer than 300 feet from existing day care operation in residential zone. <p>C. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
22	Religious Institutions					<p>Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2)</p> <p>Other uses: 1,000 sq ft gfa (2.0, 3.0)</p>	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments).</p> <p>C. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way.</p> <p>D. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>E. Steeple, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</p> <p>F. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic</p>



Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							religious icons is 50 feet. G. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
Construction-Related Businesses							
23	Construction-Related Businesses	0.36; 0.41; 0.41 ^A ; 0.55 ^B	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> for transitional use requirements. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Other							
24	Kiosk						A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.
25	Vending carts			1; 1; 1	85% / 15%		C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures. F. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
TABLE NOTES: A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date							

(Ord. 2803; Ord.2836; Ord. 2919)

Effective on: 4/14/2018

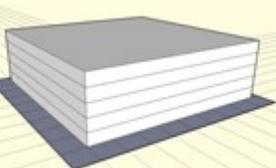
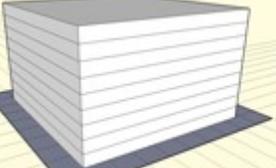
21.12.050 OV Zone 2

A. **Purpose.** Two portions of Overlake Village are included in **Zone 2**: the land northwest of the NE 24th Street/DaVinci Avenue NE intersection, and the area southeast of the NE 21st Street/152nd Avenue NE intersection. Commercial uses are emphasized here as part of mixed-use developments. These land areas are not as desirable for exclusively residential development due to their location along major arterials or near SR 520 and as such less



housing is required in these areas than in Zone 1.

B. Maximum Development Yield.

Table 21.12.050A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 4 stories	9 stories		

C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 2. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
Residential							
1	Multifamily Structure	2.5; 2.5;	25%	5; 6;	85%; 15%	Unit (1.0, 2.25) plus 1 guest	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those



Table 21.12.050B Allowed Uses and Basic Development Standards								
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations	
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP				
2	Mixed-Use Residential	2.5; 4.0		8		space per 4 units for projects of 6 units or more	properties eligible for and applying the Regional Stormwater Management Facility incentive.	
3	Dormitory							Bed (0.75, 0.75)
4	Residential suite							Bedroom (0.5, 1.0)
5	Housing Services for the Elderly					See Special Regulations	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Parking requirements are as follows:</p> <ol style="list-style-type: none"> Multifamily housing for senior citizens: Unit (0.5, 2.0) Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) <p>C. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.</p>	
General sales or services								
6	General Sales or Services	0.36; 0.41; 0.41 ^A ; 0.55 ^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. The following uses are not permitted:</p> <ol style="list-style-type: none"> Gasoline service; Outdoor automobile sales, rental or service; Rental storage and mini-warehouses. <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use residential developments.</p> <p>C. Requires a conditional use permit if greater than 150,000 SF GFA. See RZC 21.76.070.K, <i>Conditional Use Permit</i></p> <p>D. Shall be considered a transitional use if:</p> <ol style="list-style-type: none"> Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator or provides services to buildings and dwellings; OR Less than 51 percent of a business's transactions are made with the general public, except for 	



**Table 21.12.050B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							<p>business support services.</p> <p>E. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p> <p>F. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>G. Parking standards for restaurant uses:</p> <ol style="list-style-type: none"> Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) Take-out restaurant: 1,000 SF GFA (10.0, 10.0) <p>H. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
7	Hotels, Motels and Other Accommodation Services	1.2; 1.2; 1.2; 1.	25%	4; 5; 8	85%; 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
8	Marijuana retail sales	.36; .41; .41 ^A ; .55 ^B	0%	4; 5; 9	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. See RZC 21.41 Marijuana-related uses for additional requirements.</p> <p>B. The maximum number of parking stalls allowed may increase to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	0.36; 0.41; 0.41 ^A ; 0.55 ^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Warehouse and storage services not permitted.</p> <p>B. Shall not be materially detrimental in terms of noise, emissions, vibrations, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments.</p> <p>C. Shall be considered a transitional use. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p> <p>D. Maximum building height of 9 stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation	0.36; 0.41; 0.41 ^A ;	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
11	Rapid charging station	0.55 ^B				Adequate to accommodate	



**Table 21.12.050B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
12	Battery exchange station					peak use	<p><i>Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p>
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>B. Shall be considered a transitional use if:</p> <ol style="list-style-type: none"> 1. Business is a software publisher or telecommunications and broadcasting; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for other publishing uses not listed above. <p>C. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> for transitional use requirements.</p> <p>D. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
14	Local Utilities						
15	Regional Utilities					Adequate to accommodate peak use	<p>A. Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
16	Wireless Communication Facilities		0%				<p>A. See RZC 21.56, <i>Wireless Communication Facilities</i>, for specific development requirements.</p> <p>B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
Arts, Entertainment, and Recreation							
17	Arts, Entertainment, and Recreation	0.36; 0.41; 0.41 ^A ; 0.55 ^B	25%	4; 5; 8	85%; 15%	Adequate to accommodate peak use	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
18	Natural and other recreational					1,000 sq ft gfa (0, adequate to accommodate	



**Table 21.12.050B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
	parks					peak use)	
Education, Public Administration, Health Care, and other Institutions							
19	Education, Public Administration, Health Care and other Institutions, except those listed below					See Special Regulations	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.</p>
20	Health and Human Services	0.36; 0.41; 0.41 ^a ; 0.55 ^b	25%	4; 5; 8	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall be considered a transitional use if less than 51 percent of a business's transactions are made with the general public, except for day care centers. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p> <p>B. Provisions for day care centers:</p> <ol style="list-style-type: none"> Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). Play equipment shall be located no less than 10 feet from any property line. Shall not be located closer than 300 feet from existing day care operation in residential zone. <p>C. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
21	Religious Institutions					<p>Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2)</p> <p>Other uses: 1,000 sq ft gfa (2.0, 3.0)</p>	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments).</p> <p>C. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way.</p> <p>D. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>E. Steeples, bell towers, crosses or other symbolic</p>



**Table 21.12.050B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							<p>religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</p> <p>F. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.</p> <p>G. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>H. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.</p>
Construction-Related Businesses							
22	Construction-Related Businesses	0.36; 0.41; 0.41 ^A ; 0.55 ^B	25%	4; 5; 8	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>B. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p> <p>C. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
Other							
23	Kiosk						<p>A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>C. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>D. Maximum size is six feet wide by ten feet long.</p> <p>E. Administrative design review required for structures.</p>
24	Vending carts			1; 1; 1	85%; 15%		
<p>TABLE NOTES:</p> <p>A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater</p> <p>B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date</p>							

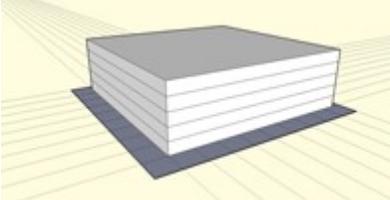
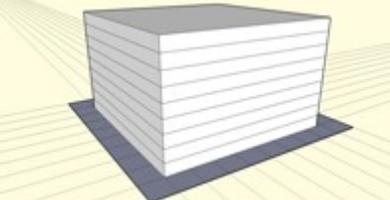
(Ord. 2642; Ord. 2803; Ord.2836; Ord. 2919; Ord. 2958)

Effective on: 4/27/2019



21.12.060 OV Zone 3

- A. **Purpose.** *Zone 3* encompasses a majority of the southwest quadrant of the Overlake Village, except for the land bordering 152nd Avenue NE. Regional retail is emphasized here as part of mixed-use developments. This land area has the highest visibility and is located along this zone’s highest trafficked corridors.
- B. **Maximum Development Yield.**

Table 21.12.060A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 4 stories	9 stories		

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 3. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
Residential							
1	Multifamily	2.5;	25%	5;	85%;	Unit (1.0, 2.25)	



**Table 21.12.060B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
2	Structure	2.5; 2.5; 4.0		6; 9	15%	plus 1 guest space per 4 units for projects of 6 units or more	
	Mixed-Use Residential						
	Dormitory						
	Residential suite						
3						Bed (0.75, 0.75)	
4						Bedroom (0.5, 1.0)	
5	Housing Services for the Elderly					See Special Regulations	<p>A. Parking requirements are as follows:</p> <ol style="list-style-type: none"> Multifamily housing for senior citizens: Unit (0.5, 2.0) Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) <p>B. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.</p>
General sales or services							
6	General Sales or Services	.36; .41; .41 ^A ; .55 ^B	25%	4; 5; 9	85%; 15%	1,000 SF GFA (2.0, 3.0)	<p>A. The following uses are not permitted:</p> <ol style="list-style-type: none"> Gasoline service; Outdoor automobile sales and service; and Rental storage and mini-warehouses. <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Automobile rental requires a conditional use permit (see RZC 21.76.070.K, <i>Conditional Use Permit</i>) and must comply with the following provisions:</p> <ol style="list-style-type: none"> Shall not abut any residential zone. Rental uses operating in mixed-use developments are limited to eight rental vehicles at any given time in existing parking spaces; additional vehicles may be stored on-site in a building or elsewhere given submittal and approval by the Technical Committee of a vehicle storage plan. Vehicle display area shall be outside of required parking and landscape areas. Vehicles shall be stored on paved surfaces. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the



**Table 21.12.060B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							<p>vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.</p> <p>6. Outdoor loudspeaker systems are prohibited.</p> <p>7. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.</p> <p>8. Vehicle repair shall be conducted indoors.</p> <p>D. Requires a conditional use permit if greater than 150,000 SF GFA. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>E. Shall be considered a transitional use if:</p> <ol style="list-style-type: none"> 1. Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator or provides services to buildings and dwellings; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for business support services. <p>F. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p> <p>G. Parking standards for restaurant uses:</p> <ol style="list-style-type: none"> 1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) 2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) <p>H. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
7	Hotels, Motels and Other Accommodation Services	1.2; 1.2; 1.2; 1.35	25%	4; 5; 9	85%; 15%	Rental room (1.0, 1.0)	
8	Marijuana retail sales	.36; .41; .41 ^A ; .55 ^B	0%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. See RZC 21.41 Marijuana-related uses for additional requirements.</p> <p>B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	.36; .41; .41 ^A ; .55 ^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Warehouse and storage services not permitted.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Shall be considered a transitional use. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for</p>



**Table 21.12.060B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							transitional use requirements.
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation					1,000 sq ft gfa (2.0, 3.0)	
11	Rapid charging station					Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
12	Battery exchange station						
13	Communications and Information	.36; .41; .41 ^A ; .55 ^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Shall be considered a transitional use if: 1. Business is a software publisher or telecommunications and broadcasting; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for other publishing uses not listed above. C. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> , for transitional use requirements.
14	Local Utilities						Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
15	Regional Utilities		0%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	
16	Wireless Communication Facilities						
Arts, Entertainment, and Recreation							
17	Arts, Entertainment, and Recreation	.36; .41; .41 ^A ; .55 ^B	25%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	
18	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions							
19	Education, Public Administration,	.36; .41; .41 ^A	25%	4; 5; 9	85%; 15%	See Special Regulations	Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of



Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
	Health Care, and other Institutions, except those listed below	.55 ^b					employees, etc.
20	Health and Human Services					1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall be considered a transitional use if less than 51 percent of a business' transactions are made with the general public, except for day care centers. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p> <p>B. Provisions for day care centers:</p> <ol style="list-style-type: none"> 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any property line. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone.
21	Religious Institutions					<p>Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2)</p> <p>Other uses: 1,000 sq ft gfa (2.0, 3.0)</p>	<p>A. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments).</p> <p>B. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way.</p> <p>C. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>D. Steeple, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</p> <p>E. Maximum height for separate structures on-site, such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.</p> <p>F. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>G. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.</p>
Construction-Related Businesses							
22	Construction-Related Businesses	.36; .41; .41 ^A ; .55 ^b	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>B. Shall be considered a transitional use if use does not</p>



Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							include a showroom open to the general public. See RZC 21.12.140, OV Transitional Use Requirements , for transitional use requirements.
Other							
23	Kiosk						A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.
24	Vending carts			1; 1; 1	85%; 15%		
TABLE NOTES: A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date							

(Ord. 2642; Ord. 2803; Ord. 2836; Ord. 2919)

Effective on: 4/14/2018

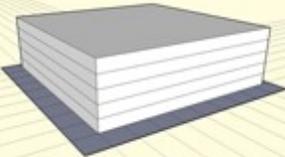
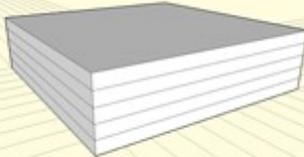
21.12.080 OV Zone 5

- A. **Purpose.** Zone 5 is located north of the SR 520 interchange and encompasses approximately 1.7 acres of the Overlake Village. Commercial uses are emphasized here due to the site's location next to the freeway interchange, highly trafficked arterial, and the immediately surrounding employment campuses. Residential uses are permitted but not required.
- B. **Maximum Development Yield.**

Table 21.12.080A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	Incentive Program: 1.3	5	Example of a 5-story building with FAR = 3.7	Example of 5-story building with FAR = 5



Redmond Zoning Code

Height	5 stories	None in this example	5 stories		
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C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 5. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
Residential							
1	Multifamily Structure	2.5; 2.5; 4.0	0%	5; 5; 5	85%; 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	A. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5,
2	Mixed-Use Residential					Bed (0.75, 0.75)	
3	Dormitory					Bedroom (0.5, 1.0)	
4	Residential suite					See Special Regulations	
5	Housing Services for the						



**Table 21.12.080B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
	Elderly						2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) B. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
General sales or services							
6	General Sales or Services	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. The following uses are not permitted: 1. Gasoline service; 2. Outdoor automobile sales, rental and service; and 3. Rental storage and mini-warehouses. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Limited to less than 75,000 sq ft gross floor area in a single use. D. Shall be considered a transitional use if: 1. Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator, or provides services to buildings and dwellings; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for business support services. E. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> , for transitional use requirements. F. Parking standards for restaurant uses: 1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0) 2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0) G. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
7	Hotels, Motels and Other Accommodation Services	1.2; 1.2; 1.35	0%	4; 5; 5	85%; 15%	Rental room (1.0, 1.0)	
8	Marijuana retail sales	.36; .41; .55	0%	4; 5; 5	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for



**Table 21.12.080B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
							the retail components of mixed-use developments.
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft (2.0, 3.0)	<ul style="list-style-type: none"> A. Wholesale trade establishments and warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Shall be considered a transitional use. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation					1,000 sq ft gfa (2.0, 3.0)	
11	Rapid charging station					Adequate to accommodate peak use	<ul style="list-style-type: none"> A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
12	Battery exchange station						
13	Communications and Information	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<ul style="list-style-type: none"> A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Shall be considered a transitional use if: <ol style="list-style-type: none"> 1. Business is a software publisher or telecommunications and broadcasting; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for other publishing uses not listed above. C. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.
14	Local Utilities					Adequate to accommodate peak use	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
15	Regional Utilities						Requires a conditional use permit. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
16	Wireless Communication Facilities						See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment, and Recreation							
17	Arts, Entertainment, and Recreation	.36; .41; .55	0%	4; 5; 5	85%; 15%	Adequate to accommodate peak use	



Table 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
18	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions							
19	Education, Public Administration, Health Care, and other Institutions, except those listed below					See Special Regulations	A. Religious institutions not permitted. B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.
20	Health and Human Services	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq fg gfa (2.0, 3.0)	A. Shall be considered a transitional use if less than 51 percent of a business's transactions are made with the general public, except for day care centers. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> , for transitional use requirements. B. Provisions for day care centers: 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any property line. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone.
Construction-Related Businesses							
21	Construction-Related Businesses	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> , for transitional use requirements.
Other							
22	Kiosk						A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.
23	Vending carts			1; 1; 1	85%; 15%		

(Ord. 2642; Ord. 2803; Ord. 2836; Ord. 2919)

Effective on: 4/14/2018



21.12.140 OV Transitional Use Requirements

- A. **Purpose.** The purpose of this section is to provide for the transition of properties consistent with the adopted vision and plan for Overlake Village as a multistory mixed-use/residential urban neighborhood. This section is intended to ensure fairness to existing uses and property owners while also recognizing that the eventual redevelopment of these properties is consistent with and carries out the City's adopted goals, policies, and plans.
- B. Transitional uses indicated in the Use and Bulk Regulation Tables in RZC [21.12.040](#) (*OV Zone 1*), [21.12.050](#) (*OV Zone 2*), [21.12.060](#) (*OV Zone 3*), and [21.12.080](#) (*OV Zone 5*) shall:
1. Only be located within the building footprint existing on any property as of December 11, 2007;
 2. Not exceed 25,000 square feet gross floor area; and
 3. Together with other transitional uses on the property, not comprise more than 70 percent of the total floor area for the buildings existing on the property under the ownership of record as of December 11, 2007.
- C. The desirability of allowing transitional uses to continue shall be reviewed prior to December 12, 2012, and every five years after that , at a minimum, in order to determine whether allowing such uses to continue is compatible with the vision for Overlake. Unless City Council amends these regulations to prohibit transitional uses as the result of the review, the uses shall continue for an additional five years. If City Council amends these regulations to prohibit the transitional uses, all such uses with a Redmond business license located in Overlake Village zone at the time of the amendment shall become legal nonconforming uses. A transitional use located within Overlake Village zone that becomes a legal nonconforming use shall be allowed to expand consistent with the conditions outlined in (B) above. If a legal nonconforming use vacates the premises in which it is located, the use may be replaced by any other transitional use that was allowed by the code as adopted on December 11, 2007.

Effective on: 4/16/2011



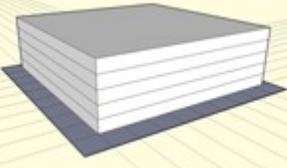
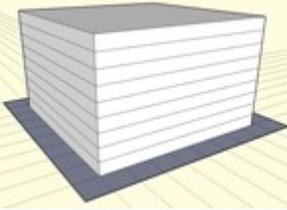
ARTICLE I ZONE BASED REGULATIONS

RZC 21.12 OVERLAKE REGULATIONS

21.12.040 OV Zone 1

A. **Purpose.** Zone 1 encompasses a majority of the eastern half of Overlake Village, including both sides of 152nd Avenue NE. Residential uses are emphasized here as part of mixed-use developments. The land within this zone offers a strong opportunity to attract residents to this area due to its location within the core and proximity to transit options and the employment center to the north.

B. **Maximum Development Yield.**

Table 21.12.040A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 4 stories	9 stories		

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 1. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = Land use



3. Max. FAR = Maximum floor area ratio
 - a. Base = Maximum FAR without any incentives applied
 - b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)
 - c. w/50% Res. = With 50 percent residential
 - d. w/IP = With incentive program
4. Min. Res. Floor Area = Minimum Residential Floor Area
5. Max. Height = Maximum Height
 - a. Base = Maximum height without any incentives applied
 - b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)
 - c. w/IP = With incentive program
6. Max. ISR / Min. LSR = Maximum impervious surface / minimum landscaped area
7. Parking Ratio = Parking ratio for the use
8. Special Regulations = Special regulations that apply to the use

Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
Residential							
1	Multifamily Structure	2.5; 2.5; 2.5; 4	50%	5; 6; 8	85% / 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
2	Mixed-Use Residential					Bed (0.75, 0.75)	
3	Dormitory						
4	Residential suite					Bedroom (0.5, 1.0)	
5	Housing Services for the Elderly	2.5; 2.5; 2.5; 4	50%	5; 6; 8	85% / 15%	See Special Regulations	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Parking requirements are as follows:</p> <ol style="list-style-type: none"> 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0)



**Table 21.12.040B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) C. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
General sales or services							
6	General Sales or Services	0.36; 0.41; 0.41 ^A ; 0.55 ^B	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. The following uses are not permitted: 1. Gasoline service; 2. Outdoor automobile sales, rental or service; and 3. Rental storage and mini-warehouses. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Limited to less than 75,000 square feet gross floor area in a single use. D. Shall be considered a transitional use if: 1. Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator, provides services to buildings and dwellings, OR 2. Less than 51 percent of a business's transactions are made with the general public, except for business support services. E. See RZC 21.12.140, OV Transitional Use Requirements for transitional use requirements. F. Maximum building height of 9 stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. G. Parking standards for restaurant uses: 1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) 2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) H. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
7	Hotels, Motels and Other Accommodation	1.2; 1.2; 1.2;	50%	4; 5; 8	85% / 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater



**Table 21.12.040B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
	Services	1.35					Management Facility incentive.
8	Marijuana retail sales	.36; .41; .41 ^A ; .55 ^B	0%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	0.36; 0.41; 0.41 ^A ; 0.55 ^B	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. Warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Shall be considered a transitional use. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> for transitional use requirements. D. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation	0.36; 0.41; 0.41 ^A ; 0.55 ^B	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
11	Rapid charging station					Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments.
12	Battery exchange station						
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Shall be considered a transitional use if: 1. Business is a software publisher or telecommunications and broadcasting; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for other publishing uses not listed above. C. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> for transitional use requirements. D. Maximum building height of nine stories may be



**Table 21.12.040B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
14	Local Utilities		0%			Adequate to accommodate peak use	A. Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
15	Regional Utilities						A. Requires a conditional use permit. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
16	Large Satellite Dishes / Amateur Radio Tower						A. See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
17	Wireless Communication Facilities						A. See RZC 21.56. <i>Wireless Communication Facilities</i> , for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Arts, Entertainment, and Recreation							
18	Arts, Entertainment, and Recreation	0.36; 0.41; 0.41 ^A ; 0.55 ^B	50%	4; 5; 8	85% / 15%	Adequate to accommodate peak use	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
19	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions							
20	Education,	0.36;	50%	4;	85%	See Special	A. Maximum building height of nine stories may be



**Table 21.12.040B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
	Public Administration, Health Care, and other Institutions, except those listed below	0.41; 0.41 ^A ; 0.55 ^B		5; 8	/ 15%	Regulations	<p>achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.</p>
21	Health and Human Services					1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall be considered a transitional use if less than 51 percent of a business's transactions are made with the general public, except for day care centers. See RZC 21.12.140, <i>OV Transitional Use Requirements for transitional use requirements.</i></p> <p>B. Provisions for day care centers:</p> <ol style="list-style-type: none"> 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any property line. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone. <p>C. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
22	Religious Institutions					<p>Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2)</p> <p>Other uses: 1,000 sq ft gfa (2.0, 3.0)</p>	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments).</p> <p>C. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way.</p> <p>D. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>E. Steeple, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</p> <p>F. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic</p>



Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							religious icons is 50 feet. G. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
Construction-Related Businesses							
23	Construction-Related Businesses	0.36; 0.41; 0.41 ^A ; 0.55 ^B	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> for transitional use requirements. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Other							
24	Kiosk						A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.
25	Vending carts			1; 1; 1	85% / 15%		C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures. F. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
TABLE NOTES: A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date							

(Ord. 2803; Ord.2836; Ord. 2919)

Effective on: 4/14/2018

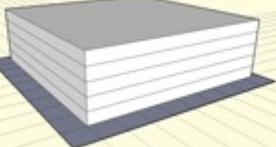
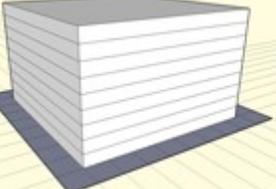
21.12.050 OV Zone 2

A. **Purpose.** Two portions of Overlake Village are included in **Zone 2**: the land northwest of the NE 24th Street/DaVinci Avenue NE intersection, and the area southeast of the NE 21st Street/152nd Avenue NE intersection. Commercial uses are emphasized here as part of mixed-use developments. These land areas are not as desirable for exclusively residential development due to their location along major arterials or near SR 520 and as such less



housing is required in these areas than in Zone 1.

B. Maximum Development Yield.

Table 21.12.050A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 4 stories	9 stories		

C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 2. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
Residential							
1	Multifamily Structure	2.5; 2.5;	25%	5; 6;	85%; 15%	Unit (1.0, 2.25) plus 1 guest	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those



**Table 21.12.050B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
2	Mixed-Use Residential	2.5; 4.0		8		space per 4 units for projects of 6 units or more	properties eligible for and applying the Regional Stormwater Management Facility incentive.
3	Dormitory					Bed (0.75, 0.75)	
4	Residential suite					Bedroom (0.5, 1.0)	
5	Housing Services for the Elderly					See Special Regulations	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Parking requirements are as follows:</p> <ol style="list-style-type: none"> Multifamily housing for senior citizens: Unit (0.5, 2.0) Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) <p>C. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.</p>
General sales or services							
6	General Sales or Services	0.36; 0.41; 0.41 ^A ; 0.55 ^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. The following uses are not permitted:</p> <ol style="list-style-type: none"> Gasoline service; Outdoor automobile sales, rental or service; Rental storage and mini-warehouses. <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use residential developments.</p> <p>C. Requires a conditional use permit if greater than 150,000 SF GFA. See RZC 21.76.070.K, <i>Conditional Use Permit</i></p> <p>D. Shall be considered a transitional use if:</p> <ol style="list-style-type: none"> Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator or provides services to buildings and dwellings; OR Less than 51 percent of a business's transactions are made with the general public, except for



**Table 21.12.050B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							<p>business support services.</p> <p>E. See RZC 21.12.140, OV Transitional Use Requirements, for transitional use requirements.</p> <p>F. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>G. Parking standards for restaurant uses:</p> <ol style="list-style-type: none"> Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) Take-out restaurant: 1,000 SF GFA (10.0, 10.0) <p>H. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
7	Hotels, Motels and Other Accommodation Services	1.2; 1.2; 1.2; 1.	25%	4; 5; 8	85%; 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
8	Marijuana retail sales	.36; .41; .41 ^A ; .55 ^B	0%	4; 5; 9	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. The maximum number of parking stalls allowed may increase to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	0.36; 0.41; 0.41 ^A ; 0.55 ^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. Warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, emissions, vibrations, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. C. Shall be considered a transitional use. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> , for transitional use requirements. D. Maximum building height of 9 stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation	0.36; 0.41; 0.41 ^A ;	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
11	Rapid charging station	0.55 ^B				Adequate to accommodate	



**Table 21.12.050B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
12	Battery exchange station					peak use	<p><i>Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p>
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>B. Shall be considered a transitional use if:</p> <p>1. Business is a software publisher or telecommunications and broadcasting; OR</p> <p>2. Less than 51 percent of a business's transactions are made with the general public, except for other publishing uses not listed above.</p> <p>C. See RZC 21.12.140, OV Transitional Use Requirements for transitional use requirements.</p> <p>D. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
14	Local Utilities					Adequate to accommodate peak use	<p>A. Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
15	Regional Utilities						
16	Wireless Communication Facilities		0%		<p>A. See RZC 21.56, <i>Wireless Communication Facilities</i>, for specific development requirements.</p> <p>B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>		
Arts, Entertainment, and Recreation							
17	Arts, Entertainment, and Recreation	0.36; 0.41; 0.41 ^A ; 0.55 ^B	25%	4; 5; 8	85%; 15%	Adequate to accommodate peak use	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
18	Natural and other recreational					1,000 sq ft gfa (0, adequate to accommodate	



**Table 21.12.050B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
	parks					peak use)	
Education, Public Administration, Health Care, and other Institutions							
19	Education, Public Administration, Health Care and other Institutions, except those listed below					See Special Regulations	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.</p>
20	Health and Human Services	0.36; 0.41; 0.41 ^a ; 0.55 ^b	25%	4; 5; 8	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall be considered a transitional use if less than 51 percent of a business's transactions are made with the general public, except for day care centers. See RZC-21.12.140, <i>OV Transitional Use Requirements, for transitional use requirements.</i></p> <p>B. Provisions for day care centers:</p> <ol style="list-style-type: none"> Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). Play equipment shall be located no less than 10 feet from any property line. Shall not be located closer than 300 feet from existing day care operation in residential zone. <p>C. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
21	Religious Institutions					<p>Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2)</p> <p>Other uses: 1,000 sq ft gfa (2.0, 3.0)</p>	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments).</p> <p>C. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way.</p> <p>D. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>E. Steeples, bell towers, crosses or other symbolic</p>



**Table 21.12.050B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							<p>religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</p> <p>F. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.</p> <p>G. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>H. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.</p>
Construction-Related Businesses							
22	Construction-Related Businesses	0.36; 0.41; 0.41 ^A ; 0.55 ^B	25%	4; 5; 8	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>B. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p> <p>C. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
Other							
23	Kiosk						<p>A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>C. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>D. Maximum size is six feet wide by ten feet long.</p> <p>E. Administrative design review required for structures.</p>
24	Vending carts			1; 1; 1	85%; 15%		
<p>TABLE NOTES:</p> <p>A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater</p> <p>B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date</p>							

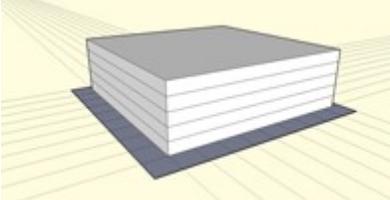
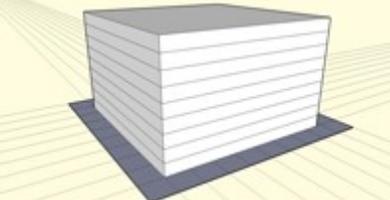
(Ord. 2642; Ord. 2803; Ord.2836; Ord. 2919; Ord. 2958)

Effective on: 4/27/2019



21.12.060 OV Zone 3

- A. **Purpose.** *Zone 3* encompasses a majority of the southwest quadrant of the Overlake Village, except for the land bordering 152nd Avenue NE. Regional retail is emphasized here as part of mixed-use developments. This land area has the highest visibility and is located along this zone’s highest trafficked corridors.
- B. **Maximum Development Yield.**

Table 21.12.060A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 4 stories	9 stories		

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 3. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
Residential							
1	Multifamily	2.5;	25%	5;	85%;	Unit (1.0, 2.25)	



**Table 21.12.060B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
2	Structure	2.5; 2.5; 4.0		6; 9	15%	plus 1 guest space per 4 units for projects of 6 units or more	
	Mixed-Use Residential						
	Dormitory						
	Residential suite						
3						Bed (0.75, 0.75)	
4						Bedroom (0.5, 1.0)	
5	Housing Services for the Elderly					See Special Regulations	<p>A. Parking requirements are as follows:</p> <ol style="list-style-type: none"> Multifamily housing for senior citizens: Unit (0.5, 2.0) Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) <p>B. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.</p>
General sales or services							
6	General Sales or Services	.36; .41; .41 ^A ; .55 ^B	25%	4; 5; 9	85%; 15%	1,000 SF GFA (2.0, 3.0)	<p>A. The following uses are not permitted:</p> <ol style="list-style-type: none"> Gasoline service; Outdoor automobile sales and service; and Rental storage and mini-warehouses. <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Automobile rental requires a conditional use permit (see RZC 21.76.070.K, <i>Conditional Use Permit</i>) and must comply with the following provisions:</p> <ol style="list-style-type: none"> Shall not abut any residential zone. Rental uses operating in mixed-use developments are limited to eight rental vehicles at any given time in existing parking spaces; additional vehicles may be stored on-site in a building or elsewhere given submittal and approval by the Technical Committee of a vehicle storage plan. Vehicle display area shall be outside of required parking and landscape areas. Vehicles shall be stored on paved surfaces. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the



**Table 21.12.060B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							<p>vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.</p> <p>6. Outdoor loudspeaker systems are prohibited.</p> <p>7. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.</p> <p>8. Vehicle repair shall be conducted indoors.</p> <p>D. Requires a conditional use permit if greater than 150,000 SF GFA. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>E. Shall be considered a transitional use if:</p> <p>1. Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator or provides services to buildings and dwellings; OR</p> <p>2. Less than 51 percent of a business's transactions are made with the general public, except for business support services.</p> <p>F. See RZC 21.12.140, OV Transitional Use Requirements, for transitional use requirements.</p> <p>G. Parking standards for restaurant uses:</p> <p>1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0)</p> <p>2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0)</p> <p>H. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
7	Hotels, Motels and Other Accommodation Services	1.2; 1.2; 1.2; 1.35	25%	4; 5; 9	85%; 15%	Rental room (1.0, 1.0)	
8	Marijuana retail sales	.36; .41; .41 ^A ; .55 ^B	0%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. See RZC 21.41 Marijuana-related uses for additional requirements.</p> <p>B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	.36; .41; .41 ^A ; .55 ^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Warehouse and storage services not permitted.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Shall be considered a transitional use. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for</p>



**Table 21.12.060B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
transitional use requirements.							
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation	.36; .41; .41 ^A ; .55 ^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p>
11	Rapid charging station					Adequate to accommodate peak use	
12	Battery exchange station					Adequate to accommodate peak use	
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	
14	Local Utilities	0%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .	
15	Regional Utilities				See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.		
16	Wireless Communication Facilities				See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.		
Arts, Entertainment, and Recreation							
17	Arts, Entertainment, and Recreation	.36; .41; .41 ^A ; .55 ^B	25%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	
18	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions							
19	Education, Public Administration,	.36; .41; .41 ^A ;	25%	4; 5; 9	85%; 15%	See Special Regulations	Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of



**Table 21.12.060B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
	Health Care, and other Institutions, except those listed below	.55 ^b					employees, etc.
20	Health and Human Services					1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall be considered a transitional use if less than 51 percent of a business' transactions are made with the general public, except for day care centers. See RZC 21.12.140, OV Transitional Use Requirements, for transitional use requirements.</p> <p>B. Provisions for day care centers:</p> <ol style="list-style-type: none"> Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). Play equipment shall be located no less than 10 feet from any property line. Shall not be located closer than 300 feet from existing day care operation in residential zone.
21	Religious Institutions					<p>Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2)</p> <p>Other uses: 1,000 sq ft gfa (2.0, 3.0)</p>	<p>A. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments).</p> <p>B. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way.</p> <p>C. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>D. Steeple, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</p> <p>E. Maximum height for separate structures on-site, such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.</p> <p>F. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>G. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.</p>
Construction-Related Businesses							
22	Construction-Related Businesses	.36; .41; .41 ^A ; .55 ^b	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>B. Shall be considered a transitional use if use does not</p>



Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							include a showroom open to the general public. See RZC 21.12.140, OV Transitional Use Requirements , for transitional use requirements.
Other							
23	Kiosk						A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.
24	Vending carts			1; 1; 1	85%; 15%		
TABLE NOTES: A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date							

(Ord. 2642; Ord. 2803; Ord. 2836; Ord. 2919)

Effective on: 4/14/2018

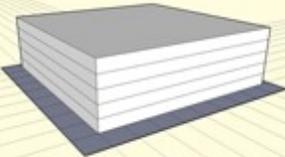
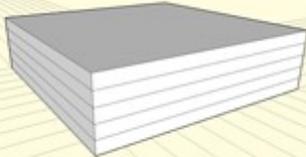
21.12.080 OV Zone 5

- A. Purpose.** Zone 5 is located north of the SR 520 interchange and encompasses approximately 1.7 acres of the Overlake Village. Commercial uses are emphasized here due to the site's location next to the freeway interchange, highly trafficked arterial, and the immediately surrounding employment campuses. Residential uses are permitted but not required.
- B. Maximum Development Yield.**

Table 21.12.080A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	Incentive Program: 1.3	5	Example of a 5-story building with FAR = 3.7	Example of 5-story building with FAR = 5



Redmond Zoning Code

Height	5 stories	None in this example	5 stories		
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C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 5. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
Residential							
1	Multifamily Structure	2.5; 2.5; 4.0	0%	5; 5; 5	85%; 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	A. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5,
2	Mixed-Use Residential					Bed (0.75, 0.75)	
3	Dormitory					Bedroom (0.5, 1.0)	
4	Residential suite					See Special Regulations	
5	Housing Services for the						



**Table 21.12.080B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
7	Elderly						2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) B. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
General sales or services							
6	General Sales or Services	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. The following uses are not permitted: 1. Gasoline service; 2. Outdoor automobile sales, rental and service; and 3. Rental storage and mini-warehouses. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Limited to less than 75,000 sq ft gross floor area in a single use. D. Shall be considered a transitional use if: 1. Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator, or provides services to buildings and dwellings; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for business support services. E. See RZC 21.12.140, OV Transitional Use Requirements, for transitional use requirements. F. Parking standards for restaurant uses: 1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0) 2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0) G. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
7	Hotels, Motels and Other Accommodation Services	1.2; 1.2; 1.35	0%	4; 5; 5	85%; 15%	Rental room (1.0, 1.0)	
8	Marijuana retail sales	.36; .41; .55	0%	4; 5; 5	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for



**Table 21.12.080B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
							the retail components of mixed-use developments.
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft (2.0, 3.0)	<ul style="list-style-type: none"> A. Wholesale trade establishments and warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Shall be considered a transitional use. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation					1,000 sq ft gfa (2.0, 3.0)	
11	Rapid charging station					Adequate to accommodate peak use	<ul style="list-style-type: none"> A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
12	Battery exchange station						
13	Communications and Information	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<ul style="list-style-type: none"> A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Shall be considered a transitional use if: <ul style="list-style-type: none"> 1. Business is a software publisher or telecommunications and broadcasting; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for other publishing uses not listed above. C. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.
14	Local Utilities					Adequate to accommodate peak use	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
15	Regional Utilities						Requires a conditional use permit. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
16	Wireless Communication Facilities						See RZC 21.56. <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment, and Recreation							
17	Arts, Entertainment, and Recreation	.36; .41; .55	0%	4; 5; 5	85%; 15%	Adequate to accommodate peak use	



**Table 21.12.080B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
18	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions							
19	Education, Public Administration, Health Care, and other Institutions, except those listed below					See Special Regulations	<ul style="list-style-type: none"> A. Religious institutions not permitted. B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.
20	Health and Human Services	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq fg gfa (2.0, 3.0)	<ul style="list-style-type: none"> A. Shall be considered a transitional use if less than 51 percent of a business's transactions are made with the general public, except for day care centers. See RZC-21.12.140, OV Transitional Use Requirements, for transitional use requirements. B. Provisions for day care centers: <ul style="list-style-type: none"> 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any property line. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone.
Construction-Related Businesses							
21	Construction-Related Businesses	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, OV Transitional Use Requirements, for transitional use requirements.
Other							
22	Kiosk						<ul style="list-style-type: none"> A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.
23	Vending carts			1; 1; 1	85%; 15%		

(Ord. 2642; Ord. 2803; Ord. 2836; Ord. 2919)

Effective on: 4/14/2018



21.12.140 OV Transitional Use Requirements

- A. **Purpose.** The purpose of this section is to provide for the transition of properties consistent with the adopted vision and plan for Overlake Village as a multistory mixed-use/residential urban neighborhood. This section is intended to ensure fairness to existing uses and property owners while also recognizing that the eventual redevelopment of these properties is consistent with and carries out the City's adopted goals, policies, and plans.
- B. Transitional uses indicated in the Use and Bulk Regulation Tables in RZC [21.12.040](#) (*OV Zone 1*), [21.12.050](#) (*OV Zone 2*), [21.12.060](#) (*OV Zone 3*), and [21.12.080](#) (*OV Zone 5*) shall:
1. Only be located within the building footprint existing on any property as of December 11, 2007;
 2. Not exceed 25,000 square feet gross floor area; and
 3. Together with other transitional uses on the property, not comprise more than 70 percent of the total floor area for the buildings existing on the property under the ownership of record as of December 11, 2007.
- C. The desirability of allowing transitional uses to continue shall be reviewed prior to December 12, 2012, and every five years after that-, at a minimum, in order to determine whether allowing such uses to continue is compatible with the vision for Overlake. Unless City Council amends these regulations to prohibit transitional uses as the result of the review, the uses shall continue for an additional five years. If City Council amends these regulations to prohibit the transitional uses, all such uses with a Redmond business license located in Overlake Village zone at the time of the amendment shall become legal nonconforming uses. A transitional use located within Overlake Village zone that becomes a legal nonconforming use shall be allowed to expand consistent with the conditions outlined in (B) above. If a legal nonconforming use vacates the premises in which it is located, the use may be replaced by any other transitional use that was allowed by the code as adopted on December 11, 2007.

Effective on: 4/16/2011



ARTICLE I ZONE BASED REGULATIONS

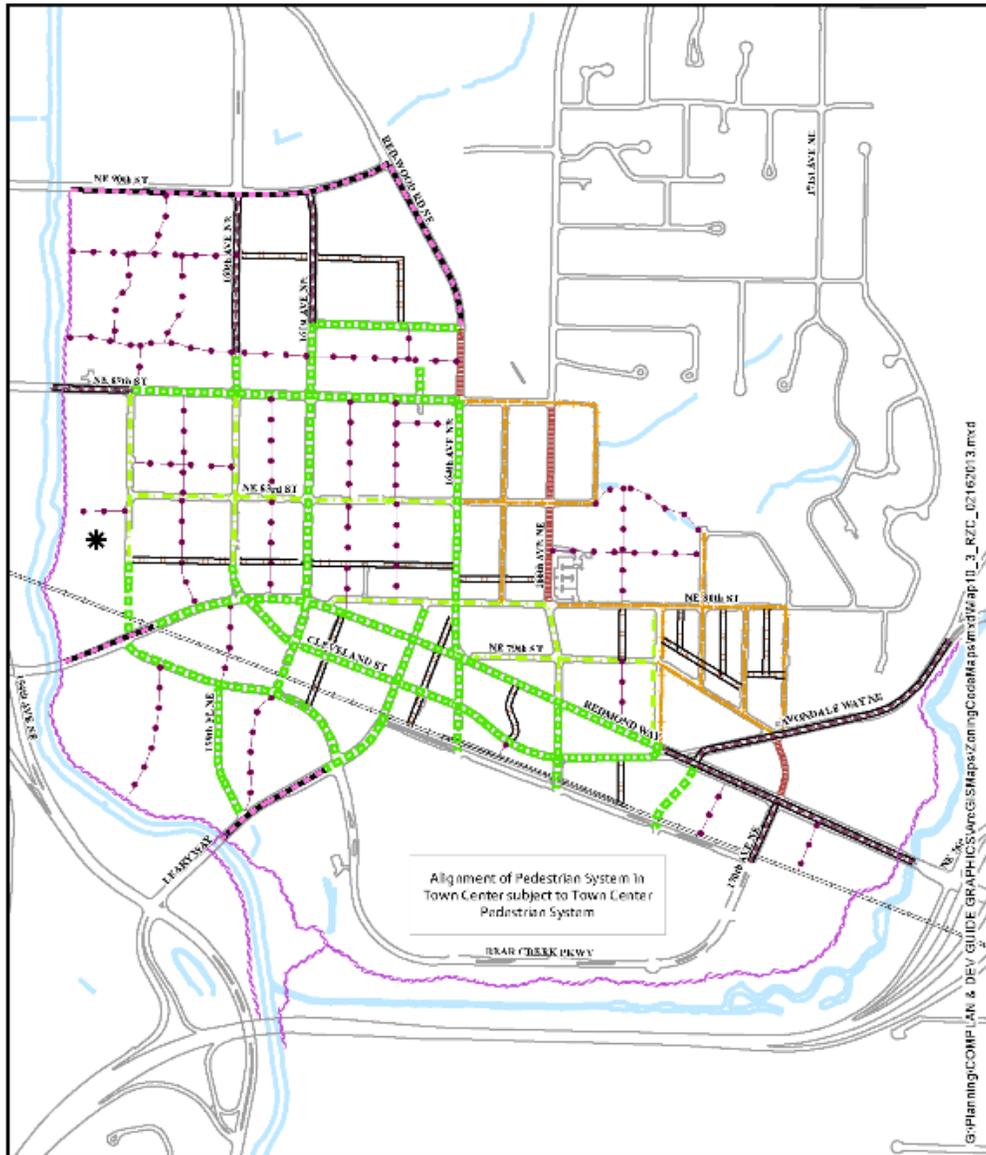
RZC 21.10 DOWNTOWN REGULATIONS

21.10.150 Pedestrian System

- A. **Purpose.** The purpose of the Downtown pedestrian system is to:
1. Provide safe pedestrian routes removed from traffic;
 2. Enhance the appearance of buildings and their settings;
 3. Provide a unified design element to complement varying architectural styles;
 4. Soften the appearance of parking lots and service storage areas; and
 5. Provide for the planting of street trees and other vegetation appropriate for an urban setting.
- B. **Installation of Pedestrian System.** The various components of the pedestrian system are shown on Map 10.3, Downtown Pedestrian System; the tables and graphics included in RZC 21.10.150.C, *Pedestrian System Description*; Map 10.4, Town Center Pedestrian System; and the table in RZC 21.10.150.O, *Downtown Streets Cross Sections*, all of which are incorporated as a part of this section. As property is developed or redeveloped, corresponding portions of the systems shall be installed or otherwise provided for by the property owner/developer. The setback zone specifies the minimum distance measured from the back of sidewalk. Where the setback zone is specified as zero feet, the building shall be built to the back of the sidewalk. The mid-block segments shown on the map represent desired connections between blocks. In order to provide flexibility, the actual alignment shall be determined through the site plan land use permit process.



Map 10.3
Downtown Pedestrian System



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- Legend**
- Type I: A 14-foot urban walkway with 4-foot tree canopy and pedestrian amenities, an 8-foot sidewalk and a 2-foot setback area for planters and building modulation.
 - Type II: A 14-foot urban walkway with 4-foot tree canopy, no pedestrian amenities, an 8-foot sidewalk and a 2-foot setback area for planters and building modulation.
 - Residential uses may be utilized on sites. Heritage landmark front of Type II Pedestrian System per multi-family regulations for Old Town, downtown, Bear Creek, downtown, Park, downtown, downtown and downtown, RZC 21.1.D.
 - Type III: A 25-foot landscaped walkway with a 5-foot sidewalk for street trees, a 6-foot sidewalk, and 14-foot of landscaped planters.
 - Type IV: A 20-foot landscaped walkway with a 5-foot sidewalk for street trees, 8-foot sidewalk, and 14-foot of landscaped planters.
 - Type V: A 30-foot landscaped walkway with 5-foot planter strip for trees, 8-foot sidewalk and 17-foot of planter/plaza area.
 - DRM Pedestrian Transit Hub and
 - Type VI: A 20-foot landscaped walkway with 14-foot tree canopy, 5-foot sidewalk and 8-foot of planter/plaza area.
 - Type VII: A 10-foot wide shared pedestrian and wheelchair.
 - Type VIII: A 12-foot wide, trail following natural elements and on trees and streams, with pedestrian amenities at building exits.
 - Type IX: A pedestrian path that can be used at a combination of the following three or more: 1) A 30-foot-wide multi-use path with an 8-foot sidewalk on the middle and 11 feet of landscaped plaza on each side; 2) A 14-foot wide pathway when passing through a portal of a building that is at least 10 feet in height clearance and is walk-in straight; 3) The portal is a 14-foot wide, no less than 10 feet high, and the gateway is at least 20 feet wide and is paved with a textured surface; or 4) A path is not painted to indicate that it is also a pedestrian path. Public access to the plaza area shall be in either at the ends of the path.

Map 10.3
Downtown Pedestrian System
 Effective: February 16, 2013

Notes: On Lot 6 of the Redmond Center East Subdivision, the 14-foot sidewalk up to the sidewalk edge of the Type II Pedestrian System shall be 20 feet wide to meet RZC.

C. **Pedestrian System Description.** The table and graphics below depict the various pedestrian system cross sections that are called out in the corresponding Map 10.3, Downtown Pedestrian System, above. Pedestrian System Types I through VI are grouped together in a common table as they are located along street fronts. **Pedestrian System Type VII has no standard specification as specific design details will be in conjunction with future redevelopment in order to create a shared space environment that facilitates placemaking.**



**Table 21.10.150A
Downtown Pedestrian System: Cross-Section Dimensions**

Cross Section	Setback Zone	Ped. Zone		Roadway	Ped. Zone		Setback Zone
		Sidewalk	5-foot Planting Strip or 4-foot Furniture Zone with Tree Grates		5-foot Planting Strip or 4-foot Furniture Zone with Tree Grates	Sidewalk	
I	2	8	4		4	8	2
II	2	8	4		4	8	2
III	14	6	5		5	6	14
IV	7	8	5		5	8	8
V	17	8	5		5	8	17
VI	8	8	4		4	8	8



Figure 21.10.150B
Type VII – A 30-foot-wide combination walkway/vehicular lane

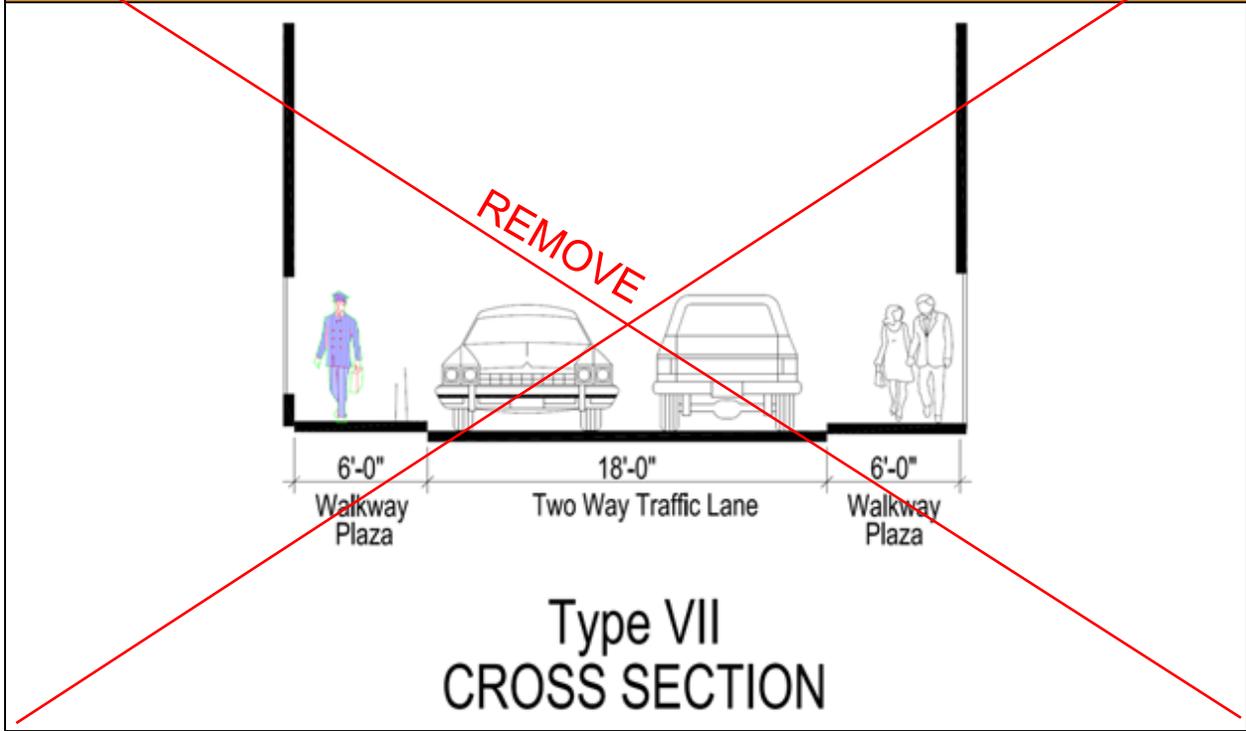


Figure 21.10.150C
Type VIII – A 12-foot asphalt trail following natural elements, such as rivers and streams, with pedestrian connection to buildings.

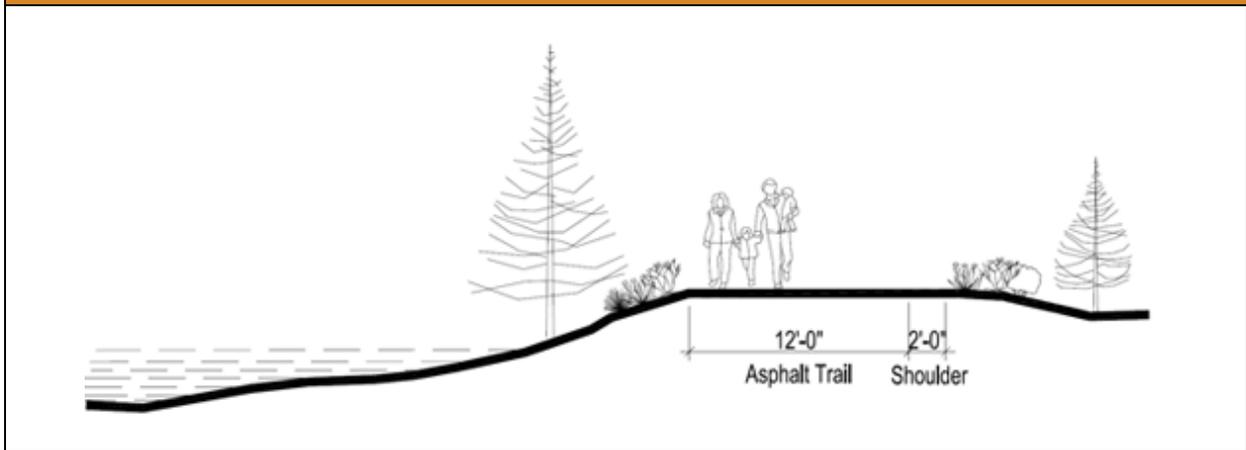
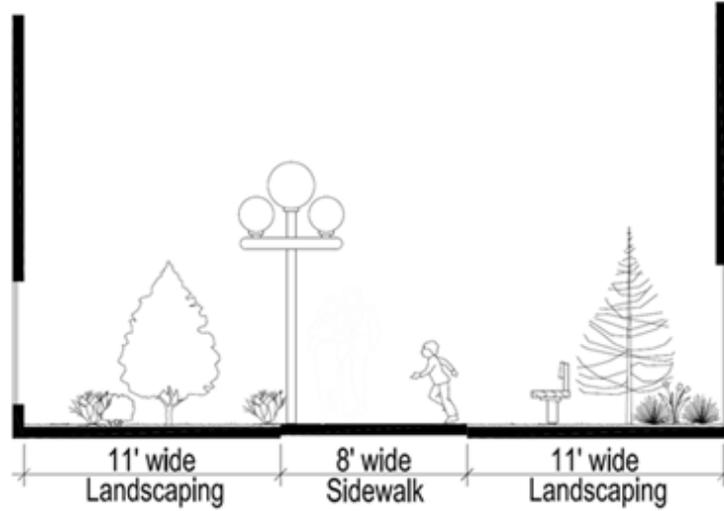




Figure 21.10.150D

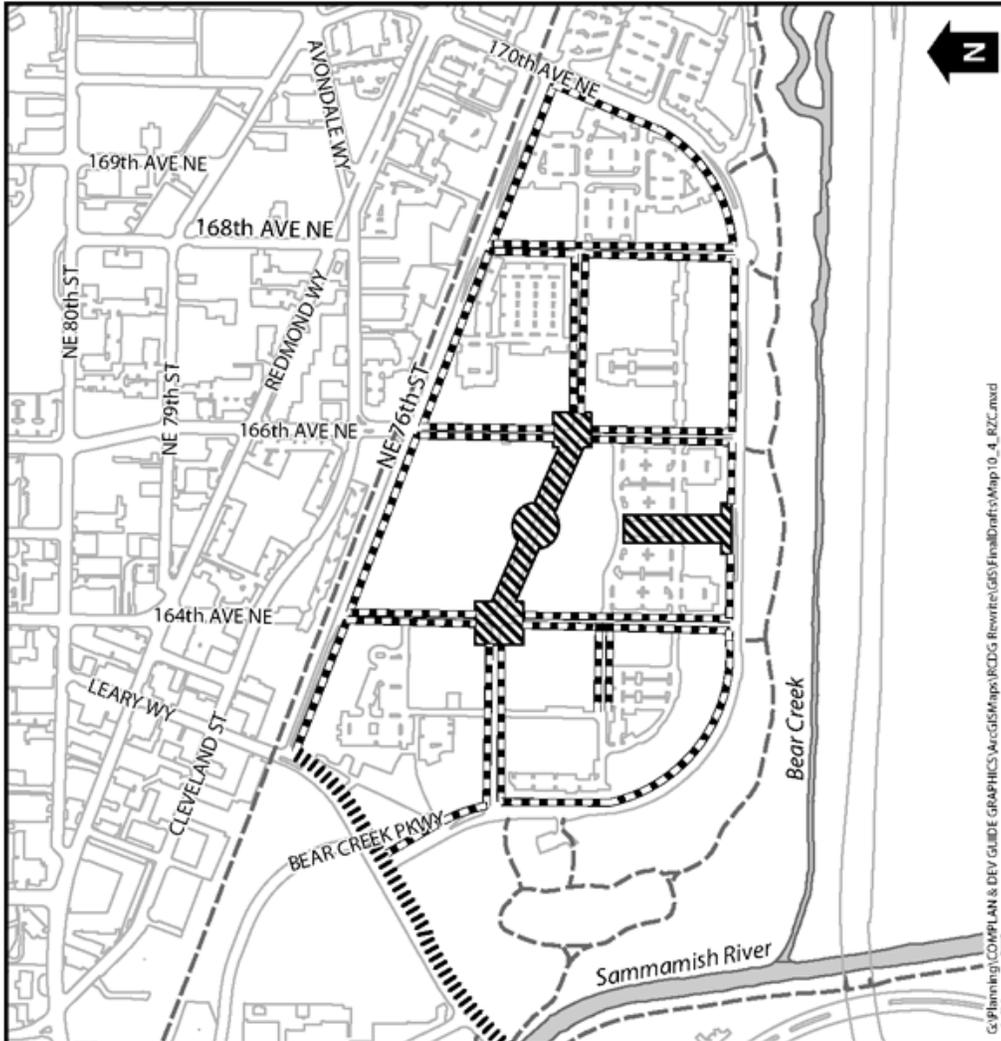
Type IX - A 30-foot-wide mid-block pathway with an 8-foot sidewalk in the middle and 11 feet of landscaping/plaza on each side.



TYPE IX CROSS SECTION



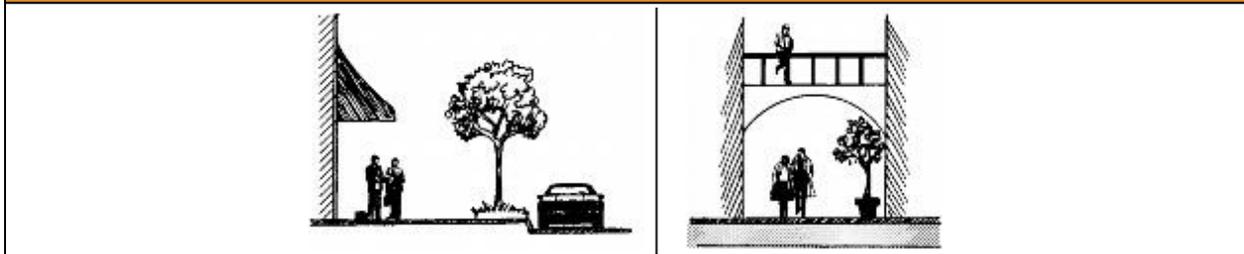
Map 10.4
Town Center Pedestrian System



- D. **Easements/Dedications.** Where a pedestrian system walkway exists or is required outside of a public right-of-way, an easement or the dedication to the City of Redmond may be required to provide continuity of the walkway to adjoining property. In case of dedication, residential density shall be calculated based on pre-dedication lot area.
- E. **Permitted Encroachments.** Upper floors of buildings, marquees, potted plants, awnings, blade signs, and roof projections may extend over the pedestrian system when the encroachment is integrated into the pedestrian system by providing a covered walkway, plaza, or it otherwise complements pedestrian activities. Buildings, marquees, and roof projections may extend over pedestrian systems when the encroachment is integrated into the pedestrian system by providing a covered walkway, plaza, or it otherwise complements pedestrian activities.

Figure 21.10.150E

Buildings, marquees, and roof projections may extend over pedestrian systems when the encroachment is integrated into the pedestrian system by providing a covered walkway, plaza, or it otherwise complements pedestrian activities.



- F. **Width Measured from Back of Curb.** Where a pedestrian system adjoins a public street, the system's width shall be measured from the back of the existing or proposed curb.
- G. **Construction Standards.** Construction standards for sidewalks are identified in the City of Redmond's Standard Specifications and Details.
- H. **Driveway Crossings.** Driveways crossing the pedestrian system shall be minimized and joint use of driveways required, when feasible, to separate vehicles and pedestrians. Areas in driveways will not be calculated as part of the area required to be landscaped in the pedestrian system.
- I. **Access to Buildings.** Pedestrian access from the primary building to the pedestrian system along the street shall not be interrupted by vehicular circulation, parking, or other elements that discourage pedestrian use.
- J. **Interior Block Pedestrian System.** Interruptions of mid-block pedestrian systems by vehicular circulation or parking are not permitted.
- K. **Variations Not Meeting Standards.** Variations in the pedestrian system that do not meet minimum standards may be approved by the Technical Committee. Variations may be allowed after consideration of the following factors:
1. Existing right-of-way available to meet standards;
 2. Existing buildings encroaching in linkage area;
 3. Pedestrian and vehicular volumes anticipated;
 4. Existing vegetation;



5. Disruption of system continuity;
 6. Accessibility to buildings.
- L. **Street Trees Generally.** Street trees within the Downtown neighborhood shall be provided according to guidelines on file with the Planning Department. As property is developed or redeveloped, trees shall be installed or otherwise provided for by the property owner/developer. Where no guidance is available, refer to RZC [21.32.090](#) Street Trees, for standards.
- M. **Requirements for Street Trees.**
1. Location. Trees shall be spaced according to guidelines on file with the Planning Department. Trees shall be planted in planter strips where they exist or are required per this section RZC 21.10.150, Pedestrian System. Where sidewalks are required to be contiguous with street curbs, trees shall be planted in irrigated tree wells, with City-approved root barriers, next to the street. Street trees may be grouped in larger planters near the curb, if found more appropriate through the Administrative Design Flexibility process. Street trees that cannot be placed next to the street due to inadequate planter strip width, street furniture, driveways, or utilities shall be planted in the abutting yard area.
 2. Street trees shall be planted according to guidelines outlined in [RZC 21.32](#), *Landscaping*.
- N. **Downtown Street Cross Sections.**
1. Guidelines for Application.
 - a. The Technical Committee shall review and approve each component of the street cross section on a project by project basis and has the authority to alter street cross section widths and uses.
 - b. Street cross section widths apply at the middle of the block.
 - i. The widths and existence of each component may vary at intersections, as determined by the Technical Committee.
 - ii. Intersection design shall be based upon the Pedestrian System Plan, Bicycle System Plan, and Design Guidance chapters of the Transportation Master Plan; Bicycle Facilities Design Manual; the City's Construction Specifications in RZC Appendix 2, Construction Specification and Design Standards for Streets and Access; and any corridor study adopted by the City Council for the street(s) in question.
 - c. Dedicated right-of-way shall be 60 feet, except in cases where there is more than one general purpose lane going the same direction, wherein the dedicated right-of-way shall be determined by the Technical Committee. Any sidewalk width required by Map 10.3, Downtown Pedestrian System, exceeding the required right-of-way shall be provided through an easement.
 - d. Provisions of medians and left turn lane access shall be determined on a project-by-project basis, based on traffic speeds, volumes, and collision history, and using recognized engineering standards, such as those published by AASHTO, ITE, or other recognized authority.
 - e. Utilities, such as power, telephone, and cable, shall be placed under the sidewalk.
 - f. When designing multimodal corridors refer to the Modal Corridors section of the Transportation Master Plan. Corridors shall support all modes.



g. See RZC 21.52.030.F, *Required Public Improvements*, to review additional options and requirements.

O. Downtown Streets Cross Sections.

Table 21.10.150B Downtown Streets Cross Sections												
Street	From	To	Southbound/Westbound				Northbound/Eastbound				Mid-Block Right-of-Way Width	Curb-to-Curb Width
			Street									
			On-Street Parking Width	Bike Lane Width	General Purpose Lanes Width	Median / Two Way Turn Lane Width	General Purpose Lanes Width	Bike Lanes Width	On-Street Parking Width			
158th Ave NE	NE 85th St	NE 83rd St	8	0	14	0	14	0	8	60	44	
158th Ave NE	NE 83rd St	Redmond Way	18	0	11	0	11	0	8	60	48	
159th Pl NE	Bear Creek Parkway	Leary Way	8	0	11	0	11	0	8	60	38	
160th Ave NE	NE 90th St	NE 85th St	8	0	12	12	12	0	0	60	44	
160th Ave NE	NE 85th St	NE 83rd St	8	0	14	0	14	0	8	60	44	
160th Ave NE	NE 83rd St	Redmond Way	0	0	11	11	11	0	0	60	33	
161st Ave NE	NE 90th St	NE 87th St	0	5.5	11	11	11	5.5	0	60	44	
161st Ave NE	NE 87th St	Redmond Way	0	6	12	12	12	6	8	60	56	
161st Ave NE	Redmond Way	Bear Creek Parkway	8	5.5	12	0	12	5.5	8	60	51	
164th Ave NE/ Red-Wood Rd	NE 90th St	NE 80th St	0	5.5	11	11	11	5.5	0	60	44	
164th Ave NE	NE 80th St	Redmond Way	0	0	12	12	12	0	0	60	36	
164th Ave NE	Redmond Way	NE 76th St	8	0	12	0	12	0	8	60	40	
165th Ave NE	NE 85th St	NE 80th St	8	0	11	0	11	0	8	60	38	
166th Ave NE	NE 85th St	NE 76th St	0	5.5	11	11	11	5.5	0	60	44	
167th Ave NE	NE 85th St	NE 83rd St	0	0	11	0	11	0	8	60	30	
168th Ave NE	NE 80th St	Redmond Way	8	0	14	0	14	0	8	60	44	
169th Ave NE	NE 82nd St	NE 79th St	8	0	12	0	12	0	8	60	40	
170th Ave NE	NE 80th St	NE 79th St	8	0	11	0	11	0	8	60	38	



170th PI NE	NE 80th St	Avondale Way	8	0	11	0	11	0	8	60	38
170th PI NE	Avondale Way	Redmond Way	0	0	11	12	11	0	0	60	34
Leary Way	NE 80th St	Cleveland St	8	0	12	0	12	0	8	60	40
Leary Way	Cleveland St	BNSF	0	0	11	11	11	0	0	60	33
Leary Way	BNSF	Bear Creek Parkway	0	0	12	12	24 (1)	0	0	78	48
Leary Way	Bear Creek Parkway	Sammamish River	0	0	24 (1)	0	24 (1)	0	0	72	48
Avondale Way	NE 80th St	Redmond Way	0	5.5	11	11	22 (1)	5.5	0	70	55
Avondale Way	Redmond Way	NE 76th St	0	0	11	12	11	0	0	60	34
NE 79th St	Redmond Way	168th Ave NE	8	0	12	0	12	0	8	60	40
NE 79th St	168th Ave NE	Avondale Way	8	0	13	0	13	0	8	60	42
NE 80th St	Redmond Way	Leary Way	8	0	14	0	14	0	8	60	44
NE 80th St	Leary Way	164th Ave NE	0	0	20	12	12	0	0	60	44
NE 80th St	164th Ave NE	170th PI NE	8	0	14	0	14	0	8	60	44
NE 83rd St	158th Ave NE	160th Ave NE	8	0	11	0	11	0	20	60	50
NE 83rd St	160th Ave NE	161st Ave NE	20	0	11	0	11	0	8	60	50
NE 83rd St	161st Ave NE	490 feet east of center of 161st Ave NE and NE 83rd Street intersection	12	0	14	0	14	0	12	60	52
NE 83rd St/Transit Center	490 feet east of center of 161st Ave NE and NE 83rd Street intersection	164th Ave NE	0	0	15	12	15	0	0	60	42
NE 83rd St	164th Ave NE	166th Ave NE	8	0	14	0	14	0	8	60	44
NE 83rd St	166th Ave NE	167th Ave NE	8	0	11	0	11	0	0	60	30
NE 85th St	Sammamish River	164th Ave NE	7	5	10.5	11	10.5	5	7	60	56
NE 85th St	164th Ave NE	166th Ave NE	0	5	11	12	11	5	0	60	44
NE 85th St	166th Ave NE	167th Ave NE	8	0	11	0	11	0	0	60	30
NE 87th St	161st Ave NE	164th Ave NE	8	0	16	0	16	0	8	60	48
NE 90th St	Sammamish River	161st Ave NE	0	5.5	22 (1)	0	22 (1)	5.5	0	82	55

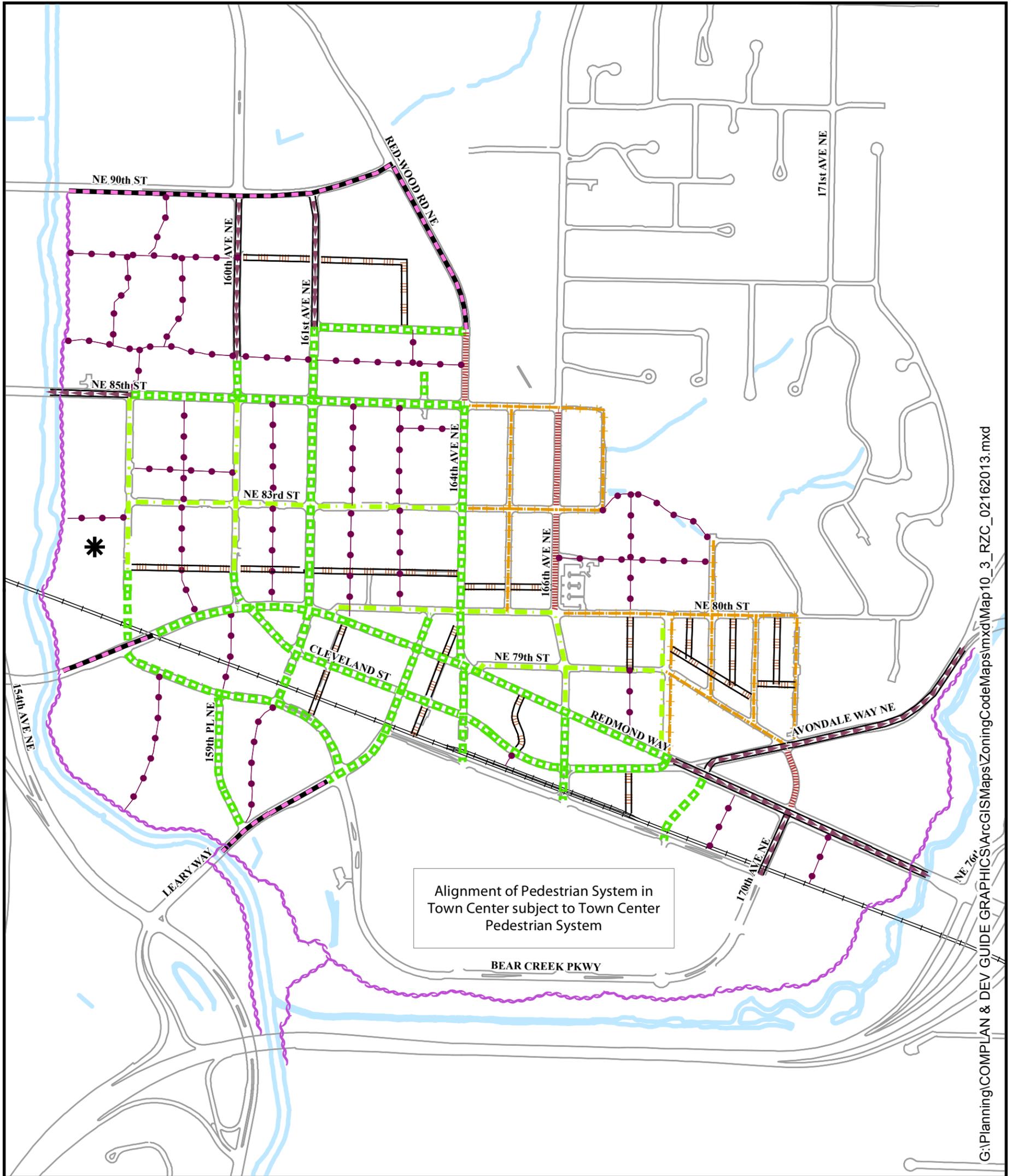


NE 90th St	161st Ave NE	164th Ave NE/ Red-Wood Rd	0	6	12	12	12	6	0	60	48
Redmond Way	Sammamish River	160th Ave NE	0	0	24 (1)	12	24 (1)	0	0	102	60
Redmond Way	160th Ave NE	168th Ave NE	10	0	11	11	11	0	10	60	53
Redmond Way	168th Ave NE	NE 76th St	0	0	26 (1)	24 (2)	26 (1)	0	0	100	76
Cleveland St	Redmond Way	Redmond Way	8	0	11	0	11	0	8	60	38
Bear Creek Parkway	Redmond Way	Leary Way	8	0	11	12	11	0	8	60	42
Bear Creek Parkway	Leary Way	Bear Creek Parkway/170th Ave NE	0	0	11	12	11	0	0	60	34
Bear Creek Parkway	Bear Creek Parkway/170th Ave NE	Redmond Way	0	0	24	12	24	0	0	85	60

- A. Width is taken up by two General Purpose lanes.
 B. Width is taken up by two turn lanes. Width may define business access and/or right-turn lanes

(Ord. 2679; Ord. 2803; Ord. 2958)

Effective on: 4/27/2019



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Legend

- Type I: A 14 foot urban walkway with 4-feet for tree grates and pedestrian amenities, an 8-foot sidewalk, and a 2 foot setback area for planters and building modulation.
- Type II: A 14 foot urban walkway with 4-feet for tree grates and pedestrian amenities, an 8-foot sidewalk, and a 2 foot setback area for planters and building modulation.
- Residential uses may be allowed on street frontage (ground floor) of Type II Pedestrian Streets per multi-family regulations for Old Town, Anderson Park, Bear Creek, Sammamish Trail, Town Square, River Bend and River Trail zones, RZC 21.10.
- Type III: A 25-foot landscaped walkway with a 5-foot parkway for street trees, a 6-foot sidewalk, and 14-feet of landscaped yard area.
- Type IV: A 20-foot landscaped walkway with a 5-foot parkway for street trees, 8-foot sidewalk, and 7-feet of planting/plaza area.
- Type V: A 30-foot landscaped walkway with 5-foot planter strip for trees, 8-foot sidewalk and 17-feet of planting/plaza area.
- Type VI: A 20-foot landscaped walkway with 4-feet for tree grates, 8-foot sidewalk and 8-feet of planting/plaza area.
- Type VII: A 30-foot wide shared pedestrian and vehicular lane street for pedestrian and vehicular access.
- Type VIII: A 12-foot asphalt trail following natural elements such as rivers and streams, with pedestrian orientation on building side.
- Type IX: A pedestrian path that can be one of, or a combination of, the following three standards:
 1) A 30-foot-wide mid-block pathway with an 8-foot sidewalk in the middle and 11 feet of landscaping/plaza on each side when outdoors between buildings.
 2) A 14-foot-wide pathway when passing through a portal of a building that is at least 10 feet in height clearance and is well lit at night.
 3) The portal path is also allowed to be located on vehicular driveways when the ceiling height is at least 10 feet high, and the driveway is at least 20 feet wide and is paved with a textured concrete or pavers (not painted) to indicate that it is also a pedestrian path. Public access signage/plaques shall be installed at both ends of the path.
- BNSF Railroad: Future urban trail

Map 10.3 Downtown Pedestrian System

Effective: ~~February 16, 2013~~
Insert date effective

Miles

*Note: On Lot 6 of the Redmond Center Plat, buildings need not be located up to the sidewalk edge of the Type V Pedestrian System that is to about Lot 6's east edge.



ARTICLE I ZONE BASED REGULATIONS

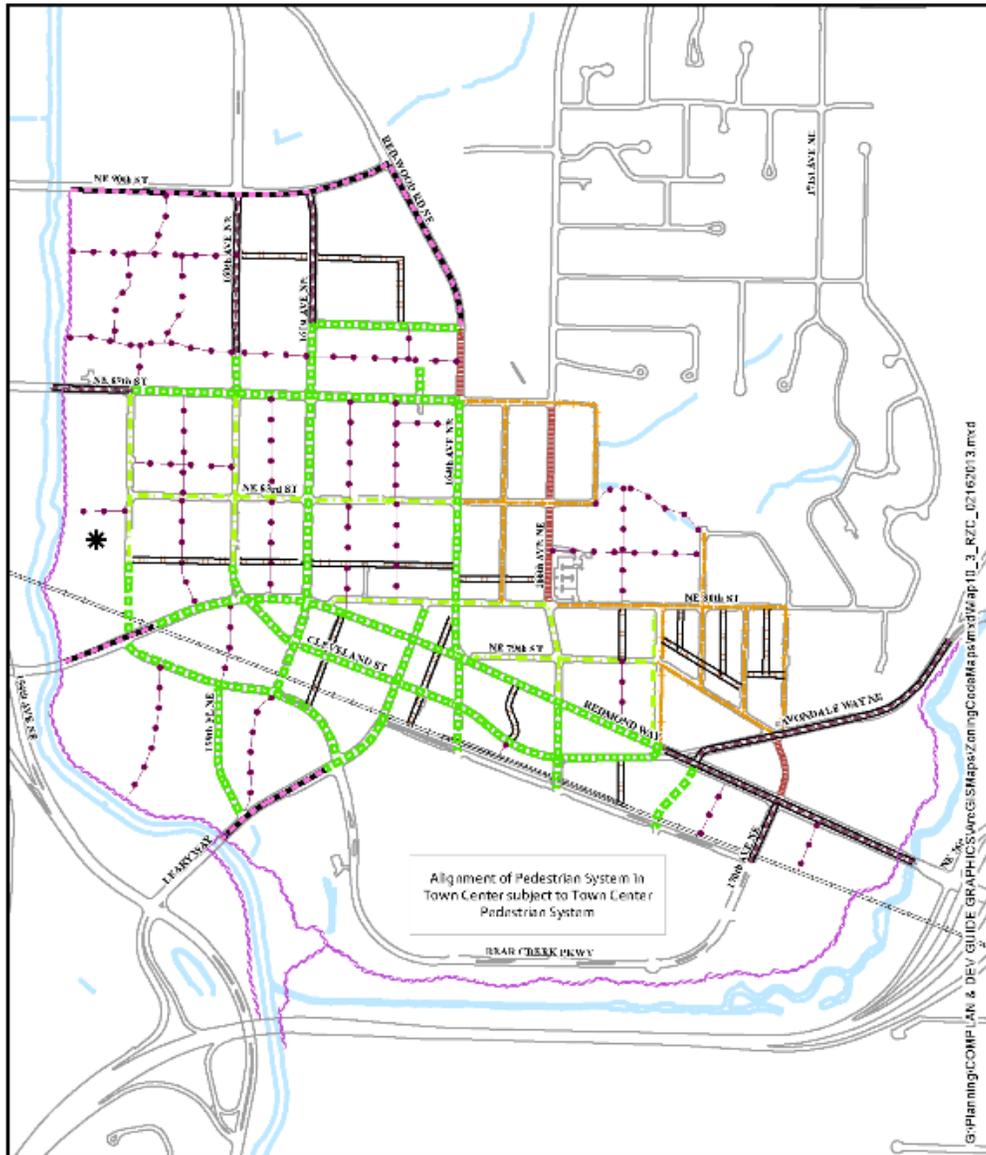
RZC 21.10 DOWNTOWN REGULATIONS

21.10.150 Pedestrian System

- A. **Purpose.** The purpose of the Downtown pedestrian system is to:
1. Provide safe pedestrian routes removed from traffic;
 2. Enhance the appearance of buildings and their settings;
 3. Provide a unified design element to complement varying architectural styles;
 4. Soften the appearance of parking lots and service storage areas; and
 5. Provide for the planting of street trees and other vegetation appropriate for an urban setting.
- B. **Installation of Pedestrian System.** The various components of the pedestrian system are shown on Map 10.3, Downtown Pedestrian System; ~~the tables and graphics included in RZC 21.10.150.C, Pedestrian System Description; Map 10.4, Town Center Pedestrian System; and the table in RZC 21.10.150.0, Downtown Streets Cross Sections,~~ all of which are incorporated as a part of this section. As property is developed or redeveloped, corresponding portions of the systems shall be installed or otherwise provided for by the property owner/developer. The setback zone specifies the minimum distance measured from the back of sidewalk. Where the setback zone is specified as zero feet, the building shall be built to the back of the sidewalk. The mid-block segments shown on the map represent desired connections between blocks. In order to provide flexibility, the actual alignment shall be determined through the site plan land use permit process.



Map 10.3
Downtown Pedestrian System



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Legend

- Type I: A 14-foot urban walkway with 4-foot for tree canopy and pedestrian amenities, an 8-foot sidewalk and a 2-foot setback area for planters and building modulation.
- Type II: A 14-foot urban walkway with 4-foot for tree canopy, no pedestrian amenities, an 8-foot sidewalk and a 2-foot setback area for planters and building modulation.
- *Residential use may be utilized on sites. Heritage landmark front of Type II Pedestrian System per multi-family regulations for Old Town, American Park, Bear Creek, Summerlin, Park Town Square, Stone Island and Blue Leaf homes, RZC 21.12.*
- Type III: A 25-foot landscaped walkway with a 5-foot sidewalk for street trees, a 6-foot sidewalk, and 14-foot of landscaped yard area.
- Type IV: A 20-foot landscaped walkway with a 5-foot sidewalk for street trees, 8-foot sidewalk, and 14-foot of planters/plaza area.
- Type V: A 30-foot landscaped walkway with 5-foot planter strip for trees, 8-foot sidewalk and 17-foot of planter/plaza area.
- BMS Pedestrian Transit Hub and

- Type VI: A 20-foot landscaped walkway with 14-foot for tree canopy, 5-foot sidewalk and 8-foot of planter/plaza area.
- Type VII: A 10-foot wide shared pedestrian and wheelchair.
- Type VIII: A 12-foot walkway, trail following natural streambeds, on or off street, and stream, with pedestrian amenities at building side.
- Type IX: A pedestrian path that can be used in a combination of the following three methods:
 1. A 30-foot-wide multi-use path with an 8-foot sidewalk on the middle and 11 feet of landscaped plaza on each side, often continuous between buildings.
 2. A 14-foot wide pathway when passing through a portal of a building that is at least 10 feet in height clearance and walk in straight.
 3. The portal path is clear, unobstructed, no less than 10 feet high, and the gateway is at least 20 feet wide and is paved with a textured concrete or porous material pointed to indicate that it is also a pedestrian path. Public access to playgrounds shall be provided at the ends of the path.

Map 10.3 Downtown Pedestrian System

Effective: February 16, 2013

Notes: On Lot 16 of the Redmond Center East Subdivision will be located up to the sidewalk width of the Type I Pedestrian System and to 200 feet of the road edge.

C. **Pedestrian System Description.** The table and graphics below depict the various pedestrian system cross sections that are called out in the corresponding Map 10.3, Downtown Pedestrian System, above. Pedestrian System Types I through VI are grouped together in a common table as they are located along street fronts.

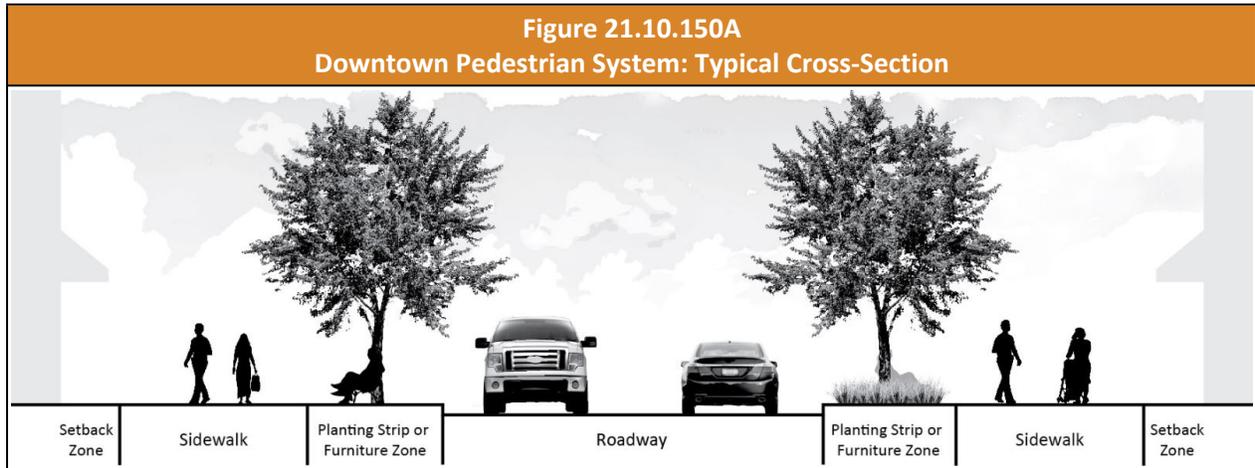


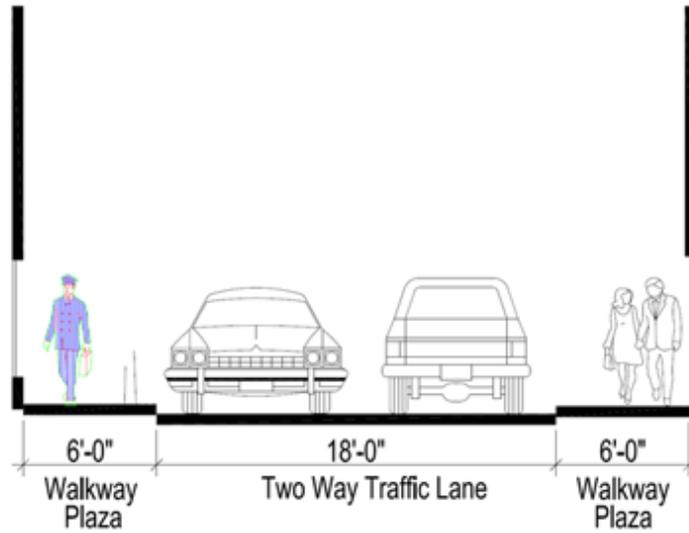
Table 21.10.150A
Downtown Pedestrian System: Cross-Section Dimensions

Cross Section	Setback Zone	Ped. Zone		Roadway	Ped. Zone		Setback Zone
		Sidewalk	5-foot Planting Strip or 4-foot Furniture Zone with Tree Grates		5-foot Planting Strip or 4-foot Furniture Zone with Tree Grates	Sidewalk	
I	2	8	4		4	8	2
II	2	8	4		4	8	2
III	14	6	5		5	6	14
IV	7	8	5		5	8	8
V	17	8	5		5	8	17
VI	8	8	4		4	8	8



Figure 21.10.150B

Type VII – A 30-foot-wide combination walkway/vehicular lane



Type VII CROSS SECTION

Figure 21.10.150C

Type VIII – A 12-foot asphalt trail following natural elements, such as rivers and streams, with pedestrian connection to buildings.

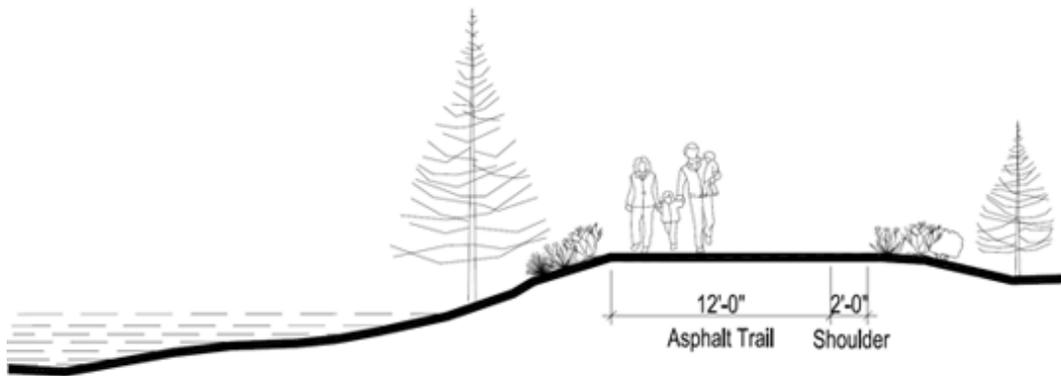
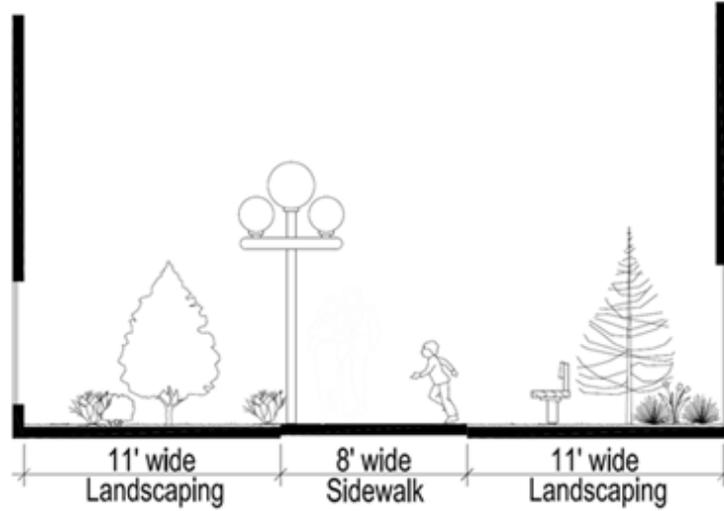




Figure 21.10.150D

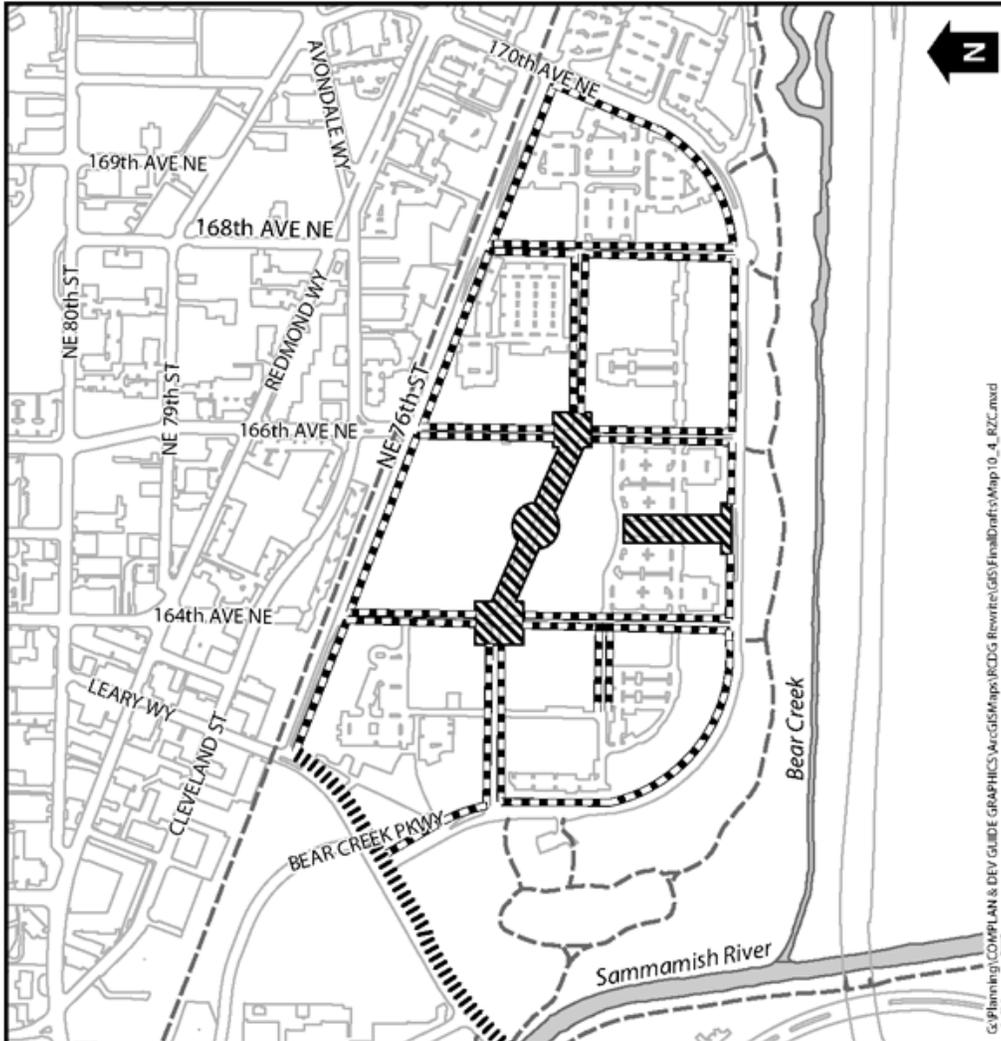
Type IX - A 30-foot-wide mid-block pathway with an 8-foot sidewalk in the middle and 11 feet of landscaping/plaza on each side.



TYPE IX CROSS SECTION



Map 10.4
Town Center Pedestrian System



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Legend		Type I Walkway per
		13-foot sidewalk with street trees when building faces street; 20-foot linkage when parking lot faces street. Such linkage will include a 10-foot sidewalk and a 10-foot parkway planter. An 18-foot linkage, including a 5-foot sidewalk, is required along the north side of Bear Creek Parkway where adjacent to the open space. Sidewalk widths may increase at street intersections due to curb projections, and will be located to improve pedestrian access.
		Trail: 10-foot paved trail.
		Plaza: Sidewalk standards may be increased at plaza areas to reflect increased pedestrian activity, subject to Site Plan Revisions.

**Map 10.4
Town Center
Pedestrian System**
Effective: April 16, 2011

0 500 1,000
Feet

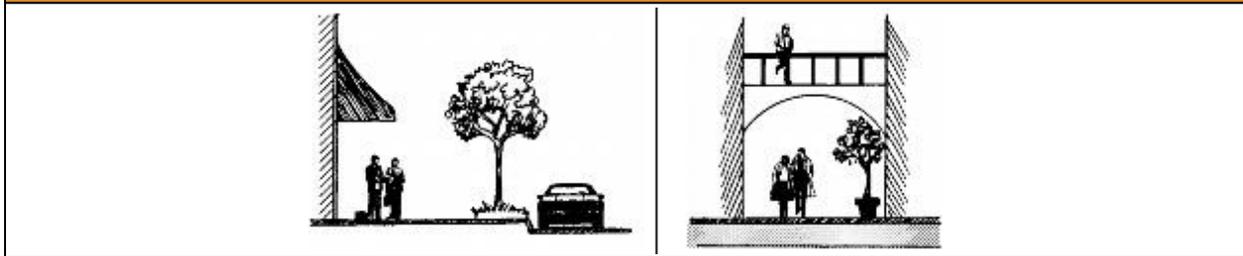
Note: Online users may click the map for a full-size version in PDF format.



- D. **Easements/Dedications.** Where a pedestrian system walkway exists or is required outside of a public right-of-way, an easement or the dedication to the City of Redmond may be required to provide continuity of the walkway to adjoining property. In case of dedication, residential density shall be calculated based on pre-dedication lot area.
- E. **Permitted Encroachments.** Upper floors of buildings, marquees, potted plants, awnings, blade signs, and roof projections may extend over the pedestrian system when the encroachment is integrated into the pedestrian system by providing a covered walkway, plaza, or it otherwise complements pedestrian activities. Buildings, marquees, and roof projections may extend over pedestrian systems when the encroachment is integrated into the pedestrian system by providing a covered walkway, plaza, or it otherwise complements pedestrian activities.

Figure 21.10.150E

Buildings, marquees, and roof projections may extend over pedestrian systems when the encroachment is integrated into the pedestrian system by providing a covered walkway, plaza, or it otherwise complements pedestrian activities.



- F. **Width Measured from Back of Curb.** Where a pedestrian system adjoins a public street, the system's width shall be measured from the back of the existing or proposed curb.
- G. **Construction Standards.** Construction standards for sidewalks are identified in the City of Redmond's Standard Specifications and Details.
- H. **Driveway Crossings.** Driveways crossing the pedestrian system shall be minimized and joint use of driveways required, when feasible, to separate vehicles and pedestrians. Areas in driveways will not be calculated as part of the area required to be landscaped in the pedestrian system.
- I. **Access to Buildings.** Pedestrian access from the primary building to the pedestrian system along the street shall not be interrupted by vehicular circulation, parking, or other elements that discourage pedestrian use.
- J. **Interior Block Pedestrian System.** Interruptions of mid-block pedestrian systems by vehicular circulation or parking are not permitted.
- K. **Variations Not Meeting Standards.** Variations in the pedestrian system that do not meet minimum standards may be approved by the Technical Committee. Variations may be allowed after consideration of the following factors:
 - 1. Existing right-of-way available to meet standards;
 - 2. Existing buildings encroaching in linkage area;
 - 3. Pedestrian and vehicular volumes anticipated;
 - 4. Existing vegetation;



5. Disruption of system continuity;
 6. Accessibility to buildings.
- L. **Street Trees Generally.** Street trees within the Downtown neighborhood shall be provided according to guidelines on file with the Planning Department. As property is developed or redeveloped, trees shall be installed or otherwise provided for by the property owner/developer. Where no guidance is available, refer to RZC [21.32.090](#) Street Trees, for standards.
- M. **Requirements for Street Trees.**
1. Location. Trees shall be spaced according to guidelines on file with the Planning Department. Trees shall be planted in planter strips where they exist or are required per this section RZC 21.10.150, Pedestrian System. Where sidewalks are required to be contiguous with street curbs, trees shall be planted in irrigated tree wells, with City-approved root barriers, next to the street. Street trees may be grouped in larger planters near the curb, if found more appropriate through the Administrative Design Flexibility process. Street trees that cannot be placed next to the street due to inadequate planter strip width, street furniture, driveways, or utilities shall be planted in the abutting yard area.
 2. Street trees shall be planted according to guidelines outlined in [RZC 21.32](#), *Landscaping*.
- N. **Downtown Street Cross Sections.**
1. Guidelines for Application.
 - a. The Technical Committee shall review and approve each component of the street cross section on a project by project basis and has the authority to alter street cross section widths and uses. *, as detailed in RZC Appendix 2A, Downtown Street Requirements,*
 - b. Street cross section widths^a apply at the middle of the block.
 - i. The widths and existence of each component may vary at intersections, as determined by the Technical Committee.
 - ii. Intersection design shall be based upon the Pedestrian System Plan, Bicycle System Plan, and Design Guidance chapters of the Transportation Master Plan; Bicycle Facilities Design Manual; the City's Construction Specifications in RZC Appendix 2, Construction Specification and Design Standards for Streets and Access; and any corridor study adopted by the City Council for the street(s) in question.
 - c. Dedicated right-of-way shall be 60 feet, except in cases where there is more than one general purpose lane going the same direction, wherein the dedicated right-of-way shall be determined by the Technical Committee. Any sidewalk width required by Map 10.3, Downtown Pedestrian System, exceeding the required right-of-way shall be provided through an easement.
 - d. Provisions of medians and left turn lane access shall be determined on a project-by-project basis, based on traffic speeds, volumes, and collision history, and using recognized engineering standards, such as those published by AASHTO, ITE, or other recognized authority.
 - e. Utilities, such as power, telephone, and cable, shall be placed under the sidewalk.
 - f. When designing multimodal corridors refer to the Modal Corridors section of the Transportation Master Plan. Corridors shall support all modes.



g. See RZC 21.52.030.F, Required Public Improvements, to review additional options and requirements.

Table Moved to Appendix 2A (see other attachment)

~~O. Downtown Streets Cross Sections.~~

**Table 21.10.150B
Downtown Streets Cross Sections**

Street	From	To	Southbound/Westbound		Northbound/Eastbound					Mid-Block Right-of-Way Width	Curb-to-Curb Width
			Street								
			On-Street Parking Width	Bike Lane Width	General Purpose Lanes Width	Median / Two Way Left Turn Lane Width	General Purpose Lanes Width	Bike Lanes Width	On-Street Parking Width		
158th Ave NE	NE 85th St	NE 83rd St	8	0	14	0	14	0	8	60	44
158th Ave NE	NE 83rd St	Redmond Way	18	0	11	0	11	0	8	60	48
159th Pl NE	Bear Creek Parkway	Leary Way	8	0	11	0	11	0	8	60	38
160th Ave NE	NE 90th St	NE 85th St	8	0	12	12	12	0	0	60	44
160th Ave NE	NE 85th St	NE 83rd St	8	0	14	0	14	0	8	60	44
160th Ave NE	NE 83rd St	Redmond Way	0	0	11	11	11	0	0	60	33
161st Ave NE	NE 90th St	NE 87th St	0	5.5	11	11	11	5.5	0	60	44
161st Ave NE	NE 87th St	Redmond Way	0	6	12	12	12	6	8	60	56
161st Ave NE	Redmond Way	Bear Creek Parkway	8	5.5	12	0	12	5.5	8	60	51
164th Ave NE/ Red-Wood Rd	NE 90th St	NE 80th St	0	5.5	11	11	11	5.5	0	60	44
164th Ave NE	NE 80th St	Redmond Way	0	0	12	12	12	0	0	60	36
164th Ave NE	Redmond Way	NE 76th St	8	0	12	0	12	0	8	60	40
165th Ave NE	NE 85th St	NE 80th St	8	0	11	0	11	0	8	60	38
166th Ave NE	NE 85th St	NE 76th St	0	5.5	11	11	11	5.5	0	60	44
167th Ave NE	NE 85th St	NE 83rd St	0	0	11	0	11	0	8	60	30
168th Ave NE	NE 80th St	Redmond Way	8	0	14	0	14	0	8	60	44
169th Ave NE	NE 82nd St	NE 79th St	8	0	12	0	12	0	8	60	40
170th Ave NE	NE 80th St	NE 79th St	8	0	11	0	11	0	8	60	38



Redmond Zoning Code

170th PI NE	NE 80th St	Avondale Way	8	0	11	0	11	0	8	60	38
170th PI NE	Avondale Way	Redmond Way	0	0	11	12	11	0	0	60	34
Leary Way	NE 80th St	Cleveland St	8	0	12	0	12	0	8	60	40
Leary Way	Cleveland St	BNSF	0	0	11	11	11	0	0	60	33
Leary Way	BNSF	Bear Creek Parkway	0	0	12	12	24 (1)	0	0	78	48
Leary Way	Bear Creek Parkway	Sammamish River	0	0	24 (1)	0	24 (1)	0	0	72	48
Avondale Way	NE 80th St	Redmond Way	0	5.5	11	11	22 (1)	5.5	0	70	55
Avondale Way	Redmond Way	NE 76th St	0	0	11	12	11	0	0	60	34
NE 79th St	Redmond Way	168th Ave NE	8	0	12	0	12	0	8	60	40
NE 79th St	168th Ave NE	Avondale Way	8	0	13	0	13	0	8	60	42
NE 80th St	Redmond Way	Leary Way	8	0	14	0	14	0	8	60	44
NE 80th St	Leary Way	164th Ave NE	0	0	20	12	12	0	0	60	44
NE 80th St	164th Ave NE	170th PI NE	8	0	14	0	14	0	8	60	44
NE 83rd St	158th Ave NE	160th Ave NE	8	0	11	0	11	0	20	60	50
NE 83rd St	160th Ave NE	161st Ave NE	20	0	11	0	11	0	8	60	50
NE 83rd St	161st Ave NE	490 feet east of center of 161st Ave NE and NE 83rd Street intersection	12	0	14	0	14	0	12	60	52
NE 83rd St/Transit Center	490 feet east of center of 161st Ave NE and NE 83rd Street intersection	164th Ave NE	0	0	15	12	15	0	0	60	42
NE 83rd St	164th Ave NE	166th Ave NE	8	0	14	0	14	0	8	60	44
NE 83rd St	166th Ave NE	167th Ave NE	8	0	11	0	11	0	0	60	30
NE 85th St	Sammamish River	164th Ave NE	7	5	10.5	11	10.5	5	7	60	56
NE 85th St	164th Ave NE	166th Ave NE	0	5	11	12	11	5	0	60	44
NE 85th St	166th Ave NE	167th Ave NE	8	0	11	0	11	0	0	60	30
NE 87th St	161st Ave NE	164th Ave NE	8	0	16	0	16	0	8	60	48
NE 90th St	Sammamish River	161st Ave NE	0	5.5	22 (1)	0	22 (1)	5.5	0	82	55



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NE 90th St	161st Ave NE	164th Ave NE/ Red-Wood Rd	0	6	12	12	12	6	0	60	48
Redmond Way	Sammamish River	160th Ave NE	0	0	24 (1)	12	24 (1)	0	0	102	60
Redmond Way	160th Ave NE	168th Ave NE	10	0	11	11	11	0	10	60	53
Redmond Way	168th Ave NE	NE 76th St	0	0	26 (1)	24 (2)	26 (1)	0	0	100	76
Cleveland St	Redmond Way	Redmond Way	8	0	11	0	11	0	8	60	38
Bear Creek Parkway	Redmond Way	Leary Way	8	0	11	12	11	0	8	60	42
Bear Creek Parkway	Leary Way	Bear Creek Parkway/170th Ave NE	0	0	11	12	11	0	0	60	34
Bear Creek Parkway	Bear Creek Parkway/170th Ave NE	Redmond Way	0	0	24	12	24	0	0	85	60
<p>A. Width is taken up by two General Purpose lanes.</p> <p>B. Width is taken up by two turn lanes. Width may define business access and/or right-turn lanes</p>											

(Ord. 2679; Ord. 2803; Ord. 2958)

Effective on: 4/27/2019



APPENDICES

APPENDIX 2A. DOWNTOWN STREET REQUIREMENTS

Street Requirements is a guide to the horizontal layout of the various roadway features contained within the public right-of-way for each of the various street classifications in the Downtown zoning area. This appendix supplements RZC 21.10.150 Pedestrian Program of Downtown Regulations and has been approved by the Technical Committee. Refer to RZC 21.150.N for further application guidance.

A. Street Requirements. Street requirements apply to the following areas. Table 1 provides details of right-of-way and roadway cross sections. Pedestrian elements, including sidewalk and landscape details, are provided in RZC 21.10.150.

1. Right-of-Way. Right-of-way is the publicly owned area between private property lines. It includes transportation infrastructure for pedestrian, bicycle, and transit vehicle circulation. Some pedestrian infrastructure may also be accommodated in easements instead of right-of-way depending on site-specific characteristics.
2. Roadway. The roadway is measured from face-of-curb to face-of-curb within the right-of-way. It includes travel and turn lanes and may include curbside parking and striped bike lanes or cycle tracks. For shared streets, a curb may not separate the roadway from the sidewalk. In this case, the transition between the two areas will generally be marked by other features such as bollards, different hardscape surface materials, or in other ways.
3. Landscape/Bioretenention. The landscape/bioretenention area is located between the curb and sidewalk and may include traditional landscaping, bioretenention cells or a combination of the two.
4. Sidewalks. Sidewalks are measured from development property line to edge of landscape strips and bioretenention zones within the right-of-way. Sidewalks and landscape strips and bioretenention areas may also be located partially or entirely within easements depending on site-specific characteristics.

Street	From	To	Southbound/Westbound		Northbound/Eastbound					Mid-Block Right-of-Way Width	Curb-to-Curb Width	
			Roadway									
			On-Street Parking Width	Bike Lane Width	General Purpose Lanes Width	Median / Two Way Turn Lane Width	General Purpose Lanes Width	Bike Lanes Width	On-Street Parking Width			
158th Ave NE	NE 85th St	NE 83rd St	8	0	14	0	14	0	8	60	44	
158th Ave NE	NE 83rd St	Redmond Way	18	0	11	0	11	0	8	60	48	



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159th PI NE	Bear Creek Parkway	Leary Way	8	0	11	0	11	0	8	60	38
160th Ave NE	NE 90th St	NE 85th St	8	0	12	12	12	0	0	60	44
160th Ave NE	NE 85th St	NE 83rd St	8	0	14	0	14	0	8	60	44
160th Ave NE	NE 83rd St	Redmond Way	0	0	11	11	11	0	0	60	33
161st Ave NE	NE 90th St	NE 87th St	0	5.5	11	11	11	5.5	0	60	44
161st Ave NE	NE 87th St	Redmond Way	0	6	12	12	12	6	8	60	56
161st Ave NE	Redmond Way	Bear Creek Parkway	8	5.5	12	0	12	5.5	8	60	51
164th Ave NE/ Red-Wood Rd	NE 90th St	NE 80th St	0	5.5	11	11	11	5.5	0	60	44
164th Ave NE	NE 80th St	Redmond Way	0	0	12	12	12	0	0	60	36
164th Ave NE	Redmond Way	NE 76th St	8	0	12	0	12	0	8	60	40
165th Ave NE	NE 85th St	NE 80th St	8	0	11	0	11	0	8	60	38
166th Ave NE	NE 85th St	NE 76th St	0	5.5	11	11	11	5.5	0	60	44
167th Ave NE	NE 85th St	NE 83rd St	0	0	11	0	11	0	8	60	30
168th Ave NE	NE 80th St	Redmond Way	8	0	14	0	14	0	8	60	44
169th Ave NE	NE 82nd St	NE 79th St	8	0	12	0	12	0	8	60	40
170th Ave NE	NE 80th St	NE 79th St	8	0	11	0	11	0	8	60	38
170th PI NE	NE 80th St	Avondale Way	8	0	11	0	11	0	8	60	38
170th PI NE	Avondale Way	Redmond Way	0	0	11	12	11	0	0	60	34
Leary Way	NE 80th St	Cleveland St	8	0	12	0	12	0	8	60	40
Leary Way	Cleveland St	NE 76th St	0	0	11	11	11	0	0	60	33
Leary Way	NE 76th St	Bear Creek Parkway	0	0	12	12	24 (1)	0	0	78	48
Leary Way	Bear Creek Parkway	Sammamish River	0	0	24 (1)	0	24 (1)	0	0	72	48
Avondale Way	NE 80th St	Redmond Way	0	5.5	11	11	22 (1)	5.5	0	70	55
Avondale Way	Redmond Way	NE 76th St	0	5.5	11	11	11	5.5	0	60	44
NE 79th St	Redmond Way	168th Ave NE	8	0	12	0	12	0	8	60	40
NE 79th St	168th Ave NE	Avondale Way	8	0	13	0	13	0	8	60	42
NE 80th St	Redmond Way	Leary Way	8	0	14	0	14	0	8	60	44
NE 80th St	Leary Way	165th Ave NE	0	5.5	11	11	11	5.5	0	60	44
NE 80th St	165th Ave NE	170th PI NE	8	0	14	0	14	0	8	60	44



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NE 83rd St	158th Ave NE	160th Ave NE	8	0	11	0	11	0	20	60	50
NE 83rd St	160th Ave NE	161st Ave NE	20	0	11	0	11	0	8	60	50
NE 83rd St	161st Ave NE	490 feet east of center of 161st Ave NE and NE 83rd Street intersection	12	0	14	0	14	0	12	60	52
NE 83rd St/Transit Center	490 feet east of center of 161st Ave NE and NE 83rd Street intersection	164th Ave NE	0	0	15	12	15	0	0	60	42
NE 83rd St	164th Ave NE	166th Ave NE	8	0	14	0	14	0	8	60	44
NE 83rd St	166th Ave NE	167th Ave NE	8	0	11	0	11	0	0	60	30
NE 85th St	Sammamish River	164th Ave NE	7	5	10.5	11	10.5	5	7	60	56
NE 85th St	164th Ave NE	166th Ave NE	0	5	11	12	11	5	0	60	44
NE 85th St	166th Ave NE	167th Ave NE	8	0	11	0	11	0	0	60	30
NE 87th St	161st Ave NE	164th Ave NE	8	0	16	0	16	0	8	60	48
NE 90th St	Sammamish River	161st Ave NE	0	5.5	22 (1)	0	22 (1)	5.5	0	82	55
NE 90th St	161st Ave NE	164th Ave NE/Red-Wood Rd	0	6	12	12	12	6	0	60	48
Redmond Way	Sammamish River	160th Ave NE	0	0	24 (1)	12	24 (1)	0	0	102	60
Redmond Way	160th Ave NE	168th Ave NE	10	0	11	11	11	0	10	60	53
Redmond Way	168th Ave NE	NE 76th St	0	0	26 (1)	24 (2)	26 (1)	0	0	100	76
Cleveland St	Redmond Way	Redmond Way	8	0	11	0	11	0	8	60	38
Bear Creek Parkway	Redmond Way	Leary Way	8	0	11	12	11	0	8	60	50
Bear Creek Parkway	Leary Way	Bear Creek Parkway/170th Ave NE	0	0	11	12	11	0	0	60	34
Bear Creek Parkway	Bear Creek Parkway/170th Ave NE	Redmond Way	0	0	24	12	24	0	0	85	60

1. Width is taken up by two General Purpose lanes.
2. Width is taken up by two turn lanes. Width may define business access and/or right-turn lanes

21.10.030 Old Town (OT) Zone

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	
Transportation, Communication, Information, and Utilities			
10	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.

21.10.040 Anderson Park (AP) Zone

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	
Transportation, Communication, Information, and Utilities			
10	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.

21.10.050 Town Center (TWNC) Zone

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	
Transportation, Communication, Information, and Utilities			
10	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.

21.10.060 Bear Creek (BC), Valley View (VV), and Trestle (TR) Zones

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	
Transportation, Communication, Information, and Utilities			
10	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.

21.10.070 Sammamish Trail (SMT) Zone

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	
Transportation, Communication, Information, and Utilities			
10	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.

21.10.080 Town Square (TSQ) Zone

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	
Transportation, Communication, Information, and Utilities			
10	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.

21.10.090 River Bend (RVBD) Zone

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	
Transportation, Communication, Information, and Utilities			
10	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.

21.12.040 OV Zone 1

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 1. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = Land use
3. Max. FAR = Maximum floor area ratio
 - a. Base = Maximum FAR without any incentives applied
 - b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)
 - c. w/50% Res. = With 50 percent residential
 - d. w/IP = With incentive program
4. Min. Res. Floor Area = Minimum Residential Floor Area
5. Max. Height = Maximum Height
 - a. Base = Maximum height without any incentives applied
 - b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)
 - c. w/IP = With incentive program
6. Max. ISR / Min. LSR = Maximum impervious surface / minimum landscaped area
7. Parking Ratio = Parking ratio for the use
8. Special Regulations = Special regulations that apply to the use

**Table 21.12.040B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP					
Transportation, Communication, Information, and Utilities							
11	Rapid charging station	0.36; 0.41; 0.41 ^A ; 0.55 ^B	50%	4; 5; 8	85% / 15%	Adequate to accommodate peak use	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments.</p>

21.14.010 Neighborhood Commercial 1 (NC-1)

E. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Neighborhood Commercial (NC-1) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

**Table 21.14.010C
Allowed Uses and Basic Development Standards**

Section	Use	Parking ratio: unit of measure (required, allowed)	
Transportation, Communication, Information, and Utilities			
9	Rapid charging station		Permitted only when three sides of site abut nonresidential zone.

21.14.015 Neighborhood Commercial 2 (NC-2)

E. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Neighborhood Commercial (NC-2) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.015C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	
Transportation, Communication, Information, and Utilities			
12	Rapid charging station	Adequate to accommodate peak use	Permitted only when three sides of site abut nonresidential zone.

21.14.020 General Commercial

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the General Commercial (GC) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
Transportation, Communication, Information, and Utilities					
23	Rapid charging station	2; 3	0.35; 0.70	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.

21.14.030 Business Park

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Business Park (BP) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP			
Transportation, Communication, Information, and Utilities					
17	Rapid charging station	4; 5	0.45; 1.0	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.

21.14.040 Manufacturing Park

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Manufacturing Park (MP) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP			
Transportation, Communication, Information, and Utilities					
24	Rapid charging station	4; 5	0.5; 1.0	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.

21.14.050 Industry

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Industry (I) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
Transportation, Communication, Information, and Utilities			
12	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.

21.13.030 Regional Retail Design District

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Regional Retail Design District (RR) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.96.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.13.030C Allowed Uses and Basic Development Standards				
§	Use	Maximum FAR w/o TDRs or GBP; w/TDRs or GBP	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
Transportation, Communication, Information and Utilities				
19	Rapid charging station	0.50; 0.60	Adequate to accommodate peak use.	Shall not be located on a parcel that abuts a residential zone.

21.12.050 OV Zone 2

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 2. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or GBP; w / 50% Res.; w / IP	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
Transportation, Communication, Information, and Utilities							
11	Rapid charging station	0.36; 0.41; 0.41 ^A ; 0.55 ^B	25%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.

21.12.060 OV Zone 3

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 3. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or GBP; w / 50% Res.; w / IP	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
Transportation, Communication, Information, and Utilities							
11	Rapid charging station	.36; .41; .41 ^A ; .55 ^B	25%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.

21.12.080 OV Zone 5

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 5. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP					
Transportation, Communication, Information, and Utilities							
11	Rapid charging station	.36; .41; .55	0%	4; 5; 5	85%; 15%	Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.

21.12.070 OV Zone 4

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 4. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.070B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP					
Transportation, Communication, Information, and Utilities							
11	Rapid charging station	.4; .47; 1.0	50%	4; 5; 10	85%; 20%	Adequate to accommodate peak use	A. Height not to exceed 126 feet through Overlake Village Incentive Program. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.

21.12.210 OBAT Allowed Uses and Basic Development Standards

A. **Allowed Uses and Basic Development Standards.** The following table (see below) contains the basic zoning regulations that apply to uses in the Overlake Business and Advanced Technology (OBAT) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.210A OBAT Allowed Uses and Basic Development Standards					
§	Use	Max. FAR	Max. Height	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP			
Transportation, Communication, Information, and Utilities					
9	Rapid charging station	.55; .62	9; 10	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.

21.13.070 MDD1

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in MDD1. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = land use
3. Parking Ratio = Parking ratio for the use
4. Special Regulations: Special regulations that apply to the use

Table 21.13.070B Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Transportation, Communications, Information and Utilities			
11	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.

21.13.080 MDD2

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in MDD2. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = land use
3. Parking Ratio = Parking ratio for the use
4. Special Regulations: Special regulations that apply to the use

Table 21.13.080B Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Transportation, Communications, Information and Utilities			
11	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.

21.13.100 MDD4

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in MDD4. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = land use
3. Parking Ratio = Parking ratio for the use
4. Special Regulations: Special regulations that apply to the use

Table 21.13.100B Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Transportation, Communications, Information and Utilities			
18	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.

21.13.110 MDD5

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in MDD5. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = land use
3. Parking Ratio = Parking ratio for the use
4. Special Regulations: Special regulations that apply to the use

Table 21.13.110B Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Transportation, Communications, Information and Utilities			
10	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.

21.14.080 Northwest Design District

C. **Allowed Uses and Basic Development Standards.**

Table 21.14.080B Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives			
Transportation, Communication, Information, and Utilities					
14	Rapid charging station	4; 5	0.45; 1.0	Adequate to accommodate peak use	

21.10.030 Old Town (OT) Zone

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	
Transportation, Communication, Information, and Utilities			
10	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart .

21.10.040 Anderson Park (AP) Zone

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	
Transportation, Communication, Information, and Utilities			
10	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart .

21.10.050 Town Center (TWNC) Zone

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	
Transportation, Communication, Information, and Utilities			
10	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone. RZC 21.04.030 Comprehensive Allowed Uses Chart.

21.10.060 Bear Creek (BC), Valley View (VV), and Trestle (TR) Zones

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	
Transportation, Communication, Information, and Utilities			
10	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone. RZC 21.04.030 Comprehensive Allowed Uses Chart.

21.10.070 Sammamish Trail (SMT) Zone

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	
Transportation, Communication, Information, and Utilities			
10	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart .

21.10.080 Town Square (TSQ) Zone

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	
Transportation, Communication, Information, and Utilities			
10	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart .

21.10.090 River Bend (RVBD) Zone

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	
Transportation, Communication, Information, and Utilities			
10	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone. RZC 21.04.030 Comprehensive Allowed Uses Chart.

21.12.040 OV Zone 1

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 1. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = Land use
3. Max. FAR = Maximum floor area ratio
 - a. Base = Maximum FAR without any incentives applied
 - b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)
 - c. w/50% Res. = With 50 percent residential
 - d. w/IP = With incentive program
4. Min. Res. Floor Area = Minimum Residential Floor Area
5. Max. Height = Maximum Height
 - a. Base = Maximum height without any incentives applied
 - b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)
 - c. w/IP = With incentive program
6. Max. ISR / Min. LSR = Maximum impervious surface / minimum landscaped area
7. Parking Ratio = Parking ratio for the use
8. Special Regulations = Special regulations that apply to the use

**Table 21.12.040B
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP					
Transportation, Communication, Information, and Utilities							
11	Rapid charging station	0.36; 0.41; 0.41 ^A ; 0.55 ^B	50%	4; 5; 8	85% / 15%	Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. RZC 21.04.030 Comprehensive Allowed Uses Chart .

21.14.010 Neighborhood Commercial 1 (NC-1)

E. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Neighborhood Commercial (NC-1) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

**Table 21.14.010C
Allowed Uses and Basic Development Standards**

Section	Use	Parking ratio: unit of measure (required, allowed)	
Transportation, Communication, Information, and Utilities			
9	Rapid charging station		Permitted only when three sides of site abut nonresidential zone. RZC 21.04.030 Comprehensive Allowed Uses Chart .

21.14.015 Neighborhood Commercial 2 (NC-2)

E. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Neighborhood Commercial (NC-2) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.015C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	
Transportation, Communication, Information, and Utilities			
12	Rapid charging station	Adequate to accommodate peak use	Permitted only when three sides of site abut nonresidential zone. RZC 21.04.030 Comprehensive Allowed Uses Chart.

21.14.020 General Commercial

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the General Commercial (GC) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
Transportation, Communication, Information, and Utilities					
23	Rapid charging station	2; 3	0.35; 0.70	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone. RZC 21.04.030 Comprehensive Allowed Uses Chart.

21.14.030 Business Park

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Business Park (BP) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP			
Transportation, Communication, Information, and Utilities					
17	Rapid charging station	4; 5	0.45; 1.0	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone. RZC 21.04.030 Comprehensive Allowed Uses Chart.

21.14.040 Manufacturing Park

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Manufacturing Park (MP) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP			
Transportation, Communication, Information, and Utilities					
24	Rapid charging station	4; 5	0.5; 1.0	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone. RZC 21.04.030 Comprehensive Allowed Uses Chart.

21.14.050 Industry

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Industry (I) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
Transportation, Communication, Information, and Utilities			
12	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone. RZC 21.04.030 Comprehensive Allowed Uses Chart.

21.13.030 Regional Retail Design District

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Regional Retail Design District (RR) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.96.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.13.030C Allowed Uses and Basic Development Standards				
§	Use	Maximum FAR w/o TDRs or GBP; w/TDRs or GBP	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
Transportation, Communication, Information and Utilities				
19	Rapid charging station	0.50; 0.60	Adequate to accommodate peak use.	Shall not be located on a parcel that abuts a residential zone. RZC 21.04.030 Comprehensive Allowed Uses Chart.

21.12.050 OV Zone 2

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 2. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP					
Transportation, Communication, Information, and Utilities							
11	Rapid charging station	0.36; 0.41; 0.41 ^A ; 0.55 ^B	25%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. RZC 21.04.030 Comprehensive Allowed Uses Chart.</p>

21.12.060 OV Zone 3

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 3. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or GBP; w / 50% Res.; w / IP	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
Transportation, Communication, Information, and Utilities							
11	Rapid charging station	.36; .41; .41 ^A ; .55 ^B	25%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. RZC 21.04.030 Comprehensive Allowed Uses Chart .

21.12.080 OV Zone 5

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 5. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP					
Transportation, Communication, Information, and Utilities							
11	Rapid charging station	.36; .41; .55	0%	4; 5; 5	85%; 15%	Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments, RZC 21.04.030 Comprehensive Allowed Uses Chart .

21.12.070 OV Zone 4

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 4. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.070B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP					
Transportation, Communication, Information, and Utilities							
11	Rapid charging station	.4; .47; 1.0	50%	4; 5; 10	85%; 20%	Adequate to accommodate peak use	A. Height not to exceed 126 feet through Overlake Village Incentive Program. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments, RZC 21.04.030 Comprehensive Allowed Uses Chart .

21.12.210 OBAT Allowed Uses and Basic Development Standards

A. **Allowed Uses and Basic Development Standards.** The following table (see below) contains the basic zoning regulations that apply to uses in the Overlake Business and Advanced Technology (OBAT) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.210A OBAT Allowed Uses and Basic Development Standards					
§	Use	Max. FAR	Max. Height	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP			
Transportation, Communication, Information, and Utilities					
9	Rapid charging station	.55; .62	9; 10	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart .

21.13.070 MDD1

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in MDD1. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = land use
3. Parking Ratio = Parking ratio for the use
4. Special Regulations: Special regulations that apply to the use

Table 21.13.070B Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Transportation, Communications, Information and Utilities			
11	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart .

21.13.080 MDD2

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in MDD2. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = land use
3. Parking Ratio = Parking ratio for the use
4. Special Regulations: Special regulations that apply to the use

Table 21.13.080B Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Transportation, Communications, Information and Utilities			
11	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone. RZC 21.04.030 Comprehensive Allowed Uses Chart.

21.13.100 MDD4

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in MDD4. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = land use
3. Parking Ratio = Parking ratio for the use
4. Special Regulations: Special regulations that apply to the use

Table 21.13.100B Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Transportation, Communications, Information and Utilities			
18	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone. RZC 21.04.030 Comprehensive Allowed Uses Chart.

21.13.110 MDD5

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in MDD5. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = land use
3. Parking Ratio = Parking ratio for the use
4. Special Regulations: Special regulations that apply to the use

Table 21.13.110B Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Transportation, Communications, Information and Utilities			
10	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone. RZC 21.04.030 Comprehensive Allowed Uses Chart.

21.38.020 Garbage and Recycling Enclosures

- A. **Purpose.** The purpose of ~~these standards establishing garbage and recycling enclosure standards~~ is to ensure that new construction ~~and tenant improvements~~ incorporates the space required for ~~solid waste collection and storage for on-site~~ garbage and recycling containers ~~including food waste collection~~ by:
1. Establishing mandatory minimum storage space requirements for ~~garbage and recycling enclosures in~~ multifamily residential and ~~all other~~ nonresidential ~~development buildings~~; and
 2. Providing location and design guidelines that will assist the applicant in the development of ~~a garbage and recycling enclosure; and such spaces.~~
 3. ~~Creating garbage and recycling enclosures that limit impacts associated with garbage and recycling storage, including environmental and public health impacts.~~

~~The term “garbage and recycling” includes solid waste of any kind that is stored on-site for collection by the City’s solid waste hauler in accordance with the Comprehensive Garbage, Recyclables and Organics Collection Contract. “Garbage” means all waste including rubbish and kitchen waste. It does not include hazardous wastes. “Recycling” includes but is not limited to: paper, aluminum, glass, food waste, and plastic, in accordance with the above referenced contract.~~

- B. **Exemptions.** The following are exempt from the requirements of this division:
1. Multifamily dwellings, ~~manufactured homes, and bed and breakfast inns~~ that will be served by curbside collection ~~at each unit~~;
 2. Detached single-family ~~and accessory~~ dwelling units, ~~parks~~ and construction sites; ~~and~~
 3. ~~Transportation, Communication, Information, and Utilities, Mining and Extraction Establishment, Agriculture, and Other Uses; and~~
 4. ~~Tenant improvement on legal non-conforming structures. At site plan entitlement, the applicant shall provide the City and City’s contracted solid waste hauler information on how they will store garbage and recycling materials in accordance with section F. of this chapter. Sections C., D., and E. are still recommended but not required.~~
 5. ~~Structural alterations to existing uses that do not increase gross floor area.~~
- C. ~~Disposal System and Storage~~**Garbage and Recycling Enclosure Space Requirements.** ~~The garbage and recycling enclosure is the area designated on-site to store garbage and recycling including a garbage compactor.~~ The following minimum space requirements for recycling and garbage enclosures shall be incorporated into the design of all ~~multifamily and nonresidential buildings~~~~development that this section applies:~~

Table 21.38.020	
Disposal-System Garbage, Recycling, and Compost and Storage Space Requirements *	
Land Use	Disposal-System and Storage Requirement
Multifamily residential, residential mixed use , and hotels	4-5 3 square feet per dwelling unit or hotel room and accommodate one garbage and one recycling container
General Sales and Service (excluding hotels), Construction, Business, and Arts, Entertainment, and Recreation Uses	3 square feet for 1,000 square feet of gross floor area
Office, eEducational, Public Administration, Healthcare and Other institutional developments	2-3 square feet for 1,000 square feet of gross floor area; maximum of 1,000 square feet
Manufacturing and wholesale trade general—commercial developments	3 square feet for 1,000 square feet of gross floor area; maximum of 1,000 square feet
Retail development	3 square feet for 1,000 square feet of gross floor area;

*Note: More space may be required for additional separated materials, such as cooking oil/grease.

D. Location and Accessibility.

1. Enclosures shall not interfere with the primary use of the site and shall:
 - a. Minimize exposure of residents or employees to waste-related noise and odor.
 - b. Minimize conflicts between collection trucks and pedestrian or vehicular traffic.
 - c. Not be located in required yards, critical area buffers, utility corridors, or easements.
 - d. Not be located within 12 feet of a fire hydrant, unless approved by the Fire Department and Water Utility.
2. ~~The e~~Enclosures for multifamily residential developments shall be located and equipped in collection points as follows:
 - a. There shall be one collection point for every 30 dwelling units. This requirement is not applied to multifamily buildings with more than 30 dwelling units within a single building.
 - b. No dwelling unit within the development shall be more than 200 feet from a garbage and recycling enclosure collection point.
 - c. Garbage, recycling and compost containers shall be co-located.
 - d. Detachable containers (dumpsters) shall be used in lieu of carts for the collection of recyclables.
3. Enclosures for nonresidential development may be centrally located.
4. The garbage and recycling enclosure location shall allow for access by the solid waste hauler and in a location that allows for accomplishment of the general standards in this section.

E. General Standards for New Commercial Construction, New Residential Mixed Use, and New Multifamily. The following ~~provisions requirements~~ shall apply to all garbage and recycling enclosures ~~that contain receptacles served by commercial collection equipment.~~ On a case by case basis, the City may reduce or eliminate requirements of this section for new construction tenant improvements that are not legal non-conforming. Tenant improvement applicants shall submit a

written request to the City for relief from specific requirements. The Code Administrator will respond in writing to the request for relief.

1. Enclosures shall be incorporated into the layout of the project and identified on civil plans~~designs for multifamily and nonresidential buildings.~~
 2. Drainage. ~~The drainage area of uncovered storage enclosures must be restricted to 200 square feet. Storage areas that exceed 200 square feet must be covered. Stormwater from garbage and recycling areas (trash enclosures), shall not enter the City's stormwater system or infiltrate into the ground.~~ Please refer to the City of Redmond's *Clearing, Grading, and Stormwater Management Technical Notebook* for additional requirements relating to drainage of storage enclosures.
 3. Weather Protection. ~~Garbage and recycling enclosures shall have a roof and include sign obscuring siding or solid walls to reduce blow in of rainfall. The siding of the enclosure shall meet the requirements established in RZC 21.60.040. If the siding or walls do not extend to the roof, the roof shall have a minimum of 2-foot eaves to prevent rainfall from entering the enclosure. The overhand of the roof from the front edge of the enclosure shall not exceed one foot.~~~~Storage containers shall be protected from weather damage by using containers that are largely weatherproof or by covering the storage area. Roofed storage areas must be accessible to haulers and collection equipment.~~
 4. Gate Openings. Enclosures ~~for outdoor collection points and buildings used primarily to contain a collection point~~ shall have gate openings at least 12 feet wide for haulers to remove garbage and recycling. In addition, the gate opening ~~for any building or other roofed structure used primarily as a collection point~~ shall have a vertical clearance of at least 12 feet. Gate materials shall be consistent with the materials and design of the primary structure(s).
- F. Review and Approval.** The proposed site plan and enclosure detail shall be submitted to the City and City's contracted solid waste hauler for review and approval at site plan entitlement. ~~Before a building permit can be issued, a form from the City's contracted solid waste hauler accepting the relevant container location and enclosure detail must be submitted.~~

(Ord. 2753)