

Redmond 2050 - purpose is to improve usability and implement measures that would accommodate the growth allocated to Overlake and further the community's goals for maximizing transit-oriented development (including equitable TOD) near light rail, environmental sustainability and resiliency, housing affordability, and non-motorized travel.

Chapter 21.12 OVERLAKE REGULATIONS

CORRECTED VERSION OF RZC 21.12.505 ONLY

Sections:

- 21.12.010 ~~Overlake Village Purpose.~~ [\[REPEALED\]](#)
- 21.12.020 ~~OV Master Planning.~~ [\[REPEALED\]](#)
- 21.12.030 ~~OV Subarea Map.~~ [\[REPEALED\]](#)
- 21.12.035 ~~Regulations Common to All Uses.~~ [\[REPEALED\]](#).
- 21.12.040 ~~OV Zone 1.~~ [\[REPEALED\]](#)
- 21.12.050 ~~OV Zone 2.~~ [\[REPEALED\]](#)
- 21.12.060 ~~OV Zone 3.~~ [\[REPEALED\]](#)
- 21.12.070 ~~OV Zone 4.~~ [\[REPEALED\]](#)
- 21.12.080 ~~OV Zone 5.~~ [\[REPEALED\]](#)
- 21.12.090 ~~OV Floor Area.~~ [\[REPEALED\]](#)
- 21.12.100 ~~OV Building Height.~~ [\[REPEALED\]](#)
- 21.12.110 ~~OV Parking Standards.~~ [\[REPEALED\]](#)
- 21.12.120 ~~OV Residential Usable Open Space.~~ [\[REPEALED\]](#)
- 21.12.130 ~~OV Landscaping.~~ [\[REPEALED\]](#)
- 21.12.140 ~~OV Transitional Use Requirements.~~ [\[REPEALED\]](#)
- 21.12.150 ~~OV Street Cross Sections.~~ [\[REPEALED\]](#)
- 21.12.160 ~~OV Urban Pathway.~~ [\[REPEALED\]](#)
- 21.12.170 ~~OV Incentive Program.~~ [\[REPEALED\]](#)
- 21.12.180 ~~OBAT Purpose.~~ [\[REPEALED\]](#)
- 21.12.190 ~~OBAT Maximum Development Yield.~~ [\[REPEALED\]](#)
- 21.12.200 ~~OBAT Regulations Common to All Uses.~~ [\[REPEALED\]](#)
- 21.12.210 ~~OBAT Allowed Uses and Basic Development Standards.~~ [\[REPEALED\]](#)
- 21.12.220 ~~OBAT Capacity Phasing.~~ [\[REPEALED\]](#)
- 21.12.230 ~~References.~~ [\[REPEALED\]](#)

- 21.12.300 Overlake Zoning Districts
- 21.12.305 References.
- 21.12.310 Overlake Master Planning
- 21.12.400 Overlake Land Use Regulations
- 21.12.500 Overlake Development Standards.
- 21.12.505 Transition to New Standards

- 21.12.510 Street Typology and Relationship to Buildings
- 21.12.520 Green Building Requirements
- 21.12.600 Overlake Incentive Program

21.12.505 Transition to New Standards

A. Projects Under Review.

1. Applicability. This section shall apply exclusively to the following permit application types within the Overlake Village Subarea:

a. Type II and III permit applications.

b. Type V permit applications projects encompassing at least three acres that are subject to the MPD and development agreement requirements in RZC 21.76.070.P, provided that the Type V permit application includes a Site Plan Entitlement application to construct the project in one phase.

Commented [BF1]: Revised 505.A per PC discussion on 7/31

12. At the discretion of the applicant, Type II, Type III, Type IV, and Type V the above permit applications that are under review as of [[the effective date of this ordinance]] may continue to be reviewed under the RZC as it existed as of December 31, 2024. For the purpose of this section, “under review” means:

- a. Having received a determination of completeness; and
- b. Having received feedback from the Design Review Board during a Design Review Board meeting, when required, or having received a determination from staff that a Design Review Board meeting is ready to be scheduled.

23. To continue to advance projects reviewed under the RZC as it existed on December 31, 2024, applicants must notify the Code Administrator of this preference in writing by January 31, 2025. In addition, applicants must:

a. ~~M~~ Meet all application review and decision time frames required of the applicant pursuant to RZC 21.76.040.D; and

b. ~~For Type II, III, and IV permit applications only, submit~~ Submit complete building permit applications for all proposed new buildings by December 31, 2026.

Commented [BF2]: Omnibus - not needed with edit made above

An application shall be considered void and deemed withdrawn if the milestones in (a) or (b) above are not met and the project will be required to comply with Redmond Zoning Code regulations in effect at the time of the approval.

34. This section applies only to Redmond Zoning Code regulations (Redmond Municipal Code Title 21) and not to any regulation outside of the Redmond Zoning Code.

45. Expiration of Project Review Flexibility. This section automatically expires on December 31, 2026.

[B. Development agreements may not be used to vest projects to regulations in place before January 1, 2025, or to extend the vesting provided in this section.](#)

Commented [BF3]: Omnibus - added to clarify after questions received from developers

B.C. Incremental Redevelopment Provisions.

1. **Applicability.** Buildings, uses, and sites must comply with the provisions of 21.76.100.F Legal Nonconforming Uses and Structures except as provided herein to allow for property owners to gradually transition to new standards.
2. **Bringing Nonconforming Structures into Compliance.** For building additions and remodels and associated site improvements, thresholds have been established to guide how the standards of this chapter are applied to such projects (see [RZC 21.76.100.F.9.b](#)).
3. **Building additions.**
 - a. **Front addition.** Any addition to the front of the building must comply with requirements in RZC 21.12.510 Street Typology and Relationship to Buildings.
 - b. **Rear addition.** Rear additions are permitted provided they do not increase the degree of rear setback/build-to nonconformity.
 - c. **Side additions.** Side additions are not permitted unless the proposed work results in the building meeting the requirements in RZC 21.12.510 Street Typology and Relationship to Buildings. If no build-to requirements apply, side additions are permitted.
4. **New buildings where existing building remains in place.**
 - a. New buildings and associated improvements must comply with RZC standards.
 - b. New buildings do not conflict with any applicable requirements of RZC 21.12.310 Master Planned Developments protections of future density.
5. **Administrative Design Flexibility for additions, remodels, or new buildings added to the parcel.**
 - a. Design flexibility for site layout, setbacks, and/or screening standards may be approved by the Code Administrator when the Director determines that:
 - (i) The alternative would assist legal non-conforming structures to gradually come into compliance with new regulations or the proposed alternative removes a barrier to reinvestment; and
 - (ii) The alternative meets the intent of the standards; and
 - (iii) The alternative is designed in a manner that ensures that new investments do not impede future implementation of the standards of this chapter.
 - b. **Publicly Accessible Open Space Design Alternative.**
 - (i) In the TOD Focus Area the Code Administrator may consider the use of pedestrian-oriented Publicly Accessible Open Space in lieu of meeting setback or build-to requirements in the following circumstances.
 - (1) The Code Administrator may approve the use of Publicly Accessible Open Space in lieu of some or all of the building addition meeting the requirements in RZC 21.12.510 Street Typology and Relationship to Buildings or 21.12.500, subject to the Design Standards of this section.
 - (2) For a new building proposed in the rear of a legal non-conforming structure, the Code Administrator may approve the use of this open space design alternative in lieu of

bringing the existing building up to the build-to line when there are no modifications proposed to existing building.

- (3) The placement of the proposed building or addition shall not conflict with any applicable requirements of RZC 21.12.310 Master Planned Developments.
- (ii) Design standards. To be approved by the Code Administrator as a publicly accessible open space design alternative, the open space must:
 - (1) Provide a continuous pedestrian connection from the sidewalk to the front of the building. There shall be no parking or other interruptions between the open space and the building.
 - (2) Average a minimum of ten (10) linear feet in width from interior edge of the sidewalk and provide an ADA compliant access along the entire path of travel from the sidewalk to the front entrance(s) of the building.
 - (3) Comply with the requirements of RZC 21.62.030.I Pedestrian Plazas and Open Spaces and the standards in footnote 1 of RZC Table 21.12.600.D.5.a Overlake Incentives – Open Space, Public Art, and Public Amenities Incentives.
- (iii) Publicly accessible open space design alternative may be used to meet minimum open space requirements for the parcel but is not eligible for open space incentives in RZC 21.12.600.

6. Buildings added to the site or other alterations or additions that comply with this section and do not impact the space used by the legal non-conforming use will not impact the use's legal non-conforming status.

7. Expiration. This section automatically expires on December 31, 2029.