

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 COMPLETE THE 2025 ANNUAL CODE  
CLEANUP, PROVIDING FOR SEVERABILITY, AND  
ESTABLISHING AN EFFECTIVE DATE

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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, Comprehensive Plan policy PI-17 calls for  
development regulations that are clearly written and can be  
efficiently and effectively carried out; and

WHEREAS, Comprehensive Plan policy PI-18 calls for permit  
review processes that are timely and predictable; and

WHEREAS, the City undertakes an annual code cleanup effort  
consistent with those policies; and

WHEREAS, on May 28, 2025, the City of Redmond issued a  
Determination of Non-Significance for the 2025 Annual Code Cleanup  
under the State Environmental Policy Act; and

WHEREAS, state agencies were sent 60-day notices of proposed  
RZC amendments on May 21, 2025; and

WHEREAS, on May 28 and June 11, 2025, the Planning Commission conducted study sessions for these amendments; and

WHEREAS, on June 11, 2025, the Planning Commission held a public hearing for these amendments during which no testimony was received; and

WHEREAS, the Planning Commission recommended approval of the 2025 Annual Code Cleanup on June 11, 2025, adopted a report documenting its recommendation on June 25, 2025, and subsequently transmitted such recommendation to the City Council for consideration; and

WHEREAS, the City Council reviewed the Planning Commissions' recommendation and received on the recommendation on August 4, 2025; and

WHEREAS, having considered the Planning Commission's recommendations, 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 Report, including all related

attachments and exhibits to those reports, City file no. LAND-2025-00121.

Section 3. RZC Chapter 21.40 Parking Standards Amended.

RZC 21.40.010.C.1 is amended as follows:

1. Nonconforming Parking.

- a. A development that met the parking requirements in effect at the time it was approved but that does not have sufficient parking spaces to meet the current requirements of this chapter, may continue to operate with the parking deficiency as long as no enlargement is made that would require additional parking spaces;
- b. When a development with nonconforming parking is enlarged so as to require additional parking spaces, the requirements of this chapter shall apply only to the enlargement;
- c. When a preexisting building with nonconforming parking is remodeled or rehabilitated but not enlarged, the existing use of the building may continue without providing additional parking. In the event that the land use is increased by an addition of building square footage, the minimum level of parking required, including bicycle parking required by this chapter, consistent with the increased land use affected by the change must be

provided, or an approved Mobility Management Program, as provided in RZC 21.52.020, Mobility Management Program, must be implemented for the site that effectively reduces parking demand;

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

~~[e. REPEALED.]~~


~~[f. PARKING IN DOWNTOWN, OVERLAKE, AND MARYMOOR DESIGN DISTRICTS.]~~

- e.** ~~[i.]~~ Developments with nonconforming parking shall not be required to provide additional parking spaces when a change of use occurs or minor improvements are performed; provided, that the change of use or minor improvement does not enlarge the structure or increase the amount of nonconformity.

- f.** ~~[ii.]~~ Developments, sites, and structures **in Downtown, Overlake, and Marymoor Village** where a portion of the sites and/or structures have been obtained under threat of condemnation shall not be required to provide additional parking spaces than that which was sufficient

to meet the requirements in place during the most recent development or construction of the site.

Section 4.      RZC 21.76 Review Procedures Amended. Table 21.76.050A, Permit Types, is amended as follows:

Table 21.76.050A Permit Types						
	Permit Type					
	Type I Administrative	Type II Administrative	Type III Quasi- Judicial	Type IV Quasi- Judicial	Type V Quasi- Judicial	Type VI Legislative
Level of Impact and Level of Discretion Exercised by Decision Maker	Least level of impact or change to policy/regulation. Least level of discretion.					Potential for greatest level of impact due to changes in regulation or policy. Greatest level of discretion.
Input Sought	Minimal- generally no public notice required. No public hearing.	Notice of Application provided. No public hearing. Neighborhood meeting only required for short plats meeting certain criteria.	Notice of Application provided. Neighborhood meeting may be required. Public hearing is required.	Notice of Application provided. Neighborhood meeting may be required. Public hearing is required.	No	Notice of Public Hearing provided.
Public Hearing Prior to Decision?	No	No	Yes, Hearing Examiner (or Landmark Commission) <sup>2</sup>	Yes, Hearing Examiner	[NO] <u>Yes</u>	Yes, Planning Commission
Decision Maker	Appropriate Department	Technical Committee	Hearing Examiner (or Landmark Commission) <sup>2</sup>	City Council	City Council	City Council

**Table 21.76.050A  
Permit Types**

	Permit Type					
	Type I Administrative	Type II Administrative	Type III Quasi- Judicial	Type IV Quasi- Judicial	Type V Quasi- Judicial	Type VI Legislative
Administrative Appeal Body	Hearing Examiner (Hearing Examiner decision on appeal may be appealed to Superior Court.)	Hearing Examiner <sup>1</sup> (Hearing Examiner decision on appeal may be appealed to Superior Court.)	None (decision appealable to Superior Court) <sup>1</sup>  Hearing Examiner <sup>3</sup> (Hearing Examiner decision appealable to Superior Court)	None (decision appealable to Superior Court)	None (decision appealable to Superior Court)	None (decision appealable to Superior Court)

**TABLE NOTES:**

1. Shoreline Substantial Development Permits, Shoreline Variances, and Shoreline Conditional Use Permits are appealable directly to the State Shorelines Hearings Board. Use Permits are appealable directly to the State Shorelines Hearings Board.
2. Landmark Commission makes decisions for Certificate of Appropriateness Level III permits.
3. Only for decision by Landmark Commission

Section 5.      RZC 21.78 Definitions Amended. RZC 21.78.120 C Definitions, is amended to add a definition for "culvert" as follows:

**Culvert. A structure, typically under a roadway, rail line, trail or embankment, that is used to convey flow from a natural channel or drainage ditch.**

Section 6.      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 7.      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 8.      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 2nd day of September, 2025.

CITY OF REDMOND

\_\_\_\_\_  
ANGELA BIRNEY, MAYOR

ATTEST:

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CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

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DANIEL KENNY, CITY ATTORNEY

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