

Redmond Zoning Code ReWrite and Code Amendments 2020-2021

LAND-2021-00451 / SEPA-2021-00452

January 18, 2022

City Council



Redmond
WASHINGTON



Purpose

Staff Report

Overview of the Planning Commission's recommended amendments to the Redmond Zoning Code (RZC) as a periodic rewrite

Councilmembers' comments and questions

The RZC ReWrite 2020 to 2025 - Project Overview

REDMOND 2050

Organize, Format, and Sweep

Research & Foundational Development
2020 - 2021

Streamline

Rebuilding Code
2021 - 2022

Urbanize

Transition from Suburban
2021 - 2022 - set foundation
2022 - 2024 - *density & infrastructure design*

Consistency and Gaps

Ensuring Functionality and Alignment
2023 - 2025

Communicate

Communications Team
2020 - 2025

Standardization
Simplification & Definitions
Organization
Housing:
Standard Typology, ADU, & Parking
Transparency

Clarity & Conciseness

Maps, Figures & Tables

Sustainable Environment
Housing Choices

Design Standards
Parking Standards

Zoning & Density
Comprehensive Plan

Transportation Master Plan

PARCC Plan

Utility Plan

Leadership

Developers & Stakeholders

Community

We are here

Getting Underway

Phase 1

Phase 2

Phase 3

Phase 4

Duration of ReWrite

Project Goals

1

Streamline Code

2

Provide clarity and conciseness

3

Address city's priorities

4

Avoid creating errors and inconsistencies

Support increased range of housing products

Increase regulatory predictability

Reduce permit review costs

Redmond 2030 City of Redmond Comprehensive Plan



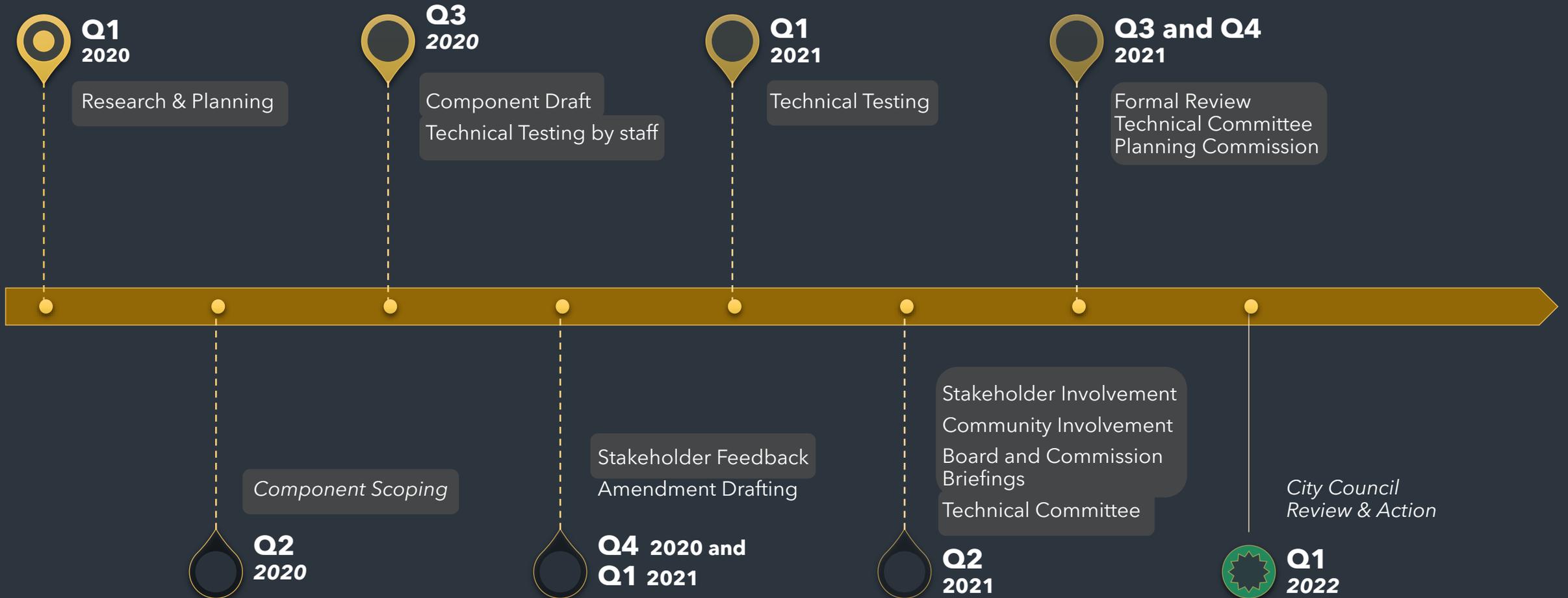
Adopted by City Council
Ord. 26

CITY OF REDMOND Community Strategic Plan

Adopted by Council: October 2019
Revised: November 24, 2021



RZC ReWrite - Phase 1





Brief Overview of Changes

Additional details available on project
webpages: www.Redmond.gov/zoning

RZC ReWrite

Seven Components of
Phase 1

Annual Code Cleanup

Bridge Amendments for
Overlake and Marymoor
Design Districts

**Format and
Organization**

**Residential
Use Types**

**Nonresidential
Allowed Uses**

**Accessory
Dwelling
Units**

**Strategic
Revisions**

Definitions

Maintenance



Residential Use Types

Streamlining and standardizing
Completing range of types
Aligning with Building & Fire Code
Creating self-help visuals

Recommendation for clarifying language and transparency



Tiny Home
(photo: City of Olympia)



Stacked Flats
(photo: KTG Y Architecture)



Courtyard Apartment
(photo: Missing Middle Housing)



Accessory Dwelling Units

Improving and clarifying code provisions
Addressing new legislation

Recommendation

Development Regulation	Current	Recommended
Size	Up to 40% of primary with ADU, Up to 1,000 square feet	Up to 50% of primary, Up to 1,500 square feet, Up to 400 square feet tiny home
Occupancy (short term)	Required No term defined	Less than 12-month lease Owner occupancy required in primary residence or ADU
Occupancy (long term)		12-month lease or longer No owner occupancy required



Non-Residential Allowed Uses

Simplifying
Aligning with Building and Fire Code
Supporting diverse and innovative uses

Recommendation



Simplified Allowed Uses



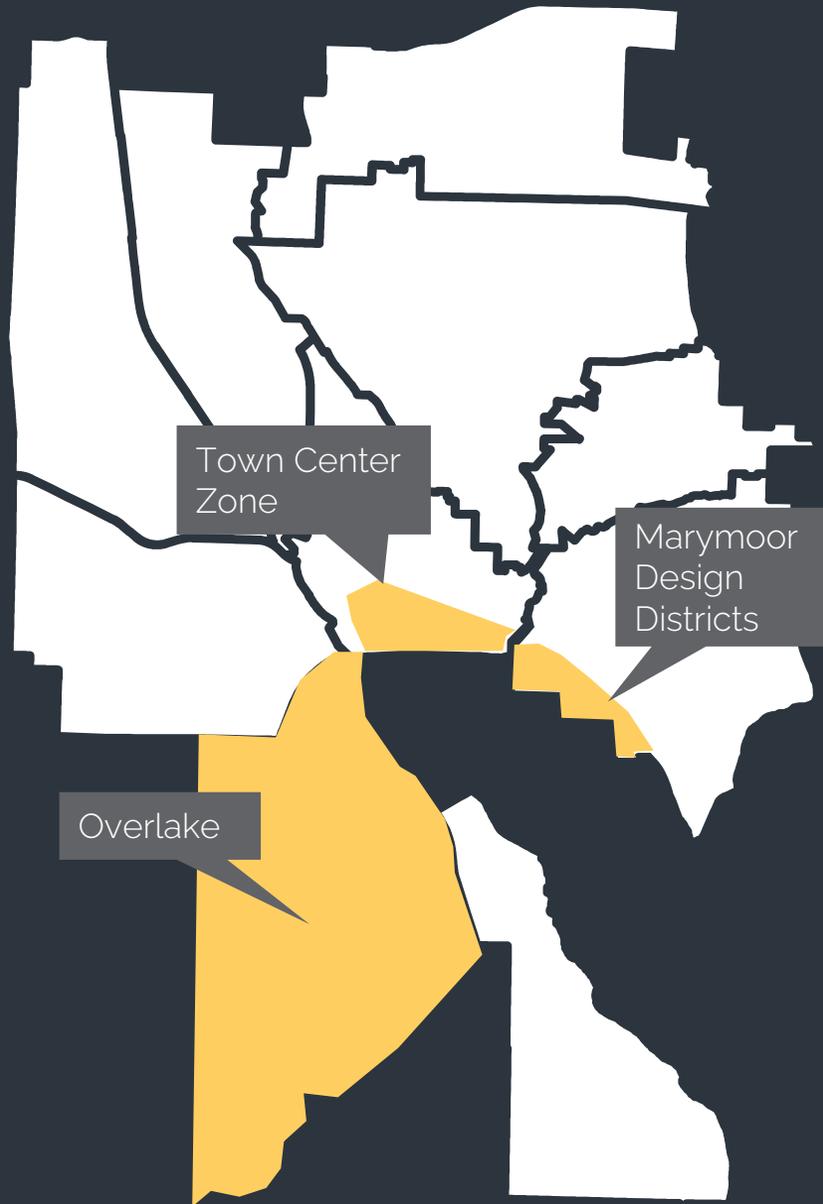
Home Businesses
in Dwelling Units



NEW Artisanal
Manufacturing

Incentives

Long-Term Aquifer Protections



Floor area and height, opportunity to relocate structured parking above grade

Next Steps



City Council's Schedule



Date	Action
<i>January 18</i>	<i>Staff Report</i>
February 8	Study Session
March 15	Possible City Council Action

City Council's Comments and Questions

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Thank you

The RZCRW Team

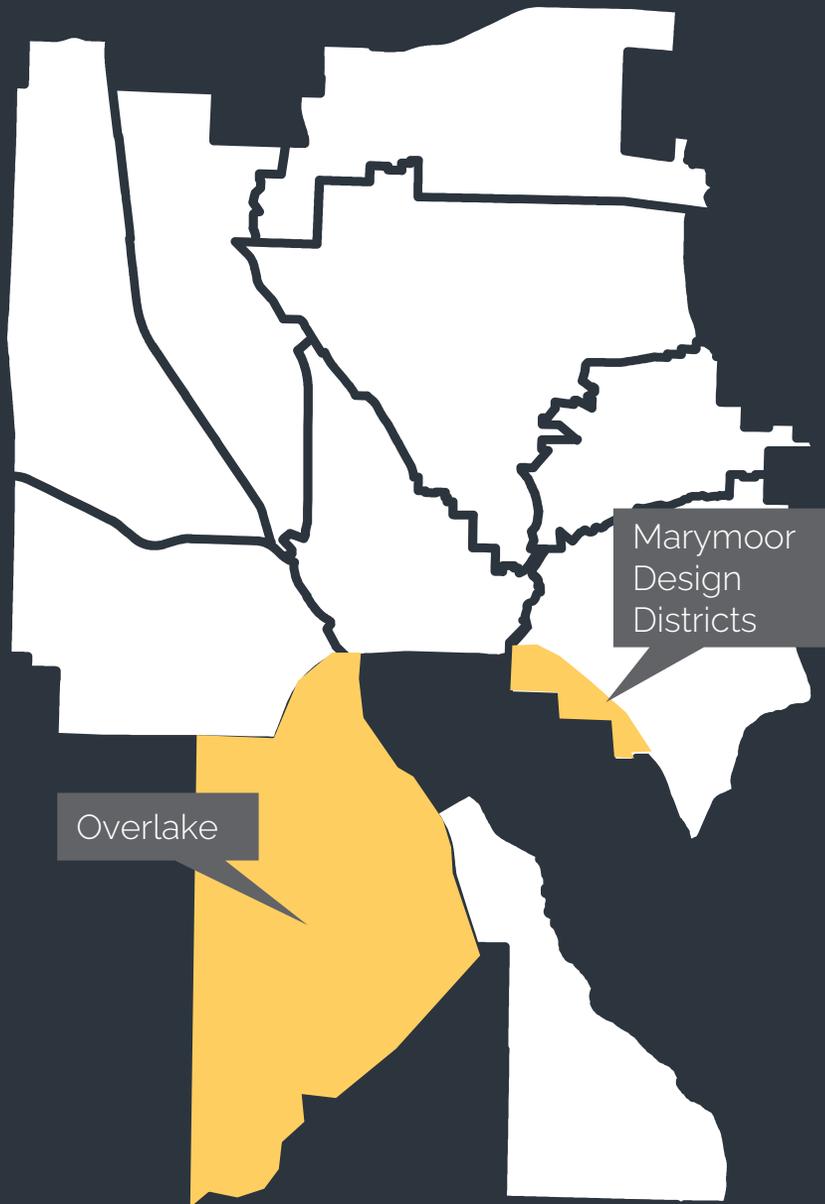
Redmond Zoning Code ReWrite - Phase 1

Additional example amendments



Overlake and Marymoor Design Districts

Realign developers constructed amenities and infrastructure



Example changes:

- Marymoor: From plaza to additional affordable housing
- Overlake: From housing uses to additional affordable housing

Recommendation for Town Center (TWNC) Zone

Strategic Revisions

Comprehensive Plan
Mayor's Vision
Community Strategic Plan
Long-Term Disaster Recovery Plan



Development Regulation	Current	Recommended
Incentives for Height Increase	<ul style="list-style-type: none"> • Transfer of Development Rights (TDR) • Green Building & Green Infrastructure Program (GBP) 	<ul style="list-style-type: none"> • Transfer of Development Rights (TDR) • Green Building & Green Infrastructure Program (GBP) • Exceptional Amenities
Policy and Goals Alignment: - Transit Oriented Development - Housing	<ul style="list-style-type: none"> • TDRs • GBP • Affordable Housing for 10 and more units at 80% Area Median Income (AMI) 	<ul style="list-style-type: none"> • TDRs • GBP • Affordable Housing for 10 and more units at 80% AMI • Additional Affordable Housing at 60% AMI • Affordable 2 and 3 bedroom units • Local and smaller commercial spaces • Built Green, LEED, and equivalent green building programs • 2.5 and lower parking ratio for office uses