

CODE

**REDMOND CITY COUNCIL
ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING TITLE 21 OF THE REDMOND
MUNICIPAL CODE, KNOWN AS THE REDMOND ZONING
CODE, TO IMPLEMENT REDMOND 2050, THE PERIODIC
UPDATE OF THE REDMOND COMPREHENSIVE PLAN,
PROVIDING FOR SEVERABILITY, AND ESTABLISHING
AN EFFECTIVE DATE

WHEREAS, the Growth Management Act (GMA) requires that
comprehensive plans and development regulations shall be subject
to continuing evaluation and review; and

WHEREAS, the GMA requires that development regulations be
consistent with comprehensive plan policies; and

WHEREAS, the City began the work of updating the Redmond
Comprehensive Plan in late 2020 and refers to the update as Redmond
2050; and

WHEREAS, the City also undertook updates to the Redmond Zoning
Code (RZC) during the same time period under the umbrella of
Redmond 2050; and

WHEREAS, the purpose of updating the RZC is to implement
Redmond 2050 and various provisions of state law enacted since
2019, especially related to housing; and

WHEREAS, on October 6, 2020, the City Council adopted
Resolution No. 1538, which established the scope, timeline, and

community involvement plan for Redmond 2050, including associated RZC amendments; and

WHEREAS, throughout Redmond 2050 the City executed a multifaceted community involvement program to engage Redmond's diverse community, using methods such as a digital city hall lobby, online questionnaires, virtual workshops, in-person workshops, social media, videos, yard signs, utility bill inserts, newsletters, focus groups, contracting with community-based organizations, office hours, tabling at community events, pop-up engagement around the city, translating materials, a community advisory committee, a technical advisory committee, and attending board and commission meetings; and

WHEREAS, on October 12, 2020, the City of Redmond issued a Determination of Significance for Redmond 2050 under the State Environmental Policy Act; and

WHEREAS, the City of Redmond issued a Draft Environmental Impact Statement (EIS) on June 16, 2022, a Supplemental Draft EIS on September 20, 2023, and a Final EIS on December 15, 2023 for Redmond 2050; and

WHEREAS, state agencies were sent 60-day notices of proposed RZC amendments on October 18, 2024 (Code Package Part 1), December 2, 2024 (Code Package Part 2), February 26, 2025 (Housing), and March 5, 2025 (Code Package Part 3); and

WHEREAS, from September 11, 2024, to April 23, 2025, the Planning Commission conducted study sessions and held public hearings for amendments to the RZC and subsequently transmitted recommendations to the City Council for consideration; and

WHEREAS, from February 4, 2025, to June 3, 2025, the City Council received committee briefings and held study sessions to study the Planning Commission's recommendations; and

WHEREAS, having considered the Planning Commission's recommendations and community input, the City Council desires to amend the Redmond Zoning Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Classification. This is a code ordinance.

Section 2. Findings and Conclusions. The City Council hereby adopts the findings and conclusions contained in the associated Planning Commission Reports, including all related attachments and exhibits to those reports, City file nos. LAND-2024-00216 and LAND-2025-00041.

Section 3. RZC Chapters Repealed. The following Redmond Zoning Code chapters are repealed in their entirety:

- 21.06 Urban Recreation
- 21.18 Adult Entertainment Facilities
- 21.26 Hazardous Liquid Pipelines
- 21.38 Outdoor Storage and Retail Display
- 21.41 Cannabis-Related Uses

- 21.42 Public View Corridors and Gateways
- 21.46 Temporary Uses
- 21.50 Transition Overlay Areas
- 21.56 Wireless Communication Facilities
- 21.60 Citywide Design Standards and Guidelines

Additional information about the repealed chapters is provided in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. RZC 21.04 Land Uses and General Provisions.

RZC 21.04 Land Uses and General Provisions is amended as shown in Exhibit 2, attached hereto and incorporated herein by this reference as if set forth in full.

Section 5. RZC 21.05 Special Districts and Overlays.

RZC 21.05 Special Districts and Overlays is amended as shown in Exhibit 3, attached hereto and incorporated herein by this reference as if set forth in full.

Section 6. RZC 21.08 Neighborhood and Mixed-Use Regulations. RZC 21.08 Neighborhood and Mixed-Use Regulations is repealed and replaced as shown in Exhibit 4, attached hereto and incorporated herein by this reference as if set forth in full.

Section 7. RZC 21.10 Downtown Regulations. RZC 21.10 Downtown Regulations is repealed and replaced as shown in Exhibit 5, attached hereto and incorporated herein by this reference as if set forth in full.

Section 8. RZC 21.12 Overlake Regulations. RZC 21.12 Overlake Regulations is amended as shown in Exhibit 6, attached hereto and incorporated herein by this reference as if set forth in full.

Section 9. RZC 21.13 Marymoor Village Regulations.
RZC 21.13 Marymoor Village Regulations is repealed and replaced as shown in Exhibit 7, attached hereto and incorporated herein by this reference as if set forth in full.

Section 10. RZC 21.14 Commercial Regulations. RZC 21.14 Commercial Regulations is amended as shown in Exhibit 8, attached hereto and incorporated herein by this reference as if set forth in full.

Section 11. RZC 21.15 Conservation and Recreation Regulations. RZC 21.15 Conservation and Recreation Regulations is established as shown in Exhibit 9, attached hereto and incorporated herein by this reference as if set forth in full.

Section 12. RZC 21.16 Site Requirements Measurement and Other Applicable Regulations. RZC 21.16 Site Requirements Measurement and Other Applicable Regulations is repealed and replaced as shown in Exhibit 10, attached hereto and incorporated herein by this reference as if set forth in full.

Section 13. RZC 21.17 Adequate Public Facilities and Undergrounding of Utilities. RZC 21.17 Adequate Public

Facilities and Undergrounding of Utilities is amended as shown in Exhibit 11, attached hereto and incorporated herein by this reference as if set forth in full.

Section 14. RZC 21.20 Affordable Housing. RZC 21.20 Affordable Housing is amended as shown in Exhibit 12, attached hereto and incorporated herein by this reference as if set forth in full.

Section 15. RZC 21.22 Public Art. RZC 21.22 Public Art is amended as shown in Exhibit 13, attached hereto and incorporated herein by this reference as if set forth in full.

Section 16. RZC 21.24 Fences. RZC 21.24 Fences is amended as shown in Exhibit 14, attached hereto and incorporated herein by this reference as if set forth in full.

Section 17. RZC 21.32 Landscaping. RZC 21.32 Landscaping is amended as shown in Exhibit 15, attached hereto and incorporated herein by this reference as if set forth in full.

Section 18. RZC 21.36 Open Space. RZC 21.36 Open Space is amended as shown in Exhibit 16, attached hereto and incorporated herein by this reference as if set forth in full.

Section 19. RZC 21.40 Parking Standards. RZC 21.40 Parking Standards is amended as shown in Exhibit 17, attached

hereto and incorporated herein by this reference as if set forth in full.

Section 20. RZC 21.44 Signs. RZC 21.44 Signs is amended as shown in Exhibit 18, attached hereto and incorporated herein by this reference as if set forth in full.

Section 21. RZC 21.45 Solid Waste Storage and Collection. RZC 21.45 Solid Waste Storage and Collection is amended as shown in Exhibit 19, attached hereto and incorporated herein by this reference as if set forth in full.

Section 22. RZC 21.48 Transfer of Development Rights (TDR) Program. RZC 21.48 Transfer of Development Rights (TDR) Program is amended as shown in Exhibit 20, attached hereto and incorporated herein by this reference as if set forth in full.

Section 23. RZC 21.52 Transportation Standards. RZC 21.52 Transportation Standards is amended as shown in Exhibit 21, attached hereto and incorporated herein by this reference as if set forth in full.

Section 24. RZC 21.55 Development Incentive Program. RZC 21.55 Development Incentive Program is established as shown in Exhibit 22, attached hereto and incorporated herein by this reference as if set forth in full.

Section 25. RZC 21.58 Community Design Standards. RZC 21.58 Community Design Standards is repealed and replaced as

shown in Exhibit 23, attached hereto and incorporated herein by this reference as if set forth in full.

Section 26. RZC 21.62 Urban Center Standards. RZC 21.62 Urban Center Standards is amended as shown in Exhibit 24, attached hereto and incorporated herein by this reference as if set forth in full.

Section 27. RZC 21.67 Green Building Program (GBP). RZC 21.67 Green Building Program (GBP) is amended as shown in Exhibit 25, attached hereto and incorporated herein by this reference as if set forth in full.

Section 28. RZC 21.74 Land Division. RZC 21.74 Land Division is amended as shown in Exhibit 26, attached hereto and incorporated herein by this reference as if set forth in full.

Section 29. RZC 21.76 Review Procedures. RZC 21.76 Review Procedures is amended as shown in Exhibit 27, attached hereto and incorporated herein by this reference as if set forth in full.

Section 30. RZC 21.78 Definitions. RZC 21.78 Definitions is amended as shown in Exhibit 28, attached hereto and incorporated herein by this reference as if set forth in full.

Section 31. RZC Appendix 10 Green Building Program. RZC Appendix 10 Green Building Program is amended as shown in

Exhibit 29, attached hereto and incorporated herein by this reference as if set forth in full.

Section 32. RZC Appendix 12 Universal Design Incentives Standards. RZC Appendix 12 Universal Design Incentives Standards is established as shown in Exhibit 30, attached hereto and incorporated herein by this reference as if set forth in full.

Section 33. RZC Appendix 13 Materials List. RZC Appendix 13 Materials List is established as shown in Exhibit 31, attached hereto and incorporated herein by this reference as if set forth in full.

Section 34. Consistency Using "Administrator." The Administration is directed to replace all instances of the term "Code Administrator" with the term "Administrator," which is a defined term in RZC 21.78, Definitions, where the former is used have the meaning of the latter.

Section 35. Codification of Redmond Zoning Code Amendments. The Administration is directed to codify amendments to the Redmond Zoning Code, and in so doing, update numbering, update references, correct typographical errors, and apply general formatting standards.

Section 36. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid

or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 37. Effective date. This ordinance shall become five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 17th day of June,
2025.

CITY OF REDMOND

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

DANIEL KENNY, CITY ATTORNEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.