FINAL DRAFT PROPOSED AMENDMENTS FOR LEGAL REVIEW:

The following amendments provide new definitions as cross-reference to established definitions of the RCW, per HB-1220.

21.78 Definitions

NEW definitions reflecting requirements of HB-1220:

Emergency Housing. Emergency housing has the same meaning as RCW 36.70A.030 "Emergency housing" and as thereafter amended. Temporary encampments, as defined by RZC 21.78 Temporary Encampments, are not included in Emergency Housing.

Emergency Shelter. Emergency shelter has the same meaning as RCW 36.70A.030 "Emergency shelter" and as thereafter amended. Temporary encampments, as defined by RZC 21.78 Temporary Encampments, are not included in Emergency Shelter.

<u>Permanent Supportive Housing.</u> Permanent supportive housing has the same meaning as <u>RCW 36.70A.030 "Permanent supportive housing" and as thereafter amended.</u>

Transitional Housing. Transitional housing has the same meaning as RCW 84.36.043 "Transitional housing" and as thereafter amended.

The following amendments provide clarity within individual zoning districts regarding the allowance of Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing, consistent with the RCW and per HB-1220.

Article I Zone Based Regulations

21.04.030 Comprehensive Allowed Uses Chart.

A. *Generally*. This chart is meant to serve as a compilation of permitted uses within each of the individual zone summaries. It does not include all the specific use limitations or requirements that may apply. Please refer to the individual zone summaries for special use requirements or limitations.

B. Residential Zones.

	_				04.030/						
	Compre	ehensiv	e Allow	ed Use	s Chart:	Reside	ential Zo	ones <u>1,2</u>			
Online Users: Click on District Abbreviation to View Map>	<u>UR</u>	<u>RA5</u>	<u>R1</u>	<u>R3</u>	<u>R4</u> , <u>R5</u>	<u>R6</u>	<u>R8</u>	<u>RIN</u>	<u>R12</u> , <u>R18</u> , <u>R20</u> , <u>R30</u>	MDD3	<u>NDD1</u>
Residential											
Detached dwelling unit	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Size-limited dwelling		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Cottage					Р	Р	Р	Р		Р	Р
Accessory dwelling unit	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Attached dwelling unit					P/C	P/C	P/C	P/C	P/C	Р	Р
Manufactured home		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Multifamily structure									Р	Р	Р
Dormitory										Р	
Residential suite										Р	
Mixed-use residential structure											
Housing services for the elderly									P/C	Р	Р
Adult family home		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Long-term care facility									С	Р	Р
Residential care facility		С	С	С	С	С	С	С	С	Р	Р
Retirement residence					P/C	P/C	P/C	С	P/C	Р	Р
General Sales or Service	9	1							1	1	
Hotels, motels and other accommodation services											
Bed and breakfast inn	P/C	Р	P/C	Р	Р	Р	Р	Р			
Hotel or motel											
<u>Notes:</u>											

Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2}											
Online Users: Click on District Abbreviation to View Map>	<u>UR</u>	<u>RA5</u>	<u>R1</u>	<u>R3</u>	<u>R4</u> , <u>R5</u>	<u>R6</u>	<u>R8</u>	<u>RIN</u>	<u>R12</u> , <u>R18</u> , <u>R20</u> , <u>R30</u>	MDD3	NDD1
1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed. subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing. 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to chapter RZC 21.60 Emergency Shelter and Emergency Housing.											

C. Nonresidential Zones.

c	ompre	hensive		able 21 ed Uses			identia	l Zones ¹	. <u>2</u>		
Online Users: Click on District Abbreviation to View Map>	<u>NC-1</u>	<u>NC-2</u>	<u>GC</u>	<u>BP</u>	MP	ī	<u>RR</u>	BCDD1	BCDD2	<u>NDD2</u> , <u>NDD3</u>	MDD4
Residential											
Detached dwelling unit	Р	Р						Р			
Size-limited dwelling	Р	Р									
Cottage	Р	Р									
Accessory dwelling unit	Р	Р									
Attached dwelling unit	Р	Р									
Manufactured home	Р	Р									
Multifamily structure	Р	Р	Р					Р			
Dormitory											
Residential suite											
Mixed-use residential structure	Р	Р	Р	Р							
Housing services for the elderly								Р			
Adult family home											
Long-term care facility								Р			

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}											
Online Users: Click on District Abbreviation to View Map>	<u>NC-1</u>	<u>NC-2</u>	<u>GC</u>	<u>BP</u>	<u>MP</u>	ī	<u>RR</u>	BCDD1	BCDD2	<u>NDD2</u> , <u>NDD3</u>	MDD4
Residential care facility								Р			
Retirement residence								Р			
General Sales or Service	9										
Hotels, motels and other accommodation services											
Bed and breakfast inn											
Hotel or motel			Р				Р				
 <u>Notes:</u> <u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under</u> <u>RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed,</u> <u>subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u> <u>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW</u> <u>36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60</u> <u>Emergency Shelter and Emergency Housing.</u>											

D. Mixed Use Zones.

Co	Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1.2}									
Online Users: Click on District Abbreviation	<u>OT</u> , <u>AP</u> , <u>TWNC</u> , <u>BC</u> , <u>VV</u> ,	<u>RVT</u> , <u>CTR</u> ,	<u>0V1</u> , <u>0V2</u> ,	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
to View Map>	<u>TR</u> , <u>SMT</u> , <u>TSQ</u> , <u>RVBD</u>	<u>EH</u>	<u>OV3</u>							
Residential										
Detached dwelling unit										

			Table	21.04.0)30C					
Co	mprehe	nsive A	llowed	Uses Cl	nart: Mi	ixed Us	e Zones	<u>1.2</u>		
Online Users: Click on District Abbreviation to View Map>	OT, AP, BC, VV, TR, SMT, TSQ, RVBD	RVT, <u>CTR</u> , <u>EH</u>	<u>ov1,</u> <u>ov2,</u> <u>ov3</u>	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Size-limited dwelling										
Cottage										
Accessory dwelling unit										
Attached dwelling unit									Р	Р
Manufactured home										
Multifamily structure	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Dormitory	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Residential suite	Р	Р	Р	Р	Р	Р	Р	Р		
Mixed-use residential structure	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Housing services for the elderly	Р	Р	Р	Р	Р		Р	Р	Р	
Adult family home										
Long-term care facility	Р	Р	Р	Р	Р		Р	Р	Р	
Residential care facility	Р	Р	Р	Р	Р		Р	Р	Р	
Retirement residence	Р	Р	Р	Р	Р		Р	Р	Р	
General Sales or Service	e									
			-	-		-			-	
Hotels, motels and other accommodation services	Ρ		Р	Р	Ρ		Р	Ρ	Ρ	
Bed and breakfast inn	Р		Р	Р	Р		Р	Р	Р	
Hotel or motel	Р		Р	Р	Р		Р	Р	Р	

Co	Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1.2}									
Online Users: Click on District Abbreviation to View Map>	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	<u>OV1,</u> <u>OV2</u> , <u>OV3</u>	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
		1	I	I		I		I		
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing. 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.										

21.08.020 RA-5 Semirural Residential.

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D. **Allowed Uses and Special Regulations**. The following table contains special zoning regulations that apply to uses in the RA-5 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. *See* RZC <u>21.76.020</u>, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

	Table 21.08.020C Allowed Uses and Special Regulations								
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations						
Residen	tial ¹								
1	Detached dwelling unit	Dwelling unit (2.0)							
2	Size-limited dwelling								
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC <u>21.08.220</u> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply.						
4	Manufactured home	Dwelling unit (2.0)	See RZC <u>21.08.320</u> , <i>Designated Manufactured Homes</i> , <i>Manufactured Homes, and Mobile Homes</i> for specific regulations which may apply.						
5	Residential care facility	Dwelling unit (2.0)	A Conditional Use Permit is required						
6	Adult family homes	-							
	1	1							
84.36, ar	<u>Jotes:</u> . Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 4.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to ection RZC 21.58 Permanent Supportive Housing and Transitional Housing.								

21.08.030 R-1 Single-Family Constrained Residential.

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

			e 21.08.030C nd Special Regulations
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residen	tial ¹		
1	Detached dwelling unit Size-limited dwelling	Dwelling unit (2.0)	
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC <u>21.08.220</u> , Accessory Dwelling Units, for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	See RZC <u>21.08.320</u> , Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.
5	Residential care facility	See Special Regulations	A. A Conditional Use Permit is required. B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0)
6	Adult family home	Dwelling unit (2.0)	
 <u>Notes:</u>	nont Cumpettine Herri	I	N/ 26 704 and Transitional Housing as defined us day PC/M
<u>84.36, ar</u>	e allowed in all Land U		W 36.70A, and Transitional Housing, as defined under RCW ential dwellings and/or hotel uses are allowed, subject to Transitional Housing.

21.08.040 R-2 Single-Family Constrained Residential.

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

		Parking Ratio:	
Section	Use	Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residen	tial ¹		
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC <u>21.08.220</u> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	See RZC <u>21.08.320</u> , <i>Designated Manufactured Homes,</i> <i>Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
5	Residential care	See Special	A. A Conditional Use Permit is required.
	facility	Regulations	B. Parking requirements are as follows:
			1. Multifamily housing for senior citizens: Unit (0.5, 2.0)
6	Adult family home	Dwelling unit (2.0)	
			1

21.08.050 R-3 Single-Family Constrained Residential.

D. **Allowed Uses and Special Regulations**. The following table contains special zoning regulations that apply to uses in the R-3 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC <u>21.76.020</u>, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residen	itial ¹		
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling	_	
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC <u>21.08.220</u> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	See RZC <u>21.08.320</u> , <i>Designated Manufactured Homes</i> , <i>Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
5	Residential care	See Special	A. A Conditional Use Permit is required.
	facility	Regulations	B. Parking requirements are as follows:
			1. Multifamily housing for senior citizens: Unit (0.5, 2.0)
6	Adult family home	Dwelling unit (2.0)	

21.08.060 R-4 Single-Family Urban Residential.

D. **Allowed Uses and Special Regulations**. The following table contains special zoning regulations that apply to uses in the R-4 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC <u>21.76.020</u>, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

			e 21.08.060C
			nd Special Regulations
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residen	tial ¹		
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods. See RZC <u>21.08.290</u> , Cottage Housing Developments, for specific site development requirements and supplemental neighborhood regulations which may apply.
3	Small-lot short plat	Dwelling unit (2.0)	Permitted use only in Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC <u>21.08.170.E.2.a.ii</u> , <i>Small</i> <i>Lot Short Plats</i> , for specific regulations which may apply.
4	Size-limited dwelling	-	
5	Accessory dwelling unit (ADU)	ADU (1.0)	 A. See RZC <u>21.08.220</u>, Accessory Dwelling Units, for specific regulations which may apply. B. ADUs are not allowed within cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
6	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	 A. Permitted use in Education Hill, Grass Lawn, North Redmond, Southeast Redmond, and Overlake Residential neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for attached dwelling units in all other neighborhoods not listed above. B. Please see RZC <u>21.08.260</u>,<i>Attached Dwelling Units</i>, for supplemental neighborhood regulations related to density, design, and review and decision procedures.
7	Manufactured home	Dwelling unit (2.0)	Please see RZC <u>21.08.320</u> , <i>Designated Manufactured Homes,</i> <i>Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.

	Table 21.08.060C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations	
8	Retirement residence	See Special Regulations	 A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC <u>21.08.370</u>, <i>Retirement Residences</i>, for specific regulations which may apply. B. Parking requirements are as follows: With no skilled nursing facility: Unit (1.0, 1.0) With skilled nursing facility: Worker on largest shift (1.25, 1.25) A Traffic Mitigation Plan is required. See RZC <u>21.08.370.C.3.b.ii</u>. 	
9	Residential care facility		A Conditional Use Permit is required.	
10	Adult family home	Dwelling unit (2.0)		
Notes: <u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW</u> <u>84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to</u> <u>chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u>				

21.08.070 RIN (Residential Innovative) Single-Family Urban Residential.

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

	Table 21.08.070B Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations	
Residen	tial ¹			
1	Detached dwelling unit	Dwelling unit (2.0)		
2	Cottage	Cottage (1.5, 2.0)	 A. Permitted use only in Education Hill, Grass Lawn, North Redmond, Overlake Residential and Willows/Rose Hill neighborhoods. B. Cottage housing in the RIN zone shall comply with the requirements of RZC <u>21.08.290</u>,<i>Cottage Housing</i> <i>Developments</i>. Site requirements that may be applicable for cottage housing and are not specified in RZC <u>21.08.290</u>, <i>R</i>-6 <i>Single-Family Urban Residences</i>, such as average lot size, are provided by the zone summary for the R-6 zone. (See RZC <u>21.08.090</u>.) 	
3	Size-limited dwelling	Dwelling unit (2.0)		
4	Accessory dwelling unit (ADU)	ADU (1.0)	 A. See RZC <u>21.08.220</u>, <i>Accessory Dwelling Units</i>, for specific regulations which apply to ADUs. B. ADUs are not allowed within Cottage developments in the Willows/Rose Hill and Education Hill neighborhoods. 	
5	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	 A. Permitted use in Education Hill, Grass Lawn, North Redmond, and Overlake neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for all attached dwelling units in all other neighborhoods not listed above. B. Please see RZC <u>21.08.260</u>, <i>Attached Dwelling Units</i>, for specific neighborhood requirements related to density, design, and review and decision procedures. 	
6	Manufactured home		See RZC <u>21.08.320</u> , <i>Designated Manufactured Homes,</i> <i>Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.	

Table 21.08.070B					
	Allowed Uses and Special Regulations				
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations		
7	Retirement residence	See Special Regulations	 A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC <u>21.08.370</u>,<i>Retirement Residences</i>, for specific regulations which may apply. B. Parking requirements are as follows: With no skilled nursing facility: Unit (1.0, 1.0) With skilled nursing facility: Worker on largest shift (1.25, 1.25) A Traffic Mitigation Plan is required. See RZC <u>21.08.370.C.3.b.ii</u>i. 		
8	Residential care facility		A Conditional Use Permit is required.		
9	Adult family home	Dwelling unit (2.0)			
		•			
<u>84.36, ar</u>	re allowed in all Land Us	-	CW 36.70A, and Transitional Housing, as defined under RCW ential dwellings and/or hotel uses are allowed, subject to Transitional Housing.		

21.08.080 R-5 Single-Family Urban Residential.

D. **Allowed Uses and Special Regulations**. The following table contains special zoning regulations that apply to uses in the R-5 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC <u>21.76.020</u>, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

	Table 21.08.080C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations	
Residen	tial ¹			
1	Detached dwelling unit	Dwelling unit (2.0)		
2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods.	
3	Small-lot short plat	Dwelling unit (2.0)	Permitted use only in Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC <u>21.08.170.E.2.a.ii</u> for additional requirements for small lot short plats.	
4	Size-limited dwelling			
5	Accessory dwelling unit (ADU)	ADU (1.0)	 A. See RZC <u>21.08.220</u>, Accessory Dwelling Units, for specific regulations which apply to ADUs. B. ADUs are not allowed within cottage developments in the Willows/Rose Hill and Education Hill neighborhoods. 	
6	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	 A. Permitted use in Education Hill, Grass Lawn, North Redmond, and Overlake Residential neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for all attached dwelling units in all other neighborhoods not listed above. B. Please see RZC <u>21.08.260</u> for specific neighborhood requirements related to density, design, and review and decision procedures. 	
7	Manufactured home		See RZC <u>21.08.320</u> , <i>Designated Manufactured Homes</i> , <i>Manufactured Homes</i> , <i>and Mobile Homes</i> , for specific regulations which apply to Manufactured Housing	
8	Retirement residence	See Special Regulations	A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is	

	Table 21.08.080C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations	
			required. See RZC <u>21.08.370</u> , <i>Retirement Residences</i> , for specific regulations which may apply.	
			B. Parking requirements are as follows:	
			1. With no skilled nursing facility: Unit (1.0, 1.0)	
			2. With skilled nursing facility: Worker on largest shift (1.25, 1.25)	
			C. A Traffic Mitigation Plan is required. See RZC <u>21.08.370.C.3.b.ii</u> i.	
-	Residential care facility		A Conditional Use Permit is required.	
10	Adult family home	Dwelling unit (2.0)		
····				
84.36, ar	Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.			

21.08.090 R-6 Single-Family Urban Residential.

D. **Allowed Uses and Special Regulations**. The following table contains special zoning regulations that apply to uses in the R-6 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC <u>21.76.020</u>, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

I	Table 21.08.090C			
		Allowed Uses a	nd Special Regulations	
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations	
Residen	tial ¹			
1	Detached dwelling unit	Dwelling unit (2.0)		
2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods.	
3	Small-lot short plat	Dwelling unit (2.0)	Permitted use only in Bear Creek, Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC <u>21.08.170.E.2.a.ii</u> , <i>Small Lot Short Plats</i> , for additional requirements for small lot short plats.	
4	Size-limited dwelling			
5	Accessory dwelling unit (ADU)	ADU (1.0)	 A. See RZC <u>21.08.220</u>, Accessory Dwelling Units, for specific regulations which may apply. B. ADUs are not allowed within Cottage developments in the Willows/Rose Hill and Education Hill neighborhoods. 	
6	Attached dwelling unit, 2-4 units Manufactured home	Dwelling unit (2.0)	 A. Permitted use in Bear Creek, Education Hill, Grass Lawn, North Redmond, and Overlake Residential neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration project. A Conditional Use Permit is required for attached dwelling units in all other neighborhoods not listed above. B. Please see RZC <u>21.08.260</u>, <i>Attached Dwelling Units</i>, for supplemental neighborhood regulations related to density, design, and review and decision procedures. See RZC <u>21.08.320</u>, <i>Designated Manufactured Homes</i>, 	
			Manufactured Homes, and Mobile Homes, for specific regulations which may apply.	
8	Retirement residence	See Special Regulations	A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is	

	Table 21.08.090C Allowed Uses and Special Regulations				
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations		
			required. See RZC <u>21.08.370</u> , <i>Retirement Residences</i> , for specific regulations which may apply. B. Parking requirements are as follows: 1. With no skilled nursing facility: Unit (1.0, 1.0) 2. With skilled nursing facility: Worker on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required. See RZC <u>21.08.370.C.3.b.ii</u> i.		
-	Residential care facility		A Conditional Use Permit is required.		
10 Adult family home Dwelling unit (2.0)					
Notes: <u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW</u> <u>84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to</u> <u>chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u>					

21.08.100 R-8 Single-Family Urban Residential.

D. **Allowed Uses and Special Regulations**. The following table contains special zoning regulations that apply to uses in the R-8 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC <u>21.76.020</u>, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

	Table 21.08.100C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations	
Residen	tial ¹			
1	Detached dwelling unit	Dwelling unit (2.0)		
2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods.	
3	Small-lot short plat	Dwelling unit (2.0)	Permitted use only in Bear Creek, Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC <u>21.08.170.E.2.a.ii</u> for additional requirements for small lot short plats.	
4	Size-limited dwelling	-		
5	Accessory dwelling unit (ADU)	ADU (1.0)	 A. See RZC <u>21.08.220</u>, Accessory Dwelling Units, for specific regulations which may apply. B. ADUs are not allowed within cottage developments in the Willows/Rose Hill and Education Hill neighborhoods. 	
6	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5) 2- bedroom dwelling unit (1.8) 3+- bedroom dwelling unit (2.0)	 A. Permitted use in all neighborhoods with the exception of Willows/Rose Hill. B. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration project. C. Please see RZC <u>21.08.260</u>, <i>Attached Dwelling Units</i>, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions. 	
7	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.	
8	Retirement residence	See Special Regulations	A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is	

	Table 21.08.100C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations	
			required. See RZC <u>21.08.370</u> , <i>Retirement Residences</i> , for specific regulations which may apply. B. Parking requirements are as follows: 1. With no skilled nursing facility: Unit (1.0, 1.0) 2. With skilled nursing facility: Worker on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required. See RZC <u>21.08.370.C.3.b.ii</u> i.	
9	Residential care facility		A Conditional Use Permit is required.	
10	Adult family home	Dwelling unit (2.0)		
<u>Notes:</u> <u>1. Perma</u> <u>84.36, ar</u>	 Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.			

21.08.110 R-12 Multifamily Urban Residential.

D. **Allowed Uses and Special Regulations**. The following table contains special zoning regulations that apply to uses in the R-12 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC <u>21.76.020</u>, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

	Table 21.08.110C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations	
Residen	tial ¹			
1	Detached dwelling unit	Dwelling unit (2.0)		
2	Size-limited dwelling			
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC <u>21.08.220</u> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply.	
4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5)	 A. Permitted use in all neighborhoods. B. Please see RZC <u>21.08.260</u>, <i>Attached Dwelling Units</i>, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions. 	
5	Multifamily structures	2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)		
6	Manufactured home	Dwelling unit (2.0)	See RZC <u>21.08.320</u> , <i>Designated Manufactured Homes,</i> <i>Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.	
7	Housing Services for the Elderly	See Special Regulations	 A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, <i>Retirement Residences</i>, for specific regulations which may apply. B. A Conditional Use Permit is required for Residential Care 	
			Facilities. C. A Conditional Use Permit is required for Long-Term Care Facilities. D. Parking requirements are as follows:	
			1. Multifamily housing for senior citizens: Unit (0.5, 2.0)	

	Table 21.08.110C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations	
			 Nursing home or long-term care facility: four patient beds (1.0, 1.0) Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) For Retirement Residences, a Traffic Mitigation Plan is required. See RZC <u>21.08.370.C.3.b.ii</u>i. 	
8 Adult family home Dwelling unit (2.0) Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to				
		Supportive Housing and		

21.08.120 R-18 Multifamily Urban Residential.

D. **Allowed Uses and Special Regulations**. The following table contains special zoning regulations that apply to uses in the R-18 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC <u>21.76.020</u>, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

	Table 21.08.120C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations	
Residen	tial ¹			
1	Detached dwelling unit	Dwelling unit (2.0)		
2	Size-limited dwelling			
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC <u>21.08.220</u> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply.	
4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5)	 A. Permitted use in all neighborhoods. B. Please see RZC <u>21.08.260</u>, <i>Attached Dwelling Units</i>, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions. 	
5	Multifamily structures	2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)		
6	Manufactured home	Dwelling unit (2.0)	A. See RZC <u>21.08.320</u> , <i>Designated Manufactured Homes</i> , <i>Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.	
7	Housing Services for the Elderly	See Special Regulations	 A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC <u>21.08.360</u>, <i>Retirement Residences</i>, for specific regulations which may apply. B. A Conditional Use Permit is required for Residential Care Facilities. 	
			C. A Conditional Use Permit is required for Long-Term Care Facilities.	
			D. Parking requirements are as follows:1. Multifamily housing for senior citizens: Unit (0.5, 2.0)	

	Table 21.08.120C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations	
			 Nursing home or long-term care facility: four patient beds (1.0, 1.0) Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) For Retirement Residences, a Traffic Mitigation Plan is required. See RZC <u>21.08.370.C.3.b.ii</u>i. 	
8 Adult family home Dwelling unit (2.0) Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to				
<u>chapter</u>	RZC 21.58 Permanent S	Supportive Housing and	Transitional Housing.	

21.08.130 R-20 Multifamily Urban Residential.

D. **Allowed Uses and Special Regulations**. The following table contains special zoning regulations that apply to uses in the R-20 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC <u>21.76.020</u>, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

	Table 21.08.130C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations	
Residen	tial ¹			
1	Detached dwelling unit	Dwelling unit (2.0)		
2	Size-limited dwelling			
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC <u>21.08.220</u> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply.	
4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5)	 A. Permitted use in all neighborhoods. B. Please see RZC <u>21.08.260</u>, <i>Attached Dwelling Units</i>, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions. 	
5	Multifamily structures	2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)		
6	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.	
7	Housing Services for the Elderly	See Special Regulations	 A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, <i>Retirement Residences</i>, for specific regulations which may apply. B. A Conditional Use Permit is required for Residential Care Facilities. 	
			C. A Conditional Use Permit is required for Long-Term Care Facilities.	
			D. Parking requirements are as follows:1. Multifamily housing for senior citizens: Unit (0.5, 2.0)	

	Table 21.08.130C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations	
			 Nursing home or long-term care facility: four patient beds (1.0, 1.0) Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) For Retirement Residences, a Traffic Mitigation Plan is required. See RZC <u>21.08.370.C.3.b.ii</u>i. 	
8	Adult family home	Dwelling unit (2.0)		
<u>84.36, ar</u>	 <u>Notes:</u> <u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW</u> <u>84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to</u> <u>chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u>			

21.08.140 R-30 Multifamily Urban Residential.

D. **Allowed Uses and Special Regulations**. The following table contains special zoning regulations that apply to uses in the R-30 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC <u>21.76.020</u>, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

	Table 21.08.140C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations	
Residen	tial ¹			
1	Detached dwelling unit	Dwelling unit (2.0)		
2	Size-limited dwelling			
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC <u>21.08.220</u> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply.	
4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5)	 A. Permitted use in all neighborhoods. B. Please see RZC <u>21.08.260</u>, <i>Attached Dwelling Units</i>, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions. 	
5	Multifamily structures	2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)		
6	Manufactured home	Dwelling unit (2.0)	See RZC <u>21.08.320</u> , <i>Designated Manufactured Homes</i> , <i>Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.	
7	Housing Services for the Elderly	See Special Regulations	 A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC <u>21.08.360</u>, <i>Retirement Residences</i>, for specific regulations which may apply. B. A Conditional Use Permit is required for Residential Care Facilities. C. A Conditional Use Permit is required for Long-Term Care Facilities. 	
			D. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0)	

	Table 21.08.140C Allowed Uses and Special Regulations					
Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations			
			 Nursing home or long-term care facility: four patient beds (1.0, 1.0) Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) For Retirement Residences, a Traffic Mitigation Plan is required. See RZC <u>21.08.370.C.3.b.ii</u>i. 			
8	Adult family home	Dwelling unit (2.0)				
<u>84.36, ar</u>	Notes: <u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW</u> <u>84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to</u> <u>chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u>					

21.10.030 Old Town (OT) Zone.

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

	Table 21.10.030C Allowed Uses and Basic Development Standards				
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations		
Residen	tial ¹				
1	Attached dwelling unit, 2- 4 units		A. Maximum density per lot dependent upon size and width of lot, per RZC <u>21.10.130.B</u> ,Downtown Residential Densities Chart.		
2	Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	 B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets, per RZC <u>21.62.020.F.5</u>, <i>Ground Floor Residential Uses on Type II Pedestrian</i> <i>Streets</i>, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <u>21.20.020</u>, <i>Applicability</i>. 		
General	Sales or Service				
7	Hotels, Motels, and Other Accommodation Services ^{1,2}	Rental room (1.0, 1.0)			
<u>84.36, ar</u> <u>section F</u> <u>2. Emerc</u> <u>36.70A.0</u>	e allowed in all La RZC 21.58 Perman Jency Housing, as 130, are allowed in	nd Use Districts where residential dwell ent Supportive Housing and Transitiona defined under RCW 36.70A.030, and Em	and Transitional Housing, as defined under RCW ings and/or hotel uses are allowed, subject to al Housing. hergency Shelter, as defined under RCW are allowed, subject to section RZC 21.60		

21.10.040 Anderson Park (AP) Zone.

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

	Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations	
Residen	tial ¹			
2	Attached dwelling unit, 2-4 units Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	 A. Maximum density per lot dependent upon size and width of lot, per RZC <u>21.10.130.B</u>, <i>Downtown Residential Densities Chart</i>. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, <i>Downtown Pedestrian System</i>, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <u>21.76.070.C</u>. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <u>21.62.020.F.5</u>, <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i>. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <u>21.20.020</u>. 	
General	Sales or Service			
		-		
7	Hotels, Motels, and Other	Rental room (1.0, 1.0)		

	Table 21.10.040C Allowed Uses and Basic Development Standards				
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations		
	Accommodation				
	Services ^{1.2}				
<u>Notes:</u> <u>1. Perma</u>	Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW				
	84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to				
section RZC 21.58 Permanent Supportive Housing and Transitional Housing.					
_	2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW				
	30, are allowed in all La icy Shelter and Emerge		hotel uses are allowed, subject to section RZC 21.60		

21.10.050 Town Center (TWNC) Zone.

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

	Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations	
Residen	Residential ¹			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest		

Table 21.10.050C						
		Allowed Uses and Ba	sic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations			
2	Multifamily Structure, Mixed-Use Residential	space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	 A. Maximum density per lot dependent upon size and width of lot, per RZC <u>21.10.130.B</u>, <i>Downtown Residential Densities Chart</i>. B. Affordable Housing requirements apply to developments of 10 units or more. See RZC <u>21.20.020</u>, <i>Applicability</i>. 			
General	Sales or Service					
7	Hotels, Motels, and Other Accommodation Services ^{1,2}	Rental room (1.0, 1.0) Conference center space: adequate to accommodate peak use				
84.36, ar section F 2. Emerc 36.70A.0	e allowed in all Land Us RZC 21.58 Permanent S gency Housing, as defin	se Districts where reside upportive Housing and ed under RCW 36.70A.0 and Use Districts where	W 36.70A, and Transitional Housing, as defined under RCW ential dwellings and/or hotel uses are allowed, subject to Transitional Housing. 30, and Emergency Shelter, as defined under RCW hotel uses are allowed, subject to section RZC 21.60			

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

D. *Allowed Uses and Basic Development Standards*. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that

use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC <u>21.76.020</u>, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

	Table 21.10.060C Allowed Uses and Basic Development Standards				
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations		
Residen	ıtial ¹				
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0,	A. Maximum density per lot dependent upon size and width of lot, per RZC <u>21.10.130.B</u> , <i>Downtown Residential Densities</i> <i>Chart</i> . Not permitted on ground floor street fronts of Type I		
2	Multifamily Structure, Mixed-Use Residential	2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	 Pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <u>21.76.070.C</u>. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <u>21.62.020.F.5</u>, <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i>, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection. B. Affordable Housing requirements apply to developments of 10 units or more. See RZC <u>21.20.020</u>, <i>Applicability</i>. 		
General	Sales or Service				
7	Hotels, Motels, and Other Accommodation	Rental room (1.0, 1.0)			

...

Services^{1,2}

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.

	Table 21.10.060C Allowed Uses and Basic Development Standards				
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations		
<u>36.70A.0</u>	2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.				

21.10.070 Sammamish Trail (SMT) Zone.

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

	Table 21.10.070C Allowed Uses and Basic Development Standards						
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations				
Residential ¹							
2	Attached dwelling unit, 2-4 units Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the	 A. Maximum density per lot dependent upon size and width of lot, per RZC <u>21.10.130.B</u>, <i>Downtown Residential Densities Chart</i>. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <u>21.76.070.C</u>. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 				

Table 21.10.070C							
	Allowed Uses and Basic Development Standards						
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations				
		required off-street parking.	 RZC <u>21.62.020.F.5</u>, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <u>21.20.020</u>, Applicability. 				
General	Sales or Service						
7	Hotels, Motels, and Other Accommodation Services ^{1,2}	Rental room (1.0, 1.0)					
84.36, ar section F 2. Emerg 36.70A.0	e allowed in all Land Us RZC 21.58 Permanent Si Jency Housing, as define	e Districts where reside upportive Housing and ed under RCW 36.70A.0 nd Use Districts where	TW 36.70A, and Transitional Housing, as defined under RCW ential dwellings and/or hotel uses are allowed, subject to Transitional Housing. 130, and Emergency Shelter, as defined under RCW hotel uses are allowed, subject to section RZC 21.60				

21.10.080 Town Square (TSQ) Zone.

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

Table 21.10.080C Allowed Uses and Basic Development Standards						
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations			
Residen	tial ¹					
1	Attached dwelling unit, 2-4 units		A. Maximum density per lot dependent upon size and width of lot, per RZC <u>21.10.130.B</u> , Downtown Residential Densities			
2	Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	Chart. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <u>21.76.070.C</u> . Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <u>21.62.020.F.5</u> , Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <u>21.20.020</u> , Applicability.			
	Sales and Services					
7	Hotels, Motels, and Other Accommodation Services ^{1,2}	Rental room (1.0, 1.0)				
84.36, ar section F 2. Emerg	e allowed in all Land Us RZC 21.58 Permanent S Jency Housing, as defin	se Districts where reside upportive Housing and ed under RCW 36.70A.0	2W 36.70A, and Transitional Housing, as defined under RCW ential dwellings and/or hotel uses are allowed, subject to Transitional Housing. 130, and Emergency Shelter, as defined under RCW hotel uses are allowed, subject to section RZC 21.60			

Emergency Shelter and Emergency Housing.

21.10.090 River Bend (RVBD) Zone.

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

			21.10.090C sic Development Standards
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residen	tial ¹		
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest	A. Maximum density per lot dependent upon size and width of lot, per RZC <u>21.10.130.B</u> , <i>Downtown Residential Densities</i>
2	Multifamily Structure, Mixed-Use Residential	space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	 <i>Chart.</i> B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System Map, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except by establishment of an Administrative Design Flexibility per RZC <u>21.76.070.C</u>. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <u>21.20.020</u>.
General	Sales or Service		
7	Hotels, Motels, and Other Accommodation Services ^{1,2}	Rental room (1.0, 1.0)	
	I	I	1
Notes:			

	Table 21.10.090C Allowed Uses and Basic Development Standards								
Section	n Use Parking Ratio: Minimum required, Maximum allowed								
84.36, ar	e allowed in all Land L	Jse Districts where resider	W 36.70A, and Transitional Housing, as defined under RCW ntial dwellings and/or hotel uses are allowed, subject to						
-	section RZC 21.58 Permanent Supportive Housing and Transitional Housing. 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW								
<u>36.70A.0</u>		and Use Districts where h	otel uses are allowed, subject to section RZC 21.60						

21.10.100 River Trail (RVT), Carter (CTR), and East Hill (EH) Zones.

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

		Table 21.10. Allowed Uses and Basic Dev	
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residen	tial ¹		
2	Attached dwelling unit, 2-4 units Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	 A. Maximum density per lot dependent upon size and width of lot, RZC <u>21.10.130.B</u>, <i>Downtown</i> <i>Residential Densities Chart</i>. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility

		Table 21.10. Allowed Uses and Basic Dev	
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
			per RZC <u>21.76.070.C</u> . Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <u>21.62.020.F.5</u> .
			C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <u>21.20.020</u> , <i>Applicability</i> .
<u>84.36, are</u>	e allowed in		DA, and Transitional Housing, as defined under RCW rellings and/or hotel uses are allowed, subject to onal Housing.

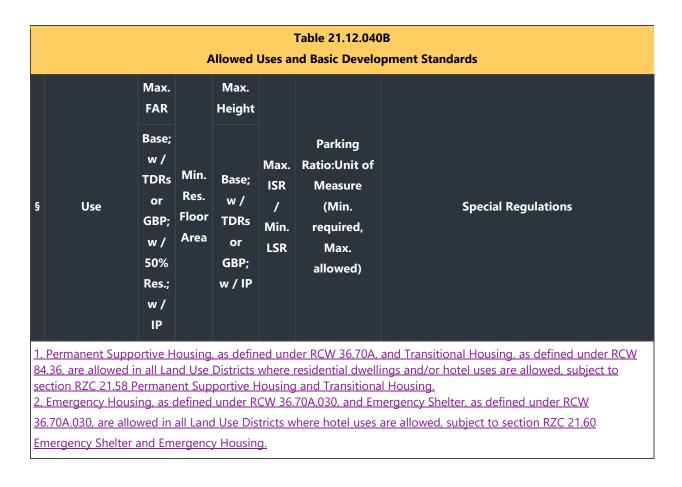
21.12.040 OV Zone 1.

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

- 1. § = section number
- 2. Use = Land use
- 3. Max. FAR = Maximum floor area ratio
 - a. Base = Maximum FAR without any incentives applied
 - b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)
 - c. w/50% Res. = With 50 percent residential
 - d. w/IP = With incentive program
- 4. Min. Res. Floor Area = Minimum Residential Floor Area
- 5. *Max*. Height = Maximum Height
 - a. Base = Maximum height without any incentives applied

- b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)
- c. w/IP = With incentive program
- 6. Max. ISR / Min. LSR = Maximum impervious surface / minimum landscaped area
- 7. Parking Ratio = Parking ratio for the use
- 8. Special Regulations = Special regulations that apply to the use

			A	llowed		Table 21.12.04(nd Basic Develo	0B opment Standards
Ş	Use	Max. FAR Base; w / TDRs or GBP; w / 50% Res.; w / IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
R	esidential ¹						
	Multifamily Structure Mixed-Use Residential	2.5; 2.5; 2.5; 4	50%	5; 6; 8	85% / 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Maximum building height of nine stories may be achieved through RZC <u>21.12.170</u> , <i>OV Incentive</i> <i>Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	1		1		1	1	
G	eneral sales or se	rvices					
	r1			r		I	Ι
7	Hotels, Motels and Other Accommodation Services ^{1,2}	1.2; 1.2; 1.2; 1.35	50%	4; 5; 8	85% / 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC <u>21.12.170</u> , <i>OV Incentive</i> <i>Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.



21.12.050 OV Zone 2.

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

						able 21.12.050	
			A	llowed L	lses an	d Basic Develop	oment Standards
		Max. FAR		Max. Height			
ş	Use	Base; w / TDRs or GBP; w / 50% Res.; w / IP	Min. Res. Floor Area	Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
R	esidential ¹						
1	Multifamily Structure Mixed-Use Residential	2.5; 2.5; 2.5; 4.0	25%	5; 6; 8	85%; 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Maximum building height of nine stories may be achieved through RZC <u>21.12.170</u> , <i>OV Incentive</i> <i>Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	I			<u> </u>	<u>I</u>	I	I
G	eneral sales or se	rvices					
7	Hotels, Motels and Other Accommodation Services ^{1,2}	1.2; 1.2; 1.2; 1.2;	25%	4; 5; 8	85%; 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC <u>21.12.170</u> , <i>OV Incentive</i> <i>Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
		L	I	1	1	1	1
<u>1.</u> <u>84</u> <u>se</u> <u>2.</u> <u>36</u>	4.36, are allowed ir action RZC 21.58 P Emergency Housi	n all Lan ermane ng, as c wed in a	id Use [nt Supp lefined all Land	Districts v portive H under RC Use Dist	vhere re ousing CW 36.7 ricts wh	esidential dwellir and Transitional 0A.030, and Eme	and Transitional Housing, as defined under RCW ngs and/or hotel uses are allowed, subject to Housing. ergency Shelter, as defined under RCW re allowed, subject to section RZC 21.60

21.12.060 OV Zone 3.

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

					Tab	le 21.12.060B	
			Allo	wed Use	es and I	Basic Developmer	nt Standards
		Max. FAR		Max. Height			
Ş	Use	Base; w / TDRs or GBP; w / 50% Res.; w / IP	Min. Res. Floor Area	Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
Re	sidential ¹						
1	Multifamily Structure	2.5; 2.5;		5;	85%;	Unit (1.0, 2.25) plus 1 guest	
2	Mixed-Use Residential	2.5; 4.0	25%	6; 9	15%	space per 4 units for projects of 6 units or more	
	1	1	I	1	I	1	
Ge	eneral sales or serv	vices					
7	Hotels, Motels and Other	1.2; 1.2;	25%	4; 5; 9	85%; 15%	Rental room (1.0, 1.0)	

			Allo	owed Use		le 21.12.060B Basic Developmer	nt Standards
		Max. FAR		Max. Height			
ş	Use	Base; w / TDRs or GBP; w / 50% Res.; w / IP	Min. Res. Floor Area	Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
	Accommodation Services ^{1.2}	1.2; 1.35					
<u>1.</u> <u>84</u> <u>sec</u> <u>2.</u> <u>36</u>	36, are allowed in a ction RZC 21.58 Per Emergency Housing	all Land manent g, as def ed in all	Use Dis Suppo ined ur Land U	stricts whe rtive Hou Ider RCW se Distric	ere resid sing an 136.70A	dential dwellings a d Transitional Hou 1.030, and Emerger	ransitional Housing, as defined under RCW nd/or hotel uses are allowed, subject to sing. ncy Shelter, as defined under RCW lowed, subject to section RZC 21.60

21.12.070 OV Zone 4.

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

l					-	able 21.12.070	
			A	llowed U	Jses an	d Basic Develop	oment Standards
		Max. FAR		Max. Height	Max.	Parking Ratio: Unit of	
Ş	Use	Base; w / TDRs or GBP; w / IP	Min. Res. Floor Area	Base; w / TDRs or GBP; w / IP	ISR / Min. LSR	Measure (Min. required, Max. allowed)	Special Regulations
R	esidential ¹						
1	Multifamily Structure						A. An applicant may use an alternate method to calculate the 50 percent minimum residential
2	Mixed-Use Residential	2.5; 2.5; 4.0	50%	5; 6; 12	85%; 20%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	floor area requirement for a proposed Master Plan. If used, the alternative method shall be described in a Development Agreement for the proposed Master Plan, and shall meet the intent of the 50 percent residential floor area requirement, which is described above in RZC <u>21.12.070.A</u> , <i>Purpose</i> .
							B. 2. Height not to exceed 125 feet through Overlake Village Incentive Program.
 G	eneral sales or se	rvices					
7	Hotels, Motels and Other Accommodation Services ^{1,2}	.4; .47; 1.2	50%	4; 5; 12	85%; 20%	Rental room (1.0, 1.0)	Height not to exceed 135 feet through Overlake Village Incentive Program.
<u>1.</u> <u>84</u> <u>se</u> <u>2.</u> <u>36</u>	I.36, are allowed ir ction RZC 21.58 P Emergency Housi	n all Lar ermane ng, as c wed in a	nd Use I ent Supp defined all Land	Districts v portive H under RC I Use Dist	vhere re ousing CW 36.7 cricts wh	esidential dwellir and Transitional OA.030, and Eme	and Transitional Housing, as defined under RCW hgs and/or hotel uses are allowed, subject to Housing. ergency Shelter, as defined under RCW re allowed, subject to section RZC 21.60

21.12.080 OV Zone 5.

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

			٨			able 21.12.080E	ment Standards
Ş	Use	Max. FAR Base; w / TDRs or GBP; w / IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
R	esidential ¹						
	Multifamily Structure Mixed-Use Residential	2.5; 2.5; 4.0	0%	5; 5; 5	85%; 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	
	1	I	I	I	I	I	
G	eneral sales or se	rvices					
				I		I	
7	Hotels, Motels and Other Accommodation Services ^{1,2}	1.2; 1.2; 1.35	0%	4; 5; 5	85%; 15%	Rental room (1.0, 1.0)	
 <u>N</u>	otes:	. <u></u>	I	I			

			А	llowed U		able 21.12.080E d Basic Develop	ment Standards	
		Max. FAR		Max. Height		Parking		
ş	Use	Base; w / TDRs or GBP; w / IP	Min. Res. Floor Area	Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations	
8 <u>s</u> 2 3	1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing. 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.							

21.12.210 OBAT Allowed Uses and Basic Development Standards.

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

			OB		Fable 21.12.210A and Basic Development Standards
ş	Use	Max. FAR Base; w / TDRs	Max. Height Base; w / TDRs	Parking Ratio:Unit of Measure (Min. required, Max.	Special Regulations
		or GBP	or GBP	allowed)	
Re	esidential ¹				
1	Multifamily Structures		_	Unit (1.0, 2.25) plus 1 guest	
2	Mixed-Use Residential	1.0; 1.0	5; 6	space per 4 units for projects of 6	
 N	otes:			units or more	
<u>1.</u> R(Permanent S CW 84.36, are	e allowe	ed in all L	and Use Districts	nder RCW 36.70A, and Transitional Housing, as defined under where residential dwellings and/or hotel uses are allowed, tive Housing and Transitional Housing.

21.13.070 MDD1.

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

- 1. § = section number
- 2. Use = land use
- 3. Parking Ratio = Parking ratio for the use

	Table 21.13.070B									
			Basic Development Standards							
ş	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations							
Resi	dential ¹									
1	1 Multifamily structure Unit (1,1.5) plus 1 guest space per 4 units for projects of 6 units or more									
2	Dormitory	Bed (0.5, 0.1)								
	·									
Gen	eral Sales or Service									
7	Hotel, motel or other accommodation services ^{1.2}	Rental room (1,1)								
<u>1. Pe</u> <u>84.30</u> <u>secti</u> <u>2. En</u> <u>36.70</u>	 Notes: <u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u> <u>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60</u> 									

4. Special Regulations: Special regulations that apply to the use

21.13.080 MDD2.

C. *Allowed Uses and Basic Development Standards*. The following table contains the basic zoning regulations that apply to uses in MDD2. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to

that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC <u>21.76.020</u>, *Overview of the Development Process*, for more information. Uses not listed are not permitted. The following headings are used in the table:

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

	Table 21.13.080B							
		Allowed Uses and	Basic Development Standards					
ş	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations					
Resi	dential ¹							
1	1 Multifamily structure Unit (1,1.5) plus 1 guest space per 4 units for projects of 6 units or more							
2	Dormitory	Bed (0.5, 0.1)						
		1						
Gen	eral Sales or Service							
7	Hotel, motel or other accommodation services ^{1,2}	Rental room (1,1)						
		1						
<u>1. Pe</u> <u>84.36</u> <u>secti</u> <u>2. En</u> <u>36.70</u>	 Notes: <u>Notes:</u> <u>Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u> <u>Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60</u> <u>Emergency Shelter and Emergency Housing.</u> 							

21.13.090 MDD3.

C. **Allowed Uses and Basic Development Standards**. The following table contains the basic zoning regulations that apply to uses in MDD3. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC <u>21.76.020</u>, *Overview of the Development Process*, for more information. Uses not listed are not permitted. The following headings are used in the table:

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

	Table 21.13.090B Allowed Uses and Basic Development Standards: MDD3							
ş	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations					
Resi	dential ¹							
1	Detached Dwelling Unit	Dwelling unit (2.0)						
2	Size-limited dwelling							
	1		1					
<u>1. Pe</u> 84.30	 <u>Notes:</u> 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 34.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.							

21.13.110 MDD5.

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

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

	Table 21.13.110B Allowed Uses and Basic Development Standards							
ş	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations					
Resi	dential ¹							
1	Attached dwelling unit	Unit (2, 2)	 A. Ground-oriented units only. Permitted only in Ground- Oriented Unit Overlay Area. See Map 13.2, <i>Ground-Oriented</i> <i>Unit Overlay</i>. B. Minimum density: 12 dwelling units per gross acre. 					
2	Multifamily structure	Ground-oriented units: unit (2, 2) All other structure types: unit (1, 1.5) plus 1 guest space per 4 units for projects of 6 units or more	Ground floor: only ground-oriented units allowed in Ground- Oriented Unit Overlay Area.					
	···							
<u>Note</u>	<u>s:</u>							

	Table 21.13.110B Allowed Uses and Basic Development Standards							
ş	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations					
<u>84.36</u>	<u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u>							

Northeast Design District. 21.13.020

C. Allowed Uses and Basic Development Standards: NDD1.

Allowed Uses and Basic Development Standards: NDD1										
Section	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Regulations							
Residen	itial ¹									
1	Detached dwelling unit	Dwelling unit (2.0)								
2	Size-limited dwelling									
3	Cottage	Dwelling unit (1.5, 2.0)	See RZC <u>21.08.290</u> , <i>Cottage Housing Developments</i> , for specific site development requirements and supplemental neighborhood regulations that may apply. No density bonus applies because total development is governed by FAR.							
Notes: <u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW</u> <u>84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to</u> <u>section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u>										

21.13.030 Regional Retail Design District.

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

		Allowed Use	Table 21.13. s and Basic Dev	030C elopment Standards				
ş	Use	Maximum FAR w/o TDRs or GBP; w/TDRs or GBP	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations				
Gene	ral Sales or Services							
	Hotel or motel ^{1,2}	0.50; 0.60	Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: Rental room (1.0, 1.0)					
1. Per 84.36 sectic 2. Em 36.70								

21.14.010 Neighborhood Commercial 1 (NC-1).

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

	Table 21.14.010C Allowed Uses and Basic Development Standards								
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations						
Residen	itial ¹								
2	Residential Mixed-use residential	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Nonresidential uses shall abut 188th Avenue NE in Southeast Redmond to provide a physical buffer between residential uses and manufacturing uses and their typical operations. Residential uses, when provided, shall be located to the rear or east of the nonresidential uses that are co-located within the development.						
84.36, ar									

21.14.015 Neighborhood Commercial 2 (NC-2).

E. **Allowed Uses and Basic Development Standards**. The following table contains the basic zoning regulations that apply to uses in the Neighborhood Commercial (NC-2) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC

<u>21.76.020</u>, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

	Table 21.14.015C Allowed Uses and Basic Development Standards							
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations					
Residen	tial ¹							
1	Residential structure Mixed-use residential	Unit (1.0, 2.25) plus 1 guest space per 4						
	structure	units for projects of 6 units or more						
	····							
	1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW							
	84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.							

21.14.020 General Commercial.

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

				Table 21.14.0200	3			
		Α	llowed U	Ises and Basic Develop	oment Standards			
		Maxin	nums					
		Height (stories) w/o TDR or GBP; w/TDR	FAR w/o TDR or GBP; w/TDR or	Parking ratio: unit of measure (min. required, max.				
Section	Use	or GBP	GBP	allowed)	Special Regulations			
Residen	tial ¹							
1	Multifamily structure			Studio (1.2, 1.2) 1 bedroom (1.5, 1.5)				
2	Mixed-use residential structure	3; 4	0.80; 0.90	2 bedrooms (1.8, 1.8) 3+ bedrooms (2.0, 2.0)				
	I	1		I				
General	sales or service	es						
21	Hotel or motel ^{1,2}			Rental room (1.0, 1.0)				
 Notes: <u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u> <u>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60</u> 								

21.14.030 Business Park.

D. *Allowed Uses and Basic Development Standards*. The following table contains the basic zoning regulations that apply to uses in the Business Park (BP) zone. To use the chart, read down the

left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC <u>21.76.020</u>, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

		Allo	owed Use	Table 21.14.0 es and Basic Deve)30C elopment Standards			
		Maxin	nums					
		Height (stories)	FAR	Parking ratio:				
Section	Use	w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or	unit of measure (min. required, max. allowed)	Special Regulations			
Residen	tial ¹		GBP					
		5;	0.68;	Studio (1.2, 1.2)				
		6	1.0	1 bedroom (1.5,				
	Mixed-use			1.5)				
1	residential			2 bedroom (1.8,				
	structure			1.8)				
				3+ bedroom (2.0, 2.0)				
84.36, ar								

21.14.070 Bear Creek Design District.

D. *Allowed Uses and Basic Development Standards*. The following tables contain the basic zoning regulations that apply to uses in the Bear Creek Design District (BCDD) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the

Special Regulations column. Permitted uses may require land use permit approval. See RZC <u>21.76.020</u>, *Overview of the Development Process*, for more information for more information. Uses not listed are not permitted.

	Table 21.14.070B Allowed Uses and Basic Development Standards: Performance Area 1								
ş	Use	Minimum Setbacks (ft) for 1- and 2- story, 3-story, and 4-story structures, respectively		ximums Height (stories)	FAR	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations		
1	Housing services for the elderly	Avondale: 15, 75, 150 Other property lines: 10, 75, 100	30%; 65%	4	0.80	Dwelling unit (1.0, 1.0)	 A. Ten percent of the total number of dwelling units (including those built for employees) shall be affordable to individuals or families earning up to 80 percent of area median income. Applicant is allowed to apportion affordable units to buildings as applicant sees fit. B. Applicant is entitled to number of TDRs equal to number of affordable units provided. C. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. 		
2	Detached dwelling unit					Studio (1.2, 1.2) .1	A. Permitted only to house employees and the families of housing services for the elderly.		
3	Multifamily structure					bedroom (1.5, 1.5)	B. Ten percent of the total number of dwelling units (including those built as housing services for the elderly) shall		

	Table 21.14.070B Allowed Uses and Basic Development Standards: Performance Area 1										
ş	Use	Minimum Setbacks (ft) for 1- and 2- story, 3-story, and 4-story structures, respectively	Ma Lot coverage; Impervious surface area	ximums Height (stories)	FAR	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations				
						2 bedrooms (1.8, 1.8) 3+ bedrooms (2.0, 2.0)	be affordable to individuals or families earning up to 80 percent of area median income. Applicant is allowed to apportion affordable units to buildings as applicant sees fit. C. Applicant is entitled to number of TDRs equal to number of affordable units provided. D. See RZC <u>21.20</u> , <i>Affordable Housing</i> , for additional guidance.				
<u>1.</u> <u>8</u> 4	<u>Notes:</u> 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.										

21.14.080 Northwest Design District.

C. Allowed Uses and Basic Development Standards.

Table 21.14.080B									
Allowed Uses and Basic Development Standards									
		Maximums							
		Height (stories)	FAR						
		w/o TDR or NWDD	w/o TDR or NWDD						
		Green Incentives;	Green Incentives;						
		w/TDR or	w/TDR or	Parking ratio:					
		NWDD Green	NWDD Green	unit of measure					
Section	Use	Incentives	Incentives	(min. required, max. allowed)	Special Regulations				
Residen	tial ¹								
		4	0.68;	Studio (1.2, 1.2)	A. See RZC <u>21.08.260</u> , Attached				
	Attached dwelling unit, 2-4 units		1.0	1 bedroom (1.5,	Dwelling Units, for specific regulations				
1				1.5)	related to design, review and decision procedures.				
				2 bedrooms (1.8, 1.8)	B. See RZC <u>21.20</u> , <i>Affordable Housing</i> .				
	Multifamily structure			3+ bedrooms					
2				(2.0, 2.0)	Cas DZC 21 20 Affandable Usurias				
2				Guest (1 per 4 units)	See RZC <u>21.20</u> , <i>Affordable Housing</i> .				
	Mixed-use residential structure	5; 6	0.68; 1.0	A. Non- residential uses	1				
				shall be included,					
3				but not limited to, the ground					
				floor street level.					
				B. See RZC					
				21.20, Affordable					
				Housing.					

...

Notes:

<u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u>

NEW REGULATIONS REFLECTING REQUIREMENTS OF HB-1220:

The following amendments provide the special development requirements for permanent supportive housing and transitional housing that are required pursuant to the RCWs to be permitting in all zoning districts where residential dwellings and hotels are allowed.

NEW RZC 21.58 Permanent Supportive Housing and Transitional Housing.

A. *Purpose*.

The purpose of the permanent supportive housing and transitional housing provisions is to:

1. Support housing stability and individual safety to those experiencing <u>homelessness</u>.

2. Ensure that housing is accessible to all economic segments of the population.

B. Applicability.

The provisions of this section apply to all permanent supportive housing and transitional housing developments in the City.

C. Requirements.

1. Siting and Spacing of Permanent Supportive Housing and Transitional Housing.

The siting and spacing of permanent supportive housing and transitional housing shall be limited to no less than one half mile from all established Permanent Supportive Housing and Transitional Housing.

<u>2. Density.</u>

The density or maximum number of residents for permanent supportive housing and transitional housing shall be limited as follows:

a. Permanent supportive housing and transitional housing located in mixeduse zoning districts in accordance with RZC 21.04.030 Comprehensive Allowed Uses Chart shall be limited to 100 residents unless specifically permitted with additional mitigation measures as part of an Occupancy Agreement.

b. Permanent supportive housing and transitional housing located in residential and nonresidential zoning districts in accordance with RZC 21.04.030 Comprehensive Allowed Uses Chart shall be limited in density and occupancy based on the underlying zoning district within which the use is located.

3. Occupancy Agreement.

a. An occupancy agreement shall be established with the City prior to occupancy of a permanent supportive housing or transitional housing use.

i. Property owners and/or operators shall enter into an agreement with the City in a form that is acceptable to the City.

b. The occupancy agreement shall include but not be limited to the following:

i. Names and contact information for onsite staff.

ii. Description of the services to be provided onsite.

iii. Description of the staffing plan including the following:

A. Number of staff -supporting residents and operations;

B. Certification requirements;

C. Staff training programs;

D. Staff to client ratios; and

E. Roles and responsibilities of all staff.

iv. Program rules and/or code of conduct describing occupant expectations and consequences for failing to comply. The code of conduct shall at a minimum address the following topics:

<u>A. The use or sale of alcohol and illegal drugs;</u>

B. Threatening or unsafe behavior; and

<u>C. Weapon possession.</u>

v. A safety and security plan reviewed and approved by the Redmond Police Department.

vi. A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach (for example, a "*Good* <u>Neighbor Agreement Plan</u>").

vii. Description of eligibility for residency and a referral process.

viii. Parking management plan that includes a prohibition of car camping onsite and in designated on-street parking.

The following provides a new cross-reference from the residential portion of the Zoning Code to the new citywide regulations reflecting HB-1220.

NEW 21.08.400 Permanent Supportive Housing and Transitional Housing.

Refer to RZC 21.58 Permanent Supportive Housing and Transitional Housing.

The following amendment provides special regulations associated with Emergency Shelters and Emergency Housing, also per HB-1220.

NEW 21.60 Emergency Shelter and Emergency Housing.

<u>A. A short or long-term temporary use permit for emergency shelter or</u> <u>emergency housing shall be valid for the duration of a State of Emergency,</u> <u>per RCW 43.06.200, or as authorized by the Code Administrator based on the</u> <u>following criteria:</u>

1. Siting and Spacing of Emergency Shelters and Emergency Housing.

Emergency shelters and emergency housing shall be located no less than 1,000 feet from all established emergency shelters or emergency housing.

2. Density.

Individual emergency shelters and emergency housing shall be limited to a maximum number of occupants based on the site or structure capacity to maintain health, safety, and welfare of the total number of permanent residents, temporary residents, and operational staff.

3. Occupancy Agreement.

a. An occupancy agreement shall be established with the City prior to occupancy of an emergency housing or emergency shelter use.

i. Property owners and/or operators shall enter into an agreement with the City in a form that is acceptable to the City.

b. The occupancy agreement shall include but not be limited to the following:

i. Names and contact information for onsite staff.

ii. Description of the services to be provided onsite.

iii. Description of the staffing plan including the following:

A. Number of staff supporting residents and operations;

B. Certification requirements;

C. Staff training programs;

D. Staff to client ratios; and

E. Roles and responsibilities of all staff.

iv. Operational rules and/or code of conduct describing occupant expectations and consequences for failing to comply. The code of conduct shall at a minimum address the following topics:

A. The use or sale of alcohol and illegal drugs;

B. Threatening or unsafe behavior; and

C. Weapon possession.

v. A safety and security plan reviewed and approved by the Redmond Police Department.

<u>4. Notice of Application, Land Use Action Sign, Neighborhood Meeting, and Notification.</u>

The Notice of Application, Land Use Action Sign, neighborhood meeting, and mailed notice shall be waived for emergency shelters and emergency housing established in response to a State of Emergency, per RCW 43.06.200, or as authorized by the Code Administrator.

The following amendment provides a cross-reference from the Temporary Use portion of the Zoning Code to the new citywide regulations associated with Emergency Shelters and Emergency Housing, also per HB-1220.

NEW 21.46.060 Emergency Shelter and Emergency Housing.

Refer to RZC 21.60 Emergency Shelter and Emergency Housing.