

**Exhibit 1: Chapter 21.04****LAND USES AND GENERAL PROVISIONS****Sections:**

21.04.0010	Land Use Zones Introduction.	21.04.2080	Day Care Centers.
21.04.0020	Zoning Map.	21.04.2090	Drive-Up Stand.
21.04.0030	Comprehensive Allowed Uses Tables.	21.04.2100	Drive-Through Facilities.
21.04.0100	Residential Use Table.	21.04.2110	Educational Facilities.
21.04.0200	Nonresidential Use Table.	21.04.2120	Essential Public Facilities.
21.04.1000	Special Regulations for Residential Uses.	21.04.2130	Faith-Based and Funerary.
21.04.1110	Accessory Dwelling Units and Tiny Homes.	21.04.2140	Food Truck and Pop-Up Retail Court.
21.04.1120	Accessory Structures.	21.04.2150	Hazardous Liquid Pipelines.
21.04.1125	Conversions of Existing Buildings to Residential Uses.	21.04.2160	Hazardous Waste Treatment and Storage.
21.04.1130	<i>Cottage Housing.</i>	21.04.2170	Manufacturing and Wholesale Trade.
21.04.1140	<i>Reserved.</i>	21.04.2180	Mining and Extraction Establishments.
21.04.1150	Home-Based Businesses.	21.04.2190	Mini-Warehouses/Self-Storage.
21.04.1160	Manufactured and Mobile Homes.	21.04.2200	Outdoor Storage and Retail Display.
21.04.1170	Pet Waste Stations.	21.04.2210	Urban Recreation Special Use Standards.
21.04.1180	<i>Reserved.</i>	21.04.2220	Vehicle Sales, Rentals, Repair, and Storage.
21.04.1190	Retirement Residences.	21.04.2230	Wireless Communication Facilities.
21.04.2000	<i>Special Regulations for Nonresidential Uses.</i>	21.04.3000	<i>Reserved.</i>
21.04.2010	Accessory Commercial.	21.04.4000	Temporary Uses.
21.04.2020	Active Retail Uses.	21.04.4010	Temporary Encampments.
21.04.2030	Adult Entertainment Facilities.	21.04.4020	Emergency Shelter.
21.04.2040	Animal Boarding, Sales, and Services – Kennels, Shelters, and Equestrian Facilities.	21.04.4030	Food Trucks and Other Mobile Vendors.
21.04.2050	Arts, Entertainment, Recreation, and Assembly.	21.04.4040	Kiosks and Vending Carts.
21.04.2060	Bed and Breakfast Inn.	21.04.5000	Legal Nonconforming Uses and Structures.
21.04.2070	Cannabis-Related Uses.		

(Ord. 3220)

[No changes to sections 0010, 0020, and 0030]

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**21.04.0100 Residential Use Table.**

Residential and Lodging Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones					Notes and References	
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5		COS
<b>Residential</b>																					
Dwelling unit, detached	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 7	P	N	See RZC <a href="#">21.04.1160</a> for manufactured homes
Dwelling unit, attached	P	P	P	P	N	P	N	N	P	P	P	N	N	N	N	N	N	N	N	N	
Accessory dwelling unit	P	P	P	P	N	P	N	N	P	P	P	N	N	N	N	N	N	P	P	N	See RZC <a href="#">21.04.1110</a>
Tiny home	P	P	P	P	N	P	N	N	P	P	P	N	N	N	N	N	N	L 4	P	N	See RZC <a href="#">21.04.1110</a>
Dwelling unit, multifamily	N	P	P	P	L 3	P	L 3	N	P	P	P	L 3	L 3	P	N	N	N	N	N	N	
Permanent supportive housing, transitional housing	P	P	P	P	P	P	P	N	P	P	P	P	P	P	N	N	N	N	N	N	See RZC <a href="#">21.57.010</a>
Mixed-use residential structure	N	L 5	P	P	P	P	P	N	P	P	P	P	P	P	N	N	N	N	N	N	
<b>Group Home/Congregate Housing</b>																					
Dormitory or residential suite	L 8	P	P	L 8	P	P	P	N	P	P	P	L 3	L 3	L 3	N	N	N	N	N	N	
Adult family home	P	P	N	N	N	P	P	N	P	P	P	P	P	N	N	N	N	N	P	N	
Long-term care facility	N	C	N	N	P	P	P	N	P	P	P	P	P	N	N	N	N	N	N	N	
Residential care facility	C	C	N	N	P	P	P	N	P	P	P	P	P	N	N	N	N	N	C	N	
Retirement residence	P / C 6	P / C 6	N	N	P / C 6	P / C 6	P / C 6	N	P / C 6	P / C 6	P / C 6	P / C 6	P / C 6	P / C 6	N	N	N	N	N	N	A CUP may be required. See Note 6.
Emergency housing or emergency shelter	N	N	N	N	P	P	P	N	P	P	P	P	P	N	N	N	N	N	N	N	See RZC <a href="#">21.57.010</a> and <a href="#">21.57.020</a>
<b>Lodging</b>																					
Bed and breakfast inn or boarding house	L 2	L 2	L 2	L 2	P	P	N	N	P	P	N	P	N	N	N	N	N	P / C	L 2	N	A CUP is required for bed and breakfast inns with three or more bedrooms

Residential and Lodging Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones					Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	
Hotel or motel	N	N	N	P	P	N	P	N	N	P	P	P	P	N	N	N	N	N	N	N

**Notes and Limitations:**

- 1 Affordable housing developments are allowed in all land use districts where faith-based uses are allowed, so long as that affordable housing development is located on real property owned or controlled by a faith-based or religious organization at the submittal of a complete building permit application. For affordable housing developed on property owned by a faith-based or religious organization, density bonuses may apply, subject to RZC [21.20.060.D](#).
- 2 Limited to bed and breakfast inns: No more than eight rental rooms are permitted.
- 3 Limited to mixed-use developments: Not permitted as a stand-alone use. Administrator may approve an exception where:
  - a. Site conditions (including but not limited to parcel size and/or slope) substantially limit mixed-use viability; or
  - b. The street frontage is to a neighborhood street (see RZC [21.12.510](#)); or
  - c. Ground floor residential is allowed.
- 4 One tiny home is allowed for each allowed dwelling unit. Where only one primary dwelling is on a lot, two tiny homes are allowed.
- 5 Maximum commercial square feet per Table [21.08.200.B](#).
- 6 If a development is not to be subdivided or sold as a condominium, then a conditional use permit shall be required for the retirement residence rather than a subdivision or binding site plan.
- 7 Permitted use only for dwelling units occupied by those engaged in crop production on the property or operating a stable on the property and accessory dwelling units.
- 8 **Dormitories: limited to developments with six or more dormitory rooms. Residential Suites:** Limited to developments with six or more [residential suite dwelling](#) units per lot. Not permitted for developments with less than six [residential suite dwelling units](#) per lot.

(Ord. 3186; Ord. 3220. Formerly 21.04.100)

**21.04.0200 Nonresidential Use Table.**

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones					Notes and References	
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5		COS
<b>General Sales or Service</b>																					
Retail sales	N	N	L 1, 2	L 2	L 2	L 1, 2	L 2	L 2, 7J	L 1, 2, 3e	L 2	L 2	L 1, 2	L 1, 2	L 1, 2, 3A, 3B, 3C	L 2, 20 / C	L 2, 15, 16 / C	L 2, 14, 23, 24, 25	N	N	N	Gasoline sales require a CUP. For kiosks and other temporary uses see RZC <a href="#">21.04.4000</a> For animal sales, see RZC <a href="#">21.04.2040</a> For vehicle sales, see RZC <a href="#">21.04.2220</a>
Cannabis retail sales	N	N	N	P	P	N	N	N	P	P	P	P	P	N	P	L 15	N	N	N	N	See RZC <a href="#">21.04.2070</a>
Business and service	N	N	L 1	P	P	P	P	L 7J	P	P	P	L 3E / C	L 3E	L 1, 3A, 3B, 3C, 3E	L 21	L 2, 7F, 7G, 7H, 16	L 2, 23	N	N	N	A CUP is required for auto rental and animal sales and services
Food and beverage	N	N	L 1	P	P	P	P	L 1, 17, 18, 19a	P	P	P	L 4	P	L 1, 4	L 17, 18, 19b	L 10, 17, 18, 19a	L 17, 18, 19b / C	N	N	N	For food carts, food trucks, and other temporary uses see RZC <a href="#">21.04.4000</a>
Food truck, pop-up retail court	N	L 1	L 1	P	P	P	P	N	P	P	N	P	P	N	P	P	P	N	N	N	See RZC <a href="#">21.04.2140</a>
Drive-up stand	N	N	N	P	P	P	P	P	P	P	P	P	P	N	P	P	N	N	N	N	See RZC <a href="#">21.04.2090</a>
Animal kennel/shelter	N	N	N	P	L 1	L 1	L 1	N	L 1	L 1	L 1	L 1	L 1	N	N	L 15	N	L 15	C	N	See RZC <a href="#">21.04.2040</a>
<b>Arts, Entertainment, and Recreation</b>																					
Arts, entertainment, recreation, and assembly	L 1, 7a, 7b, 7c / C	L 1, 7a, 7b, 7c / C	L 1 / C	P	P	P	P	C	P	P	P	P	P	L 1, 7 / C	L 22	P	N	C	C	C	A CUP is required for athletic, sports, and play fields, marine recreation, and commercial swimming pools. See RZC <a href="#">21.04.2210</a> and <a href="#">21.04.2050</a> For special regulation for uses in the UR zone see RZC <a href="#">21.04.2210</a>
Golf course	L 2 / C	L 2 / C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2 / C	L 2 / C	N	See RZC <a href="#">21.04.2210</a>

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones					Notes and References		
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5		COS	
Natural and other recreational park	P / C	P / C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P / C	C	A CUP is required for commercial facilities. See RZC <a href="#">21.04.2210</a>	
Adult entertainment facilities	N	N	N	N	C	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	See RZC <a href="#">21.04.2030</a>	
<b>Education, Public, Health, and Other Institutions</b>																						
Education, government, health care and other institution	L 1 / C	L 1 / C	L 1 / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	L 2, 7D, 7E, 16 <del>15</del> / C	N	N	L 26 / C	N	A CUP is required for educational facilities with capacity > 150 full-time-equivalent students. A CUP is required in the RA-5 zoning district.
Day care center	<del>L 13 / C</del> €	<del>L 13 / C</del>	<del>L 13</del>	P	P	P	P	P	P	P	P	P	P	P	P	P	L 15	N	N	<del>P</del> N	N	<del>A CUP is required in NR and NMF. See RZC <a href="#">21.04.2080</a></del>
Family day care provider	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	P	P	See RZC <a href="#">21.04.1150</a>	
Faith-based	P / C	P / C	N	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	N	N	N	N	A CUP is required for uses with over 250 seats. See RZC <a href="#">21.04.2130</a>	
Funerary	P / C	P / C	N	N	P	N	P	P	P / C	P / C	P / C	P / C	P / C	N	N	P / C	N	N	N	N	A CUP is required for uses with over 250 seats. See RZC <a href="#">21.04.2130</a>	
Secure community transition facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	See RZC <a href="#">21.76.070.M</a>	
<b>Manufacturing and Wholesale Trade</b>																						
Manufacturing and wholesale trade	N	N	N	N	L 2	N	L 1, 2	L 1, 2	N	N	N	L 3D	L 3D	N	L 2	L 2	L 2	N	N	N	See RZC <a href="#">21.04.2170</a>	
Artisanal manufacturing, retail sales, and service	N	N	L 1	L 1	P	L 1	P	P	L 1	L 1	L 1	L 1, 3E	L 1, 3E	N	P	L 2	L 2	N	N	N		
Cannabis processing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	See RZC <a href="#">21.04.2070</a>	

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	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5		COS	
<b>Transportation, Communication, and Utilities</b>																						
Postal services	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	P	N	N	N	N		
Automobile parking facility	N	N	N	N	<a href="#">L27</a>	N	P	N	N	P	P	N	N	N	<a href="#">L27</a>	N	N	N	N	N	<a href="#">See also RZC 21.40 and RZC 21.58.5310.</a> <a href="#">In shorelines see RZC 21.68.140.</a>	
Truck and freight transportation	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	L2	L2	N	N	N	<a href="#">See RZC 21.04.2220</a>	
Towing operators and auto impoundment yards	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	L2	N	N	N	<a href="#">See RZC 21.04.2220</a>	
Road, ground passenger, and transit transportation	N	N	N	N	P	L1	L1	P	N	P	P	P	P	N	P	P	P	N	N	N		
Rail transportation	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N		
Heliport	<a href="#">L9/C</a>	<a href="#">L9/C</a>	N	N	P	N	C	C	N	N	N	N	N	N	C	C	C	N	N	N		
Rapid charging station	N	N	N	P	P	<a href="#">L14</a>	P	P	P	P	P	L1	L1	L1	<a href="#">L14</a>	<a href="#">L14</a>	<a href="#">L14</a>	N	N	N		
Wireless communication facilities	P	P	<a href="#">L1/C</a>	P	P	<a href="#">L1/C</a>	P	P	<a href="#">L1/C</a>	P	P	<a href="#">L1/C</a>	<a href="#">L1/C</a>	P	P	P	P	N	P	P	<a href="#">See RZC 21.04.2230.</a> A CUP is required for large satellite dishes; amateur radio tower; antenna array, base station, and support structures	
Local utilities	P	P	<a href="#">L1/C</a>	<a href="#">L1/C</a>	P	<a href="#">L1/C</a>	<a href="#">L1/C</a>	<a href="#">L1/C</a>	P	P	P	<a href="#">P/C</a>	<a href="#">P/C</a>	<a href="#">P/C</a>	P	P	P	N	P	P	A CUP is required if 40 feet in height or greater	
Regional utilities	<a href="#">L1/C</a>	<a href="#">L1/C</a>	<a href="#">L1/C</a>	<a href="#">L1/C</a>	<a href="#">L1/C</a>	<a href="#">L1/C</a>	<a href="#">L1/C</a>	<a href="#">L1/C</a>	<a href="#">L1/C</a>	<a href="#">L1/C</a>	<a href="#">L1/C</a>	<a href="#">P/C</a>	<a href="#">P/C</a>	<a href="#">P/C</a>	P	P	P	N	C	C	A CUP is required if 40 feet in height or greater	
Solid waste transfer and recycling	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L2	L2	N	N	N		
Hazardous waste treatment and storage, incidental	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L2	L2	L2	N	N	N	<a href="#">See RZC 21.04.2160</a>
Hazardous waste treatment or storage, primary	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	<a href="#">L2/C</a>	L2	N	N	N	<a href="#">See RZC 21.04.2160</a>	

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones					Notes and References	
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5		COS
Water extraction well	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2	N	N	
<b>Agriculture</b>																					
Animal production	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 11	L 11	N	See RZC <a href="#">21.04.2040</a>
Crop production	P	P	P	N	N	P	N	N	P	N	N	P	P	P	N	N	N	P	P	N	
Cannabis production	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	See RZC <a href="#">21.04.2070</a>
Equestrian facility	L 12 /C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	See RZC <a href="#">21.04.2040</a>
Roadside produce stand	P	P	P	P	P	P	P	N	P	P	P	P	P	N	N	N	N	P	P	N	
<b>Other</b>																					
Construction-related business	N	N	N	N	N	N	N	P	N	N	N	L 3D, 3E, 6	L 3D, 3E, 6	N	P	L 2	L 2	N	N	N	
Mining and extraction establishment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2/C	N	N	N	See RZC <a href="#">21.04.2180</a>
Wetland mitigation banking	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	

**Notes and Limitations**

**1** Shall not be materially detrimental in terms of noise, truck traffic, vibrations, odors, and other potential operational impacts with neighborhood units or nearby mixed-use/residential developments. Application of this note is limited in the MMC and MMM zoning districts to new structures permitted after June 17, 2017.

**2** For properties in a CARA this use may be restricted or prohibited. See RZC [21.64.050](#).

**3** Uses Not Permitted.

- a. Gasoline service;
- b. Outdoor automobile sales, rental or service;
- c. Rental storage and mini-warehouses;
- d. Warehouse and storage services;

e. Outdoor storage.

**4** Limited to less than 75,000 square feet gross floor area in a single use.

**5** Membership wholesale/retail warehouse limited to showroom only with a maximum size of 75,000 square feet gross floor area.

**6** Administrative office/business functions only.

**7** Is limited to:

a. Athletic, sports, and play fields.

b. Marine recreation.

c. Commercial swimming pools.

d. Education facilities allowed in MP zones outside of MP Overlay but limited to technical, trade, and other specialty schools only.

e. Animal kennels.

f. Real estate services limited to mini-warehouse/self-storage only.

g. Professional services limited to research and development services and other uses that support another permitted use within the MP zone only.

h. Administrative services limited to corporate headquarters and regional offices associated with manufacturing and wholesale trade uses within an MP zone.

i. Athletic club or fitness center.

j. Repair and rental of goods ([unless permitted as a supplementary use per 21.04.2220.J](#)).

**8** Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.

**9** Permitted only abutting Lake Sammamish. Excludes medical airlift.

**10** Limited to mixed-use developments. Not permitted as a stand-alone use.

**11** All commercial livestock, dairy and fowl enterprises limited to lots 35,000 square feet in size or larger, and must meet Seattle-King County Health Department regulations and the regulations of Redmond's Municipal Code. Personal, noncommercial livestock, dairy, and fowl activities are considered an accessory use and are allowed; provided, that all Health Department and Municipal Code requirements are met.

**12** Limited to lots 35,000 square feet or larger.

**13** ~~Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose.~~ [\[REPEALED\]](#)

**14** Shall not be located on a parcel that abuts a Neighborhood Residential or Neighborhood Multifamily zone.

**15** Only allowed in the MP Overlay (see note 7D for educational facilities).

**16** [The following uses are limited](#) ~~Limited~~ to MP Overlay only: pet and animal sales or services (except veterinary), ambulatory and outpatient health care services, health and personal care, and finance and insurance.

**17** Shall be located in multi-tenant buildings or a single building in a multibuilding, multi-tenant complex.

**18** Fifty-person seating capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100-person seating capacity, so long as the seating area does not occupy more than 25 percent of combined gross floor area. The seating limit does not apply when the use is secondary to a winery or brewery, but the 25 percent limit continues to apply.

**19** Hours of operation limited to:

- a. 6:00 a.m. – 12:00 p.m. in the MMM and MP zoning districts.
- b. 6:00 a.m. – 10:00 p.m. in the BP and I zoning districts.

**20** Not permitted north of NE 90th Street and west of Willows Road.

**21** Finance and insurance, convenience use, and personal services uses:

- a. Permitted in Willows/Rose Hill Neighborhood north of NE 95th Street only.
- b. Must be closed a minimum of four hours in any 24-hour period.
- c. Minimum size per tenant is 1,000 square feet gfa.
- d. Maximum size per tenant is 20,000 square feet gfa.
- e. Shall be secondary use in multi-tenant building; shall not be located in separate building containing only convenience uses.

**22** Maximum size is 30,000 square feet gfa in Willows/Rose Hill Neighborhood north of NE 95th Street.

**23** For automobile sales, service, or repair:

- a. May occupy up to 25 percent of the combined gross floor area.
- b. Vehicle display area shall be outside of required parking and landscape areas.
- c. Vehicles shall be stored on paved surfaces.
- d. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.
- e. Vehicle repair shall be conducted indoors.

**24** Outdoor loudspeaker systems are prohibited.

**25** Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.

**26** Limited to government and administration uses only.

**27** [Not allowed within 500 ft of Neighborhood zones.](#)

(Ord. 3186; Ord. 3220. Formerly 21.04.200)

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## [No changes to section 1000]

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### 21.04.1110 Accessory Dwelling Units and Tiny Homes.

A. **Purpose.** The purpose of the accessory dwelling unit (ADU) and tiny home provisions is to:

1. Provide a housing type that responds to changing needs and lifestyles (e.g., small families, retired couples) and that allows persons of all ages and incomes to live in a neighborhood by promoting diversity in the size, type, and price of new single-family development;
2. Enhance opportunities for ownership housing;
3. Better utilize existing infrastructure and community resources;
4. Add to Redmond's stock of affordable dwelling units; and
5. Ensure that ADUs and tiny homes are compatible with surrounding land uses by appropriately regulating their bulk, size and scale.

B. **Applicability.** The provisions of this section apply to all accessory dwelling units and tiny homes.

C. **Requirements.**

1. *Number of ADUs.* Two ADUs or tiny homes shall be allowed on each residential lot.
2. *Location.*
  - a. An ADU may be added to or included within the primary unit, or located in a detached structure on the same lot as the primary dwelling unit.

- b. Detached ADUs and the primary dwelling unit must each conform to all lot coverage restrictions and any other standards or regulations required of a detached dwelling unit in a residential zone. Detached ADUs may be sited immediately abutting a lot line if the lot line abuts a public alley or right-of-way, overriding other setback regulations.
- c. Tiny homes located within public view shall provide landscaping to fully screen the tandem axle trailer or similar configuration of trailer base.

### 3. *Size/Scale.*

- a. The total square footage of an ADU shall not exceed 1,000 square feet.
- b. If an ADU occupies an entire single floor of the primary dwelling unit, the Administrator may allow for an increase in the allowed size of the ADU in order to efficiently use all of the floor area, so long as all other standards of this section are met.
- c. If the site size is larger than 10,000 square feet, the Administrator may allow for an increase in the allowed size of the ADU so long as all other standards of this section are met and the following criteria are met:
  - i. The ADU is an affordable housing unit; or
  - ii. A public benefit is provided as deemed appropriate by the Administrator.
- d. A tiny home shall not exceed 400 square feet in size.

4. Home business shall be allowed, subject to existing regulations, in both the ADU and the primary unit.

~~5. *Affordability Requirement.* ADUs shall not be used to meet any requirement to provide affordable dwelling units per RZC Chapter [21.20](#), Affordable Housing.~~

~~5.6.~~ *Applicable Codes – ADUs.* The portion of the dwelling in which the accessory dwelling unit is proposed must comply with all standards for health and safety contained in all applicable codes, with the exception of the ceiling height requirements of the International Building Code. The Building Official may waive the ceiling height requirements of this

chapter if it is determined that the structure was built in compliance with past building code requirements. (Ord. 3220)

...

[No changes to Section 1120]

...

## 21.04.1125 Conversions of Existing Buildings to Residential Uses.

A. **Purpose.** The purpose of the conversion provisions is to facilitate the conversion of existing buildings ~~that are zoned for in commercial, or mixed-use, or residential zones uses to residential uses,~~ for the purpose of creating new housing units in existing buildings. These provisions support serving the City's housing needs and compliance with state requirements. The intent of these provisions is to fully comply with state requirements (RCW [35A.21.440](#), [43.21C.450](#), and [19.27A.270](#)) related to conversions of existing buildings to residential uses.

B. **Applicability.** Existing buildings constructed for commercial or mixed-use uses. For the purpose of this section, "existing building" means a building that received a certificate of occupancy at least three years prior to the permit application to add housing units. "Existing building" has the same meaning as explained in RCW [35A.21.440](#), and as thereafter amended.

C. **Special Allowances.** For compliance with state requirements, for applications related to the conversion of existing buildings that are constructed for commercial or mixed-use uses to residential uses, the City review process shall not restrict or impose the following:

1. A restriction on housing unit density that prevents the addition of housing units at a density up to 50 percent more than what is allowed in the underlying zone if constructed entirely within an existing building envelope in a building located within a zone that permits multifamily housing; provided, that generally applicable health and safety standards, including but not limited to building code standards and fire and life safety standards, can be met within the building;
2. Impose parking requirements on the addition of dwelling units or living units added within an existing building; however, cities may require the retention of existing parking

that is required to satisfy existing City residential parking requirements and for nonresidential uses that remain after the new units are added;

3. With the exception of emergency housing and transitional housing uses, impose permitting requirements on the use of an existing building for residential purposes beyond those requirements generally applicable to all residential development within the building's zone, [including requiring a change of use permit](#);

4. Impose design standard requirements, including setbacks, lot coverage, and floor area ratio requirements, on the use of an existing building for residential purposes beyond those requirements generally applicable to all residential development within the building's zone;

5. Impose exterior design or architectural requirements on the residential use of an existing building beyond those necessary for health and safety of the use of the interior of the building or to preserve character-defining streetscapes, unless the building is a designated landmark or is within a historic district established through a local preservation ordinance;

6. Prohibit the addition of housing units in any specific part of a building except ground floor commercial or retail that is required by RZC standards, unless the addition of the units would violate applicable building codes or health and safety standards;

7. Require unchanged portions of an existing building [that have been used for residential or previously permit-approved conditioned space](#) purposes to meet the current energy code solely because of the addition of new dwelling units within the building; ~~however, if any portion of an~~ [When any other](#) existing building is converted to new dwelling units, [changed portions of](#) each of those new units must meet the requirements of the current energy code; [except if](#):

[a. The square footage of new dwelling units does not exceed 2,500 square feet or 50 percent of the total building square footage, whichever is greater; or](#)

[b. The building owner submits documentation, in a form acceptable to the City, showing the building's residential units' projected energy use intensity is less than or equal to the energy use intensity target in accordance with the clean buildings performance standard in RCW 19.27A.210; or](#)

c. In all areas zoned for residential housing, an additional housing unit is created within an existing home;

8. Deny a building permit application for the addition of housing units within an existing building due to nonconformity regarding parking, height, setbacks, elevator size for gurney transport, or modulation, unless the Administrator makes written findings that the nonconformity is causing a significant detriment to the surrounding area; or
9. Require a transportation concurrency study under RCW [36.70A.070](#) or an environmental study under RCW Chapter [43.21C](#) based on the addition of residential units within an existing building.

D. ***Life Safety Standards.*** Nothing in this section shall require the City to approve a building permit application for the addition of housing units constructed entirely within an existing building envelope in a building located within a zone that permits multifamily housing in cases in which the building cannot satisfy life safety standards. (Ord. 3220)

...

[No changes to sections 1130, 1140, 1150, 1160, 1170, 1180, 1190, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070]

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## **21.04.2080 Day Care Centers.** [\[RESERVED\]](#)

~~A. **Purpose.** This section provides development criteria for commercial day care centers in residential zones.~~

~~B. **Development Standards.**~~

~~1. **Commercial Day Care Centers (Residential Zones).**~~

~~a. Day care centers shall comply with all building, fire, safety, and health codes, and all applicable development standards.~~

~~b. Day care centers shall obtain a business license and maintain the use license as long as the use operates.~~

- ~~c. Day care centers shall obtain all required state approvals.~~
- ~~d. In the RA-5 zone, stand-alone day care centers are prohibited.~~
- ~~e. Day care centers shall not be located closer than 300 feet from another existing day care operation in residential zones.~~
- ~~f. The minimum lot size shall be 20,000 square feet in all residential zones.~~
- ~~g. Play equipment used in the day care operations shall be placed no closer than 10 feet from any property line.~~
- ~~h. Off-street parking for each employee shall be provided.~~
- ~~i. Building design, site plans and landscaping shall be of a character which is appropriate for the area.~~
- ~~j. Day care centers may be approved in new or existing churches and other places of worship, and no additional approval will be required, provided all other requirements of this section are met.~~
- ~~k. Day care centers located in residential zones shall operate within the hours of 5:00 a.m. to 10:00 p.m. (Ord. 3220)~~

...

[No changes to sections 2090, 2100, 2110, 2120, 2130]

...

## **21.04.2140 Food Truck and Pop-Up Retail Court.**

A. **Purpose.** Implement the Comprehensive Plan goals for supporting small businesses and complete neighborhoods.

B. **Location and Uses.**

1. [Review Process](#)

a. A Type II permit is required [for new sites not previously approved for PEAS \(per 21.36.200\)](#).

b. [An Administrative Modification can be used to add Court uses to a previously approved PEAS location](#).

c. [If a court is part of new development, it may be consolidated in that permit review process and would follow the required permit type for the underlying application](#).

2. Food truck courts may be used for pop-up retail, kiosks, and other temporary uses including seasonal sales (pumpkins, trees, etc.).

3. Events, including but not limited to concerts, farmers' markets, and flea markets, are allowed [if the use is reviewed and approved as part of the court site plan approval](#).

4. [Uses in the court that typically require a temporary use permit \(seasonal sales, events, etc.\) will not require an individual temporary use permit if the use is reviewed and approved as part of the court site plan approval](#).

a. [The court site plan must include locations for indicated temporary uses, maximum occupancy, and show how the health, safety, and other impacts and considerations are mitigated at the site plan approval](#).

b. [Temporary uses not included as part of the court site plan approval will require a temporary use permit](#).

### C. **Site Plan.**

1. A site plan must be approved pursuant to RZC Chapter [21.76](#).

2. The number of spaces available for food trucks must be identified on the site plan.

3. Food truck locations, drive aisles, and seating areas shall be designed and constructed in such a way that all areas can be accessed by emergency vehicles.

4. Seating area with tables and chairs – one table per truck minimum with at least four chairs (or seating spaces if a picnic table or similar) per table.

5. *Event Spaces*. The site plan may include the option of identifying a location and size for a temporary or permanent stage and other event space and size. If planning for events the following requirements shall apply:

- a. Stage should be six inches to one foot above grade without fencing. If higher than one foot above grade, fencing shall be provided along sides and back of stage.
- b. Stage area shall be provided with electrical outlets, weather coverage with open beams, and lighting.
- c. Neighborhood Residential (NR) limitations:
  - i. No amplification of music is allowed.
  - ii. Use of generators shall be limited to daylight hours.
  - iii. Maximum noise levels are limited Class A restrictions identified in RMC [6.36.030](#).
  - iv. If outdoor dining or if live music is planned to be provided outdoors, a Type I – Solid Screen shall be provided at property lines where adjacent to NR or NMF zone (see Table 21.32.120). Administrative design flexibility limited to Type I – Solid Screening may be allowed; provided, that the resulting screening design meets or exceeds the purpose of visual screening and sound mitigation.

**D. *Required Facilities and Utilities*.**

1. Electrical hookups must be provided to each food truck.
  - a. Generators shall not be allowed unless such generator operates at less than 60 decibels as measured 10 feet away.
  - b. Generators shall not be placed adjacent to event stage or eating areas and must be placed to vent away from public gathering spaces to minimize exposure to exhaust fumes.
2. At least one water tap must be provided and accessible to food trucks.

3. Permanent restrooms facilities that comply with Health Department standards and accessibility standards. Facilities may be shared with permanent on-site structure if there is capacity.
4. Permanent parking facilities must be provided: minimum of three parking stalls, including one van-accessible ADA stall.

**E. *Operations.***

1. Mobile food court operators shall be responsible for properly disposing of refuse, recycling, trash, and litter generated by operations of the food trucks as would any business and shall have a contract for refuse and recycling removal.
2. All food truck court operators are responsible for all lessee operations and ordinance compliance and are held responsible for all infractions.

**F. *Noise Management.*** A noise management plan is required. (Ord. 3220)

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[No changes to sections 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 3000]

...

## **21.04.4000 Temporary Uses.**

...

**C. *Exemptions.***

1. The following activities and structures are exempt from requirements to obtain temporary use approval. Substantive requirements applicable to any use identified in this subsection shall still be met. Additional land use approvals or other permits may be required.
  - a. Manufactured homes, portable units, modular structures, travel trailers when used as a dwelling while a residential building on the same lot is being constructed or when a damaged residential building is being repaired, if adequate sewer and water are available.

- 
- b. Manufactured homes, portable units, modular structures, or travel trailers when used to support construction or site development.
  - c. Guests of Redmond residents in recreational vehicles when in compliance with RZC [21.40.010.G](#), Parking and Storage of Recreational, Utility, and Commercial Vehicles and Vessels in Residential Neighborhoods.
  - d. Temporary recycling and collection events that meet all of the following requirements:
    - i. Containers and structures shall be located on private property and not on public rights-of-way. The property owner's approval must be obtained, and the Planning Department notified that the event will be located at that site;
    - ii. Structures shall not interfere with traffic circulation or visibility at intersections;
    - iii. The property owner's name and telephone number shall be clearly posted on site; and
    - iv. If located in a parking area, the structures or containers shall take up no more than three parking stalls. One collection structure and associated staff booth are allowed in parking lots of 200 stalls or less and one additional container and staff booth for every additional 200 stalls.
  - e. Model homes or apartments and related real estate sales and display activities located within the subdivision or residential development to which they pertain.
  - f. Garage sales, moving sales, and similar activities for the sale of personal belongings when operated not more than three days in the same week and not more than twice in the same calendar year. Allowed in all residential zoning districts.
  - g. Fundraising car washes that meet the requirements for discharge of wastewater established by the City of Redmond Environmental and Utility Services Division.
  - h. Motorized catering that remains at one location for no more than three hours per day.
  - i. Mobile services that:

- 
- i. Are located outside the public right-of-way and not located on on-street parking;
  - ii. Are located at a site for no more than 14 total days over a period of three months;
  - iii. Are not located in required drive aisles or any area that would impede emergency or ADA access; and
  - iv. Are located on a lot with no more than one other mobile service vehicle at any given time.
- j. Circuses, carnivals, fairs, or similar transient amusement or recreational activities. Such uses are subject to RMC Chapter [5.28](#), Carnivals, Circuses and Amusement Activities.
- k. Activities, vendors and booths associated with City of Redmond-sponsored or authorized special events which have an approved special events permit.
- l. Weekend (Saturday and Sunday) only, warehouse sales in Business Park, Manufacturing Park, and Industry zones, when held no more than once a month in an existing facility.

[2. Temporary Uses approved as part of a PEAS \(see RZC 21.36.200\) or Food Truck and Pop-Up Retail Court \(see RZC 21.04.2140\) are exempt from a temporary use permit under this section.](#)

**D. *Temporary Use Permit Duration and Administration.***

...

[No changes to sections 4010, 4020, 4030, 4040, 5000]

## **Exhibit 2: Chapter 21.08**

### **NEIGHBORHOOD AND MIXED-USE REGULATIONS**

Sections:

<b>21.08.100</b>	<b>Neighborhood and Mixed-Use Zones.</b>
<b>21.08.110</b>	<b>References.</b>
<b>21.08.150</b>	<b>Mixed-Use Transition Strategy.</b>
<b>21.08.200</b>	<b>Development Standards.</b>
<b>21.08.300</b>	<b>Street Typology and Relationship to Buildings.</b>

*Administrative note: there are only changes to Table 21.08.200.B and 21.08.300.A*

#### **21.08.200 Development Standards.**

A. All legal lots in Citywide Mixed-Use zones are allowed the greater of either the maximum allowed floor area ratio (FAR) or 10,000 square feet of buildings, provided all other applicable site requirements are met.

B. Table 21.08.200.B contains the basic zoning regulations that apply to development within the Neighborhood and Mixed-Use zones.

**Table 21.08.200.B. Neighborhood and Mixed-Use Development Standards**

Development Standards	Neighborhood Zones			Citywide Mixed-Use		References
	NR <sup>9</sup>	NMF	NMU	CMU	UMU	
Base Maximum Dwelling Units Per Lot	6	N/A	N/A	N/A	N/A	

Development Standards	Neighborhood Zones			Citywide Mixed-Use		References
	NR <sup>3</sup>	NMF	NMU	CMU	UMU	
(w/o one on-site affordable housing unit)						
Base Maximum Dwelling Units Per Lot  (with one on-site affordable housing unit)	8	N/A	N/A	N/A	N/A	RZC <a href="#">21.20.060.A.1</a> , at least one affordable unit, affordable to households earning up to 80 percent AMI, must be provided on site on the same lot.
Base Maximum FAR  (w/o Incentives)	N/A	1.1 <sup>1</sup>	0.6 <sup>1</sup>	2.0 <sup>1</sup>	4.5 <sup>1</sup>	
Maximum FAR with incentives  (outside TOD Focus Area / inside TOD Focus Area)	N/A	1.5 / N/A	1.0 <sup>2</sup> / N/A	3.0 / N/A	6.5 / 8.0	Portions of UMU zones qualify for Marymoor Village TOD incentives. See RZC Chapters <a href="#">21.05</a> and <a href="#">21.55</a> .
Commercial Square Feet	N/A	N/A	Min. 500 sq. ft.	N/A	No Net Loss <sup>3</sup>	

Development Standards	Neighborhood Zones			Citywide Mixed-Use		References
	NR <sup>3</sup>	NMF	NMU	CMU	UMU	
Ground Floor Ceiling Height (minimum)	N/A	N/A	N/A	16 ft. <sup>4,5</sup>	20 ft. <sup>4,5</sup>	Applicable to nonresidential and mixed-use projects.
Base Maximum Height (w/o Incentives)	38 ft.	60 ft.	38 ft.	45 ft. <sup>6</sup>	60 FT <sup>6</sup>	<ul style="list-style-type: none"> <li>• See RZC Chapter <a href="#">21.58</a> for design standards options impacting maximum building height.</li> </ul>
Maximum Height with Incentives (outside TOD Focus Area / inside TOD Focus Area)	N/A	N/A	N/A	65 ft. / N/A <sup>6</sup>	85 ft. / 144 ft. <sup>6</sup>	<ul style="list-style-type: none"> <li>• Portions of UMU zones qualify for Marymoor Village TOD incentives. See RZC Chapters <a href="#">21.05</a> and <a href="#">21.55</a>.</li> <li>• See RZC Chapter <a href="#">21.55</a> for incentive adjustments to building height.</li> <li>• See RZC <a href="#">21.58.5200</a>, Towers, for</li> </ul>

Development Standards	Neighborhood Zones			Citywide Mixed-Use		References
	NR <sup>9</sup>	NMF	NMU	CMU	UMU	
						additional regulations regarding building heights and floorplates.
Maximum Impervious Surface	70% <sup>7</sup>	75% <sup>7</sup>	70% <sup>7</sup>	70% <sup>7</sup>	75% <sup>7</sup>	
Lot Coverage	50% / 60% <sup>8</sup>	60%	60%	65%	70%	
<u>Average Minimum Lot Size</u>	<u>3,000 sq. ft.</u>	<u>n/a</u>	<u>3,000 sq. ft.</u>	<u>n/a</u>	<u>n/a</u>	
<u>Lot Frontage Minimum</u>	<u>20 ft.</u>	<u>30 ft.</u>	<u>20 ft.</u>	<u>n/a</u>	<u>n/a</u>	
<u>Minimum Open Space</u>	<u>20%</u>	<u>20%</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>Measured as percent of total lot area</u>

**NOTES:**

**1** The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC [21.36.400](#), the FAR for those spaces may be excluded from maximum FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC [21.36.400](#), plaza and open space design criteria.

**2** Maximum FAR can be increased through incentives if the property contains one or more housing units. Incentives are not available for properties that do not contain housing. See RZC Chapter [21.55](#).

**3** New development must retain or replace existing commercial square footage (excluding hotel and lodging uses). Development may reallocate or modify areas allocated to commercial uses, subject to a minimum floor area and active pedestrian uses requirements to be negotiated as a condition to any development agreement.

**4** Exemptions from ground floor ceiling height requirements:

- a. Buildings that do not contain nonresidential uses; and
- b. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter [21.20](#); and
- c. Where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways; and
- d. Parcels zoned UMU within the Marymoor Village Center shall have a minimum 16-foot ground floor ceiling height to be consistent with the adjacent Marymoor Core zone.

**5** A minimum of 50 percent of the first floor nonresidential space must meet the minimum ceiling height. First floor nonresidential spaces shall have a ceiling height of 16 feet minimum for the entire first floor.

- a. Where first floor ceiling height varies, the tallest ceiling heights shall be provided on street frontage, spaces fronting urban pathways and/or mid-block connections, and in parking garage loading/unloading and waste pickup areas.
- b. For portions of the building that have a first floor ceiling height greater than 10 feet to meet minimum ground floor ceiling height requirements, the additional ground floor ceiling height may increase the maximum building height. For example, if first floor is 20 feet, the maximum building height increases by 10 feet (20 - 10 = 10 foot increase in max building height).

#### **6 Properties in the CARA**

- a. In the critical aquifer recharge area (CARA), construction methods for building foundation support will be limited to types that can be constructed to meet temporary construction dewatering (TCD) requirements of RMC Chapter [13.25](#).
  - b. Where underground parking is not possible due to RMC Chapter [13.25](#)'s TCD limitations, the maximum building height may be exceeded by up to 12 feet if all of the following criteria are met:
    - i. The additional height is the result of building a maximum of one level of additional above-grade parking; and
    - ii. Proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC Chapter [21.40](#); and
    - iii. The additional height on street frontages meets a 20 foot step-back to limit impacts to the pedestrian realm.
-

7 Other regulations will impact the impervious surface area and may result in less than the maximum impervious area. These include but are not limited to critical areas requirements, open space and landscaping requirements, parking, mid-block connections, utility easements, and stormwater management.

8 Lot coverage for structures maximum will be 60 percent of total area for lots which meet the following requirements:

- a. The lot is 18,000 square feet or less; and
- b. The lot contains at least three dwelling units.

[9. Developments of Dormitory or Residential Suite land uses, in the Neighborhood Residential zone, are not regulated by the maximum dwelling units per lot metrics. The development must comply with all other Neighborhood Residential development standards \(e.g., building height, maximum impervious surface, etc.\).](#)

C. Dimensional standards for the Neighborhood Residential zone are as shown on Table 21.08.200.C.

**Table 21.08.200C. Maximum Total Gross Floor Area for All Structures Within the Lot**

#### Standards

The maximum for the total square footage for all structures within the lot shall be determined by the quantity of dwelling units provided on the lot. Below grade floor area shall count toward maximum total gross floor area.

[Developments of the Dormitory or Residential Suite land uses, in the Neighborhood Residential zone, are exempt from the per-dwelling unit regulations of Table 21.08.200.C. Maximum Total Gross Floor Area for All Structures Within the Lot. Instead, the maximum for the total square footage for all structures within the lot for Dormitory or Co-Living developments is 15,000 square feet.](#)

Provisions for the measuring of gross floor area for all structures within the Neighborhood Residential zone are described in RZC 21.16.200, Building Measurements and Placement Standards.

**Total Number of Dwelling Units for All Structures on Lot**

**Maximum Square Footage for Total Structures**

1	4,500
2	6,000
3	7,500
4	9,000
5	10,500
6	12,000
7	13,500
8	15,000

### **21.08.300 Street Typology and Relationship to Buildings.**

#### **A. *Building and Street Relationships.***

1. The table below sets standards that contribute to an attractive public realm.
2. Improvements less than 30 inches above grade, including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters, and slope stability structures are permitted in setback areas; provided, that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.
3. Administrative design flexibility for setbacks is allowed for site-specific conditions that limit the ability to place the building at the street level, including but not limited to topography, easements, SR 520 ROW, or trails.

**Table 21.08.300.A. Neighborhood and Mixed-Use Building Placement Standards**

Development Standards	Neighborhood Zones			Citywide Mixed Use		References
	NR	NMF	NMU	CMU	UMU	
Front Setback Min.	10 feet	30 feet	10 feet	10 feet	10 feet	NMU reduced front setback for commercial spaces (2 feet)
Side (Street) Setback Min.	10 feet <sup>1</sup>	15 feet	10 feet	10 feet	10 feet	
Side (Interior) Setback Min.	3 feet <sup>1</sup>	15 feet	3 feet	10 feet	10 feet	
Rear Setback Min.	5 feet	10 feet	5 feet	10 feet	10 feet	
Garage Setback from main building frontage, Min. <sup>2</sup>	N/A	N/A	3 feet <sup>2</sup>	N/A	N/A	
Alley Setback Min.	2 feet	4 feet	2 feet	N/A	N/A	
Lake Sammamish Setback Min.	35 feet	35 feet	35 feet	N/A	N/A	
Building Separation Min.	5 feet <sup>1</sup>	15 feet	5 feet	N/A	N/A	

NOTE:

**1** Zero lot line exception: Standards may vary for developments that comply with the zero lot line regulations in RZC [21.16.200.D](#).

**2** If a residential garage door or carport faces the street front, the minimum driveway depth outside the building – measured from the outer edge of the existing or ultimate sidewalk, or from the right-of-way line, whichever is closer to the building – shall be at least 18 feet, to prevent vehicle parking on the driveway from overhanging into the sidewalk or right-of-way area.

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**Exhibit 3:****Chapter 21.10 DOWNTOWN  
REGULATIONS**

Sections:

<b>21.10.100</b>	<b>Downtown Zones.</b>
<b>21.10.150</b>	<b>Transition to New Standards.</b>
<b>21.10.200</b>	<b>Downtown Development Standards.</b>
<b>21.10.300</b>	<b>Public Realm Standards.</b>

*Administrative note: there are only changes to footnote 4(b) in Table 21.10.200.*

**21.10.200 Downtown Development Standards.**

- A. All legal lots are allowed the greater of either the maximum allowed floor area ratio (FAR) or 10,000 square feet of buildings provided all other applicable site requirements are met.
- B. Table 21.10.200 contains the basic zoning regulations that apply to development within the Town Center (TWNC), Downtown Core (DTE), and Downtown Edge (DTE) zoning districts.

**Table 21.10.200. Downtown Development Standards**

Development Standards	Downtown Zones			Notes
	TWNC	DTC	DTE	
Base Max FAR (w/o incentives)	5.0 <sup>1</sup>	4.5 <sup>1</sup>	3.0 <sup>1</sup>	
Max FAR w/ incentives	6.5 / 8.0 <sup>1</sup>	6.5 / 8.0 <sup>1</sup>	3.75 <sup>1</sup> / N/A	Additional floor area can be earned with

Development Standards	Downtown Zones			Notes
	TWNC	DTC	DTE	
(outside TOD focus area/inside TOD focus area)				incentives (see RZC Chapter <a href="#">21.55</a> ) and through the transfer of development rights program (see RZC Chapter <a href="#">21.48</a> ).
Base Max Height (w/o incentives)	60 ft. <sup>2</sup>	60 ft. <sup>2</sup>	45 ft. <sup>2</sup>	• See RZC Chapter <a href="#">21.58</a> for building design options with building height impacts.
Max Height with Incentives  (outside TOD Focus Area 144 / inside TOD Focus Area)	85 ft. / 144 ft. <small>2,3,4,5</small>	85 ft. / 144 ft. <small>2,3,4,5</small>	60 ft. <sup>2,3,4,5</sup> / N/A	• See RZC Chapter <a href="#">21.55</a> for incentive adjustments to building height.  • See RZC <a href="#">21.58.5200</a> , Towers, for additional regulations regarding

Development Standards	Downtown Zones			Notes
	TWNC	DTC	DTE	
				building heights and floorplates.
Ground Floor Ceiling Height (minimum) in TOD Focus Area	16 ft. <sup>3,4</sup>	16 ft. <sup>3,4</sup>	16 ft. <sup>3,4</sup>	Applicable to nonresidential and mixed-use projects.
Lot Coverage	100% <sup>6</sup>	100% <sup>6</sup>	100% <sup>6</sup>	

**Notes:**

**1 Floor Area Ratio:** The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases, provided the maximum FAR is not exceeded.

**2 Building Height**

- a. Building height is limited to three stories for parcels fronting Leary Way from NE 80th Steet to a half-block south of NE 76th Street.
- b. Additional height can be earned with incentives (see RZC Chapter [21.55](#)) and through the transfer of development rights program (see RZC Chapter [21.48](#)).
- c. Additional height can be earned by utilizing specified architectural techniques in RZC Chapter [21.58](#) or via incentives in RZC Chapter [21.55](#).
- d. The height limit in the Shoreline Jurisdiction (SMP) is 35 feet (see RZC [21.68.020](#)).

**3 Exemptions from ground floor ceiling height requirements:**

- a. Buildings that do not contain nonresidential uses; and
- b. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter [21.20](#); and
- c. Where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways.

---

**4** A minimum of 50 percent of the first floor nonresidential space must meet the minimum ceiling height of 16 feet.

a. Where first floor ceiling height varies, the tallest ceiling heights shall be provided on street frontage, spaces fronting urban pathways and/or mid-block connections, and in parking garage loading/unloading and waste pickup areas.

b. For portions of the building that have a first-floor ceiling height greater than 10 feet to meet minimum ground-floor ceiling height requirements, the additional ground floor ceiling height may increase the maximum building height. For example, if first floor is 16 feet, the maximum building height increases by ~~six~~ ~~10~~ feet (16 - 10 = six foot increase in maximum building height).

### **5 Properties in the CARA**

a. In the critical aquifer recharge area (CARA), construction methods for building foundation support will be limited to types that can be constructed to meet temporary construction dewatering (TCD) requirements of RMC Chapter [13.25](#).

b. Where underground parking is not possible due to RMC Chapter [13.25](#)'s TCD limitations, the maximum building height may be exceeded by up to 12 feet if all of the following criteria are met:

- i. The additional height is the result of building a maximum of one level of additional above-grade parking; and
- ii. Proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC Chapter [21.40](#); and
- iii. The additional height on street frontages meets a 20-foot step-back to limit impacts to the pedestrian realm.

**6** Other regulations will impact the maximum lot coverage and may result in less than the maximum, including critical area requirements, open space and landscaping requirements, parking, mid-block connections, utility easements, and stormwater management.

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**Exhibit 4:****Chapter 21.12 OVERLAKE  
REGULATIONS**

Sections:

- 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** *Repealed.*
- 21.12.600** *Repealed.*

[No edits to sections 300, 305, 310, 400, 505, 510, 520, or 600]

...

**21.12.500 Overlake Development Standards.**

The following table contains the basic zoning regulations that apply to development within the Overlake Village (OV), Overlake Business and Advanced Technology (OBAT), and Overlake Urban Multifamily (OUMF) zones:

**Table 21.12.500. Overlake Development Standards**

Development Standards	Overlake Zoning Districts			Notes
	OV	OBAT	OUMF	
Maximum Base FAR <sup>1</sup> (w/o Incentives)	5	3	3	
Maximum FAR With Incentives	FAR maximum waived when maximizing	Outside TOD Focus Area: maximum 9.5 FAR Inside TOD Focus Area: FAR		See RZC Chapter <a href="#">21.55</a> , Development

Development Standards	Overlake Zoning Districts			Notes
	OV	OBAT	OUMF	
	incentive program	maximum waived when maximizing incentive program		Incentive Program, for incentive related adjustments to FAR <sup>3</sup>
Minimum Height	4 stories or 45 feet, whichever is less <sup>2</sup>	In TOD Focus Area: 4 stories or 45 feet whichever is less <sup>2</sup> Elsewhere: 3 stories or 35 feet, whichever is less <sup>2</sup>	3 stories or 35 feet, whichever is less <sup>2</sup>	
Base Maximum Height (w/o Incentives)	Mixed-use: 14 stories or 150 feet, whichever is less <sup>3,4</sup> Nonresidential: 8 stories or 120 feet, whichever is less <sup>3,4</sup>	Mixed-use: 14 stories or 150 feet, whichever is less <sup>3,4</sup> Nonresidential: 8 stories or 120 feet, whichever is less <sup>3,4</sup>	8 stories or 85 feet, whichever is less <sup>3</sup>	
Maximum Height With Incentives	300 feet <sup>4b</sup>	Outside TOD Focus Area: 230 feet <sup>4</sup> Inside TOD Focus Area: 300 feet <sup>4b</sup>	160 feet <sup>4</sup>	See RZC <a href="#">21.12.600</a> for incentive related adjustments to building height.
Ground Floor Ceiling Height (Minimum) in TOD Focus Area	16 feet <sup>5,6</sup>	16 feet <sup>5,6</sup>	14 feet <sup>5</sup>	Ground floor ceiling height not applicable outside of TOD Focus Area
Maximum Impervious Surface	100% <sup>7</sup>	80% <sup>7</sup>	60% <sup>7</sup>	

**Notes:**

**1** The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded and no building is less than the minimum building height. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC [21.55.600](#) (see note 1 for Table 21.55.600), the FAR for those spaces may be excluded from maximum FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC [21.36.400](#) open space design requirements.

**2 [Minimum building height](#)**

[a.](#) Portions of a building may be lower than the minimum building height providing that 80 percent of the building meets or exceeds minimum building height. Covered entryway features, including port-cochere pick-up and drop-off zones, are exempt from minimum building height requirements. Sites with multiple buildings may average building heights provided 80 percent of the buildings or portions of buildings on the project site meet or exceed minimum building height.

[b. Accessory and temporary building are exempt.](#)

**3** Maximum height is limited to three stories or 35 feet, whichever is less, within 150 feet of adjacent Neighborhood Residential zoning districts or equivalent zoning district outside of Redmond.

**4 Building Height Exemptions:**

a. Maximum building height does not include mechanical equipment (see RZC [21.58.5200.C.4](#), Tower Rooftop, for rooftop screen design standards).

b. Where rooftop amenities are offered, including restaurants, observation areas, childcare and activity spaces, and services for tenants and/or are publicly accessible, those amenity spaces may exceed the maximum building height by one story or 14 feet, whichever is greater, but may not exceed 30 stories.

c. Maximum building height may be exceeded for ground floor ceiling heights in greater than the minimum required (see note 6b below).

**5 Exemptions From Ground Floor Ceiling Height Requirements:**

a. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter [21.20](#); and

b. Where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways.

[c. Accessory and temporary building are exempt.](#)

**6** A minimum of 50 percent of the first-floor space must meet the minimum ceiling height. At no point do the first-floor nonresidential spaces have a ceiling height of less than 14 feet.

a. Where first floor ceiling height varies, the tallest ceiling heights shall be provided on street frontage, spaces fronting urban pathways and/or midblock connections, and in parking garage loading/unloading and waste pickup areas.

b. For portions of the building that have a first-floor ceiling height greater than 14 feet, the additional ground floor ceiling height may increase the maximum building height (example: if first floor is 20 feet, the maximum building height increases by six feet ( $20 - 14 = 6$  additional height)).

**7** Other regulations will impact the impervious surface area and may result in less than the maximum allowed, including open space and landscaping requirements, parking, midblock connections, utility easements, stormwater management, etc. To meet stormwater management, the infiltration capacity of the soil must be evaluated and the building designed to accommodate full infiltration of roof areas where feasible.

(Ord. 3186; Ord. 3220)

...

**Exhibit 5:****Chapter 21.13****MARYMOOR VILLAGE REGULATIONS**

Sections:

- 21.13.100** Marymoor Village Center Zones.
- 21.13.110** References.
- 21.13.150** Transition to New Standards.
- 21.13.200** Marymoor Village Development Regulations.
- 21.13.300** Marymoor Village Street Typology and Relationship to Buildings.

[No edits to sections 100, 110, 150, or 300.]

...

**21.13.200 Marymoor Village Development Regulations.**

- A. All legal lots are allowed the greater of either the maximum allowed floor area ratio (FAR) or 10,000 square feet of buildings, provided all other applicable site requirements are met.
- B. Each zone has a minimum FAR; the minimum FAR is the minimum required FAR for a development proposal requiring a land use permit, excluding administrative modifications. In no case shall proposed FAR exceed the maximum combined FAR.
- C. Master plans are required for all developments encompassing at least three acres and are optional for sites under three acres.
- D. The following table contains the basic zoning regulations that apply to development within the Marymoor Core (MMC), Marymoor Edge (MME), and Marymoor Manufacturing (MMM) zoning districts.

**Table 21.13.200.D. Marymoor Village Development Standards**

Development Standards	Marymoor Village Districts	Notes
-----------------------	----------------------------	-------

	MMC	MME	MMM	
Min. FAR	1.5	1.5	0.5	
Max. FAR (no incentives / with incentives)	3.0 / 8.0 <sup>1</sup>	2.54 / 8.0 <sup>1</sup>	1.4 / 2.0 <sup>1</sup>	See RZC Chapter <a href="#">21.55</a> for incentive adjustments to FAR
Max. Height (no incentives / with incentives)	45 ft. / 144 ft. <sup>2</sup>	38 ft. / 144 ft. <sup>2</sup>	38 ft / 45 ft <sup>2</sup>	<ul style="list-style-type: none"> <li>• See RZC Chapter <a href="#">21.55</a> for incentive adjustments to building height.</li> <li>• See RZC <a href="#">21.13.300.E</a>, upper story step-backs, and RZC <a href="#">21.58.5200</a>, Towers, for additional regulations regarding building heights and floorplates.</li> <li>• Development above six stories does not qualify for the Marymoor Village Infill Exemption (see RZC <a href="#">21.70.095</a>).</li> </ul>
Ground Floor Ceiling Height (min.) in TOD Focus Area	16 ft <sup>3,4</sup>	16 ft <sup>3,4</sup>	16 ft <sup>3,4</sup>	<ul style="list-style-type: none"> <li>• Applicable to nonresidential and mixed-use projects.</li> <li>• See RZC <a href="#">21.13.300.D</a>, Ground Floor Uses.</li> </ul>
Max. Impervious Surface	75% <sup>5</sup>	70% <sup>5</sup>	70% <sup>5</sup>	
Min. Land Dedication for Stormwater Infiltration	7%	7%	7%	
Max. Lot Coverage	70%	65%	55%	

**Notes:**

**1** FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC [21.36.200](#), the FAR for those spaces may be excluded from max FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC Chapter [21.36](#), Open Space.

**2 Properties in the CARA**

a. In the critical aquifer recharge area (CARA), construction methods for building foundation support will be limited to types that can be constructed to meet temporary construction dewatering (TCD) requirements of RMC Chapter [13.25](#).

b. Where underground parking is not possible due to RMC Chapter [13.25](#)'s TCD limitations, the maximum building height may be exceeded by up to 12 feet if all the following criteria are met:

- i. The additional height is the result of building a maximum of one level of additional above-grade parking; and
- ii. Proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC Chapter [21.40](#); and
- iii. The additional height on street frontages meets a 20-foot step-back to limit impacts to the pedestrian realm.

**3 Exemptions from ground floor ceiling height requirements:**

- a. Buildings that do not contain nonresidential uses; and
- b. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter [21.20](#); and
- c. Where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways.

**4 A minimum of 50 percent of the first-floor nonresidential space must meet the minimum ceiling height of 16 feet.**

- a. Where first floor ceiling height varies, the tallest ceiling heights shall be provided on street frontage, spaces fronting urban pathways and/or mid-block connections, and in parking garage loading/unloading and waste pickup areas.
- b. For portions of the building that have a first-floor ceiling height greater than 10 feet to meet minimum ground-floor ceiling height requirements, the additional ground floor ceiling height may increase the maximum building height. For example, if the first floor is ~~16.20~~ feet, the maximum building height increases by ~~six~~ ~~10~~ feet (16 - 10 = 6 foot increase in max building height).

**5 Other regulations will impact the impervious surface area and may result in less than the maximum impervious area. These include but are not limited to critical areas requirements, open space and landscaping requirements, parking, mid-block connections, utility easements, and stormwater management.**

(Ord. 3220)

...

**Exhibit 6:****Chapter 21.20****AFFORDABLE HOUSING**

Sections:

<b>21.20.010</b>	<b>Purpose.</b>
<b>21.20.020</b>	<b>Applicability.</b>
<b>21.20.030</b>	<b>General Requirements and Incentives.</b>
<b>21.20.040</b>	<b>Implementation Provisions.</b>
<b>21.20.050</b>	<b>Alternative Compliance Methods.</b>
<b>21.20.060</b>	<b>Supplemental Requirements.</b>
<b>21.20.070</b>	<b>Affordable Senior Housing.</b>
<b>21.20.080</b>	<b>Affordable Housing Agreement.</b>

...

**21.20.020 Applicability.**

A. This chapter applies to:

1. All new residential and mixed-use developments, except manufactured homes parks and manufactured homes sited within manufactured home parks;
2. All new senior housing developments and congregate care dwelling units, not including nursing homes.

B. Payment in lieu applies to qualifying developments in the Neighborhood Residential Zone as defined in RZC [21.20.060.A.1.b](#). (Ord. 2753; Ord. 3186; Ord. 3220)

**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 are used in lieu of the “low-income household” income levels set forth in RCW [36.70A.540](#).

B. Certain provisions in RZC [21.20.030](#) such as affordability levels, quantity of required affordable housing units, payment in lieu obligations, development unit count thresholds for applicability of affordable housing requirements, bonuses, and other considerations, may not apply or may be superseded as otherwise specified in RZC Chapter [21.20](#), Affordable Housing, or RMC Chapter [3.38](#), Multifamily Housing Property Tax Exemption.

C. Unless superseded in RZC Chapter [21.20](#), Affordable Housing, or elsewhere in the Redmond Zoning Code, 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 made affordable to households earning up to 80 percent AMI, adjusted for household size. RZC Chapter [21.20](#) requirements pertaining to affordable unit household earnings must be adjusted for household size.

D. There are no bonus market rate units or density bonuses for affordable housing units unless otherwise specified.

E. **Reserved:** Substitutions of 50 percent AMI units. Unless superseded by other provisions in RZC 21.20, Affordable Housing, developments may provide 50 percent AMI affordable housing units to satisfy affordable housing unit requirements of 80 percent AMI affordable housing units. Each 50 percent AMI affordable housing unit provided counts as two 80 percent AMI affordable housing units for the purpose of satisfying the affordable unit requirements associated with that development.

F. **Rounding.** The number of required affordable housing units is determined by rounding fractional numbers up to the nearest whole number from 0.5. Certain provisions in RZC [21.20.030](#) on rounding may not apply or may be superseded as otherwise specified in RZC Chapter [21.20](#), Affordable Housing, or RMC Chapter [3.38](#), Multifamily Housing Property Tax Exemption.

G. *Reserved.*

H. *Reserved.*

I. Depending on the level of affordability provided, the affordable housing units may be eligible for the transportation impact fee exemptions described in RMC [3.10.105](#).

J. Multifamily properties providing affordable housing may be eligible for property tax exemption as established in RMC Chapter [3.38](#).

K. Measurement in square feet of floor area of all affordable units is defined by the gross leasable area within the unit.

L. Accessory dwelling units (ADUs) may be used to meet the requirements of RZC [21.20.030](#) in the Neighborhood Zones; provided, that the ADU is at least 900 square feet: **and all other applicable RZC 21.20 requirements are satisfied, including an affordable housing agreement as described in RZC 21.20.080.**

(Ord. 2733; Ord. 2803; Ord. 2883; Ord. 2958; Ord. 2978; Ord. 3186; Ord. 3220)

....

Redmond Zoning Code in effect at the time of the issuance of the land use permit(s). (Ord. 2803; Ord. 3186; Ord. 3220)

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**The Redmond Zoning Code is current through Ordinance 3226, passed September 2, 2025.**

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.redmond.gov](http://www.redmond.gov)

[Hosted by General Code.](#)

**Exhibit 7:****Chapter****21.24 FENCES**

Sections:

<b>21.24.010</b>	<b>Purpose.</b>
<b>21.24.020</b>	<b><i>Repealed.</i></b>
<b>21.24.030</b>	<b>Height.</b>
<b>21.24.040</b>	<b>Prohibited Locations.</b>
<b>21.24.050</b>	<b>Electric, Barbed Wire, and Swimming Pool Fences.</b>
<b>21.24.060</b>	<b>Additional Residential Neighborhood Requirements.</b>

**21.24.010 Purpose.**

~~A. Protect or enhance property and life and that are compatible with residential neighborhoods while protecting the public from hazardous fences or fences that may blight residential neighborhoods;~~

**Allow privacy while maintaining a built environment that is cohesive with the surrounding community.**

**B. Protecting the public from hazardous fences.**

~~B. Increase visibility of front yards by using the principles of the Crime Prevention Through Environmental Design (CPTED) Program to increase public safety and to deter crime;~~

C. Promote and enhance the City's neighborhoods as walkable places and reduce impacts on the pedestrian experience that may result from taller fencing;

D. ~~Maintain the open space character of certain residential neighborhoods and~~ **P**romote public view corridors by encouraging the application of **lower-height fencing.** non-solid styles of fencing, and landscaped screens.

Effective on: 4/16/2011

**21.24.020 Permits.**

*Repealed by [Ord. 3153](#).*

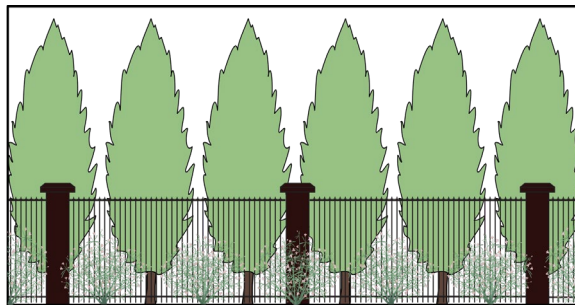
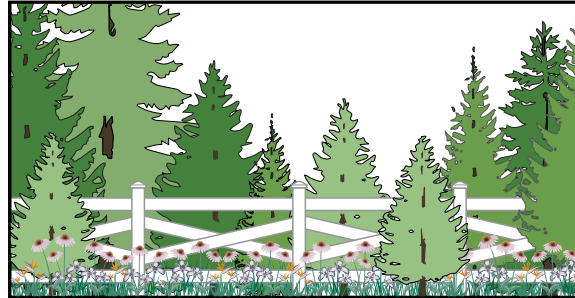
Effective on: 4/16/2011

### 21.24.030 Height.

A. **Maximum Height.** The maximum height of fences shall be as follows; provided, that the requirements of RZC [21.52.040](#), *Sight Clearance at Intersections*, are met:

<b>Table 21.24.030.A</b>			
<b>Maximum Fence Height</b>			
Zones	Permitted Height Permitted Height (1)(2)(3)		
<p><b>UR, RA-5, NR, NMF, Centers (Downtown, Marymoor, Overlake)</b></p>	<p style="color: red;">Six feet anywhere on the lot (see RZC <a href="#">21.24.060</a>, <i>Additional Residential Neighborhood Requirements</i>, for additional information)</p> <div style="text-align: center;"> <p style="text-align: center;">RESIDENTIAL STREET</p> <p style="text-align: right;">NOT TO SCALE</p> </div> <p><b>LEGEND</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> <li><span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Property Lines</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Setback Lines</li> <li><span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Utility Easement</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></span> In front yard setback <b>A</b></li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: grey; margin-right: 5px;"></span> Rear and side yard setbacks <b>B</b></li> </ul> </td> </tr> </table> <p style="margin-top: 20px;"><b>A</b> <u style="color: red;">Walls and fences located in any front yard must be 4 feet or less otherwise</u></p> <p><b>B</b> <u style="color: red;">6 feet</u></p>	<ul style="list-style-type: none"> <li><span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Property Lines</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Setback Lines</li> <li><span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Utility Easement</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></span> In front yard setback <b>A</b></li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: grey; margin-right: 5px;"></span> Rear and side yard setbacks <b>B</b></li> </ul>
<ul style="list-style-type: none"> <li><span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Property Lines</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Setback Lines</li> <li><span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Utility Easement</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></span> In front yard setback <b>A</b></li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: grey; margin-right: 5px;"></span> Rear and side yard setbacks <b>B</b></li> </ul>		

<b>Table 21.24.030.A</b>	
<b>Maximum Fence Height</b>	
<b>Zones</b>	<b>Permitted Height Permitted Height <span style="color: red;">(1)(2)(3)</span></b>
All other zones	Eight feet anywhere on the lot, subject to landscaping requirements in RZC Chapter <a href="#">21.32</a> , <i>Landscaping</i>
<p style="color: red;"><b><u>(1) This excludes areas of a lot regulated by RZC 21.52.040 – Sight Clearance at Intersections, where the height limit may be lower.</u></b></p> <p style="color: red;"><b><u>(2) Maximum fence height may be exceeded without the requirement for a variance when specified in federal or state requirements due to safety and security. Documentation of this requirement shall be provided by the applicant and approved by the Administrator.</u></b></p> <p style="color: red;"><b><u>(3) When the City's Building Code has requirements, such as where a guard rail is required to be placed atop a retaining wall or rockery, additional height is permitted but additional height must not exceed the minimum required to meet the building code.</u></b></p>	

**Figure 21.24.030 B****Examples of Low See-Through Fences**

Low, see-through fences (maximum height 42 inches) can add variety and human scale.

**B.—Fences Adjacent to Rockeries or Retaining Walls.—**

1.—Where a fence and a rockery or retaining wall lying within a building setback area are within five feet of each other, the combined height of the fence and rockery or retaining wall shall not exceed a maximum of eight feet except as provided in RZC 21.24.030.B.2 and B.3:

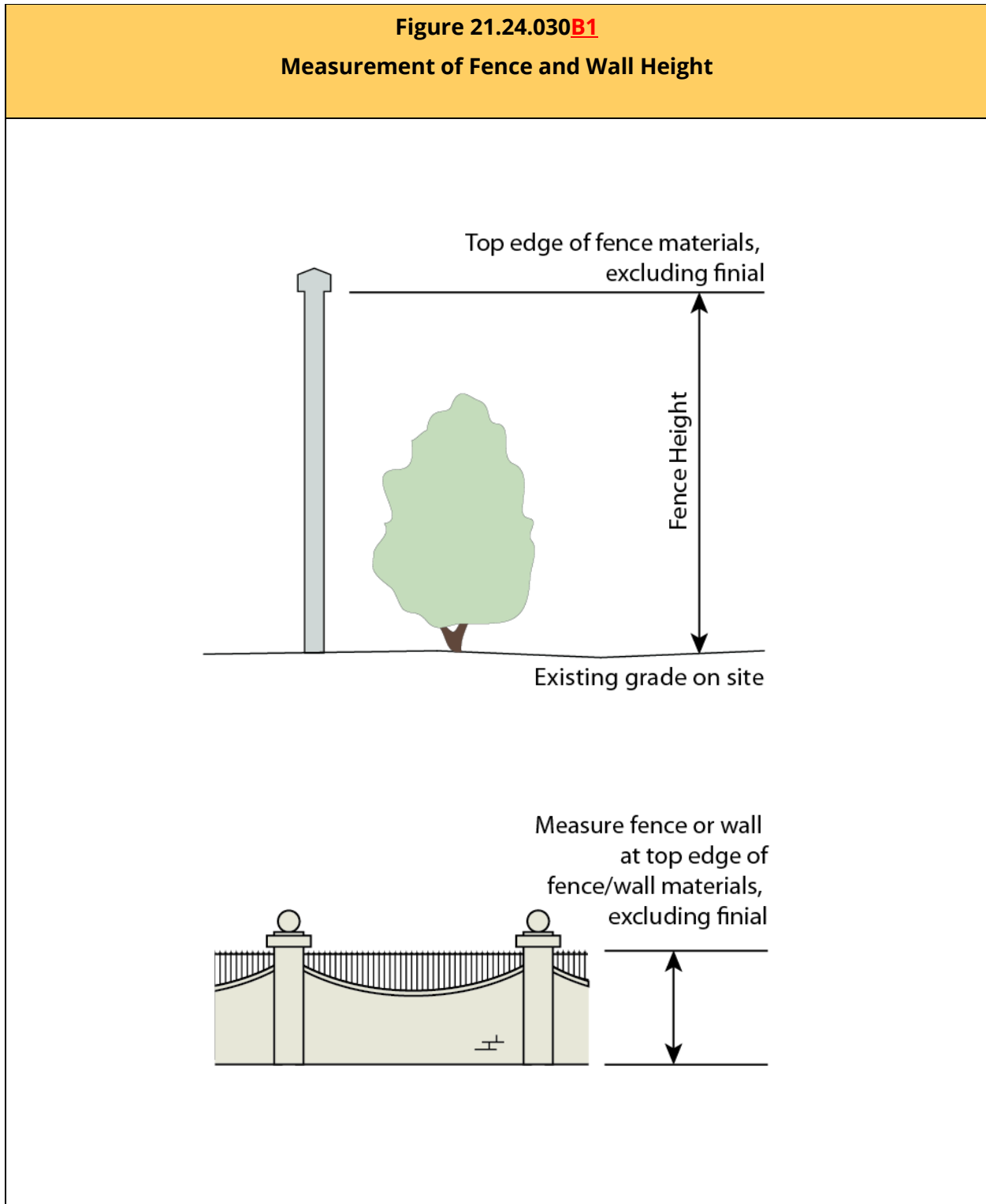
2.—Staff may approve a modification to the combined height limit for fences and rockeries or retaining walls if either:

- a.—The City's Building Code requires additional height, such as where a guard rail is required to be placed atop a retaining wall or rockery; or
- b.—The design of the rockery or retaining wall includes terraces that are deep enough to incorporate landscaping or other techniques that reduce the visual mass of the wall, and the fence is designed to be no more than 50 percent solid.

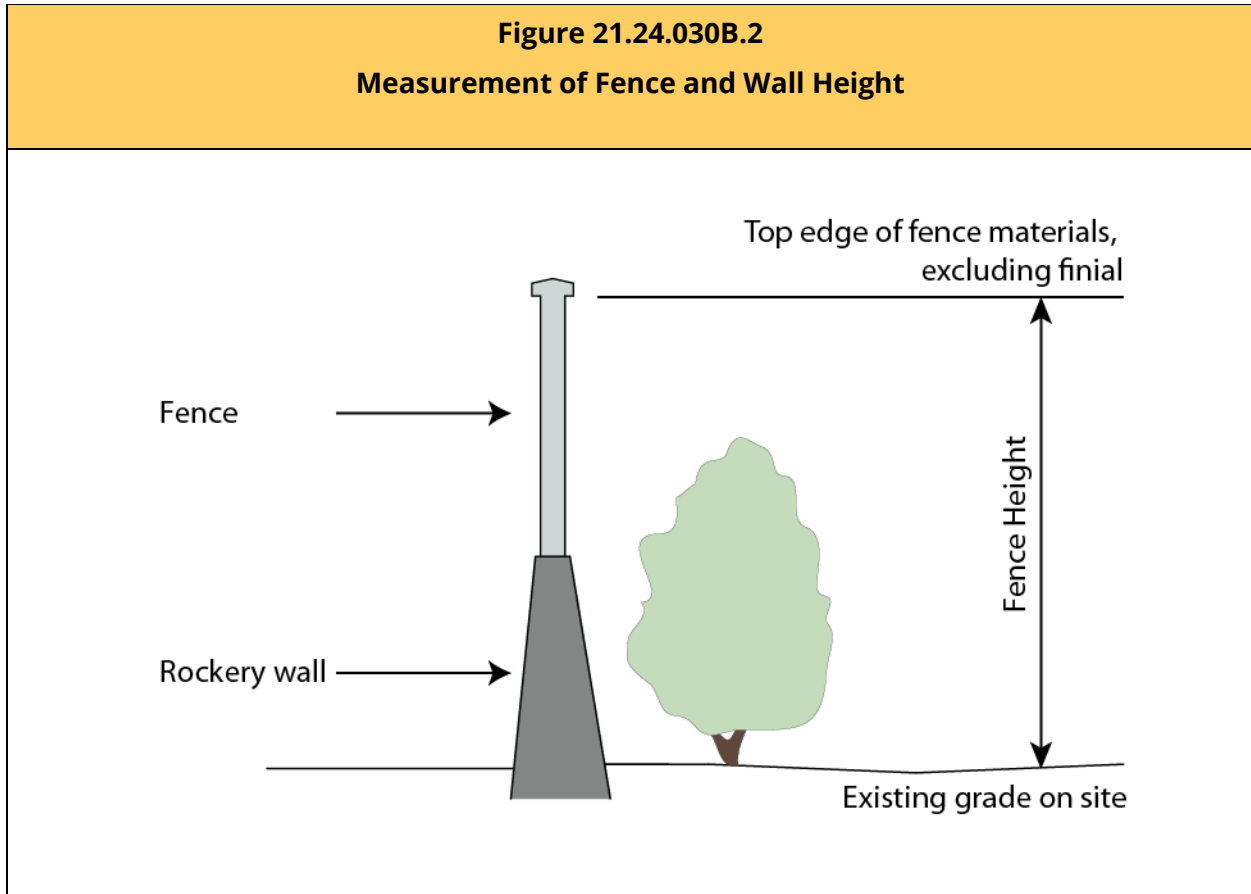
3.—The Technical Committee may approve a modification to the combined height limit for fences and rockeries or retaining walls if the modification is necessary because of the size, configuration, topography, or location of the subject property, to provide the property with the use rights and privileges permitted to other properties in the vicinity or zone in which the property is located, and the modification will not be materially detrimental to the public welfare or to abutting properties:

**B. Fences combined with Rockeries and Retaining Walls Height. Fence and wall height shall be measured as follows:**

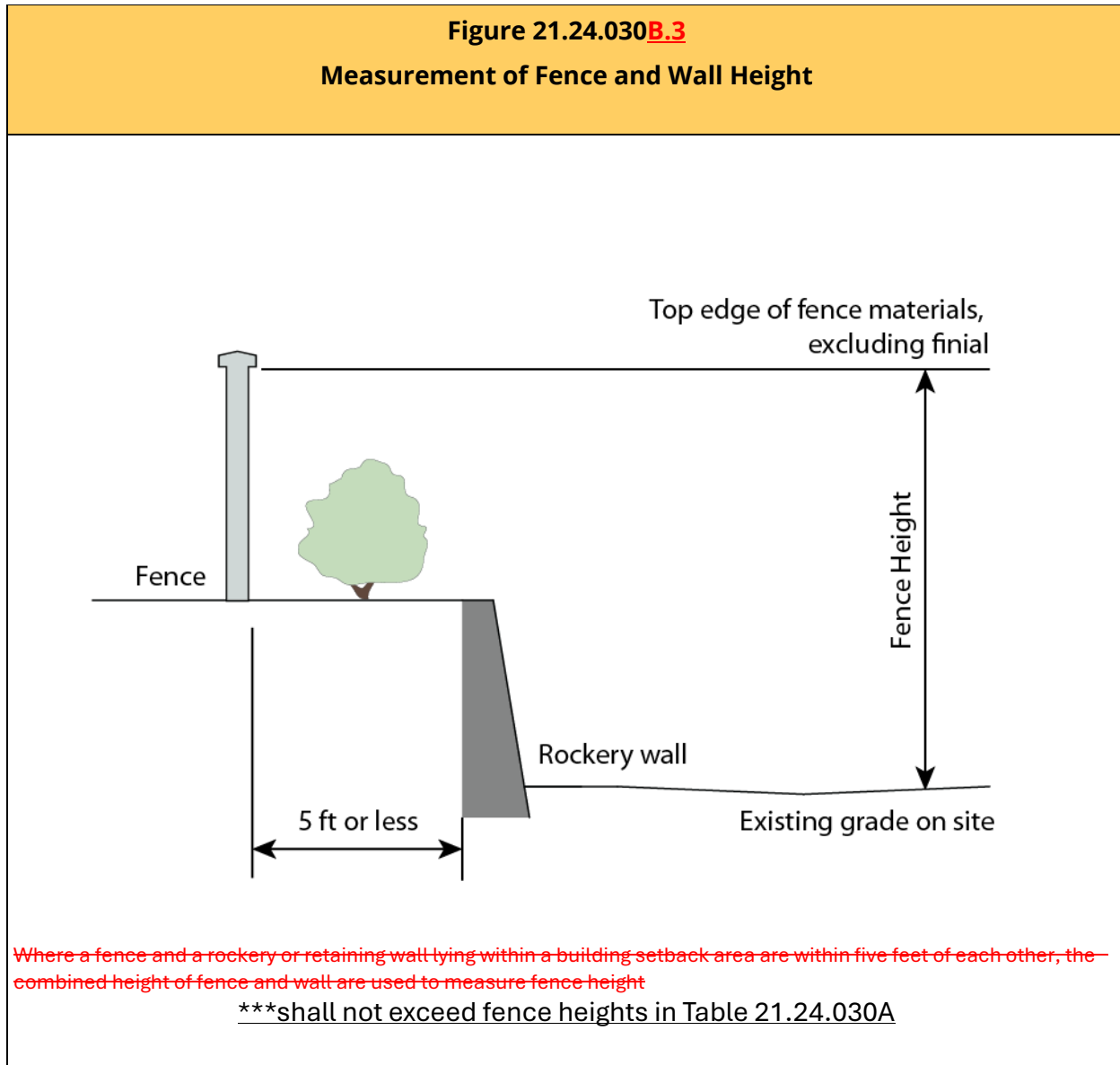
**1. Fence height shall be measured as the vertical distance between the existing grade on the site at the base of the fence and the top edge of the slats or other fence material (exclusive of fence posts). See Figure 21.24.030 B1**



**2. Fence height when fences are on top of a wall/rockery must not exceed fence heights in Table 21.24.030A.**



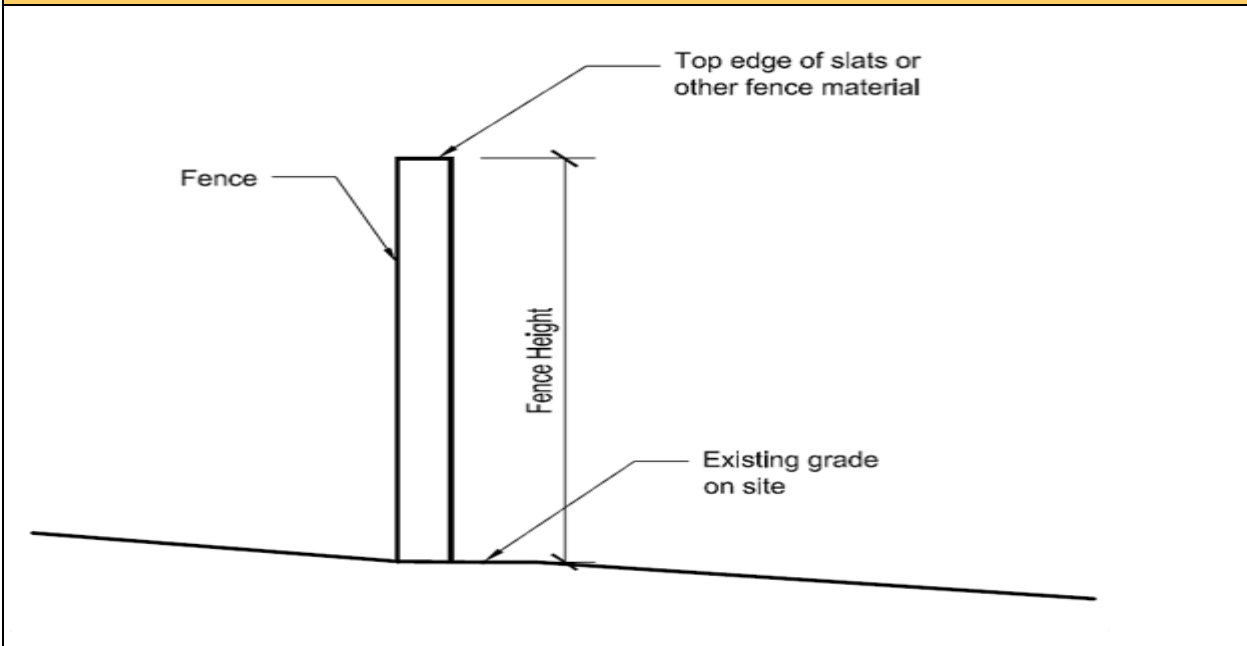
**3, A fence and a rockery or retaining wall within five feet of each other, the combined height of the fence and rockery or retaining wall shall not exceed fence heights in Table 21.24.030.A**



**C.-Measurement of Fence and Wall Height.** For purposes of this chapter, fence and wall height shall be measured as follows:

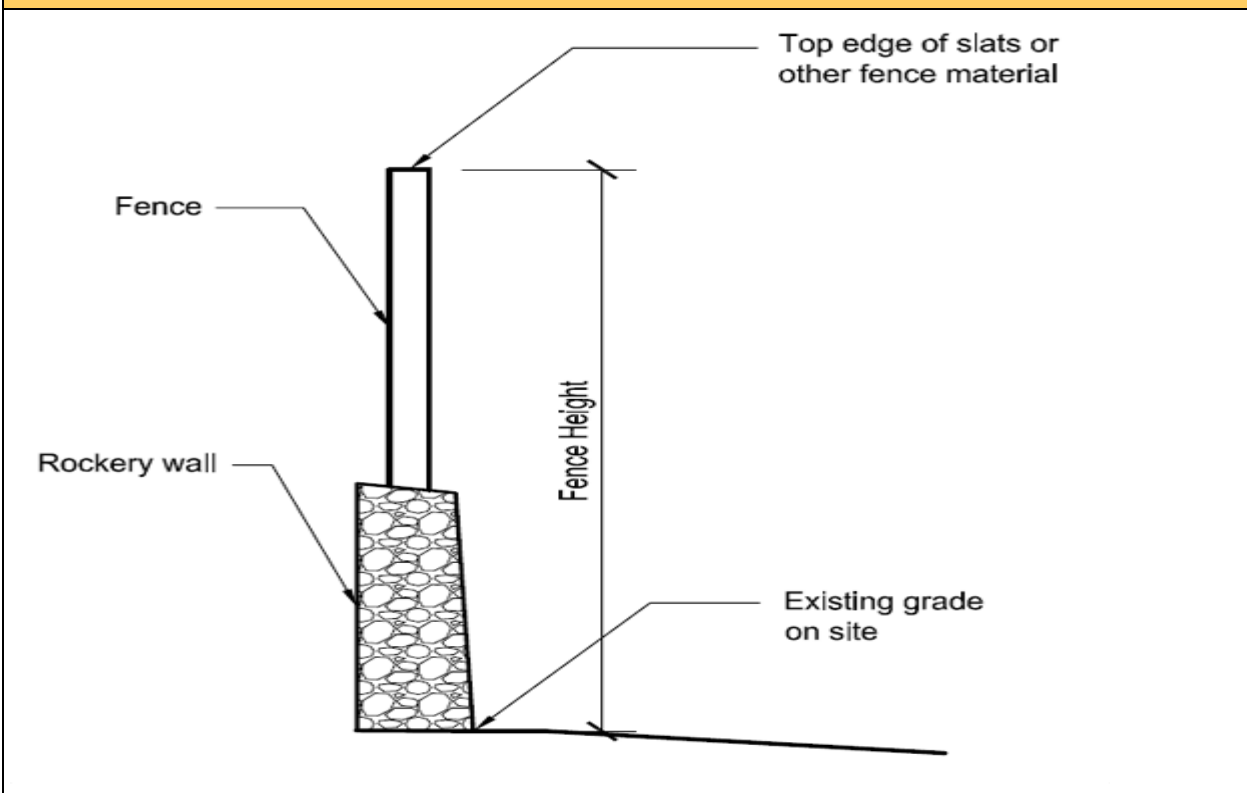
**1.-**Fence height shall be measured as the vertical distance between the existing grade on the site at the base of the fence and the top edge of the slats or other fence material (exclusive of fence posts):

**Figure 21.24.030A**  
**Measurement of Fence and Wall Height**



2.—The combined height of fencing placed on top of a wall or rockery shall be measured as the vertical distance between the existing grade on the site at the base of the wall and the top edge of the slats or other fence material (exclusive of posts):

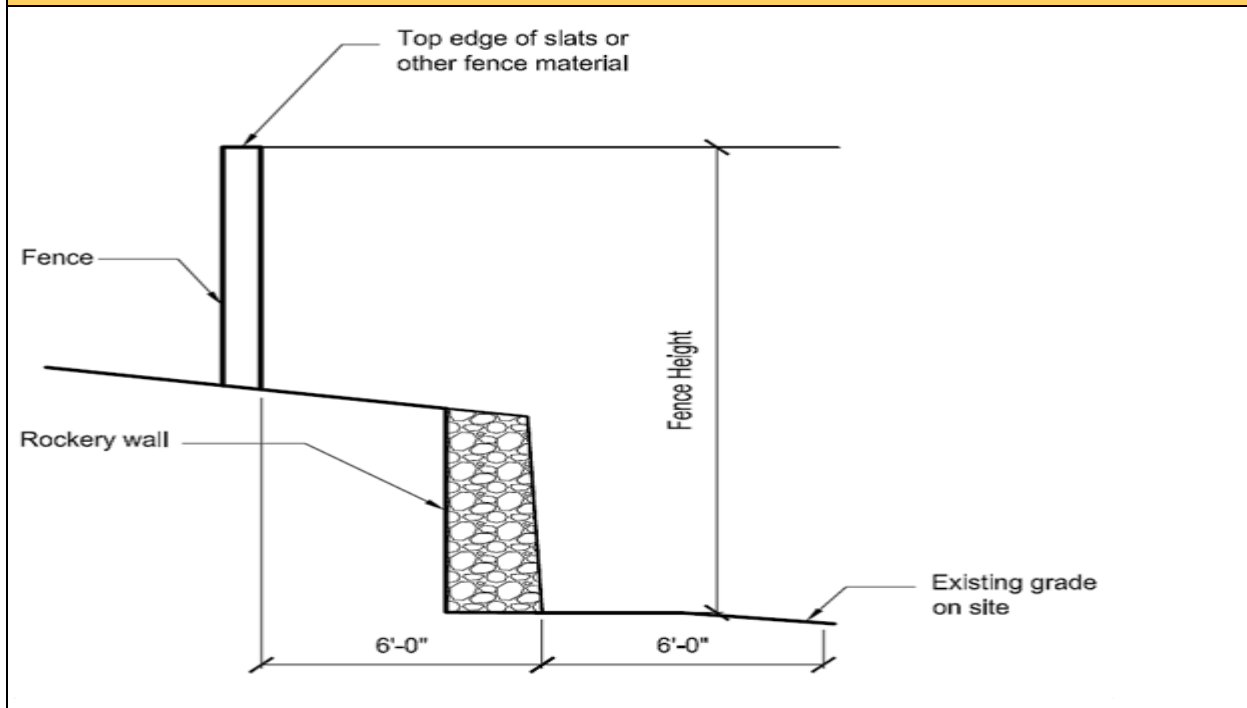
**Figure 21.24.030B**  
**Measurement of Fence and Wall Height**



3.—Where the grade within six feet of the base of a fence or wall differs from one side of the fence or wall to the other (as—

when a fence is placed at the top or bottom of a slope or at the top of a rockery or retaining wall), the height shall be measured from the side with the lowest existing grade.

Figure 21.24.030C  
Measurement of Fence and Wall Height



(Ord. 3153; Ord. 3220)

Effective on: 6/18/2018

### 21.24.040 Prohibited Locations.

Fences are prohibited in critical areas, critical area buffers, native growth protection areas, designated greenbelts, and designated open space, except as required by RZC [21.64.010.R.2](#).

Effective on: 4/16/2011

### 21.24.050 Electric, Barbed Wire, and Swimming Pool Fences.

Electric, barbed wire, and swimming pool fences are permitted or required as follows:

<b>Table 21.24.050</b>			
<b>Electric, Barbed Wire, and Swimming Pool Fences</b>			
<b>Fence Type</b>	<b>Permitted Zones</b>	<b>Special Requirements</b>	<b>Other Code Requirements</b>
(A) Electric Fences	UR, RA-5  May be used in conjunction with the keeping of large domestic animals where allowed in NR through NMF zones.	A. Permanent signs must be posted every 50 feet stating that the fence is electrified.  B. Fences, appliances, equipment, and materials must be listed or labeled by a qualified testing agency and be installed in accord with manufacturer's specifications.  C. Except in the UR zone, all electric fences must be set back at least two feet from property lines adjacent to public rights-of-way and NR through NMF zones, and a second and more substantial fence with a mesh size small enough to prevent a child from reaching through, shall be located along the property line.  D. Prohibited when fronting shoreline public access areas (Shoreline Public Access System Map, Figure S-1 of the Shoreline Master Program).	All electric fences must comply with RMC Chapter <a href="#">15.12</a> , <i>Electrical Code</i> .
(B) Barbed or Razor Wire Fences	UR, RA-5, but not along property lines adjacent to other residential and commercial zones <b><u>and parks, open</u></b>	A. Commercial storage, utility and public uses may use barbed wire only on top of a fence at least six feet in height. The barbed wire shall not extend more than 18 inches above the top of the fence.  B. Prohibited when fronting shoreline public access areas (Shoreline Public Access System	None

Table 21.24.050 Electric, Barbed Wire, and Swimming Pool Fences			
Fence Type	Permitted Zones	Special Requirements	Other Code Requirements
	<del>space, trails, and gardens.</del>	Map, Figure S-1 of the Shoreline Master Program).	
(C) Swimming Pool Fences	All zones	All outdoor swimming pools must be surrounded with a fence at least five feet in height.	All swimming pool fencing must comply with King County Health Department requirements.

(Ord. 3220)

Effective on: 6/18/2018

~~21.24.060 — Additional Residential Neighborhood Requirements:~~

~~A. — The following additional fence, rockery wall, and retaining wall requirements apply to properties located in the neighborhoods listed. The boundaries of each neighborhood are set forth in the Redmond Comprehensive Plan, Map LU-1. Where a conflict exists between the neighborhood requirements in RZC 21.24.060 and the other provisions of this chapter, the requirements of RZC 21.24.060 shall control. Where there is no specific regulation listed for the neighborhood, the other provisions of this chapter control.~~

Table 21.24.060 Additional Neighborhood Requirements				
Neighborhood	Applicability	Fence or Wall Height	Design Requirements	Other Requirements
Education Hill	<del>Applies to fences and walls in the front yard setback or adjacent to public recreational trails.</del>	<del>42 inches when built in the front setback (See Figure 21.24.060, except where home fronts onto arterial street.)</del>	<del>A. No sight-obscuring fencing materials allowed. B. Fence must be of a non-solid type, such as split rail fencing or split rail fencing combined with dark-colored vinyl or powder-coated chain link fence.</del>	<del>New gated communities in short subdivisions and subdivisions with security fencing are prohibited.</del>

Table 21.24.060 Additional Neighborhood Requirements				
Neighborhood	Applicability	Fence or Wall Height	Design Requirements	Other Requirements
North-Redmond (except Wedge Subarea)	Applies to fences and walls in the front yard setback or adjacent to public view corridors, and public recreational trails.	42 inches in any front setback area, and 42 inches in any street side or rear setback area adjacent to an identified pedestrian or public view corridor. (See Figure 21.24.060)	A. No sight-obscuring fencing materials allowed. B. Fence must be of a non-solid type, such as split rail fencing or split rail fencing combined with dark-colored vinyl or powder-coated chain link fence.	None
North-Redmond-Wedge Subarea	Applies to the Wedge Subarea defined in the Neighborhoods Element of the Comprehensive Plan.	No special height requirements	Private residential fences may be constructed and maintained along and west of the western edge of the required maintenance easement for retaining systems on the west side of Redmond-Woodinville Road.	
Willows/Rose-Hill	Applies to fences in the front yard setback.	42 inches	No special design requirements	New gated communities in short subdivisions and subdivisions with security fencing are prohibited.

B.—The Administrator may approve alternative materials or a combination of materials for the fences and walls described above when such alternative materials or combinations are demonstrated to better meet the intent of this chapter.

C.—The Administrator may also approve deviations from the maximum fence height requirements set forth in the above table in the North-Redmond and Willows/Rose-Hill Neighborhoods for fencing associated with swimming pools, landscaping alternatives (such as landscaped berms), or other designs that clearly meet the intent of this chapter.

Figure 21.24.060  
Low See-Through Fences



Low, see-through fences (maximum height 42 inches) can add variety and human scale.

(Ord. 3220)

Effective on: 6/18/2018

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**The Redmond Zoning Code is current through Ordinance 3226, passed September 2, 2025.**

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.redmond.gov](http://www.redmond.gov)

[Hosted by General Code.](#)

## **Exhibit 8:**

### Chapter 21.25 RETAINING

#### WALLS

##### 21.25.010 Purpose

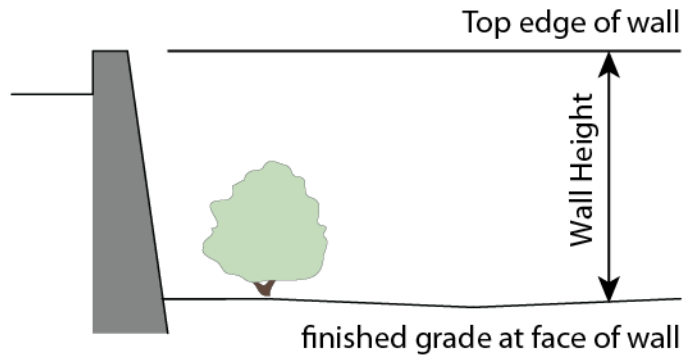
The purpose of this chapter is to provide for retaining walls and rockeries that:

- A. Minimize modification of the existing topography of properties in the City, by minimizing the amount of earth being exported or imported to a site, and to minimize the height of walls related to development.
- B. Minimize the visual impact of retaining walls having excessive heights that may be detrimental to the aesthetics of neighborhoods or nearby properties.
- C. Maintain compatibility with the nearby properties by minimizing changes in topography and excessive excavation.

##### 21.25.100 Height

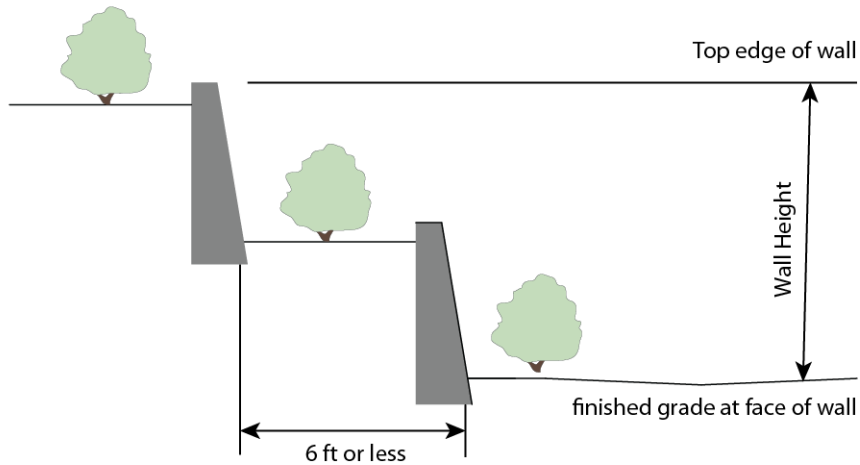
- A. Retaining wall and rockeries shall have a maximum wall height of 8 feet. Deviation requests may be approved subject to provisions of 21.25.300
- B. Measurement of Wall Height. For purposes of this chapter, retaining wall and rockery height shall be measured as follows:
  1. Retaining walls and rockeries height shall be measured as the vertical distance between finished grade at the face of wall to the top of the wall.

**Figure 21.25.100.B.1. Retaining wall measurement**



2. Retaining walls and rockeries with 6 feet or less horizontal separation between tiers, shall be measured as one retaining structure for determining the wall height. Horizontal separation shall be measured as the distance between the face of the lower wall to the face of the upper wall.

**Figure 21.25.100.B.2. Measurement for retaining walls closer than 6 ft apart**



#### 21.25.200 Terraced RETAINING WALLS [RESERVED]

#### 21.25.300 Deviations

A. The Technical Committee may approve a deviation to the height limit for rockeries and retaining walls if the deviation is necessary because of the size, configuration, topography, or location of the subject property, to provide the property with the use rights and privileges permitted to other properties in the vicinity or zone in which the property is located, and the modification will not be materially detrimental to the public welfare or to abutting properties.

B. The deviation will not be granted for the purposes of increasing building area or usable lot space.

#### 21.25.400 Prohibited Locations

A. Retaining walls and rockeries **are** prohibited in critical areas (except critical aquifer recharge areas), critical area buffers, native growth protection areas, designated greenbelts, and designated open space, and public and private easements except as required by RZC [21.64.010.R.2.](#)

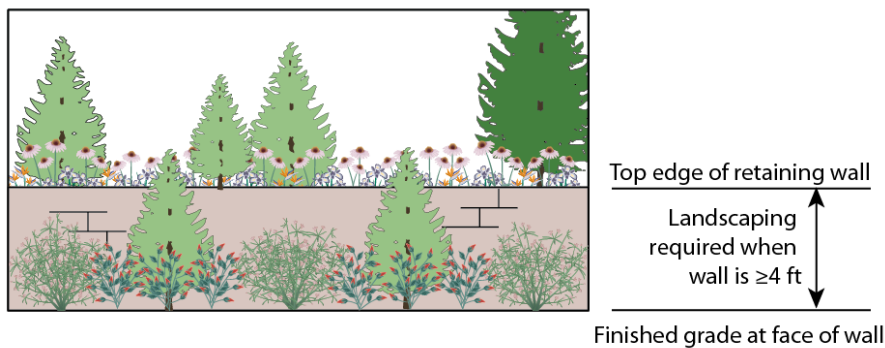
B. Private retaining walls and rockeries and their associated wall drain(s) and backfill shall be entirely within the private property in which they are installed and shall be placed outside of the public right-of-way.

#### 21.25.500 Additional Requirements

- A.** Planner and Engineer approval is required prior to Technical Committee approval.
- B. All retaining walls and rockeries constructed to support land used for new private development shall be placed outside of the public right-of-way and public and private easements.
- C.** Retaining wall reinforcements such as tiebacks, soil nails, and geogrid mesh must not extend into the public right-of-way and public easements. Tiebacks and soils nails are allowed to extend into public right-of-way with an approved Right-of-Way Use Agreement.
- D.** Retaining wall reinforcements such as tiebacks, soil nails, and geogrid mesh **extending into private property require a private easement on that property.**

- E. Retaining walls within the street section that are necessary for the street, that will be visible to the general public, and above 4 feet in height shall be constructed of either cast-in-place concrete or shotcrete, with a finish that reproduces the look of stone or masonry or having geometric patterns on the wall face. Allowable finish methods will be either stamped finish, sponge finish, troweled patterns, or modular blocks. Wall type and aesthetic pattern shall be approved by the Administrator.
- F. Install rockeries **and retaining walls** per **City Standard Specifications and Standard Details.**
- G. All retaining walls and rockeries must also meet the design standards in Section 5.6.7 “Rockeries/Retaining Walls” in the Stormwater Technical Notebook 2025 -- Issue 9A, **or its successor.**
- H. Retaining walls above 4-feet in height in the lot frontage **and** must have landscaping for visual screening according RZC 21.32 Landscaping with approval by Planning and Engineering.

**Figure 21.25.500.H. Retaining wall landscape screening example**



**Exhibit 9:**  
**Chapter 21.36**  
**OPEN SPACE**

Sections:

<b>21.36.010</b>	<b>Purpose.</b>
<b>21.36.020</b>	<b>Applicability.</b>
<b>21.36.030</b>	<b>Types of Open Space.</b>
<b>21.36.040</b>	<b><i>Repealed.</i></b>
<b>21.36.050</b>	<b><i>Repealed.</i></b>
<b>21.36.100</b>	<b>Mixed-Use and Urban Residential Open Space Requirements.</b>
<b>21.36.200</b>	<b>Publicly Accessible Enhanced Amenities Spaces (PEAS).</b>
<b>21.36.300</b>	<b>Residential Open Space Requirements.</b>
<b>21.36.400</b>	<b>Design Requirements.</b>
<b>21.36.500</b>	<b>Open Space Disposition and Maintenance.</b>

*Administrative note: there are changes only to section 200.*

## **21.36.200 Publicly Accessible Enhanced Amenities Spaces (PEAS).**

A. **Purpose.** ... *Administrative note: there are no changes to subsections A through D.*

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E. **PEAS Uses.**

1. PEAS may be designed to take advantage of incentive options such as child-friendly amenities and small business support, including but not limited to pop-up retail, kiosks, and performance stage, etc. Recommended child-friendly features include, but are not limited to:

- a. Adjacent or nearby public restroom facilities that are open at minimum for the same duration as the amenities. Restroom facilities must provide child changing

stations (if providing restrooms by gender, changing tables must be provided in restrooms for all genders).

b. Seating for parents and caregivers that is integrated into or adjacent to the amenity provided, with the number of seats provided in scale with the occupancy load of the amenity space.

2. PEAS spaces may be used for Food Truck and Pop-Up Retail Court if the site meets the requirement in RZC 21.04.2140 and are included on the PEAS site plan.

a. Court uses can be approved with the site plan for PEAS as a consolidated review.

b. An Administrative Modification can be used to add Court uses to a previously approved PEAS location.

3. Uses in the PEAS space that typically require a temporary use permit (seasonal sales, events, etc.), will not require an individual temporary use permit if the use is reviewed and approved as part of the court site plan approval.

a. The PEAS site plan must include locations for indicated temporary uses, maximum occupancy, and show how the health, safety, and other impacts and considerations are mitigated at the site plan approval.

b. Temporary uses not included as part of the court site plan approval will require a temporary use permit.

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**Exhibit 10:****Chapter 21.40****PARKING STANDARDS****Sections:**

21.40.010 Vehicle Parking. Revised

21.40.020 Bicycle Parking Requirements and Standards.

21.40.030 Electric Vehicle Charging Stations.

*Administrative note: there are only changes to section 010.*

**21.40.010 Vehicle Parking.**

A. **Purpose.** ... *Administrative note: there are no changes to subsection A.*

B. **Scope.** ... *Administrative note: there are no changes to subsection B.*

C. **Administration.** In the administration of RZC 21.40.010, the following rules shall be used:

1. *Nonconforming Parking.*

a. A development that met the parking requirements in effect at the time it was approved but that does not have sufficient parking spaces to meet the current requirements of RZC Chapter 21.40 may continue to operate with the parking deficiency as long as no enlargement is made that would require additional parking spaces;

b. When a development with nonconforming parking is enlarged so as to require additional parking spaces, the requirements of RZC Chapter 21.40 shall apply only to the enlargement;

c. When a preexisting building with nonconforming parking is remodeled or rehabilitated but not enlarged, the existing use of the building may continue without

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providing additional parking. In the event that the land use is increased by an addition of building square footage, the minimum level of parking required, including bicycle parking required by RZC Chapter 21.40, consistent with the increased land use affected by the change must be provided, or an approved Mobility Management Program, as provided in RZC 21.52.020, Mobility Management Program, must be implemented for the site that effectively reduces parking demand;

d. When additional uses are placed on the same lot with the nonconforming parking or an enlarged lot of which the lot with nonconforming parking is a part, the requirements of this chapter shall apply only to the additional use; and

e. Developments with nonconforming parking shall not be required to provide additional parking spaces when a change of use occurs, [either from non-residential to residential or non-residential to another non-residential use](#), or minor improvements are performed; provided, that the change of use or minor improvement does not enlarge the structure or increase the amount of nonconformity;

f. Developments, sites, and structures in Downtown, Overlake, and Marymoor Village where a portion of the sites and/or structures have been obtained under threat of condemnation shall not be required to provide additional parking spaces than that which was sufficient to meet the requirements in place during the most recent development or construction of the site.

2. *Separate Parking Facilities.* A parking facility that is required for one establishment shall not be considered as part of the parking facility required for any other enterprise, except for cooperative parking as provided in RZC 21.40.010.F, General Parking Requirements.

3. *Site Plan Entitlement Required.* All proposed parking facilities are subject to the site plan entitlement process of RZC 21.76.070.Y, Site Plan Entitlement.

4. *Car-Sharing Parking.* In all zones except Neighborhood Residential, required parking spaces may be occupied by car-sharing vehicles.

**D. Required Off-Street Parking.**

1. The minimum required and maximum permitted number of off-street parking spaces for each land use is noted in the Parking Ratio Column of each zone. Where calculations of parking requirements result in fractional amounts, they shall be rounded up if 0.5 or over.

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**Table 21.40.010D. Required Off-Street Parking**

	<b>Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed)<sup>3</sup></b>		
<b>Use Class</b>	<b>Within 1/4 Mile of Frequent Transit or in a TOD Focus Area</b>	<b>In a Center, Not Within 1/4 Mile<sup>1</sup> of Frequent Transit, Not in a TOD Focus Area</b>	<b>All Other Locations</b>
<b>Residential<sup>4,2</sup></b>			
Dwelling unit, detached	Dwelling unit (0, -)	Dwelling unit (0, -)	Dwelling unit (1.0, -)
Dwelling unit, attached	Dwelling unit (0, -)	Dwelling unit (0, -)	Dwelling unit (1.0, -)
Accessory dwelling unit	Dwelling unit (0, -)	Dwelling unit (0, -)	Dwelling unit (0, -)
Tiny home	Dwelling unit (0, -)	Dwelling unit (0, -)	Dwelling unit (0, -)
Cottage	Dwelling unit (0, -)	Dwelling unit (0, -)	Dwelling unit (0, -)
Dwelling unit, multifamily	Dwelling unit (0, 1.0)	Dwelling unit (0.5, 1.25)	Dwelling unit (0.5, 2.0)
Mixed-use residential structure	Dwelling unit (0, 1.0)	Dwelling unit (0.5, 1.25)	Dwelling unit (0.5, 2.0)
Permanent supportive housing, transitional housing	Dwelling unit (0, -)	Dwelling unit (0, -)	Dwelling unit (0.5, -)
<b>Group Home/Congregate Housing</b>			
Dormitory or residential suite	Bed (0, 1.0)	Bed (0, 1.0)	Bed (0, 1.0)
Adult family home	Dwelling unit (0, 2.0)	Dwelling unit (0, 2.0)	Dwelling unit (1.0, 2.0)
Long-term care facility	Patient bed (0, 0.25)	Patient bed (0, 0.25)	Patient bed (0, 0.25)
Residential care facility	Patient bed (0, 0.25)	Patient bed (0, 0.25)	Patient bed (0, 0.25)

	<b>Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed)<sup>3</sup></b>		
<b>Use Class</b>	<b>Within 1/4 Mile of Frequent Transit or in a TOD Focus Area</b>	<b>In a Center, Not Within 1/4 Mile<sup>1</sup> of Frequent Transit, Not in a TOD Focus Area</b>	<b>All Other Locations</b>
Retirement residence	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.0)	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.0)	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.25)
Emergency housing or emergency shelter	Bed (0, 1.0)	Bed (0, 1.0)	Bed (0, 1.0)
<b>Lodging</b>			
Bed and breakfast inn or boarding house	Rental room (0, 1.0)	Rental room (0, 1.0)	Rental room (0, 1.0)
Hotel or motel	Rental room (0, 1.0)	Rental room (0, 1.0)	Rental room (0, 1.0)
<b>General Sales or Service</b>			
Retail sales	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Cannabis retail sales	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Business and service	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Food and beverage	1,000 sq. ft. gfa (0, 5.0) No requirement for kiosks and vending carts	1,000 sq. ft. gfa (0, 7.5) No requirement for kiosks and vending carts	1,000 sq. ft. gfa (0, 9.0)
Drive-up stand	No requirement	No requirement	No requirement
Animal kennel/shelter	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)

Use Class	Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed) <sup>3</sup>		
	Within 1/4 Mile of Frequent Transit or in a TOD Focus Area	In a Center, Not Within 1/4 Mile <sup>1</sup> of Frequent Transit, Not in a TOD Focus Area	All Other Locations
All other general sales or service	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
<b>Arts, Entertainment, and Recreation</b>			
Arts, entertainment, recreation, and assembly	1,000 sq. ft. gfa (1.0, adequate to accommodate typical use)	1,000 sq. ft. gfa (2.0, adequate to accommodate typical use)	1,000 sq. ft. gfa (2.0, adequate to accommodate typical use)
Golf course			Adequate to accommodate typical use
Natural and other recreational parks	1,000 sq. ft. land area (0, adequate to accommodate typical use)	1,000 sq. ft. land area (0, adequate to accommodate typical use)	1,000 sq. ft. land area (0, adequate to accommodate typical use)
Adult entertainment facilities	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Water enjoyment use	No requirement	No requirement	No requirement
Piers, docks, floats, and other water-oriented accessory structures	No requirement	No requirement	No requirement
<b>Education, Public, Health, and Other Institutions</b>			
Education, government, health care and other institutions	1,000 sq. ft. gfa (0, adequate to	1,000 sq. ft. gfa (0, adequate to	1,000 sq. ft. gfa (2.0, adequate to accommodate typical use)

Use Class	Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed) <sup>3</sup>		
	Within 1/4 Mile of Frequent Transit or in a TOD Focus Area	In a Center, Not Within 1/4 Mile <sup>1</sup> of Frequent Transit, Not in a TOD Focus Area	All Other Locations
	accommodate typical use)	accommodate typical use)	
Day care center	Employee on maximum shift (0, 1.0)	Employee on maximum shift (0 0.5, 1.0)	Employee on maximum shift (0 0.5, 1.0)
Family day care provider	No requirement	No requirement	No requirement
Faith-based and funerary	Assembly uses: 1,000 sq. ft. gfa (5.0, 10.0) or fixed seats (0.1, 0.2) All other uses: 1,000 sq. ft. gfa (1.0, 3.0)	Assembly uses: 1,000 sq. ft. gfa (5.0, 10.0) or fixed seats (0.1, 0.2) All other uses: 1,000 sq. ft. gfa (2.0, 3.0)	Assembly uses: 1,000 sq. ft. gfa (7.5, 10.0) or fixed seats (0.1, 0.2) All other uses: 1,000 sq. ft. gfa (2.0, 5.0)
Secure community transition facility	Adequate to accommodate typical use	Adequate to accommodate typical use	Adequate to accommodate typical use
All other uses	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
<b>Manufacturing and Wholesale Trade</b>			
Manufacturing and wholesale trade	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)

	<b>Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed)<sup>3</sup></b>		
<b>Use Class</b>	<b>Within 1/4 Mile of Frequent Transit or in a TOD Focus Area</b>	<b>In a Center, Not Within 1/4 Mile<sup>1</sup> of Frequent Transit, Not in a TOD Focus Area</b>	<b>All Other Locations</b>
Artisanal manufacturing, retail sales, and service	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Cannabis processing	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
All other uses	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
<b>Transportation, Communication, and Utilities</b>			
All uses except those below	1,000 sq. ft. fga (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)	1,000 sq. ft. gfa (2.0, 5.0)
Rapid charging station; local utilities; regional utilities; wireless communication facilities; automobile parking facilities; heliport; float plane facility	No requirement	No requirement	No requirement
<b>Agriculture</b>			
All uses	No requirement	No requirement	No requirement
<b>Other</b>			
Construction-related business	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Mining and extraction establishment	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)

Use Class	Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed) <sup>3</sup>		
	Within 1/4 Mile of Frequent Transit or in a TOD Focus Area	In a Center, Not Within 1/4 Mile <sup>1</sup> of Frequent Transit, Not in a TOD Focus Area	All Other Locations
Wetland mitigation banking	No requirement	No requirement	No requirement

<sup>1</sup> Distance to frequent transit is measured as the walking distance from the nearest property edge to the nearest station or stop with frequent transit.

<sup>4</sup> <sup>2</sup> There is no minimum off-street parking requirement for middle housing located within one-half mile of a major transit stop as defined in RCW 36.70A.030 or its successor.

<sup>3</sup> There is no minimum off-street parking requirement for the following uses or structure types in accordance with RCW 35A.21.445 and RCW 36.70A.817 or their successors:

- a. Single-family or middle housing residences under 1,200 square feet.
- b. Affordable housing as defined in RCW 36.70A.030 or its successor.
- c. Senior housing (defined as retirement residence in RZC 21.78.270).
- d. Ground-level non-residential spaces in mixed-use buildings.
- e. Buildings that meet passive house requirements as defined in RCW 36.70A.817 or its successor.
- f. Modular construction as defined in RCW 36.70A.817 or its successor.
- g. Mass timber construction as defined in RCW 36.70A.817 and RCW 19.27.570 or their successors.

2. All multifamily and nonresidential development over 1,000 square feet of gross floor area must include at least two accessible parking spaces, even if doing so would exceed the required off-street parking minimums or maximums or exceed Americans with Disabilities Act (ADA) requirements. In the case where an accessible space would exceed ADA requirements, the Administrator may approve designating adjacent on-street parking as a designated accessible space in lieu of providing an on-site space. Existing on-street spaces that are designated as accessible can be counted toward the requirements of this subsection. The Administrator may waive the requirements to provide accessible parking in excess of ADA requirements if the Administrator determines that requiring the spaces would (a) not meet the nexus and rough proportionality tests as described in RZC 21.17.010.B.2, or (b) substantially impact the feasibility of the project.

3. The Administrator may approve alternative minimum parking requirements for specific uses on specific development sites where the land use permit applicant demonstrates, through a parking study prepared by a qualified expert, that the alternative requirement will provide sufficient parking to serve the specific use without adversely impacting other uses and streets in the vicinity. The Administrator may require the recording of a covenant or other instrument restricting the use of the property to the specific use for which the alternative minimum parking requirement was approved. Where a parking study does not demonstrate that available parking stalls will adequately serve the proposed use, reductions below the minimum requirement may be approved if a mobility management program that effectively reduces parking demand as provided in RZC 21.52.020, Mobility Management Program, is approved and recorded with the property.

The Technical Committee may require alternative parking programs if there is a need to reduce overall parking to alleviate significant adverse environmental impacts.

4. Required parking may be provided off site within 600 feet of the site, unless otherwise approved by the Administrator, when secured by an easement.

E. **Design Requirements for Parking Facilities.** ... *Administrative note: there are no changes to subsections E through H.*

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H. **Construction Parking Requirements and Contact Information.** ...

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**Exhibit 11:Chapter 21.48**

**TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM**

**Sections:**

21.48.010 Transfer of Development Rights Program.

21.48.020 Transfer of Development Rights Procedures.

*Administrative note: there are only changes to section 010.*

**21.48.010 Transfer of Development Rights Program.**

A. **Purpose.** The purpose of Redmond’s Transfer of Development Rights (TDR) Program is to advance Comprehensive Plan goals and policies that address the protection of environmentally critical areas, historic resources (including archeological resources), and open spaces, ~~and the ability to provide affordable housing,~~ by transferring the right to develop on the land needing protection to land more suitable for urban development.

B. **Explanation of TDRs.** ... *Administrative note: there are no changes to subsection B.*

**C. Sending Area Properties.**

1. Land is eligible if it complies with all of the criteria for at least one of the eligibility categories as described in Table 21.48.010A, Eligibility Categories and Criteria, and with all of the criteria in RZC [21.48.010.C.2](#).

<b>Table 21.48.010.A</b> <b>Eligibility Categories and Criteria</b>	
Eligibility Category	Eligibility Criteria
Urban Recreation	A. Located in the UR zone; and  B. Wholly undeveloped or in agricultural or recreational use.

<b>Table 21.48.010.A</b>	
<b>Eligibility Categories and Criteria</b>	
<b>Eligibility Category</b>	<b>Eligibility Criteria</b>
Historic	<p>A. Listed on the Redmond Historic Resource Register; or</p> <p>B. Otherwise eligible under RZC Chapter <a href="#">21.30</a>, Historic and Archeological Resources.</p>
Environmentally Critical Area	<p>A. Located in one or more of the following areas:</p> <ol style="list-style-type: none"> <li>1. Species Protection Area;</li> <li>2. Category I or Category II wetland or wetland buffer;</li> <li>3. Class I or Class II stream or stream buffer;</li> <li>4. Landslide hazard area or buffer;</li> <li>5. Contiguous forest community characterized by a qualified arborist or ecologist as:               <ol style="list-style-type: none"> <li>a. Having three layers of vegetation – canopy, subcanopy/shrub, and herb – dominated by native species; and</li> <li>b. Having at least 20 percent of canopy trees estimated to be at least 50 years of age; and</li> <li>c. Measuring at least one acre; and</li> </ol> </li> </ol> <p>B. Wholly undeveloped, or partially undeveloped or vacant, where the Administrator determines that eligible environmentally critical areas listed in (A) above could be maintained without compromising the ecological functions and values of those critical areas.</p>

<b>Table 21.48.010.A</b>	
<b>Eligibility Categories and Criteria</b>	
<b>Eligibility Category</b>	<b>Eligibility Criteria</b>
<del>Affordable Housing</del>	

2. The following criteria must also be met:

a. The land's development rights or development capacity shall not have been exhausted, sold, or transferred; or limited by easements, deed restrictions, equitable servitudes, or similar measures to any of the following:

- i. Agriculture, recreation, open space; or
- ii. Preservation of environmentally critical areas and their buffers, as described in Table 21.48.010A, through means including, but not limited to, a Native Growth Protection Area or open space easement.

b. The land shall not have been granted a reasonable use exception under RZC [21.76.070.U](#), Reasonable Use Exception (Critical Areas/Hazardous Liquid Pipelines, etc.). Nothing in this chapter shall require that a reasonable use exception granted under the reasonable use provision equal the economic value of the TDRs granted under this chapter.

c. The land shall not be part of any property the Comprehensive Plan designates for use as a collector, arterial street, or highway.

D. **Receiving Area Properties.** ... *Administrative note: there are no changes to subsection D.*

E. **Calculating Development Rights.** ... *Administrative note: there are no changes to subsection E.*

F. **Use of Development Rights.**

1. Each development right may be used as a right for any one of the following, subject to the limitations of this chapter and other zoning code chapters:

- a. To authorize an additional 8,712 square feet of gross floor area;
- b. To increase the maximum impervious surface or maximum lot coverage by 8,712 square feet; provided, that the total increase does not exceed 10 percent of the allowed maximum square footage for the site; or
- c. To increase the height of a structure, including above-ground structured parking, by one story across each 8,712-square-foot increment of gross floor area or parking floor plate, ~~except as permitted in RZC 21.48.010.F.2. or by two stories in a TOD focus area. In no case shall total building height be greater than two stories above the height allowed by the underlying zone except as permitted as part of the Overlake incentive package (RZC Chapter 21.55); the~~ The height bonus shall not apply to structures within the shoreline jurisdiction or within the Downtown height limit overlay areas (Table 21.10.200, note 2).

2. In TOD focus areas (see RZC Chapter 21.05), maximum height may be increased by up to two stories above the height allowed by the underlying zone using development rights. Additional height can also be earned by combining development rights with the incentives available in RZC Chapter 21.55.

3 ~~2~~. A fraction of a development right shall be entitled to the corresponding fraction of any of the above.

4 ~~3~~. A land use application using transferred development rights shall contain a statement describing the amount of the development rights proposed to be used and how the development rights are proposed to be used. (Ord. 2614; Ord. 2709; Ord. 2803; Ord. 3186; Ord. 3220)

**Exhibit 12:**

**Chapter 21.55**

**DEVELOPMENT INCENTIVE PROGRAM**

Sections:

- 21.55.0050 Purpose.**
- 21.55.0100 Applicability and Implementation.**
- 21.55.0150 Incentive Review Procedures.**
- 21.55.200 Affordable Housing.**
- 21.55.300 Green Building Incentives.**
- 21.55.400 Inclusive Design.**
- 21.55.500 Building Site, Form, Uses.**
- 21.55.600 Open Space, Public Art, and Public Amenities.**
- 21.55.1000 Catalyst Projects.**
- 21.55.2000 Community Priority Bonus Tracks.**
- 21.55.3000 Development Agreement.**
- 21.55.4000 Bonuses Earned.**
- 21.55.4100 Overlake Bonuses.**
- 21.55.4200 Bonuses By Zone.**
- 21.55.5000 Supplemental Requirements.**
- 21.55.6000 Restrictions and Penalties.**

[Edits in Section 4100 only. No other section with edits.]

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**21.55.4100 Overlake Bonuses.**

A. Thresholds for bonuses earned are discounted for the first five years after adoption to help facilitate the transition to mass timber and tower developments, as well as accelerating the implementation of the Redmond 2050 vision established in the Redmond Comprehensive Plan. The maximum bonus is achievable at 200 points during this initial phase but will be raised incrementally over time to no more than 400 points.

B. **Outside the Overlake TOD Focus Area and in OUMF Zone.** Bonuses earned outside the TOD Focus Area and in the OUMF zone have the following threshold and maximums. Where points earned are fractional, they shall be rounded to the nearest whole number to determine bonuses earned.

**Table 21.55.4100.B. Bonuses in Overlake, Outside of TOD Focus Area or ~~and~~ in OUMF Zone**

Points Earned	FAR	Max Building Height		OTHER BONUSES EARNED
		OBAT (mixed-use/non-residential)	OUMF	
1 – 50	<a href="#">0.02</a> <del>Per-</del> calculation	160 ft./135 ft.	100 ft.	
51 – 100	<a href="#">0.02</a> <del>Per-</del> calculation	175 ft./150 ft.	115 ft.	
101 – 150	<a href="#">0.02</a> <del>Per-</del> calculation	190 ft./165 ft.	130 ft.	<a href="#">Projects earning over 100 points may combine the transfer of development rights program with the incentive program</a>
151 – 200	<a href="#">0.02</a> <del>Per-</del> calculation	210 ft./180 ft.	145 ft.	
Over 200 points	<a href="#">0.02</a> Max FAR of 9.5	230 ft./200 ft.	160 ft.	

C. Inside the Overlake TOD Focus Area.

**Table 21.55.4100.C. Bonuses in Overlake, Inside the TOD Focus Area**

Points Earned	FAR	Max Building Height	Other Bonus Earned
1 – 50	<a href="#">0.02</a>	180 ft.	

Points Earned	FAR	Max Building Height	Other Bonus Earned
	<del>Per calculation</del>		
51 – 100	<u>0.02</u> <del>Per calculation</del>	200 ft.	
101 – 150	<u>0.02</u> <del>Per calculation</del>	240 ft.	Projects earning over 100 points may combine the transfer of development rights program with the incentive program
151 – 200	<u>0.02</u> <del>Per calculation</del>	280 ft.	
Over 200 points	No FAR restrictions	300 ft.	If top floor is amenity space, may exceed 320 ft. by one additional story (see note 4 of Table 21.55.500), not to exceed 30 stories

(Ord. 3220)

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## Chapter 21.74

### LAND DIVISION

Sections:

- 21.74.010 General Provisions.**
- 21.74.020 Land Division Standards.**
- 21.74.030 Decision Criteria and Procedures.**

#### **21.74.010 General Provisions.**

A. **Purpose.** ... *Administrative note: no changes to subsection A*

B. **Scope.**

1. *Compliance.* All division and redivision of land into lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership shall comply with the requirements of this chapter except where specifically exempted herein. Subdivisions, short subdivisions, [administrative lot splits](#), binding site plans, boundary line adjustments, unit lot subdivisions, plat alterations, and plat vacations are all considered divisions or redivisions of land for purposes of this chapter.

2. *Exemptions.* The following divisions of land are exempt from the provisions of this chapter except where expressly indicated.

- a. *Cemeteries.* Cemeteries and other burial plots, while used for that purpose;
  - b. *Testamentary Divisions.* Divisions made by testamentary provisions or the laws of descent; provided, that a map is recorded with King County Records and Elections at the time the land is divided and that all lots created must meet all requirements of this chapter;
  - c. *Right-of-Way Acquisition and Condemnation.*
    - i. A division of land relating to the acquisition or exchange of land by public agencies, for public use except human occupancy, including but not limited to subdivisions made for road construction purposes;
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- ii. A division of land for the sole use of the installation of linear utility facilities, such as electric power lines, telephone lines, water supply lines, sewer service lines, cable lines, or other utility facilities of a similar or related nature;
  - iii. Division of land due to condemnation or sale under threat thereof by an agency or division of government vested with the power of condemnation; if sale is made under threat of condemnation, such threat must be evidenced by the government agency filing an affidavit so stating with the King County Auditor;
  - d. A division for the purpose of leasing land for facilities providing personal wireless services while used for this purpose.
  - e. A division of land into lots or tracts of less than three acres that is recorded in accordance with RCW Chapter 58.09, and is used or to be used for the purpose of establishing a site for construction and operation of consumer-owned or investor-owned electric utility facilities. This subsection does not exempt a division of land for electric utility facilities from any other provision of this chapter. Furthermore, this subsection only applies to electric utility facilities that will be placed into service to meet the electrical needs of a utility's existing and new customers.

C. **Compliance.** ... *Administrative note: no changes to subsection C.*

## **21.74.020 Land Division Standards.**

A. **Lot Standards.** ... *Administrative note: no changes to subsections A through M.*

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M. **Transfer and Development of Lots Not Divided According to This Chapter.** ...

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[N. \*Administrative Lot Split Standards\*](#). Eligibility standards unique to Administrative Lot Splits are found in [RZC 21.74.030.D](#).

## **21.74.030 Decision Criteria and Procedures.**

### **A. *Application Submittal Requirements.***

1. *Scope.* This section sets forth the requirements that must be met in order for applications for approvals governed by this chapter to be considered complete.
  2. *Preliminary Subdivisions.* In order to be considered complete, each application for preliminary subdivision approval shall contain the following:
    - a. A completed general application form and project contact form;
    - b. The required application fees;
    - c. A small-scale vicinity map (suitable for public notice purposes);
    - d. A completed SEPA/CAO fee worksheet;
    - e. A CAO report, if required in RZC Chapter [21.64](#), Critical Areas Regulations;
    - f. For large sites, key plat map showing the entire site on one large sheet;
    - g. A set of preliminary plat plans showing the proposed layout of all lots, tracts, parcels, and streets;
    - h. A preliminary stormwater report;
    - i. A SEPA application form, together with a completed City of Redmond SEPA checklist;
    - j. A traffic study, if required by the [City Public Works Department](#);
    - k. A title report or plat certificate for all parcels involved;
    - l. Density calculations indicating maximum and minimum density requirements for the proposal and including density bonus calculations, if applicable;
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m. A transportation certificate of concurrency or, if no such certificate has been issued at the time of application, a transportation concurrency application that contains all information required for a transportation concurrency determination under RZC 21.52.010, Transportation Concurrency;

n. A reduced site plan showing proposed lot layout (suitable for public notice purposes); and

o. A tree preservation plan if trees are proposed to be removed as part of the proposal.

3. *Short Subdivisions.* In order to be considered complete, each application for short subdivision approval shall contain all of the items listed in RZC 21.74.030.A.2 for a preliminary subdivision application, except that the key plat map referred to in RZC 21.74.030.A.2.f and the traffic study referred to in RZC 21.74.030.A.2.j shall not be required.

4. *Binding Site Plans.* In order to be considered complete, each application for binding site plan approval shall contain all of the items listed in RZC 21.74.030.A.2 for a preliminary subdivision application. In addition, the binding site plan application shall contain the following:

a. A topography map, labeled "Topography Map";

b. A written explanation of any modification sought from code standards, labeled "Modification Sought from Code Standards";

c. Draft covenants, conditions and restrictions labeled "CC&Rs" or any other restrictions or easements that may apply; and

d. A drawing showing all existing and proposed utilities.

5. *Authority of Administrator.* The Administrator is hereby authorized and directed to provide more detailed requirements for each of the items required for the submittal of complete preliminary subdivision, short subdivision, and binding site plan applications, including size, scale, number of copies, and content. The Administrator shall administratively adopt application submittal requirements for all other applications made under this chapter, including but not limited to applications for boundary line adjustments, final plat approval, final short plat approval, plat alterations, and plat vacations.

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**B. *Decision Criteria for Approval of Short Subdivisions, Binding Site Plans, Unit Lot Subdivisions, and Preliminary Subdivisions.*** ... *Administrative note: no changes to subsection B.*

**C. *Decision Criteria for Approval of Final Subdivisions.*** ... *Administrative note: no changes to subsection C.*

#### D. Administrative Lot Split Procedures

1. Approval Process. Administrative Lot Splits must follow the procedures established in RZC 21.76.050.F, for a Type I review, and criteria established by RCW 58.17.145.

2. Decision by the Administrator. The Administrative Lot Split may be approved by the Administrator provided the following criteria is met:

a. Exactly one newly created lot results from the split.

b. Both the parent lot and the newly created lot meet the minimum lot size of the applicable zone (see RZC Article II).

c. The parent lot is in a zone that allows residential use.

d. If demolition/alteration would displace an existing residential tenant renter, the application must include a displacement mitigation strategy (e.g., relocation assistance).

e. Prior to recording, access and utility rights are granted or conveyed as necessary to serve the maximum number of dwellings allowed, acknowledging that rights may be reduced at building-permit stage if fewer units are built.

f. The newly created lot meets minimum density requirements if located in a zone with a minimum density requirement.

g. The lot is buildable under all applicable regulation. Lots rendered unbuildable by critical areas, shoreline, stormwater, setbacks, impervious surface, or building coverage standards are not eligible for administrative lot split.

h. If a lot split results in a newly created lot or lots with a lot size that would allow for further land division, any lot with sufficient lot size is not eligible to be divided through a lot split under this section but may be eligible for further division through another applicable land-division process under RZC 21.74.

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i. Any construction on the newly created lot is subject to all existing state and local laws including those specified in this section. Nothing in this section modifies the requirements for approval of residential building permits in chapter 19.27 RCW.

j. Where an application does not meet the eligibility criteria of this section, the applicant may seek approval under other land division processes under RZC 21.74.

3. Recording. All administrative lot splits shall be recorded in compliance with the following:

a. All Administrative Lot Splits must be recorded surveys consistent with the requirements of RCW Chapter 58.09 and WAC Chapter 332-130, with a notation that future Administrative Lot Splits on either lot are prohibited.

b. Fees and Recording Procedure. Prior to recording, the applicant shall submit the original short subdivision drawings to the City for signatures.

c. Recording Required. No short subdivision shall be recorded unless approved as provided in this chapter. Further, recording shall not be authorized unless and until the required short subdivision improvements have been completed or a performance assurance has been posted to ensure completion as provided in RZC 21.76.090.F, Performance Assurance. A copy of an approved short subdivision shall be filed for record with the King County Department of Records and Elections, and one reproducible copy shall be furnished to the City Engineer.

*Administrative note: the remaining subsections of section 030 are re-lettered to accommodate new subsection D above. All references to re-lettered subsections throughout the RZC are updated.*

#### **E D. Short Subdivision Procedures.**

1. *Approval Process.* Short subdivisions shall follow the procedures established in RZC 21.76.050.G, for a Type II review.

2. *Decision by the Technical Committee.* Each final decision of the Technical Committee shall be in writing and shall include findings and conclusions based on the record to support the decision. The decision made by the Technical Committee shall be given the effect of an

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administrative decision and may be appealed in accordance with RZC 21.76.060.E, Technical Committee Decisions on Type II Reviews.

3. *Effect of Approval.* Approval of the short subdivision shall constitute authorization for the applicant to develop the short subdivision facilities and improvements, upon review and approval of construction drawings by the ~~City Public Works Department~~. All such facilities and improvements shall be completed or have a performance assurance posted to assure completion as provided in RZC 21.76.090.F, Performance Assurance, prior to recording of the short subdivision. All development of a short subdivision shall be subject to any conditions imposed by the City on the short subdivision approval.

4. Short subdivision approval shall expire pursuant to the following:

a. 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.

5. *Recording.* All short subdivisions shall be recorded in compliance with the following:

a. *Fees and Recording Procedure.* Prior to recording, the applicant shall submit the original short subdivision drawings to the ~~City Public Works Engineering Department~~ for signatures.

b. *Recording Required.* No short subdivision shall be recorded unless approved as provided in this chapter. Further, recording shall not be authorized unless and until the required short subdivision improvements have been completed or a performance assurance has been posted to ensure completion as provided in RZC 21.76.090.E, Performance Assurance. A copy of an approved short subdivision shall be filed for record with the King County Department of Records and Elections, and one reproducible copy shall be furnished to the City Engineer.

6. *Restriction on Further Division.* Land within an approved and recorded short subdivision may not be further subdivided within a period of five years from the date of final approval if such further division would result in more than nine lots within the original short

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subdivision boundaries. Any division that would result in more than nine lots within the original short subdivision within the five-year period may be accomplished only by following the process for preliminary and final subdivision approval set forth in RZC [21.74.030.E](#), Preliminary Subdivision Procedures, and RZC [21.74.030.G](#), Final Subdivision Procedures.

**E.E. Preliminary Subdivision Procedures.**

1. *Approval Process.* Preliminary subdivisions shall follow the procedures established in RZC [21.76.050.H](#), Type III Review.
2. *Effect of Preliminary Subdivision Approval.* Approval of the preliminary subdivision shall constitute authorization for the applicant to develop the subdivision facilities and improvements upon review and approval of construction drawings by the [City Public Works Department](#). All development shall be subject to any conditions imposed by the Hearing Examiner.
3. *Time Limits – Approval Within 90 Days.* A preliminary subdivision shall be approved, approved with conditions, denied, or returned to the applicant for modification or correction within 90 days from the date of filing of a complete application unless the applicant agrees to an extension of the time period in writing; provided, that should an environmental impact statement (EIS) be required per RCW [43.21C.030](#), Guidelines for State Agencies, Local Governments, the 90-day period shall not include the time spent in preparing and circulating the EIS by the City. A preliminary subdivision application shall not be deemed “filed” until all of the requirements for a complete application established by RZC [21.74.030.A](#), Application Submittal Requirements, have been met.
4. *Limitation on Preliminary Approval.*
  - a. Final approval of a subdivision must be acquired within seven years of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2014, and within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015, after which time the preliminary plat approval is void.
  - b. Final approval of a subdivision must be acquired within 10 years of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2007,

and not subject to the requirements of RCW Chapter 90.58, the Shoreline Management Act, after which time the preliminary plat approval is void.

c. The Hearing Examiner may grant an extension of the time periods set forth in RZC 21.74.030.E.4.a and E.4.b for one year if the applicant has attempted in good faith to submit the final plat within the required time period; provided, however, the applicant must file a written request with the Planning Department requesting the extension at least 30 days before expiration of the required time period.

**G.F. *Modifications to Preliminary Subdivisions.*** ... *Administrative note: no changes to subsection G.*

**H.G. *Final Subdivision Procedures.***

1. *Time Limits.* A final plat application shall be approved, denied, or returned to the applicant for modification or correction within 30 days from the date of filing unless the applicant consents to an extension of such time period.
  2. *Review by City Engineer.* ~~A The City Engineer or a~~ licensed professional engineer acting on behalf of the City shall review the survey data, layout of lot lines, streets, alleys and other rights-of-way, design of bridges, and utility systems improvements, including storm drainage, water, and sanitary sewer.
  3. *Findings by City Engineer.* ~~A The City Engineer or other~~ professional engineer acting on behalf of the City shall convey their findings to the Technical Committee ~~City Council~~. The engineer shall assure that:
    - a. The proposed final plat meets all standards established by state law and this section relating to the final plat's drawings and subdivision improvements;
    - b. The proposed final plat bears the certificates and statements of approval required by this section;
    - c. A current title insurance report furnished by the subdivider confirms the title of the land in the proposed subdivision is vested in the name of the owners whose signatures appear on the final plat;
    - d. The legal description of the plat boundary on the current title insurance report agrees with the legal description on the final plat;
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e. The facilities and improvements required to be provided by the subdivider have been completed or, alternatively, that the subdivider has provided a surety in an amount commensurate with improvements remaining to be completed, as provided in RZC 21.76.090.F, Performance Assurance;

f. The surveyor has certified that all survey monument lot corners are in place and visible; and

g. The final plat contains a dedication to the public of all common improvements, including but not limited to streets, roads, sewage disposal systems, storm drainage systems, and water supply systems which were a condition of approval. The intention to dedicate shall be evidenced by the owner's presentment of a final plat showing the dedication, and the acceptance by the City shall be evidenced by the approval of the final plat.

4. *Review* – Administrative Approval ~~City Council~~. The Technical Committee ~~City Council~~ shall review the final plat ~~at a public meeting~~, according to the decision criteria for final plats set forth in RZC 21.74.030.C, Decision Criteria for Approval of Final Subdivisions. ~~No public hearing shall be required. Notice of the public meeting at which the final plat will be considered will be mailed to the applicant and to any person who was a party of record to the preliminary plat proceedings at least 10 days in advance of the meeting.~~ If the Technical Committee ~~City Council~~ approves the final plat, the Administrator, Public Works Director, and City Engineer ~~Mayor~~ shall be authorized to inscribe and execute the written approval on the face of the plat map. If the Technical Committee ~~City Council~~ denies the final plat, the final plat will be returned to the applicant with reasons for denial and conditions for compliance.

5. *Recording*. All final plats shall be recorded in compliance with the following:

a. *Fees and Performance Assurance*. Prior to recording, the applicant shall submit the original final plat drawings to the City ~~Public Works Department~~ together with the plat checking fees. Unless all required improvements have been constructed prior to final plat approval, the applicant shall also submit all required performance assurances to guarantee completion of the improvements as required by RZC 21.76.090.F, Performance Assurance.

b. *Recording Required.* No final plat shall be recorded unless approved as provided in this section. The original of an approved final plat shall be filed for record with the King County Department of Records and Elections.

c. *Time Limit.* All final plats shall be recorded within 120 days after [Technical Committee](#) final approval ~~is granted by the City~~. Approval shall expire if the final plat is not recorded within this period.

6. *Valid Land Use.* As required by RCW [58.17.170](#), Written Approval of Subdivision, a subdivision shall be governed by the terms of the approval of the final plat, and any lots created shall be a valid land use for a period of not less than five years from date of filing, unless the [Technical Committee](#) ~~City Council~~ finds that a change in conditions in the subdivision creates a serious threat to the public health or safety.

#### **I. *Unit Lot Subdivisions.***

1. *Applicability.* The provisions of this section apply exclusively to the unit lot subdivision of land for [existing or new](#) attached [or detached](#) dwelling units, [in which no dwelling units are stacked on another dwelling unit or other use. The purpose is to allow for the creation of lots for the individual ownership of these types of housing units while applying only those site development standards applicable to the parent lot as a whole.](#) ~~that have land-use approval through RZC 21.76.070.Y, Site Plan Entitlement; RZC Chapter 21.67, Green Building Program (GBP); and RZC 21.76.070.P, Master Planned Development.~~

2. *Approval Process.* A unit lot subdivision [for new developments](#) shall follow the procedures established in RZC 21.76.050.G, Type II Review, ~~if nine or fewer unit lots are proposed. Preliminary unit lot subdivisions shall follow the procedures established in RZC 21.76.050.H, Type III Review, if 10 or more unit lots are proposed.~~ Final unit lot subdivisions of 10 or more lots shall follow the procedures established in RZC 21.74.030.G, Final Subdivision Procedures, for final plats. [Existing developed lots, where structures comply with all standards applicable to the parent lot, shall follow the procedures established in RZC 21.76.050.F, Type I Review.](#)

a. [The approval procedures shall not require any public pre-decision meeting or hearing, nor any design review other than administrative design review.](#)

3. *Compliance With Prior Approvals.* Sites developed or proposed to be developed with single-family attached dwelling units may be subdivided into individual unit lots as provided herein. The development as a whole shall conform to the regulations of the zone

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that the site is located in and to the plans that were granted approval through provisions of this code, ~~either: RZC 21.76.070.Y, Site Plan Entitlement; RZC Chapter 21.67, Green Building Program (GBP); or RZC 21.76.070.P, Master Planned Development.~~

a. Portions of the parent site not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, by a homeowners' association comprised of the owners of the individual unit lots located within the parent site, or by a community land trust.

4. Development on individual unit lots is not required to conform with all development standards that typically apply to individual lots as long as the parent lot conforms to all such development standards. Each unit lot shall comply with applicable building codes. Fire protection for the buildings shall be based on the aggregate square footage on the parent lot.

5. Internal vehicular courts and driveways providing vehicular access to unit lots in the subdivision from public streets shall not be considered public or private streets when considering unit lot subdivisions.

6. Subsequent ~~planning~~ subdivision actions, additions, or modification to the structure(s) may not create or increase any nonconformity of the parent lot as a whole, and shall conform to the approved unit lot housing development project or to the land use and development standards in effect at the time of the proposed actions, additions, or modifications.

~~7. Access easements, joint use and maintenance agreements, and covenants, conditions, and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; underground utilities; common open space, such as common courtyard open space; exterior building facades and roofs; and other similar features, shall be recorded with the King County Department of Records and Elections.~~

8. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use the parking is formalized by an easement recorded with the King County Department of Records and Elections.

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9. The minimum residential density required for unit lot subdivision in the Downtown Core zone shall be 35 dwelling units per acre. There shall be no minimum residential density requirements for unit lot subdivisions elsewhere in the City unless required by the zone in which the site is located.

10. Notes shall be placed on the face of the plat or short plat as recorded with the King County Department of Records and Elections to acknowledge the following:

a. Approval of the design and layout of the units ~~on each of the lots~~ lot's housing development project was granted based on detailed ~~by the~~ review of that specific project ~~the development~~, as a whole, on the parent lot, including specific reference to the applicable permit or file number for that specific project. The title of the plat shall include the phrase "Unit Lot Subdivision". ~~by RZC 21.76.070.Y, Site Plan Entitlement; RZC Chapter 21.67, Green Building Program (GBP); or RZC 21.76.070.P, Master Planned Development, stating the subject file application number.~~

b. Development, redevelopment, or rehabilitation of structures on each unit lot is subject to review and approval of plans that are consistent with the design of the surrounding structures on the parent lot as approved by the City through subject file number as stated in RZC 21.74.030.H.10.a.

c. Access easements, joint use and maintenance agreements, and covenants, conditions, and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; underground utilities; common open space, such as common courtyard open space; exterior building facades and roofs; and other similar features.

d. Additional development of the individual lots may be limited as a result of the application of development standards to the parent site.

11. *Repealed by Ord. 3220. Repealed.*

I. **Subdivision Vacations.** *Administrative note: no changes to subsection J.*

K. **Subdivision Alterations.**

1. *Scope.* This section establishes the procedures to be used for subdivision alterations under RCW 58.17.215 through 58.17.218.
  2. *Approval Process.* Subdivision alterations shall follow the procedures established in RZC 21.76.050.J, Type V Review.
  3. *Application Requirements.* An application for alteration of a subdivision shall meet the submittal requirements established by the Administrator, and shall contain the signatures of those persons having an ownership interest in the majority of the lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered, and other application submittal materials as required. If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants; provided, that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration.
  4. *Hearing Required.* The City Council shall conduct a public hearing on the application for a subdivision alteration.
  5. *Decision Criteria.* The City Council shall approve the application for alteration of the subdivision or approve the application with conditions if it determines that the public use and interest will be served by the alteration. The City Council shall deny the application for alteration if it finds that the public use and interest will not be served by the alteration.
  6. After approval of the alteration, the applicant shall submit to the City a revised drawing of the approved alteration of the subdivision, which after signature of the approving authority shall be filed with the King County Department of Records and Elections to become the lawful plat of the property. The revised drawing shall be surveyed and prepared by a Washington State-licensed land surveyor.
  7. The procedures set forth in RZC 21.74.030.J.1 through J.3 apply to subdivisions that have been recorded. A subdivision that has not yet been recorded and that has not expired may be altered upon approval by the Administrator as long as the alteration is consistent with the final plat approval granted by the City Council. In the event that the alteration is not consistent with that approval, alteration may be approved only by repeating the final plat approval process.
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8. Administrative Easement Release. Notwithstanding the requirements of J.4 (public hearing) and J.5 (Council decision), the City may release an easement administratively if:

- a. The easement is no longer needed for public use;
- b. The City is the sole beneficiary of the easement; and
- c. The release does not adversely affect public health, safety, or welfare.

The release shall be signed by the Mayor or their designee and documented with a revised plat or exhibit filed with the King County Recorder's Office or its successor agency.

**L K. Final Subdivision and Short Subdivision Corrections.**

1. *Public Dedication – Not Involved.* Amendments, alterations, modifications, and changes to recorded final subdivisions and short subdivisions that do not affect a public easement or other public dedication of land shall be accomplished only by one of the following methods:

- a. File a new plat for the lots in question by following the full subdivision procedures of this chapter; or
- b. File a short plat for lots in question by following the procedures of this chapter; or
- c. File an application for an administrative modification or boundary line adjustment.

2. *Public Dedication – Involved.* Amendments, alterations, modifications, and changes to recorded final plats and short plats that do affect a public easement or other public dedication of land shall be accomplished by following the procedures of RZC 21.74.030.I, Subdivision Vacations, or RZC 21.74.030.J, Subdivision Alterations.

3. Administrative Public Easement Release. The City may administratively release a public easement that is no longer needed for public use. The Mayor or their designee is authorized to sign the release. The release requires:

- a. Verification by the City that the easement is no longer required for public utilities, access, drainage, or other public purposes.
  - b. Submission of a revised surveyed plat or easement exhibit, prepared by a licensed Washington State surveyor, showing the easement removed.
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[c. Recording of a revised plat/exhibit with the King County Recorder's Office or its successor agency.](#)

[This process does not require a City Council hearing but may include notice to adjacent property owners at the discretion of the Administrator.](#)

**M L. *Binding Site Plans.***

1. *Scope.* This subsection establishes the procedures to be used for the division of land using the binding site plan process pursuant to RCW [58.17.035](#). [For purposes of RZC 21.74.030.L, commercially zoned property includes property that is zoned to permit or conditionally permit any multifamily residential uses.](#) Division of land using the binding site plan process is limited to:

- a. Divisions for the sale or lease of commercial or industrial zoned property;
- b. Divisions for the purpose of lease when no residential structures other than mobile homes or travel trailers are permitted to be placed on the land; and
- c. Divisions of land into lots or tracts made under the provisions of the Horizontal Properties Regimes Act (RCW Chapter [64.32](#)) or the Condominium Act (RCW Chapter [64.34](#)).

2. *Approval Process.* Binding site plans shall follow the procedures established in RZC [21.76.050.G](#), Type II Review.

3. *Drawing Requirements.* Binding site plans shall be drawn at a scale no smaller than one inch equals 50 feet, unless a different scale is approved by the Administrator, and shall include:

- a. The design of any lots and building envelopes and the areas designated for landscaping and vehicle use;
- b. The areas and locations of all streets, roads, improvements, utilities, easements, open spaces, critical areas, and any other matters specified by the development regulations;
- c. Inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the City of Redmond; and

d. Provisions requiring that any development shall comply with the approved site plan.

4. *Post-Approval Requirements.* The following requirements shall apply to proposals submitted under this subsection:

a. Approved binding site plans shall be submitted for recording with the King County Department of Records and Elections;

b. All provisions, conditions, and requirements of the binding site plan shall be legally enforceable on the purchaser or any person acquiring a lease or other ownership interest of any lot, parcel, or tract created pursuant to the binding site plan. A sale, transfer, or lease of any lot, tract, or parcel that does not conform to the requirements of the binding site plan approval shall be considered a violation of this chapter.

c. All development shall be in conformity with the approved binding site plan and any existing or subsequent applicable permit approval. Each binding site plan document shall reference the requirement for compliance with any existing or subsequent permit approval.

d. Amendments to an approved binding site plan shall follow the process established in RZC 21.76.090.D, Administrative Modifications. Vacations of an approved binding site plan shall be made through the subdivision vacation process; and

e. Approved binding site plans may contain any easements, restrictions, covenants, or conditions as would a subdivision approved by the City.

**N.M. Boundary Line Adjustments.** ... *Administrative note: there are no changes to subsection N.*

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**Exhibit 14:****Chapter 21.76****REVIEW PROCEDURES**

Sections:

<b>21.76.010</b>	<b>User Guide.</b>
<b>21.76.020</b>	<b>Overview of the Development Process.</b>
<b>21.76.030</b>	<b>Application Requirements.</b>
<b>21.76.040</b>	<b>Time Frames for Review.</b>
<b>21.76.050</b>	<b>Permit Types and Procedures.</b>
<b>21.76.060</b>	<b>Process Steps and Decision Makers.</b>
<b>21.76.070</b>	<b>Land Use Actions and Decision Criteria.</b>
<b>21.76.080</b>	<b>Notices.</b>
<b>21.76.090</b>	<b>Post-Approval Actions.</b>
<b>21.76.100</b>	<b>Miscellaneous.</b>

*Administrative note: there are no changes to sections 010, 020, 030, 040, 080, or 100.*

**21.76.050 Permit Types and Procedures.**

*Administrative note: there are no changes to subsections A or B.*

A. ...

B. ...

C. ***Classification of Permits and Decisions – Table.*** The following table sets forth the various applications required and classifies each application by the process used to review and decide the application.

Type I – RZC <u>21.76.050.F:</u>	Administrative Approval, Appropriate Department is Decision Maker
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Type II – RZC <u>21.76.050.G:</u>	Administrative Approval, Review and Decision by Technical Committee or Landmark Commission*
Type III – RZC <u>21.76.050.H:</u>	Quasi-Judicial, Decision by Hearing Examiner or Landmark Commission*
Type IV – RZC <u>21.76.050.I:</u>	Quasi-Judicial, Recommendation by Hearing Examiner, Decision by City Council
Type V – RZC <u>21.76.050.J:</u>	Quasi-Judicial, Decision by City Council
Type VI – RZC <u>21.76.050.K:</u>	Legislative, recommendation by Planning Commission, Decision by City Council

\*For properties with a Designation of Historic Significance, refer to RZC 21.76.060.H, *Landmark Commission Determination/Decisions*.

**Table 21.76.050B**  
**Classification of Permits and Decisions**

Permit Type	Process Type	RMC Section (if applicable)
Administrative Interpretation	I	
<a href="#">Administrative Lot Split</a>	I	
Administrative Modification	I or II	
Alteration of Geologic Hazard Areas	III	
Binding Site Plan	II	
Boundary Line Adjustment	I	

Building Permit	I	RMC <u>15.08</u>
Certificate of Appropriateness Level I	I	
Certificate of Appropriateness Level II	II	
Certificate of Appropriateness Level III	III	
Clearing and Grading Permit	I	RMC <u>15.24</u>
Comprehensive Plan Map and/or Policy Amendment	VI	
Conditional Use Permit	III	
Development Agreement	V	
Electrical Permit	I	RMC <u>15.12</u>
Essential Public Facility	IV	
Extended Public Area Use Permit	I	RMC <u>12.08</u>
Flood Zone Permit	I	RMC <u>15.04</u>
Historic Landmark Designation	III	
Home Business	I	
Hydrant Use Permit	I	RMC <u>13.16.020</u>
International Fire Code Permit	I	RMC <u>15.06</u>
Master Planned Development See RZC <u>21.76.070.P</u>	II, III, IV or V	

Mechanical Permit	I	RMC <u>15.14</u>
Plat Alteration	V	
Plat Vacation	V	
Plumbing Permit	I	RMC <u>15.16</u>
Preliminary Plat	III	
Reasonable Use Exception See RZC <u>21.76.070.U</u>	I, II, III, IV or V	
Right-of-Way Use Permit	I	RMC <u>12.08</u>
Sewer Permit	I	RMC <u>13.04</u>
Shoreline Conditional Use Permit	III	
Shoreline Exemption	I	
Shoreline Substantial Development Permit	II	
Shoreline Variance	III	
Short Plat	II	
Sign Permit/Program	I	
Site Plan Entitlement	II	
Special Event Permit	I	RMC <u>10.60</u>
Structure Movement Permit I-IV	I	RMC <u>15.22</u>

Temporary Use Permit (Long-Term)	V	
Temporary Use Permit (Short-Term)	I	
Tree Removal Permit	I	
<a href="#">Unit Lot Subdivision</a>	<a href="#">I or II</a>	
Variance	III	
Water Permit	I	RMC <a href="#">13.08</a>
Willows Rose Hill Demonstration Project	III	
Wireless Communication Facility Permit I	I	
Wireless Communication Facility Permit II	II	
Zoning Code Amendment-Zoning Map (consistent with Comprehensive Plan)	IV	
Zoning Code Amendment (text)	VI	
Zoning Code Amendment (that requires a Comprehensive Plan Amendment)	VI	

*Administrative note: there are no changes to the remainder of section 050.*

D. ...

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K. ...

## **21.76.060 Process Steps and Decision Makers.**

*Administrative note: there are no changes to subsections A through C.*

A. ...

B. ...

C. ...

### **D. Director Decisions on Type I Reviews.**

1. *Type I Decision Makers.* Decisions on Type I applications are made by the appropriate department director or designee.
  2. *Decision Criteria.* The decision of the department director shall be based on the criteria for the application set forth in this code, or in the applicable uniform or international code in the case of building and fire-related permits. The decision shall include any conditions necessary to ensure consistency with the applicable development regulations. The department director may consult with the Technical Committee or the Landmark Commission on any Type I application, but the final decision-making authority on such applications remains with the department director.
  3. *Decision.* A written record of the director's decision shall be prepared in each case and may be in the form of a staff report, letter, the permit itself, or other written document indicating approval, approval with conditions, or denial. The decision shall be mailed as provided in RZC 21.76.080.G, *Notice of Final Decision*. See RZC 21.68.200.C.7.a for decisions on Shoreline Exemptions.
  4. *Appeal.* Type I decisions may be appealed to the Hearing Examiner as provided in RZC 21.76.060.I, *Appeals to Hearing Examiner on Type I and II Permits*. All decisions are final upon expiration of the appeal period or, if appealed, upon the date of issuance of the Hearing Examiner's final decision on the appeal. Appeal decisions of the Hearing Examiner may be
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appealed to the King County Superior Court as provided RZC 21.76.060.M. [There are no administrative appeals of Type I Administrative Lot Split decisions pursuant to RCW 58.17.145.](#)

*Administrative note: there are no changes the remainder of section 060.*

E. ...

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T. ...

## **21.76.070 Land Use Actions and Decision Criteria.**

*Administrative note: there are no changes to subsections A or B.*

A. ...

B. ...

### **C. *Administrative Design Flexibility.***

1. *Purpose.* The purpose of RZC 21.76.070.C is to promote creativity in site design, allow flexibility in the application of standards in certain zones, and to achieve the creation of sites and uses that may benefit the public by the application of flexible standards not otherwise possible under conventional development regulations.

2. *Scope.* Administrative design flexibility shall only be considered for adjusting standards in the categories listed below for each type of land use. Requests for adjustment to

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standards not listed shall be processed as a variance as set forth in RZC 21.76.070.AB, *Variances*.

3. *Process Type*. Requests for administrative design flexibility shall be processed and decided as part of the decision on the underlying permit.

4. *Decision Criteria*.

a. *Criteria for Projects Other Than in Downtown, Overlake, or Marymoor Village Zones*.

i. *Criteria for Non-Single-Family Projects*.

A. Superiority in achieving the Comprehensive Plan neighborhood goals and policies, and superior design in terms of architecture, building materials, site design, landscaping, and open space. Projects shall seek to create greater amounts of privacy, maintenance of views, preservation of trees, preservation of historic resources, vegetation and habitat, and provide for adequate security.

B. The applicant must prove that the project meets the criteria outlined above, based on:

1. Measurable improvements, such as an increase in the number of trees saved, increased amount of open space, or increased landscaping area;
2. Objective improvements, such as increased solar access or increased privacy; and
3. Conceptual architectural sketches, showing two sketches (with and without administrative design flexibility), indicating the improvement gained by application of the administrative design flexibility.

ii. *Criteria for Additions or Modifications to Existing Single-Family Structures*.

A. The modification will not have a significant adverse impact on adjoining property owners;

B. The modification shall not be unduly injurious to property owners in the vicinity or their enjoyment of their property;

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- C. The request is due to special physical circumstances relating to the size, shape, topography, location, or surroundings of the subject property;
- D. The project otherwise complies with the requirements of the Redmond Zoning Code.

5. *Residential Flexible Standards.* Administrative design flexibility in Neighborhood zones is limited to the following development standards:

- a. *Setbacks.* Front, side, and rear setbacks may be reduced up to 20 percent; provided, that setbacks from Lake Sammamish shall not be eligible for design flexibility.
  - i. Setbacks may be reduced to five feet for legal nonconforming residential structures in the Neighborhood Multifamily zone that were constructed under the provisions of the Redmond Zoning Code in effect on or before December 31, 2024.
- b. *Impervious Surface.* In the Neighborhood Multifamily zone, the impervious surface area can be increased an additional five percent.

6. *Commercial Flexible Standards.* Administrative design flexibility is limited to the Neighborhood Mixed-Use and Corridor Mixed-Use zoning districts. Administrative design flexibility is further limited to the following standards:

- a. Lot coverage/impervious surface may be increased an additional five percent.
- b. Minimum building setbacks may be reduced up to 20 percent.

7. *Business and Manufacturing Park Flexible Standards.* Administrative design flexibility is limited to the Business Park (BP), Manufacturing (MP) and Industrial (I) zones.

Administrative design flexibility is further limited to the following standards:

- a. Lot coverage/impervious surface may be increased an additional five percent.
- b. Minimum building setbacks may be reduced up to 20 percent.

8. *Decision Criteria for Downtown, Overlake, and the Marymoor Village.*

- a. Deviation from standards listed in RZC 21.76.070.C.8.b may be allowed if an applicant demonstrates that the deviations would result in a development that:

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- i. Better meets the intent of the goals and policies for the zone in which the site is located;
  - ii. Is superior in design in terms of architecture, building materials, site design, landscaping, and open space; and
  - iii. Provides benefit in terms of desired use and activity.
- b. Standards that may be modified by application of administrative design flexibility are as follows:
- i. *Parking Lot Location*. Requirements for the location of on-site parking may be modified within the development (except for parking within residential yard areas) to provide for greater joint-use and quasi-public parking opportunities and uses which are highly desirable in the subject design area.
  - ii. For Downtown, mid-block pedestrian walkways and vehicular lanes, per RZC 21.10.300, Public Realm Standards, and RZC Appendix 2A, Downtown Street Requirements, may be modified to allow variations in locations and minimum widths for these items to provide superiority in site design and function which benefits both the property owner and public.
  - iii. Street standards for attached dwelling unit subdivision developments.
  - iv. *Other Site Requirements and Standards*. All other site requirements and standards except **the following density, number of stories, and FAR** may be modified within the development to provide superiority in site design:
    - A. **Density**
    - B. **Number of stories**
    - C. **Required ground-level non-residential floor area in mixed-use zones;**  
**and**
    - D. **FAR.**

**; i.e., greater**
  - v. Examples of Superiority in Site Design. Examples of superiority in site design include but are not limited to the following:
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- A. ~~a~~ Amounts of privacy<sub>7</sub>
- B. ~~m~~ Maintenance of views<sub>7</sub>
- C. ~~g~~ Greater environmental benefit<sub>7</sub>
- D. ~~d~~ Distinctive and high quality of design<sub>7</sub>
- E. ~~i~~ Improved pedestrian access<sub>7</sub>
- E. ~~p~~ Preservation of vegetation<sub>7</sub>
- G. ~~p~~ Provision of usable open space<sub>7</sub> ~~and~~
- H. ~~a~~ Adequate light, air, and security<sub>7</sub>

D. **Administrative Lot Splits.** Decision criteria for administrative lot splits are found in RZC Article V.

*Administrative note: with a new subsection D added above, the remainder of the subsections of section 070 are re-lettered. There are no changes to the remainder of section 070 except for re-lettering.*

~~E D.~~ ...

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~~AH. AG.~~ ...

## **21.76.090 Post-Approval Actions.**

*Administrative note: there are no changes to subsections A or B.*

A. ...

B. ...

**C. *Expiration of Vested Status of Type I, II, III, IV and V Permits and Approvals.***

1. *Type I, II, and III Permits and Approvals.*

a. The vested status of a Type I, II, or III permit or approval will expire as provided in RZC [21.76.090.C.1.b](#); provided, that:

i. Variances run with the land in perpetuity if recorded with the King County Recorder's Office, or its successor agency, within 90 days following the final decision of the City;

ii. Preliminary plats are subject to expiration under the terms of RZC [21.74.030.E](#), Preliminary Subdivision Procedures;

iii. Shoreline substantial development permits, shoreline conditional use permits, and shoreline variances are subject to expiration under the terms of RZC [21.68.200.C.9](#), Termination of Approval; and

iv. When permit expiration time lines apply pursuant to the terms of RMC Title [15](#), Buildings and Construction, the provisions of RZC [21.76.090.C](#) do not apply.

b. Approval of a Type I, II, or III application shall expire two years from the date approval was final unless:

i. A complete building permit application is filed before the end of the two-year term. In such cases, the vested status of the Type I, II, or III permit or approval shall be automatically extended for the time period during which the building permit application is pending prior to issuance; provided, that if the building permit application expires pursuant to RMC [15.08.050](#), Amendments to the International Building Code, the vested status of a Type I, II, or III permit or approval shall also expire;

ii. For [administrative lot splits](#), short plats and binding site plans, the [lot split survey](#), final plat or approved binding site plan is recorded;

iii. For projects which do not require a building permit, the use allowed by the permit or approval has been established prior to the expiration of the vested

status of the Type I, II, or III permit or approval and is not terminated by abandonment or otherwise;

iv. When a building permit is issued, the vested status of a Type I, II, or III permit or approval shall be automatically extended for the life of the building permit. If the building permit expires or is revoked or canceled pursuant to RMC 15.08.050 or otherwise, then the vested status of a Type I,II, or III permit or approval shall also expire, or be revoked or canceled.

v. A single one-year extension may be granted by the decision maker of the permit if the applicant documents proper justification and a good faith effort. Proper justification consists of one or more of the following conditions:

- A. Economic hardship;
- B. Change of ownership;
- C. Unanticipated construction and/or site design problems;
- D. Other circumstances beyond the control of the applicant determined acceptable by the Technical Committee.

vi. Once the time period and any extensions have expired, approval shall terminate; and the application is void and deemed withdrawn.

2. *Type IV and V Permits and Approvals.* Type IV and V permits and approvals are subject to expiration under the terms of the City Council final decision.

*Administrative note: there are no changes to the remainder of section 090.*

D. ...

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F. ...

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## Exhibit 15:

### RZC 21.78 Definitions

*Administrative note: there are only changes to those definitions shown.*

#### 21.78.100 A Definitions

**Arts, Entertainment, Recreation and Assembly.** An establishment that provides facilities or services for cultural, recreational, and entertainment uses, including, but not limited to, [craft and fine art lessons](#), performing arts establishments [and studios](#), theaters, museums, arcades, [escape rooms](#), and marinas, but specifically excluding adult entertainment facilities. Kiosks are included as accessory to arts, entertainment, recreation, and assembly.

#### 21.78.130 D Definitions

**Dwelling Unit.** A single unit ~~providing complete, independent living facilities for not more than one family and permitted roomers and boarders, including permanent provisions for living, sleeping, eating, cooking, and sanitation.~~ **An efficiency unit with access to a shared kitchen on the same floor shared by no more than eight units that do not have private kitchens is considered to be a dwelling unit.** A mobile home, manufactured home, modular home, middle housing home, apartment, condominium, single-family detached house, accessory dwelling unit, or tiny home is considered to be a dwelling unit.

#### 21.76.160 G Definitions

**General Sales or Services.** An establishment engaging in the retail sale, rental, or lease of goods or the provision of services, including but not limited to automobile sales or service; heavy consumer goods sale or service; durable consumer goods or service; the sale or service of other consumer goods, grocery, food and beverage sales; health and personal care services; finance and insurance services; real estate services; [personal and](#) professional services; administrative services; and restaurant and food services. “General sales or services” does not include hotels, motels, and other accommodation services; mail order or direct sales establishments; membership wholesale/retail warehouses; and packing, crating, and convention and trade show services; and cannabis retail sales.

#### 21.78.210 L Definitions

**Lot Split.** [The administrative process of dividing an existing lot into two lots for the purpose of sale, lease, or transfer of ownership pursuant to RCW 58.17.145 and as hereafter amended.](#)

### 21.78.250 P Definitions

**Parent Lot.** A residential lot that is subdivided into unit lots through the unit lot subdivision process.

### 21.78.270 R Definitions

**~~Residential Suite.~~** ~~A dwelling unit that is limited in size and shares common facilities such as a kitchen.~~ A residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. This definition is inclusive of other names to refer to residential suite housing including, but not limited to, congregate living facilities, single room occupancy, rooming house, boarding house, lodging house, co-living housing, efficiency unit, and eco-suite. Residential suite units are considered “dwelling units” for the purposes of affordable housing provisions of RMC 3.38 and RZC 21.20.

### 21.78.290 T Definitions

***Technical, Trade, and Specialty Schools.*** Schools that offer vocational and technical training in a variety of technical subjects and trades and that may lead to job-specific certification. This definition includes beauty schools, business management schools, computer training schools, driving education schools, fine arts and performance arts schools and conservatories, flight training schools, and sports and recreation schools.

### 21.78.300 U Definitions

**Unit lot.** A subdivided lot within a residential development as created from a parent lot and approved through the unit lot subdivision process.

**~~Unit Lot Subdivision.~~** ~~A division or redivision of land in which one or more boundaries of the individual lots coincide with the interior walls of a structure which separate individual attached single-family dwelling units.~~ A subdivision or short subdivision proposed as part of a residential development project that meets the development standards applicable to the parent lot at the time the application is vested, but which may result in development on one or more individual unit lots becoming nonconforming as to specified land use and development standards based on the analysis of the individual unit lot.