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Redmond
WASHINGTON

PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

March 11, 2026

Project File Number:	**LAND-2026-00015 | SEPA-2015-00016**	
Proposal Name:	**2025 Legislative Conformance, Business Improvement, and Fences Zoning Code Amendments**	
Applicant:	**City of Redmond**	
Staff Contacts:	Lauren Alpert, Senior Planner	425-556-2460
	Kimberly Dietz, Principal Planner	425-556-2415
	Jeff Churchill, Long Range Planning Manager	425-556-2492

FINDINGS OF FACT

Public Hearing and Notice

a. Planning Commission Study Sessions and Public Hearing Dates
   i. The City of Redmond Planning Commission held study sessions on Feb. 11, 25, and March 11, 2026.
   ii. The City of Redmond Planning Commission held a public hearing on the proposed amendments on Feb. 25, 2026. Comments were received and are provided in Appendix C and Appendix D.

b. Notice and Public Involvement
   The public hearing notice was published in the Seattle Times on Feb. 4, 2026, in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies. Additional public outreach included email to the Plans, Policies, and Regulations email list and posting on the City's website.

Redmond Zoning Code Amendment Summary and Criteria Evaluation

These zoning code text amendments are organized in three different categories: 2025 legislative conformance, business code improvements, and fences.

2025 Legislative Conformance

In 2025 the state legislature enacted several new laws affecting local development regulations. This amendment package will result in updates to the Redmond Zoning Code to address new state laws. It will also address several clean-ups related to Redmond 2050. Topics include subdivision regulations,

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zoning for child care centers, parking, permitting timelines, building conversions, and miscellaneous corrections.

Business Code Improvements

The City's Economic Development team monitors business interaction with our development regulations. Annually, staff prepares a package of code amendments proposed to improve business use of these regulations. The 2025-2026 package includes:

- Ensuring commercial floor area is provided in mixed-use developments by removing opportunity for deviation from adopted code requirements;
- Requiring placement of "Businesses Open" where pedestrian access to businesses are impacted by sidewalk closures;
- Simplifying and clarifying opportunities for Food Truck and Pop-Up Retail Courts and for Publicly Accessible Enhanced Amenity Spaces (PEAS); and
- Improving definitions of allowed business uses.

Fences and Retaining Walls

The fence updates are intended to synchronize and add clarity to fence requirements, and to evaluate the purpose and intent of regulating fence and retaining wall location, dimensions, permit requirements, and design.

RZC 21.76.070.AE – TEXT AMENDMENT CRITERIA	MEETS/ DOES NOT MEET
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	MEETS

Staff Analysis

The staff analysis for this proposal can be found in Attachment A to the Technical Committee Report.

Recommended Conclusions of the Technical Committee

On Feb. 4, 2026, the Technical Committee reviewed amendments to the Redmond Zoning Code, as documented in Appendix E, and found the amendments to be consistent with applicable review criteria and therefore recommended approval with no additional conditions.

RECOMMENDED CONCLUSIONS

The Planning Commission has reviewed:

A. *Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action, and*
B. *The Technical Committee Report* ***(Appendix E).***

Recommendation

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The Planning Commission finds the amendments to the Redmond Zoning Code to be consistent with applicable review criteria and therefore recommended approval with no additional conditions as shown in Attachment A. A summary of the Commission's discussion can be found in Appendix A.

DocuSigned by:
Carol Helland
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Carol Helland
Planning and Community Development Director

Signed by:
Susan Weston
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Susan Weston
Planning Commission Chair

Attachments

A. Recommended Amendments to the Redmond Zoning Code

Appendices

A. Planning Commission Issues Matrix
B. Public Hearing Notice
C. Planning Commission Meeting Minutes for Feb. 25, 2026
D. Written Public Comments
E. Technical Committee Report with Attachments

2025 – 2026 BUSINESS CODE IMPROVEMENT AMENDMENTS

Economic Development

Amendment Summary
Jan. 29, 2026

Business-Oriented Pedestrian Wayfinding Signage During Construction

Subject Matter Experts	Yuri Bergeron, Right-of-Way Program Administrator Beckye Frey, Principal Planner
Author	Kimberly Dietz, Principal Planner
Policy Basis for Amendment	Comprehensive Plan EV-4 Focus local investments to maintain and expand infrastructure and services that support local and regional economic development strategies, encourage growth in designated centers, and help achieve employment and housing targets. EV-21 Invest in a well-connected, safe, accessible, and efficient multi-modal transportation network that is responsive to innovations and changing demands. TR-11 Use signage and other wayfinding techniques that meet regulatory requirements while reaching those with limited English proficiency or limited sight, especially near transit stations and stops. TR-16 Prioritize the comfort, safety, and convenience of people using pedestrian and bicycle facilities over other users of the transportation system. Establish standards for bicycle and pedestrian facilities to attract users of all ages and abilities. Prioritize improvements that address safety concerns, connect to centers or transit, create safe routes to school, and improve independent mobility for those who rely disproportionately on the pedestrian and bicycle network. Economic Development Strategic Plan Action 6B.3. Support the development of district design guidelines, including signage, wayfinding, banners, lighting, and other urban design elements to reinforce visual district identity.
Relevant Code Portions	RZC Appendix 2.A.7.f Streets – Intersection Design: Temporary Pedestrian Access During Construction Additional Relevant Codes: RZC 21.52.030.F Street and Access Standards – Traffic Control, Safety Devices, and Street Lights RZC 21.52.050 Pedestrian, Bicycle, and Other Nonmotorized Connections.

Proposed Amendment Overview

Provide wayfinding signage for pedestrians to access businesses when regular access is restricted by construction or other temporary sidewalk closures.

Rationale

Businesses can be impacted negatively when regular pedestrian access is restricted for lengthy periods of time. To support business vitality, signage indicating clear pedestrian access routes would be provided at accessible locations, as indicated for City review in Traffic Control Plans.

Key Decision Points (as applicable)

Staff reviewed to confirm the proposed sign template.

Stakeholder Feedback to Date

- One commenter requested that the amendments should also address parking access, regulations and infrastructure required.
    - Staff response: this amendment, addressing temporary signage, is intended to ensure pedestrian-level wayfinding when sidewalk closures create impacts to pedestrians accessing businesses. Parking access and infrastructure are not within the scope of this amendment.

PROPOSED AMENDMENT:

RZC Appendix 2.A..7.f, Intersection Design - Temporary Pedestrian Access During Construction.

f. Temporary Pedestrian Access During Construction.

i. A temporary pedestrian access plan is required as part of the civil construction plan set. This plan needs to show how pedestrian traffic passing by the proposed development will be accommodated during the entire length of the construction phase. The plan is required to work in conjunction with pedestrian and vehicle detours already in place for other public and private projects, and may need to be adjusted to respond to changing conditions as the development is constructed.

ii. For construction of new structures adjacent to existing sidewalks with pedestrian traffic, a covered walkway will be required to protect pedestrians from falling debris. Covered walkways should be designed to provide sturdiness, adequate light for nighttime use and safety, and proper sight distance at intersections and crosswalks.

iii. Short term closures of sidewalks or pathways for utility construction work may be allowed upon review and approval of the pedestrian access plan by the Public Works Department as per RZC 21.52.030.F.3. The pedestrian access plan should show the duration of the short term

closure and provide temporary routes with barricades and cones that parallel existing facilities. These routes must be accessible for persons with disabilities, including the provision of ramps, minimum widths, and smooth surfaces for wheelchair access. When a parallel route is not available, pedestrians must be detoured with advance signing in accordance with the Manual on Uniform Traffic Control Devices. See MUTCD 2009 (or latest revision) sections 6D.01, 6D.02, 6D.05 for guidance.

iv. When pedestrian access to businesses is impacted by short-term or long-term closures of sidewalks or pathways, informational wayfinding signs must be indicated on the pedestrian access plan and installed at the approved locations to provide all of the following details:

A. Sign title: Businesses Are Open During Construction.

B. Sign subtitle: We appreciate your continued support.

C. Section text: Routes to Access Businesses:

D. Aerial or map indicating all of the following:

1. North arrow

2. Symbol legend

3. Sidewalks open with directional routing

4. Sidewalks closed for construction

5. The construction area

6. Business areas

E. Sign text: While visiting businesses in Redmond, you may occasionally be impacted by construction projects. Stay up to date on projects as they are planned and under construction by visiting the City of Redmond's Project Viewer webpage at gis.redmond.gov/CPV.

F. Construction contact information including name, phone number, email address, and webpage.

G. Construction company logo and City of Redmond logo.

H. Accessible information.

1. Braille plaque for visually impaired; and

2. Web url to information for translation.

I. Example sign:

BUSINESSES ARE OPEN DURING CONSTRUCTION

We appreciate your continued support.

Routes to Access Businesses:

Braille plaque of sign information

While visiting businesses in Redmond, you may occasionally be impacted by construction projects. Stay up to date on projects as they are planned and under construction by visiting the City of Redmond's Project Viewer webpage at **gis.redmond.gov/CPV.**

Planning and Community Development
– Economic Development
redmond.gov/SmallBusiness

Web URL to translation of sign information

Redmond
WASHINGTON

2025 – 2026 BUSINESS CODE IMPROVEMENT AMENDMENTS

Economic Development

Amendment Summary
Jan. 29, 2026

Definitions

Subject Matter Experts	Beckye Frey, Principal Planner David Lee, Principal Planner Jenny Nelson, Supervisor, Development Services
Author	Kimberly Dietz, Principal Planner
Policy Basis for Amendment	FW-LU-2 Ensure that the land use pattern in Redmond meets the following objectives: • Reflects the community values of sustainability, resilience, and equity and inclusion; • Advances sustainable land development and best management practices and a high-quality natural environment; • Reduces and protects against disproportionate negative impacts from land development and exposure to environmental injustice. • Promotes development sufficiently away from environmentally critical areas; • Encourages a mix of uses that create complete neighborhoods; • Maintains and enhances an extensive system of parks, trails, and open space; • Supports and encourages flexible places for a resilient and adaptive economy that includes a mix of research, retail, health, technology, and manufacturing uses; • Ensure the siting and delivery of public infrastructure and community services to support preferred land use pattern; and • Promotes sufficient density for development pattern and urban design that enable people to readily use a variety of accessible and active forms of travel including but not limited to walking, rolling, bicycling, transit. LU-2 Ensure that development regulations, including the allowed density, uses, and site requirements, support Redmond's preferred land use pattern. LU-5 Provide an appropriate level of flexibility through development regulations to promote efficient use of buildable land. Balance this flexibility with other community goals and the need for equity. LU-7 Provide opportunities for shops, services, recreation, and access to healthy food sources within walking or bicycling distance of homes, workplaces, and other gathering places.
Relevant Code Portions	RZC 21.78 Definitions RZC Article I. Zone-Based Regulations

Proposed Amendment Overview

Amendments to land use definitions are necessary to clarify the classification of businesses. Amendments include clarifications specific to:

- Dance studios and craft and fine art lessons in the Arts, Entertainment, Recreation, and Assembly class versus fine arts and performance art schools and conservatories in the Technical, Trade, and Specialty Schools class.
- Spas, massage, and similar personal services within the General Sales or Services land use class.

Rationale

Clarity of land use classifications ensures that businesses can align their activities operations with the City's development regulations including allowed uses by zoning district. The business owner's experience with the Redmond Zoning Code can be enhanced and streamlined by creating this type of clarity.

Key Decision Points (as applicable)

Internal review of the refined definitions has confirmed the accuracy and policy consistency for each of the amendments proposed below.

Stakeholder Feedback to Date

- One commenter requested the amendments to include any additional infrastructure and parking access in addressed.
    - Staff response: In the case of proposed definitions, staff is not recommending amendments that impact infrastructure and parking access.

PROPOSED AMENDMENT:

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

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

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

2025 – 2026 BUSINESS CODE IMPROVEMENT AMENDMENTS

Economic Development

Amendment Summary
Jan. 29, 2026

Active Use Retail Deviation Prohibition

Subject Matter Experts	Kim Dietz, Principal Planner and Special Projects Program Manager Beckye Frey, Principal Planner Philly Marsh, Economic Development Manager Domonique Meeks, Small Business Program Manager
Author	Kimberly Dietz
Policy Basis for Amendment	From 2014 to 2024, the city lost approximately 50 percent of its retail, goods and services, and food and beverage floor area. Retail, restaurants, and other small business displacement continues as new develop occurs and fewer opportunities for business relocation within the city are provided. By locating retail, goods and services, and food and beverage businesses in Redmond's centers, in close proximity to where large numbers of people live, work, travel, and visit, the city's economic vitality also strengthens priorities such as access and mobility, climate impact reductions, and equity for all. By clarifying regulations, applicants for development will receive clear and predictable information regarding the importance of retail, goods and services, and food and beverage floor area in relevant locations throughout the city. Precise language and messaging, prohibiting deviations regarding these commercial spaces, will ensure timeliness for project designers and financiers of developments proposed in Downtown, Marymoor, and Overlake. Implementation of the amended regulations will ensure quality, livable standards while promoting a vibrant and diverse economic environment. Comprehensive Plan LU-32 Maintain the Downtown, Marymoor Village, and Overlake centers as major retail, service, entertainment, and cultural centers for the city and the greater Eastside. Economic Development Strategic Plan. Strategy 1B, Action 1B.1 Consider development standards and other incentives to produce functional commercial and flexible spaces for industries that report a shortage of space opportunities or are facing displacement risk. Tourism Strategic Plan. Goal 1, Initiative 20 Encourage the development of retail spaces that will attract culinary, beverage, and nightlife businesses to Redmond. Goal 4, Initiative 7 Encourage district development, placemaking, and branding initiatives to enhance tourism assets, with a particular focus on districts accessible via light rail.
Relevant Code Portions	RZC 21.76.070 Land Use Actions and Decision Criteria

Proposed Amendment Overview

From 2014 to 2024, the city lost approximately 50 percent of its retail, goods and services, and food and beverage floor area. Retail, restaurants, and other small business displacement continues as new develop occurs and fewer opportunities for business relocation within the city are provided. By locating retail, goods and services, and food and beverage businesses in Redmond's centers, in close proximity to where large numbers of people live, work, travel, and visit, the city's economic vitality also strengthens priorities such as access and mobility, climate impact reductions, and equity for all.

Rationale

By clarifying regulations, applicants for development will receive clear and predictable information regarding the importance of retail, goods and services, and food and beverage floor area in relevant locations throughout the city. Precise language and messaging, prohibiting deviations regarding these commercial spaces, will ensure timeliness for project designers and financiers of developments proposed in Downtown, Marymoor, and Overlake. Implementation of the amended regulations will ensure quality, livable standards while promoting a vibrant and diverse economic environment.

Key Decision Points (as applicable)

The city continues to receive requests for deviation to avoid the creation of commercial floor area in new mixed-use development. There is a natural loss of commercial floor area when redevelopment occurs based on the need for lobbies, ground floor parking, service areas, elevators, and other space requirements. Strategic and equitable requirement of commercial floor area throughout the city's centers contributes to the potential relocating and rehoming of businesses that have been previously displaced or risk displacement. At the time of this report, staff were monitoring more than 50 businesses that have been displaced or are at risk of near-term displacement.

Stakeholder Feedback to Date

- Developers have expressed that historically there have been challenges with leasing out first floor commercial spaces in mixed-use buildings. They have requested provisions allowing for flex spaces to allow for residential uses or tenant spaces instead of commercial.
- One commenter requested that the amendment's changes should also address parking to support any additional retail additions and provide for any infrastructure required to support access to and from these retail areas.
    - Staff response: No additional retail is proposed via the amendments. Parking and infrastructure would otherwise be addressed via the existing regulations for the individual zoning district and development requirements specific to the form of construction.

      of vegetation, provision of usable open space, and adequate light, air, and security.

PROPOSED AMENDMENT:

RZC 21.76.070 Land Use Actions and Decision Criteria

C. Administrative Design Flexibility.

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

2. Scope. Administrative design flexibility shall only be considered for adjusting standards in the categories listed below for each type of land use. Requests for adjustment to standards not listed shall be processed as a variance as set forth in RZC 21.76.070.AB, Variances.

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

4. Decision Criteria.

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8. Decision Criteria for Downtown, Overlake, and the Marymoor Design District.

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

i. Better meets the intent of the goals and policies for the zone in which the site is located;

ii. Is superior in design in terms of architecture, building materials, site design, landscaping, and open space; and

iii. Provides benefit in terms of desired use and activity.

b. Standards that may be modified by application of administrative design flexibility are as follows:

i. Parking Lot Location. Requirements for the location of on-site parking may be modified within the development (except for parking within residential yard areas) to provide for greater joint-use and quasi-public parking opportunities and uses which are highly desirable in the subject design area.

ii. For Downtown, mid-block pedestrian walkways and vehicular lanes, per RZC 21.10.300, Public Realm Standards, and RZC Appendix 2A, Downtown Street Requirements, may be modified to allow variations in locations and minimum widths for these items to provide superiority in site design and function which benefits both the property owner and public.

iii. Street standards for attached dwelling unit subdivision developments.

iv. Other Site Requirements and Standards. All other site requirements and standards except the following ~~density, number of stories, and FAR~~ may be modified within the development to provide superiority in site design:

A. Density;
B. Number of stories;
C. Required ground-level non-residential floor area in mixed-use zones; and
D. FAR.

~~, i.e., greater~~ v. Examples of Superiority in Site Design. Examples of superiority in site design include but are not limited to the following:

A. ~~a~~ Amounts of privacy~~,~~

B. ~~m~~ Maintenance of views~~;~~
C. ~~g~~ Greater environmental benefit~~;~~
D. ~~d~~ Distinctive and high quality of design~~;~~
E. ~~i~~ Improved pedestrian access~~;~~
F. ~~p~~ Preservation of vegetation~~;~~
G. ~~p~~ Provision of usable open space~~; and~~
H. ~~a~~ Adequate light, air, and security~~.~~

2025 – 2026 BUSINESS CODE IMPROVEMENT AMENDMENTS

Economic Development

Amendment Summary
Jan. 29, 2026

Activation in Centers

Subject Matter Experts	Beckye Frey, Principal Planner Kimberly Dietz, Principal Planner
Author	Beckye Frey, Principal Planner
Policy Basis for Amendment	Activation of Redmond's center is an aspect of placemaking and economic vitality. It provides opportunities for small businesses and for members of the creative sector including but not limited to artists, performers, and relevant support businesses and organizations. Policies and strategies that support the proposed amendments include: EV-19 Enhance local arts, culture, recreation, nightlife, and social amenities that promote Redmond as an attractive place to work and live. EV-22 Support Redmond's growth as a tourism destination and foster tourism-related initiatives that bring investment and economic benefit. EV-23 Allow for the equitable and multi-purpose use of public spaces and rights-of-way, including commercial uses such as outdoor dining, food/merchant kiosks, food trucks, and event and performance spaces. Planning Commission previously discussed and recommended amendments but adoption of a code portion did not occur (permit related language removed from 21.04 since permit review types are discussed elsewhere).
Relevant Code Portions	21.04.2140 Food Truck and Pop-Up Retail Court 21.36.200 Publicly Accessible Enhanced Amenities Spaces (PEAS). 21.04.4000 Temporary Uses.

Proposed Amendment Overview

This amendment is intended to encourage the creation of active and lively amenity spaces by removing process and fees on individual users and instead reviewing and approving the uses at the SPE.

This amendment would allow for site plan review of food truck courts and PEAS spaces to identify and pre-approve uses that would typically require the individual business owner to obtain a temp use permit. By eliminating the need for individual vendors to obtain their own temporary use permit it reduces costs significantly and opens doors to smaller vendors, which is especially important for immigrant and other start-up businesses.

In addition, if you have an approved PEAS, no Temp Use or Type II permit is necessary for activation: food truck, kiosks, and pop ups. Admin mod can be used to update for future uses.

Summary of proposed amendments:

21.04.2140. Food Truck and Pop-Up Retail Court	Section B.1. Review Process • Clarified review and approval process, including use of admin modification to add court use to previously approved PEAS space. • Added language about temporary uses not needing a temp use permit if reviewed as part of court site plan approval
21.36.200 Publicly Accessible Enhanced Amenities Spaces (PEAS).	E. PEAS Uses. • Added language to specifically allow food truck and pop-up retail court as a use in PEAS spaces • Added language about temporary uses not needing a temp use permit if reviewed as part of PEAS site plan approval
21.04.4000 Temporary Uses.	C. Exemptions. • Added exemption for temporary uses reviewed and approved as part of PEAS and Courts approval processes.

Rationale

These changes will support small local business and start-ups.

Key Decision Points (as applicable)

Stakeholder Feedback to Date

Interest in food truck court and extremely interested in it being a flex space that makes it easy to rotate users in at low/no cost. Having the space be flexible for uses increases the marketability of the space and helps to justify the investment in the needed infrastructure.

- One commenter requested that in support of tourism and increased use of public spaces and rights-of-way, the amendments need to include in additional infrastructure and parking access to be addressed.
    - Staff response: The code relevant to the proposed amendments previously provided regulations that address infrastructure and parking access to support proposed development of these uses.

PROPOSED AMENDMENTS:

21.04.2140. Food Truck and Pop-Up Retail Court

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

B. Location and Uses.

1. Review Process.

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

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

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

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

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

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

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

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

21.36.200 Publicly Accessible Enhanced Amenities Spaces (PEAS).

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E. *PEAS Uses.*

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

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

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

b. Seating for parents and caregivers that is integrated into or adjacent to the amenity provided, with the number of seats provided in scale with the occupancy load of the amenity space. (Ord. 3186)

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

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

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

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

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

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

21.04.4000 Temporary Uses.

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C. *Exemptions.*

1. The following activities and structures are exempt from requirements to obtain temporary use approval. Substantive requirements applicable to any use identified in this subsection shall still be met. Additional land use approvals or other permits may be required.

a. Manufactured homes, portable units, modular structures, travel trailers when used as a dwelling while a residential building on the same lot is being constructed or when a damaged residential building is being repaired, if adequate sewer and water are available.

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l. Weekend (Saturday and Sunday) only, warehouse sales in Business Park, Manufacturing Park, and Industry zones, when held no more than once a month in an existing facility.

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

REDMOND ZONING CODE

Code Amendment Summary

Amendment name: Fences and Retaining Walls

Subject Matter Expert	*Jenny Nelson, Building Plan Review Supervisor, jnelson@redmond.gov* *Andrea Kares, Plans Examiner, akares@redmond.gov* *Cindy Wellborn, Senior Stormwater and Utilities Engineer, cwellborn@redmond.gov* *Matthew Allen, Planner, mallen@redmond.gov* *Kaila Yun, Assistant Planner, kyun@redmond.gov* *Tony Regis, Senior Engineer, tregis@redmond.gov* *Tom Hardy, Senior Environmental Scientist, twhardy@redmond.gov* *Travis Salley, Planning Manager, tsalley@redmond.gov* *Andy Chow, Engineering Manager, kachow@redmond.gov*
Author	*Lauren Alpert, Long Range Planning, lalpert@redmond.gov*
Policy Basis for Amendment	*Consistent and clear language:* • *between 21.24 and other sections of the code* • *Fence height* • *Retaining walls* • *Deviation process*
Relevant Code Portions	• RZC 21.24, • Appendix 2 – Retaining walls • Ch. 21.64 Critical Areas Regulations | Redmond Zoning Code • 21.04 Land Uses and General Provisions • Stormwater-Technical-Notebook-2022-PDF • Fence Tip Sheet

REDMOND ZONING CODE

Code Amendment Summary

Proposed Amendment Overview

This code amendment updates the fence code in RZC 21.24, creates a new code section for retaining walls, RZC 21.25, and removes duplicative language on retaining walls from Appendix 2

Rationale

The purpose of this amendment is to synchronize the zoning code to applicable standards across various codes and consistency with Redmond 2050, manuals, specifications and to evaluate the purpose and intent of regulating fence and retaining wall location, dimensions, permit requirements, and design.

Key Decision Points (as applicable)

- Height of fences
- Tiered retraining walls
- Fence standards in urban centers and neighborhoods

Stakeholder Feedback to Date

- Clarify technical standards: Requests to ensure the code clearly addresses setbacks, property lines, rights-of-way, materials, height, and construction requirements, with attention to adjoining properties.
- Noise-adjacent context: A commenter asks for exceptions for taller fences along major roads (e.g., 140th Ave NE) to help mitigate traffic noise impacts on residential lots.

PROPOSED AMENDMENT:

Chapter 21.24
FENCES

Sections:

21.24.010 Purpose.

21.24.020 Repealed.

21.24.030 Height.

21.24.040 Prohibited Locations.

21.24.050 Electric, Barbed Wire, and Swimming Pool Fences.

21.24.060 Repealed. ~~Additional Residential Neighborhood Requirements.~~

21.24.010 Purpose.

The purpose of this chapter is to provide for fences that:

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

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

B. Protecting the public from hazardous fences.

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

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

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

Effective on: 4/16/2011

21.24.020 Permits.

Repealed by Ord. 3153.

Effective on: 4/16/2011

21.24.030 Height.

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

Table 21.24.030.A
Maximum Fence Height

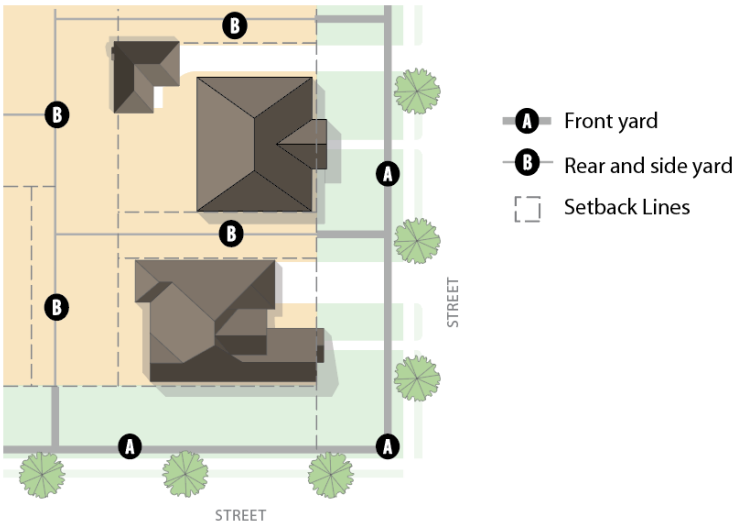
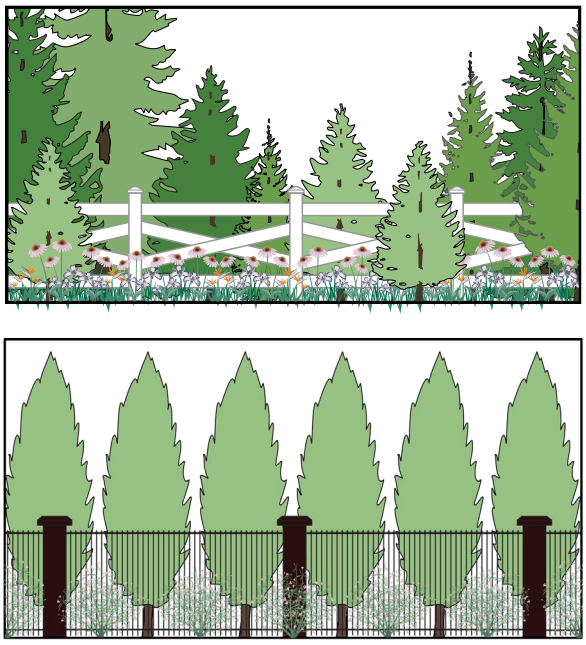
Zones	Permitted Height (1)(2)(3)
UR, RA-5, NR, NMF, and in the Downtown, Overlake, and Marymoor Centers	 ~~Six feet anywhere on the lot (see RZC 21.24.060, *Additional Residential Neighborhood Requirements*, for additional information)~~ A **Walls and fences located in any front yard must be 4 feet or less otherwise** B **6 feet**
All other zones	Eight feet anywhere on the lot, subject to landscaping requirements in RZC 21.32, *Landscaping and 21.58 Community Design*

Table 21.24.030.A Maximum Fence Height	
Zones	**Permitted Height (1)(2)(3)**
(1) This excludes areas of a lot regulated by RZC 21.52.040 – Sight Clearance at Intersections, where the height limit may be lower. **(2) Maximum fence height may be exceeded without the requirement for a variance when specified in federal or state requirements due to safety and security. Documentation of this requirement shall be provided by the applicant and approved by the Administrator.** **(3) When the City's Building Code has requirements, such as where a guard rail is required to be placed atop a retaining wall or rockery, additional height is permitted but additional height must not exceed the minimum required to meet the building code.**	

~~Figure 21.24.060~~

Figure 21.24.030B

Examples of **Low See-Through Fences**



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

~~B. Fences Adjacent to Rockeries or Retaining Walls.~~

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

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

~~a. The City's Building Code requires additional height, such as where a guard rail is required to be placed atop a retaining wall or rockery; or~~

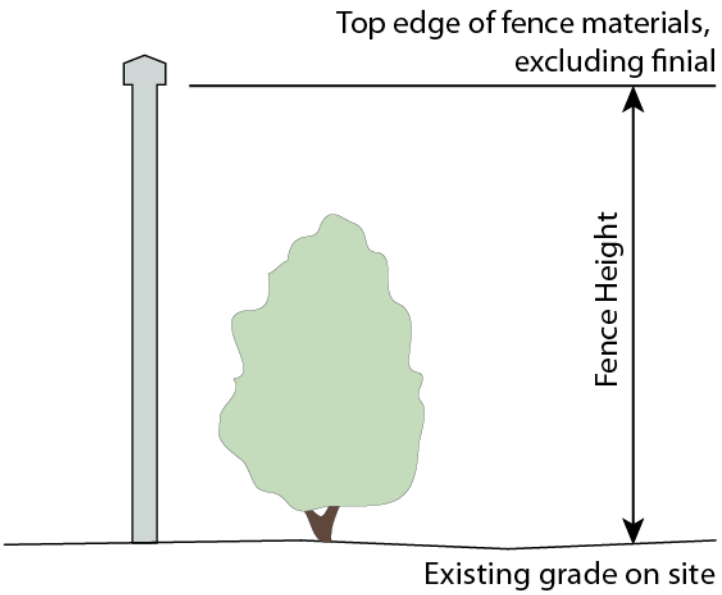
~~b. The design of the rockery or retaining wall includes terraces that are deep enough to incorporate landscaping or other techniques that reduce the visual mass of the wall, and the fence is designed to be no more than 50 percent solid.~~

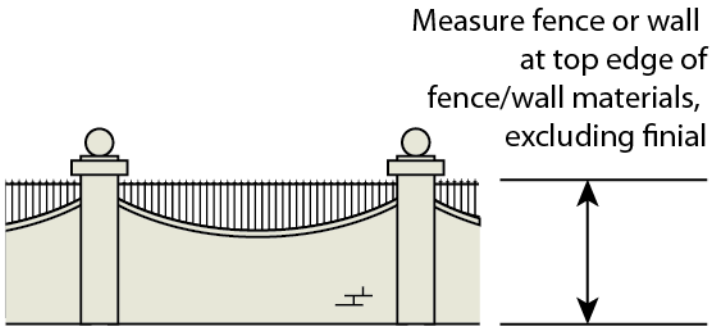
~~3. The Technical Committee may approve a modification to the combined height limit for fences and rockeries or fences and retaining walls if the modification is necessary because of the size, configuration, topography, or location of the subject property, to provide the property with the use rights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

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

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

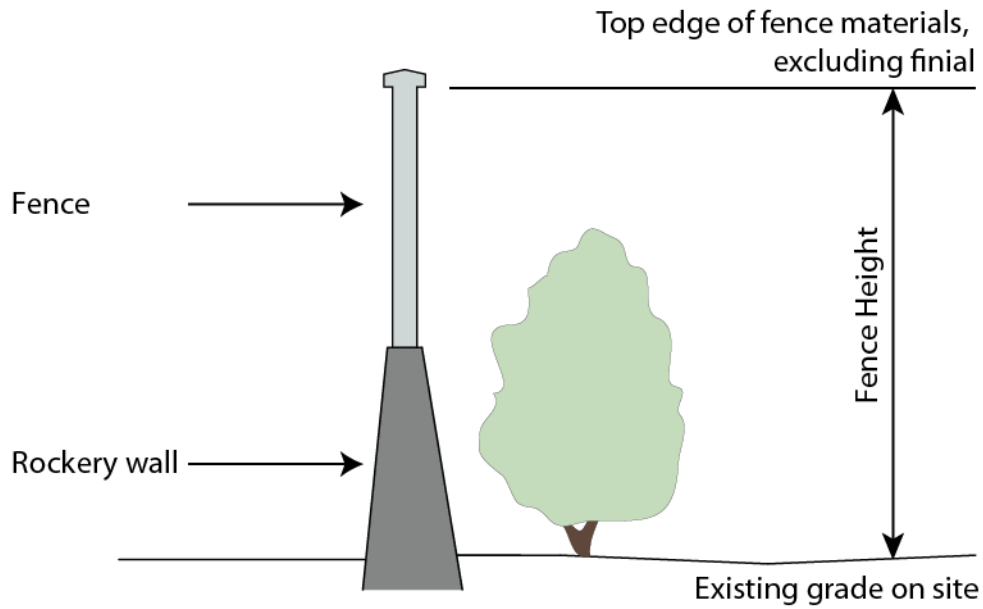
Figure 21.24.030B1
Measurement of Fence and Wall Height





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

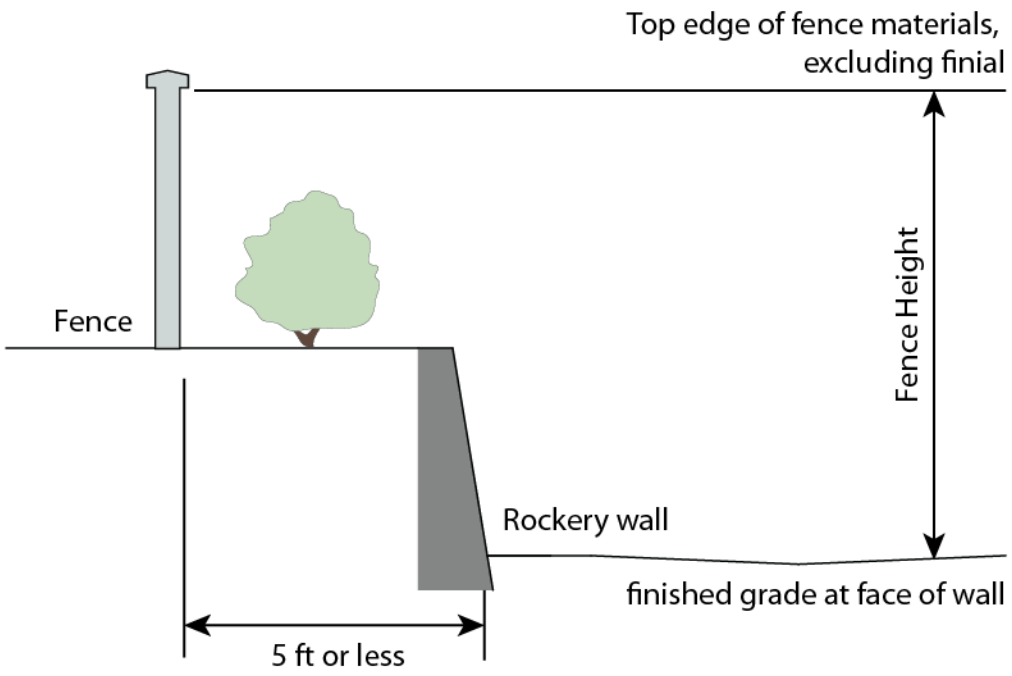
Figure 21.24.030B.2
Measurement of Fence and Wall Height



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

Figure 21.24.030B.3

Measurement of Fence and Wall Height



~~Where a fence and a rockery or retaining wall lying within a building setback area are within five feet of each other, the combined height of fence and wall are used to measure fence height~~

Must not exceed fence heights in Table 21.24.030A

~~4. The City's Building Code requires additional height, such as where a guard rail is required to be placed atop a retaining wall or rockery.~~

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

~~3. Where the grade within six feet of the base of a fence or wall differs from one side of the fence or wall to the other (as when a fence is placed at the top or bottom of a slope or at the top of a rockery or retaining wall), the height shall be measured from the side with the lowest existing grade.~~

(Ord. 3153)

Effective on: 6/18/2018

21.24.040 Prohibited Locations.

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

Effective on: 4/16/2011

21.24.050 Electric, Barbed Wire, and Swimming Pool Fences.

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

Table 21.24.050
Electric, Barbed Wire, and Swimming Pool Fences

Fence Type	Permitted Zones	Special Requirements	Other Code Requirements
(A) Electric Fences	UR, RA-5 May be used in conjunction with the keeping of large domestic animals where allowed in NR through NMF zones.	A. Permanent signs must be posted every 50 feet stating that the fence is electrified. B. Fences, appliances, equipment, and materials must be listed or labeled by a qualified testing agency and be installed in accord with manufacturer's specifications. C. Except in the UR zone, all electric fences must be set back at least two feet from property lines adjacent to public rights-of-way and NR through NMF zones, and a second and more substantial fence with a mesh size small enough to prevent a child from reaching through, shall be located along the property line.	All electric fences must comply with RMC Chapter 15.12, *Electrical Code*.

Table 21.24.050 Electric, Barbed Wire, and Swimming Pool Fences			
Fence Type	**Permitted Zones**	**Special Requirements**	**Other Code Requirements**
		D. Prohibited when fronting shoreline public access areas (Shoreline Public Access System Map, Figure S-1 of the Shoreline Master Program).	
(B) Barbed or Razor Wire Fences	UR, RA-5, but not along property lines adjacent to other residential and commercial zones.	A. Commercial storage, utility and public uses may use barbed wire only on top of a fence at least six feet in height. The barbed wire shall not extend more than 18 inches above the top of the fence. B. Prohibited when fronting shoreline public access areas (Shoreline Public Access System Map, Figure S-1 of the Shoreline Master Program).	None
(C) Swimming Pool Fences	All zones	All outdoor swimming pools must be surrounded with a fence at least five feet in height.	All swimming pool fencing must comply with King County Health Department requirements.

Effective on: 6/18/2018

~~21.24.060 Additional Residential Neighborhood Requirements.~~

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

Table 21.24.060
Additional Neighborhood Requirements

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

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

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

Effective on: 6/18/2018

CHAPTER 21.25

RETAINING WALLS

21.25.010 PURPOSE

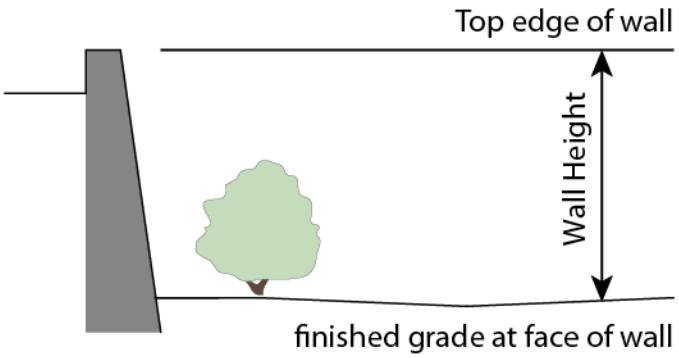
The purpose of this chapter is to provide for retaining walls and rockeries that:

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

21.25.100 HEIGHT

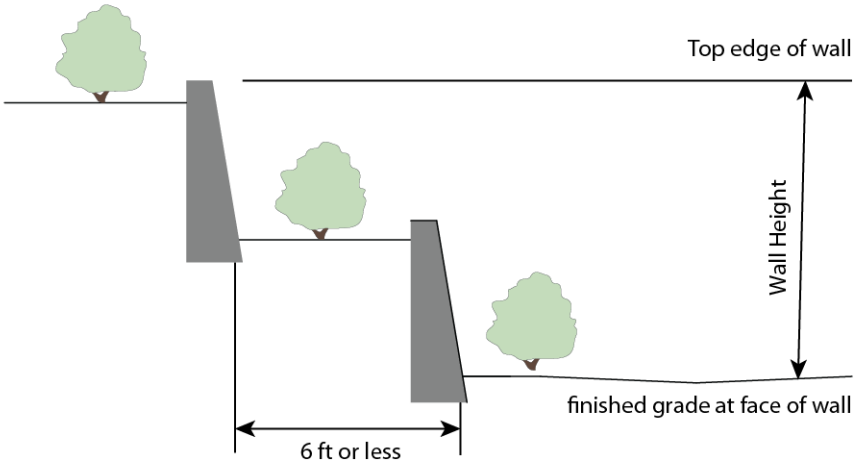
A. Retaining wall and rockeries shall have a maximum wall height of 8 feet. Deviation requests may be approved subject to provisions of 21.25.300
B. Measurement of Wall Height. For purposes of this chapter, retaining wall and rockery height shall be measured as follows:
    1. Retaining walls and rockeries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

Figure 21.25.100.B.1. Retaining wall measurement



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

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



21.25.200 TERRACED RETAINING WALLS [RESERVED]

21.25.300 DEVIATIONS

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

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

21.25.400 PROHIBITED LOCATIONS

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

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

21.25.500 ADDITIONAL REQUIREMENTS

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

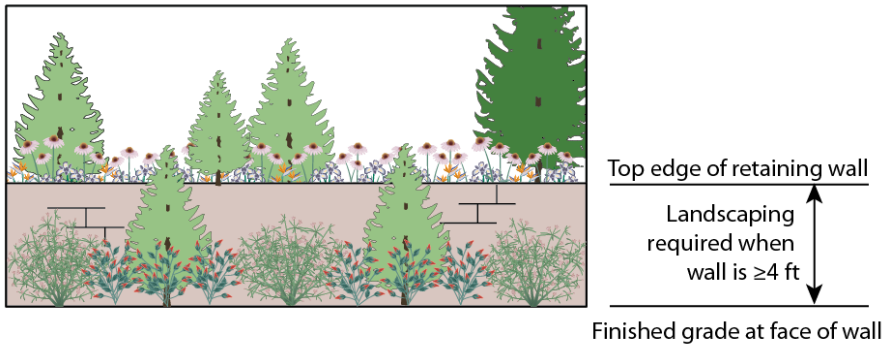
E. Retaining walls within the street section that are necessary for the street, that will be visible to the general public, and above 4 feet in height shall be constructed of either cast-in-place concrete or shotcrete, with a finish that reproduces the look of stone or masonry or having geometric patterns on the wall face. Allowable finish methods will be either stamped finish, sponge finish, troweled patterns, or modular blocks. Wall type and aesthetic pattern shall be approved by the Administrator.

F. Install rockeries and retaining walls per City Standard Specifications and Standard Details.

G. All retaining walls and rockeries must also meet the design standards in Section 5.6.7 "Rockeries/Retaining Walls" in the Stormwater Technical Notebook 2025 -- Issue 9A, or its successor.

H. Retaining walls above 4-feet in height in the lot frontage ~~and~~ must have landscaping for visual screening according RZC 21.32 Landscaping with approval by Planning and Engineering.

Figure 21.25.500.H. Retaining wall landscape screening example



Appendix 2
CONSTRUCTION SPECIFICATION AND DESIGN STANDARDS FOR STREETS AND ACCESS

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13. *Mailbox Stand(s) in Residential Areas.*

a. Mailboxes shall be clustered together in stands when practical and when reasonably convenient to the houses served.

b. Where appropriate, mailbox stand(s) shall be installed in the sidewalk in accordance with the City of Redmond Standard Details.

c. The location of the mailbox stand(s) is determined jointly by the City of Redmond together with the United States Postal Service.

d. Mailbox stand locations should not be placed so vehicles using it would obstruct the required width of an emergency vehicle access road.

e. Replacement and/or repair of mailbox stands is the responsibility of property owners served by the mailbox stand.

14. *Franchise Utilities.* Non-City-owned franchise utilities are required by City code to relocate existing facilities at their own expense when a conflict results between their facilities and public street improvements. The improvement work must be required by the City as part of an adopted plan or study in order for the relocation work to be the financial responsibility of the utility; otherwise all costs shall be the responsibility of the developer.

~~15. Retaining Walls and Rockeries.~~

~~a. All retaining walls and rockeries constructed to support land used for new development shall be placed outside of the public right-of-way and public easements.~~

~~b. Retaining wall reinforcements such as tiebacks, soil nails, and geogrid mesh shall not extend into the public right-of-way and public easements.~~

~~c. Retaining walls that will be visible to the general public and above four feet in height shall be constructed of concrete (cast in place, shotcrete, or modular blocks) with an aesthetic pattern on the wall face. Wall type and aesthetic pattern shall be approved by the Public Works Director or their designee.~~

~~d. Install rockeries per Standard Detail 909 "Rock Wall under 4 feet."~~

~~e. All retaining walls and rockeries must also meet the design standards in Section 5.6.7, "Rockeries/Retaining Walls" in the 2022 Stormwater Technical Notebook, Issue 9.~~

16. *Safety Railings.*

a. *Installation.* Where a sidewalk or other nonmotorized transportation facility is to be constructed above a slope steeper than 3H:1V or adjacent to a rock wall or retaining wall where the lowest finished elevation of the slope, rock wall, or retaining wall is to be 30 inches or more below the finished elevation of the sidewalk or other facility, a safety railing shall be required. Railings shall be erected and adjusted, if necessary, after initially set to assure a continuous line and grade.

b. *Design.* Safety railings shall be constructed per Standard Detail "Typical Pedestrian Railing."

17. *Guard Rails.* For purposes of warrants, design, and location, all guard rails along roadways shall conform to the criteria of Chapter 1610 "Traffic Barriers" of the Washington State Department of Transportation Design Manual.

18. *Survey Control.* Street designs shall reference the City of Redmond's current Vertical and Horizontal Control Systems.

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

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

City Website: www.redmond.gov

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

Hosted by General Code.

REDMOND ZONING CODE

Code Amendment Summary

Implementing HB 1757

Subject Matter Expert	*Ian Lefcourte*
Author	*Ian Lefcourte*
Policy Basis for Amendment	***HB 1757 of the 2025 state legislative session.***
Relevant Code Portions	RZC 21.04.1125

Proposed Amendment Overview

The proposed amendment implements HB 1757 of the 2025 state legislative session. HB 1757 was codified as edits to RCW 35A.21.440. Both laws require that cities extend the allowances for existing buildings to be used for residential purposes in commercial and mixed-use zones, to existing buildings in residential zones. Further, a city may not require a change of use permit for the conversion of an existing building to residential purposes.

Rationale

Compliance with state law.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

Comment that energy code should allow up to 2,000 Watt solar panels directly plugged into a wall outlet, similar to allowances in other states (Utah) and countries (Germany).

PROPOSED AMENDMENT:

21.04.1125 Conversions of Existing Buildings to Residential Uses.

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

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

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

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

2. Impose parking requirements on the addition of dwelling units or living units added within an existing building; however, cities may require the retention of existing parking that is required to satisfy existing City residential parking requirements and for nonresidential uses that remain after the new units are added;

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

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

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

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

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

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

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

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

8. Deny a building permit application for the addition of housing units within an existing building due to nonconformity regarding parking, height, setbacks, elevator size for gurney transport, or

modulation, unless the Administrator makes written findings that the nonconformity is causing a significant detriment to the surrounding area; or

9. Require a transportation concurrency study under RCW 36.70A.070 or an environmental study under RCW Chapter 43.21C based on the addition of residential units within an existing building.

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

REDMOND ZONING CODE

Code Amendment Summary

Lot Splitting

Subject Matter Expert	*Josh Mueller, Matthew Allen*
Author	*Glenn Coil*
Policy Basis for Amendment	*HB 1096 - 2025 state legislative session.*
Relevant Code Portions	RZC 21.74 Land Division, 21.76 Review Procedures, and 21.78 Definitions

Proposed Amendment Overview

The proposed amendment implements HB 1096 concerning lot splitting. It would make the final plat process entirely administrative.

Rationale

Consistency with state law: HB 1096

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

The amendment should include the reasoning for "Administrative" addition and how it differs from Subdivisions and short subdivisions lot split.

PROPOSED AMENDMENT:

Add new section to RZC 21.74 on Lot Split

Add Lot Split to 21.76 Permit Type and Procedures

Add Lot Split to Table 21.76.050B

Add new definition to RZC 21.78 – Lot Split - "Lot split" means the administrative process of dividing an existing lot into two lots for the purpose of sale, lease, or transfer of ownership pursuant to this section. (from HB 1096)

21.74.010.B.1

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

21.74.020.N [new subsection]

N. Administrative Lot Split Standards.

Eligibility standards unique to Administrative Lot Splits are found in 21.74.030.N.

21.74.030.N [new subsection]

N. Administrative Lot Split Procedures

1. Approval Process. Administrative Lot Splits must follow the procedures established in RZC 21.76.05.F, for a Type I review, and criteria established by RCW 58.17.145.
2. Decision by the Administrator. The Administrative Lot Split may be approved by the Administrator provided the following criteria is met:
    a. Exactly one newly created lot results from the split.
    b. Both the parent lot and the newly created lot meet the minimum lot size of the applicable zone (see RZC Article II).
    c. The parent lot was not itself created by an administrative lot split under this section.
    d. The parent lot is in a zone that allows residential use.
    e. If demolition/alteration would displace an existing residential tenant renter, the application must include a displacement mitigation strategy (e.g., relocation assistance).
    f. Prior to recording, access and utility rights are granted or conveyed as necessary to serve the maximum number of dwellings allowed, acknowledging that rights may be reduced at building-permit stage if fewer units are built.
    g. The newly created lot meets minimum density requirements if located in a zone with a minimum density requirement.
    h. The lot is buildable under all applicable regulation. Lots rendered unbuildable by critical areas, shoreline, stormwater, setbacks, impervious surface, or building coverage standards are not eligible for administrative lot split.
    i. If the split would create a lot size that would allow further land division, the split is not eligible under this section but could be pursued through another applicable land-division processes under RZC 21.74.
    j. Any construction on the newly created lot is subject to all existing state and local laws including those specified in this section. Nothing in this section modifies the requirements for approval of residential building permits in chapter 19.27 RCW.
    k. Where an application does not meet the eligibility criteria of this section, the applicant may seek approval under other land division processes under RZC 21.74.
3. Recording. All administrative lot splits shall be recorded in compliance with the following:
    a. All Administrative Lot Splits must be recorded surveys consistent with the requirements of RCW Chapter 58.09 and WAC Chapter 332-130, with a notation that future Administrative Lot Splits on either lot are prohibited.
    b. Fees and Recording Procedure. Prior to recording, the applicant shall submit the original short subdivision drawings to the City for signatures.
    c. Recording Required. No short subdivision shall be recorded unless approved as provided in this chapter. Further, recording shall not be authorized unless and until the required short subdivision

improvements have been completed or a performance assurance has been posted to ensure completion as provided in RZC 21.76.090.F, Performance Assurance. A copy of an approved short subdivision shall be filed for record with the King County Department of Records and Elections, and one reproducible copy shall be furnished to the City Engineer.

21.76.050.C

In Table 21.76.050B, add row for "Administrative Lot Split" where Process Type is "I".

21.76.060.D.4

Appeal. Type I decisions may be appealed to the Hearing Examiner as provided in RZC 21.76.060.I, Appeals to Hearing Examiner on Type I and II Permits. All decisions are final upon expiration of the appeal period or, if appealed, upon the date of issuance of the Hearing Examiner's final decision on the appeal. Appeal decisions of the Hearing Examiner may be appealed to the King County Superior Court as provided RZC 21.76.060.M. **There are no administrative appeals of Type I Administrative Lot Split decisions pursuant to RCW 58.17.145.**

21.76.070.# [new subsection]

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

21.76.090.C.1.b

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

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

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

<<no change to the rest of 21.76.090.C.1.b>>

21.78.210

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

REDMOND ZONING CODE

Code Amendment Summary

Unit Lot Subdivisions

Subject Matter Expert	*Josh Mueller, Guilherme Motta*
Author	*Glenn Coil*
Policy Basis for Amendment	*SB 5559 of the 2025 state legislative session.*
Relevant Code Portions	RZC 21.74 Land Division, 21.76 Review Procedures, 21.78 Definitions

Proposed Amendment Overview

The proposed amendment implements SB 5559 concerning unit lot subdivisions. It also would make final plat approval administrative.

Rationale

Consistency with state law - SB 5559

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

PROPOSED AMENDMENT:

21.74.030 Decision Criteria and Procedures.

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

1. *Scope.* This section sets forth the requirements that must be met in order for applications for approvals governed by this chapter to be considered complete.

2. *Preliminary Subdivisions.* In order to be considered complete, each application for preliminary subdivision approval shall contain the following:

a. A completed general application form and project contact form;

b. The required application fees;

c. A small-scale vicinity map (suitable for public notice purposes);

d. A completed SEPA/CAO fee worksheet;

e. A CAO report, if required in RZC Chapter 21.64, Critical Areas Regulations;

f. For large sites, key plat map showing the entire site on one large sheet;

g. A set of preliminary plat plans showing the proposed layout of all lots, tracts, parcels, and streets;

h. A preliminary stormwater report;

i. A SEPA application form, together with a completed City of Redmond SEPA checklist;

j. A traffic study, if required by the City ~~Public Works Department~~;

k. A title report or plat certificate for all parcels involved;

l. Density calculations indicating maximum and minimum density requirements for the proposal and including density bonus calculations, if applicable;

m. A transportation certificate of concurrency or, if no such certificate has been issued at the time of application, a transportation concurrency application that contains all information required for a transportation concurrency determination under RZC 21.52.010, Transportation Concurrency;

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

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

D. ***Short Subdivision Procedures.***

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

2. *Decision by the Technical Committee.* Each final decision of the Technical Committee shall be in writing and shall include findings and conclusions based on the record to support the decision. The decision made by the Technical Committee shall be given the effect of an administrative decision and may be appealed in accordance with RZC 21.76.060.E, Technical Committee Decisions on Type II Reviews.

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

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

    a. Two years from the date of the Technical Committee notice of decision if the short plat has not been recorded. A single one-year extension may be granted by the Technical Committee if the applicant has attempted in good faith to submit the final short plat within the two-year period; provided, however, that the applicant must file a written request for extension at least 30 days prior to expiration of the two-year period.

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

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

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

6. *Restriction on Further Division.* Land within an approved and recorded short subdivision may not be further subdivided within a period of five years from the date of final approval

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

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

1. *Approval Process.* Preliminary subdivisions shall follow the procedures established in RZC 21.76.050.H, Type III Review.

2. *Effect of Preliminary Subdivision Approval.* Approval of the preliminary subdivision shall constitute authorization for the applicant to develop the subdivision facilities and improvements upon review and approval of construction drawings by the City ~~the Public Works Department~~. All development shall be subject to any conditions imposed by the Hearing Examiner.

3. *Time Limits – Approval Within 90 Days.* A preliminary subdivision shall be approved, approved with conditions, denied, or returned to the applicant for modification or correction within 90 days from the date of filing of a complete application unless the applicant agrees to an extension of the time period in writing; provided, that should an environmental impact statement (EIS) be required per RCW 43.21C.030, Guidelines for State Agencies, Local Governments, the 90-day period shall not include the time spent in preparing and circulating the EIS by the City. A preliminary subdivision application shall not be deemed "filed" until all of the requirements for a complete application established by RZC 21.74.030.A, Application Submittal Requirements, have been met.

4. *Limitation on Preliminary Approval.*

a. Final approval of a subdivision must be acquired within seven years of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2014, and within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015, after which time the preliminary plat approval is void.

b. Final approval of a subdivision must be acquired within 10 years of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2007,

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

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

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

1. *Time Limits.* A final plat application shall be approved, denied, or returned to the applicant for modification or correction within 30 days from the date of filing unless the applicant consents to an extension of such time period.

2. *Review by ~~City~~ Engineer.* A ~~The City Engineer or a~~ licensed professional engineer acting on behalf of the City shall review the survey data, layout of lot lines, streets, alleys and other rights-of-way, design of bridges, and utility systems improvements, including storm drainage, water, and sanitary sewer.

3. *Findings by ~~City~~ Engineer.* A ~~The City Engineer or other~~ professional engineer acting on behalf of the City shall convey their findings to the Technical Committee ~~City Council~~. The engineer shall assure that:

a. The proposed final plat meets all standards established by state law and this section relating to the final plat's drawings and subdivision improvements;

b. The proposed final plat bears the certificates and statements of approval required by this section;

c. A current title insurance report furnished by the subdivider confirms the title of the land in the proposed subdivision is vested in the name of the owners whose signatures appear on the final plat;

d. The legal description of the plat boundary on the current title insurance report agrees with the legal description on the final plat;

e. The facilities and improvements required to be provided by the subdivider have been completed or, alternatively, that the subdivider has provided a surety in an

amount commensurate with improvements remaining to be completed, as provided in RZC 21.76.090.F, Performance Assurance;

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

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

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

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

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

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

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

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

H. ***Unit Lot Subdivisions.***

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

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

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

3. *Compliance With Prior Approvals.* Sites developed or proposed to be developed with single-family attached or detached dwelling units may be subdivided into individual unit lots as provided herein. The development as a whole shall conform to the regulations of the zone that the site is located in and to the plans that were granted approval through provisions of this code~~, either: RZC 21.76.070.Y, Site Plan Entitlement; RZC Chapter 21.67, Green Building Program (GBP); or RZC 21.76.070.P, Master Planned Development~~.

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

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

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

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

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

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

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

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

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

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

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

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

J. ***Subdivision Alterations.***

1. *Scope.* This section establishes the procedures to be used for subdivision alterations under RCW 58.17.215 through 58.17.218.

2. *Approval Process.* Subdivision alterations shall follow the procedures established in RZC 21.76.050.J, Type V Review.

3. *Application Requirements.* An application for alteration of a subdivision shall meet the submittal requirements established by the Administrator, and shall contain the signatures of those persons having an ownership interest in the majority of the lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered, and other application submittal materials as required. If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants; provided, that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration.

4. *Hearing Required.* The City Council shall conduct a public hearing on the application for a subdivision alteration.

5. *Decision Criteria.* The City Council shall approve the application for alteration of the subdivision or approve the application with conditions if it determines that the public use and interest will be served by the alteration. The City Council shall deny the application for alteration if it finds that the public use and interest will not be served by the alteration.

6. After approval of the alteration, the applicant shall submit to the City a revised drawing of the approved alteration of the subdivision, which after signature of the approving authority shall be filed with the King County Department of Records and Elections to

become the lawful plat of the property. The revised drawing shall be surveyed and prepared by a Washington State-licensed land surveyor.

7. The procedures set forth in RZC 21.74.030.J.1 through J.3 apply to subdivisions that have been recorded. A subdivision that has not yet been recorded and that has not expired may be altered upon approval by the Administrator as long as the alteration is consistent with the final plat approval granted by the City Council. In the event that the alteration is not consistent with that approval, alteration may be approved only by repeating the final plat approval process.

8. Administrative Easement Release. Notwithstanding the requirements of J.4 (public hearing) and J.5 (Council decision), the City may release an easement administratively if:

a. The easement is no longer needed for public use;

b. The City is the sole beneficiary of the easement; and

c. The release does not adversely affect public health, safety, or welfare.

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

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

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

a. File a new plat for the lots in question by following the full subdivision procedures of this chapter; or

b. File a short plat for lots in question by following the procedures of this chapter; or

c. File an application for an administrative modification or boundary line adjustment.

2. *Public Dedication – Involved.* Amendments, alterations, modifications, and changes to recorded final plats and short plats that do affect a public easement or other public

dedication of land shall be accomplished by following the procedures of RZC 21.74.030.I, Subdivision Vacations, or RZC 21.74.030.J, Subdivision Alterations.

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

a. Verification by the City that the easement is no longer required for public utilities, access, drainage, or other public purposes.

b. Submission of a revised surveyed plat or easement exhibit, prepared by a licensed Washington State surveyor, showing the easement removed.

c. Recording of a revised plat/exhibit with the King County Recorder's Office or its successor agency.

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

21.78.250 P Definitions

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

21.78.300 U Definitions

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

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

21.76.050B Classification of Permits and Decisions

Table 21.76.050B Classification of Permits and Decisions		
Permit Type	**Process Type**	**RMC Section (if applicable)**
Unit Lot Subdivision	I or II	

REDMOND ZONING CODE

Code Amendment Summary

Implementing SB 5509 for Childcare Zoning

Subject Matter Expert	*Kim Dietz, Jenny Nelson*
Author	*Kim Dietz, Jenny Nelson*
Policy Basis for Amendment	*SB 5509 of the 2025 state legislative session.*
Relevant Code Portions	RZC 21.04

Proposed Amendment Overview

The proposed amendment implements SB 5509 concerning childcare zoning. State law limits restrictions cities can place on the location of childcare centers. The proposed amendments would allow daycare centers in the NR, NMF, NMU, and RA-5 zones as required in state law.

Rationale

Compliance with state law. Staff recommends addressing the portions of SB 5509 addressing industrial and light industrial zones when guidance from the Department of Commerce is available.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

REDMOND ZONING CODE

Code Amendment Summary

PROPOSED AMENDMENT:

21.04.0200 Nonresidential Use Table.

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
Education, Public, Health, and Other Institutions																					
Day care center	P ~~L 13 / C~~	P ~~L 13 / C~~	P ~~L 13~~	P	P	P	P	P	P	P	P	P	P	P	P	L 15	N	N	P ~~N~~	N	~~A CUP is required in NR and NMF. See RZC 21.04.2080.~~

Notes and Limitations

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

2 For properties in a CARA this use may be restricted or prohibited. See RZC 21.64.050.

3 Uses Not Permitted.

a. Gasoline service;

b. Outdoor automobile sales, rental or service;

c. Rental storage and mini-warehouses;

d. Warehouse and storage services;

e. Outdoor storage.

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

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

6 Administrative office/business functions only.

7 Is limited to:

a. Athletic, sports, and play fields.

b. Marine recreation.

c. Commercial swimming pools.

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

e. Animal kennels.

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

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

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

i. Athletic club or fitness center.

j. Repair and rental of goods.

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

9 Permitted only abutting Lake Sammamish. Excludes medical airlift.

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

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

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

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

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

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

16 Limited to MP Overlay only: pet and animal sales or services (except veterinary), ambulatory and outpatient health care services, health and personal care, and finance and insurance.

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

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

19 Hours of operation limited to:

a. 6:00 a.m. – 12:00 p.m. in the MMM and MP zoning districts.

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

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

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

a. Permitted in Willows/Rose Hill Neighborhood north of NE 95th Street only.

b. Must be closed a minimum of four hours in any 24-hour period.

c. Minimum size per tenant is 1,000 square feet gfa.

d. Maximum size per tenant is 20,000 square feet gfa.

e. Shall be secondary use in multi-tenant building; shall not be located in separate building containing only convenience uses.

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

23 For automobile sales, service, or repair:

a. May occupy up to 25 percent of the combined gross floor area.

b. Vehicle display area shall be outside of required parking and landscape areas.

c. Vehicles shall be stored on paved surfaces.

d. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.

e. Vehicle repair shall be conducted indoors.

24 Outdoor loudspeaker systems are prohibited.

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

26 Limited to government and administration uses only.

21.04.2080 Day Care Centers.

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

~~B. Development Standards.~~

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

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

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

~~c. Day care centers shall obtain all required state approvals.~~

~~d. In the RA-5 zone, stand-alone day care centers are prohibited.~~

~~e. Day care centers shall not be located closer than 300 feet from another existing day care operation in residential zones.~~

~~f. The minimum lot size shall be 20,000 square feet in all residential zones.~~

~~g. Play equipment used in the day care operations shall be placed no closer than 10 feet from any property line.~~

~~h. Off-street parking for each employee shall be provided.~~

~~i. Building design, site plans and landscaping shall be of a character which is appropriate for the area.~~

~~j. Day care centers may be approved in new or existing churches and other places of worship, and no additional approval will be required, provided all other requirements of this section are met.~~

~~k. Day care centers located in residential zones shall operate within the hours of 5:00 a.m. to 10:00 p.m.~~

21.78 Definitions.

Day Care Center. ~~An agency which regularly provides temporary care for a group of children between the ages of six weeks to 12 years for periods less than 24 hours in a residence or structure other than the parent's home on a regular recurring basis for pay or other valuable consideration, including but not limited to the furnishing of shelter, sustenance, supervision, education and other supportive services. The term is not intended to include babysitting services of a casual, nonrecurring nature.~~ **"Day Care Center", "Child day care center" and "child care center" mean an agency that regularly provides early childhood education and early learning services for a group of children for periods of less than 24 hours, as defined by RCW 43.216.010 and hereafter amended.**

REDMOND ZONING CODE

Code Amendment Summary

Implementing SB 5184 and Parking Provisions of HB 1183

Subject Matter Expert	*Jeff Churchill*
Author	*Jeff Churchill*
Policy Basis for Amendment	*SB 5184 of the 2025 state legislative session.* *Portions of HB 1183 of the 2025 state legislative session.*
Relevant Code Portions	21.40.010.C, 21.40.010.D

Proposed Amendment Overview

The proposed amendment implements SB 5814 of the 2025 state legislative session and the portions of HB 1183 of the same session related to parking. SB 5184 was codified as RCW 35A.21.445. The portion of HB 1183 related to parking was codified as RCW 36.70A.817. Both laws restrict how cities can regulate off-street parking.

The proposed amendment also codifies an administrative interpretation for measuring the distance to a frequent transit stop.

Rationale

Compliance with state law and clear regulations.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

Concern about sight-obstructing vegetation in parking lots and near crosswalks.

PROPOSED AMENDMENT:

C. ***Administration.*** In the administration of this section, the following rules shall be used:

1. *Nonconforming Parking.*

a. A development that met the parking requirements in effect at the time it was approved but that does not have sufficient parking spaces to meet the current requirements of 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. *Parking in Downtown, Overlake, and Marymoor Village.*

i. Developments with nonconforming parking shall not be required to provide additional parking spaces when a change of use occurs**, either from non-residential to residential or non-residential to another non-residential use,** or minor improvements are performed, provided that the change of use or minor improvement do not enlarge the structure or increase the amount of nonconformity.

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

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

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

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

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

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

Table 21.40.010D. Required Off-Street Parking

	Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed)		
Use Class	**Within 1/4 Mile of Frequent Transit or in a TOD Focus Area**	**In a Center, Not Within 1/4 Mile[#] of Frequent Transit, Not in a TOD Focus Area**	**All Other Locations**
Residential [1]			
Dwelling unit, detached	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (1.0, –)
Dwelling unit, attached	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (1.0, –)

Accessory dwelling unit	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0, –)
Tiny home	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0, –)
Cottage	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0, –)
Dwelling unit, multifamily	Dwelling unit (0, 1.0)	Dwelling unit (0.5, 1.25)	Dwelling unit (0.5, 2.0)
Mixed-use residential structure	Dwelling unit (0, 1.0)	Dwelling unit (0.5, 1.25)	Dwelling unit (0.5, 2.0)
Permanent supportive housing, transitional housing	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0.5, –)
Group Home/Congregate Housing			
Dormitory or residential suite	Bed (0, 1.0)	Bed (0, 1.0)	Bed (0, 1.0)
Adult family home	Dwelling unit (0, 2.0)	Dwelling unit (0, 2.0)	Dwelling unit (1.0, 2.0)
Long-term care facility	Patient bed (0, 0.25)	Patient bed (0, 0.25)	Patient bed (0.25)
Residential care facility	Patient bed (0, 0.25)	Patient bed (0, 0.25)	Patient bed (0.25)
Retirement residence	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.0)	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.0)	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.25)
Emergency housing or emergency shelter	Bed (0, 1.0)	Bed (0, 1.0)	Bed (0, 1.0)
Lodging			
Bed and breakfast inn or boarding house	Rental room (0, 1.0)	Rental room (0, 1.0)	Rental room (1.0)
Hotel or motel	Rental room (0, 1.0)	Rental room (0, 1.0)	Rental room (1.0)
General Sales or Service			
Retail sales	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Cannabis retail sales	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Business and service	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)

Food and beverage	1,000 sq. ft. gfa (0, 5.0) No requirement for kiosks and vending carts	1,000 sq. ft. gfa (0, 7.5) No requirement for kiosks and vending carts	1,000 sq. ft. gfa (0, 9.0)
Drive-up stand	No requirement	No requirement	No requirement
Animal kennel/shelter	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
All other general sales or service	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Arts, Entertainment, and Recreation			
Arts, entertainment, recreation, and assembly	1,000 sq. ft. gfa (1.0, adequate to accommodate typical use)	1,000 sq. ft. gfa (2.0, adequate to accommodate typical use)	1,000 sq. ft. gfa (2.0, adequate to accommodate typical use)
Golf course			Adequate to accommodate typical use
Natural and other recreational parks	1,000 sq. ft. land area (0, adequate to accommodate typical use)	1,000 sq. ft. land area (0, adequate to accommodate typical use)	1,000 sq. ft. land area (0, adequate to accommodate typical use)
Adult entertainment facilities	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Water enjoyment use	No requirement	No requirement	No requirement
Piers, docks, floats, and other water-oriented accessory structures	No requirement	No requirement	No requirement
Education, Public, Health, and Other Institutions			
Education, government, health care and other institutions	1,000 sq. ft. gfa (0, adequate to accommodate typical use)	1,000 sq. ft. gfa (0, adequate to accommodate typical use)	1,000 sq. ft. gfa (2.0, adequate to accommodate typical use)
Day care center	Employee on maximum shift (0, 1.0)	Employee on maximum shift (~~0.5~~ 0, 1.0)	Employee on maximum shift (~~0.5~~ 0, 1.0)
Family day care provider	No requirement	No requirement	No requirement
Faith-based and funerary	Assembly uses: 1,000 sq. ft. gfa (5.0, 10.0) or fixed seats (0.1, 0.2)	Assembly uses: 1,000 sq. ft. gfa (5.0, 10.0) or fixed seats (0.1, 0.2)	Assembly uses: 1,000 sq. ft. gfa (7.5, 10.0) or fixed seats (0.2)

	All other uses: 1,000 sq. ft. gfa (1.0, 3.0)	All other uses: 1,000 sq. ft. gfa (2.0, 3.0)	All other uses: 1,000 sq. ft. gfa (2.0, 5.0)
Secure community transition facility	Adequate to accommodate typical use	Adequate to accommodate typical use	Adequate to accommodate typical use
All other uses	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Manufacturing and Wholesale Trade			
Manufacturing and wholesale trade	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Artisanal manufacturing, retail sales, and service	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Cannabis processing	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
All other uses	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Transportation, Communication, and Utilities			
All uses except those below	1,000 sq. ft. fga (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)	1,000 sq. ft. gfa (2.0, 5.0)
Rapid charging station; local utilities; regional utilities; wireless communication facilities; automobile parking facilities; heliport; float plane facility	No requirement	No requirement	No requirement
Agriculture			
All uses	No requirement	No requirement	No requirement
Other			
Construction-related business	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Mining and extraction establishment	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Wetland mitigation banking	No requirement	No requirement	No requirement

 # Distance to frequent transit is measured as the walking distance from the nearest property edge to the nearest station or stop with frequent transit

1There is no minimum off-street parking requirement for middle housing located within one-half mile of a major transit stop as defined in RCW 36.70A.030 or its successor.

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

a. **Single-family or middle housing residences under 1,200 square feet.**

b. **Affordable housing as defined in RCW 36.70A.030 or its successor.**

c. **Senior housing (defined as retirement residence in RZC 21.78.270).**

d. **Ground-level non-residential spaces in mixed-use buildings.**

e. **Buildings that meet passive house requirements as defined in RCW 36.70A.817 or its successor.**

f. **Modular construction as defined in RCW 36.70A.817 or its successor.**

g. **Mass timber construction as defined in RCW 36.70A.817 and RCW 19.27.570 or their successors.**

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

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

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

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

REDMOND ZONING CODE

Code Amendment Summary

Implementing SB 5611 for Permitting Timelines and Binding Site Plans

Subject Matter Expert	*David Lee*
Author	*Lauren Alpert*
Policy Basis for Amendment	*SB 5611 of the 2025 state legislative session.*
Relevant Code Portions	21.74.030.L

Proposed Amendment Overview

The proposed amendment implements SB 5611 concerning permitting timelines and binding site plans.

Rationale

The provisions of SB 5611 that require changes to the Redmond Zoning Code are provisions that allow the binding site plan process to be used for multifamily developments. This proposal implements that change in state law.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

PROPOSED AMENDMENT:

L. Binding Site Plans.

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

a. Divisions for the sale or lease of commercial or industrial zoned property;

b. Divisions for the purpose of lease when no residential structures other than mobile homes or travel trailers are permitted to be placed on the land; and

c. Divisions of land into lots or tracts made under the provisions of the Horizontal Properties Regimes Act (RCW Chapter 64.32) or the Condominium Act (RCW Chapter 64.34).

2. Approval Process. Binding site plans shall follow the procedures established in RZC 21.76.050.G, Type II Review.

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

a. The design of any lots and building envelopes and the areas designated for landscaping and vehicle use;

b. The areas and locations of all streets, roads, improvements, utilities, easements, open spaces, critical areas, and any other matters specified by the development regulations;

c. Inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the City of Redmond; and

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

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

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

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

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

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

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

REDMOND ZONING CODE

Code Amendment Summary

Co-Living Residential Suites Regulatory Gaps

Subject Matter Expert	*Ian Lefcourte*
Author	*Ian Lefcourte*
Policy Basis for Amendment	*N/A. Changes are clean-ups / alignment with Redmond 2050.*
Relevant Code Portions	RZC 21.04.0100. RESIDENTIAL USE TABLE RZC 21.08.200 DEVELOPMENT STANDARDS RZC 21.78. DEFINITIONS

Proposed Amendment Overview

Amendments are proposed in the residential use table and definitions section concerning residential suites to ensure alignment with Redmond 2050 policy direction.

- RZC 21.78:
  - Strike a portion of the dwelling unit definition.
  - Revise "Residential Suite" definition to:
    - Include synonyms: co-living, single-room occupancy, efficiency suite, etc.
    - Align with RCW definition: Residential Suite housing is a residential development with sleeping units that are independently rented and provide living and sleeping space, in which residents share kitchen facilities with residents of other units in the building.
    - Add text that Residential Suites "count as" dwelling units for the purposes of affordable housing requirements (RZC 21.20 and RMC 3.38)
- RZC 21.04.0100. RESIDENTIAL USE TABLE:
  - Revise "Residential Suite" footnote for the NR zone that RS only allowed if 100% of units in the development are Residential Suites.
- RZC 21.08.200. DEVELOPMENT STANDARDS
  - Clarifies how dormitory and residential suite developments are regulated, for development standards and maximum structure square footage in the Neighborhood Residential zone.

Rationale

The amendments are intended to:

- Ensure that residential suites continue to comply with affordable housing regulations
- Ensure that residential suites are not created in name only as a way of circumventing maximum square footage per lot regulations in the Neighborhood Residential zone.
- Ensure consistency in how residential suites are referenced across the zoning code.
- Clarify development standards for dormitory and residential suite uses in Neighborhood Residential zone.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

PROPOSED AMENDMENT:

21.04.0100. RESIDENTIAL USE TABLE

Revise table note 8:

8. **Dormitories: limited to developments with six or more dormitory rooms. Residential Suites:** Limited to developments with six or more **residential suite** ~~**dwelling**~~ units per lot. Not permitted for developments with less than six ~~**dwelling**~~ **residential suite** units.

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

Development Standards	Neighborhood Zones			Citywide Mixed-Use		References
	NR[10]	NMF	NMU	CMU	UMU	

Add new table note 9, applicable to the Neighborhood Residential zone.

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

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

Standards
The maximum for the total square footage for all structures within the lot shall be determined by the quantity of dwelling units provided on the lot. Below grade floor area shall count toward maximum total gross floor area. **Developments of the Dormitory or Residential Suite land uses, in the Neighborhood Residential zone, are exempt from the per-dwelling unit regulations of Table 21.08.200C. Maximum Total Gross Floor Area for All**

Standards
Structures Within the Lot. Instead, the maximum for the total square footage for all structures within the lot for Dormitory or Co-Living developments is 15,000 square feet.
Provisions for the measuring of gross floor area for all structures within the Neighborhood Residential zone are described in RZC 21.16.200, Building Measurements and Placement Standards.

Total Number of Dwelling Units for All Structures on Lot	Maximum Square Footage for Total Structures
1	4,500
2	6,000
3	7,500
4	9,000
5	10,500
6	12,000
7	13,500
8	15,000

21.78 Definitions:

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

Residential Suite. ~~A dwelling unit that is limited in size and shares common facilities such as a kitchen.~~ A residential development with sleeping units that are independently rented and lockable and provide living

and sleeping space, and residents share kitchen facilities with other sleeping units in the building. This definition is inclusive of other names to refer to residential suite housing including, but not limited to, congregate living facilities, single room occupancy, rooming house, boarding house, lodging house, co-living housing, efficiency unit, and eco-suite. Residential suite units are considered "dwelling units" for the purposes of affordable housing provisions of RMC 3.38 and RZC 21.20.

REDMOND ZONING CODE

Code Amendment Summary

Affordability Substitutions

Subject Matter Expert	*Ian Lefcourte*
Author	*Ian Lefcourte*
Policy Basis for Amendment	*N/A. Changes are clean-ups / alignment with Redmond 2050.*
Relevant Code Portions	RZC 21.20

Proposed Amendment Overview

The amendment adds a general substitution provision back to RZC 21.20 that was removed in Redmond 2050. The substitution allowed applicants to provide one 50% AMI affordable housing unit in lieu of providing two 80% AMI affordable housing units. This general substitution provision was removed because the initial Redmond 2050 project approach for RZC 21.20 was for each subarea or zone to be updated with bespoke affordability requirements. However, the project approach was revised such that certain subareas did not receive bespoke affordability requirement updates. As such, a general substitution provision needs to be added back to the code.

Rationale

Alignment with Redmond 2050.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

WORKING AMENDMENT:

21.20.030 General Requirements and Incentives.

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

REDMOND ZONING CODE

Code Amendment Summary

Miscellaneous Corrections in RZC Article I

Subject Matter Expert	*Jeff Churchill, Kimberly Dietz, Beckye Frey, Ian Lefcourte*
Author	*Jeff Churchill*
Policy Basis for Amendment	*PI-17: clear regulations that avoid duplication and inconsistency.*
Relevant Code Portions	RZC Table 21.08.200.B, Table 21.08.300.A, Table 21.10.200, Table 21.13.200.D, Table 21.04.0200, Table 21.12.500

Proposed Amendment Overview

The proposed amendment corrects several errors, inconsistencies, or implementation issues identified after the adoption of the Redmond 2050 Comprehensive Plan and related updates to development regulations. The amendment addresses only RZC Article I and includes:

- Neighborhood Residential zone garage setbacks.
- Neighborhood zones lot standards.
- Maximum building height examples.
- Kennels in the Manufacturing Park zone.
- Minimum height in Overlake.
- Clarification on incentive points for Overlake

Rationale

Clear and consistent regulations. Consistency with the Redmond 2050 Comprehensive Plan.

Neighborhood Residential Zone Garage Setbacks

First, the purpose of the code is to prevent parked vehicles from encroaching into sidewalks or rights of way. This issue is an issue for any of these five zones where driveways are likely to occur and there are residents making use of the sidewalks and rights of way. Second, and related, the City has an obligation under the Americans with Disabilities Act to maintain accessible sidewalks. Vehicles that overhang the sidewalk impair sidewalk accessibility.

Neighborhood Zones Lot Standards

Some lot standards were erroneously omitted from the November 2024 amendments to the June 2025 amendments. Proposed amendments add the relevant lot standards back into the code.

Maximum Building Height Examples

The math in the examples is incorrect and needs to be corrected.

Kennels in MP Zone

Kennels were previously permitted in the MP zone. When uses were "rolled-up" into broader use categories, kennels were inadvertently excluded from being permitted in the MP zone. This proposal corrects that error.

Minimum Building Height in Overlake

Most buildings in Overlake are subject to a minimum building height requirement. There are exemptions for covered entryway features, and there are averaging provisions that apply to single buildings and multibuilding sites. Accessory structures are often small and ancillary to overall site design. Exempting them makes practical sense and does not impede advancing Redmond 2050 goals for density in Overlake.

Clarification on Incentive Points for Overlake

The Overlake points to FAR conversion is not as clear in the code as the new table for the other zones. To provide clarity and transparency, proposing an edit to the Overlake conversion tables. Also providing a minor edit that clarifies which table applies to OUMF zone, based on developer feedback.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

EXISTING CODE:

<see proposed amendments section below>

AMENDMENTS SUMMARY:

Chapter	Topic/Purpose of Edit	Description of Edit
21.04 Land Uses and General Provisions	Corrections (a typo and a few limitations from previous code that should have made the conversion but didn't) and clarifications	• **Table 21.04.0200,** correct Animal Kennel note in I zone from ~~L 15~~ to L 1 • **Table 21.04.0200,** add note 7 E to MP zone column in row titled "Education, government, health care and other institution" • **Table 21.04.0200** add to 7j: **(unless permitted as a supplementary use per 21.04.2220.J)** • **Table 21.04.0200** add cross references to parking facility: **See also RZC 21.40 and RZC 21.58.5310. In shorelines see RZC 21.68.140.** • **Table 21.04.0200** add note **27: Not allowed within 500 ft of Neighborhood zones** • **Table 21.04.0200** add L 27 reference to UMU and BP zones
	Clarify that garage door setbacks apply throughout	Move Note 2 reference in **Table 21.08.300.A** from zone cell to row header cell (apply to all zones)

21.08 Neighborhood and Mixed-Use Zones		
	Reinstate minimum lot sizes and frontage requirements	Add regulations to development standards **Table 21.08.200.B** related to minimum lot sizes and minimum frontages
21.10 Downtown Zones	Correction to building height exemption example	Fix typo in **Table 21.10.200, Note 4**
21.12 Overlake Zones	Exemptions for accessory buildings and temporary structures	Add notes to minimum building height and minimum first floor clearance requirements to allow exemptions: • **Table 21.12.500, Note 2 and 5** that temporary and accessory structures are exempt.
21.13 Marymoor Village Zones	Correction to building height exemption example	Fix typo **in Table 21.13.200.D, Note 4**
21.55 Development Incentives	Clarifications (no change to current processes)	• Edit to tables **Table 21.13.4100.B and 4100.C** to show 0.02 FAR per point • Minor edit to make clear which table applied to OUMF.

PROPOSED AMENDMENTS:

21.04.0200 Nonresidential Use Table.

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

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

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
Cannabis processing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	See RZC 21.04.2070
Transportation, Communication, and Utilities																					
Postal services	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	P	N	N	N	N	
Automobile parking facility	N	N	N	N	L 27	N	P	N	N	P	P	N	N	N	L 27 ~~P~~	N	N	N	N	N	See RZC 21.40 and RZC 21.58.5310. In shorelines see RZC 21.68.140.
Truck and freight transportation	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	L 2	L 2	N	N	N	See RZC 21.04.2220
Towing operators and auto impoundment yards	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	L 2	N	N	N	See RZC 21.04.2220
Road, ground passenger, and transit transportation	N	N	N	N	P	L 1	L 1	P	N	P	P	P	P	N	P	P	P	N	N	N	
Rail transportation	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	
Heliport	L 9 / C	L 9 / C	N	N	P	N	C	C	N	N	N	N	N	N	C	C	C	N	N	N	
Rapid charging station	N	N	N	P	P	L 14	P	P	P	P	P	L 1	L 1	L 1	L 14	L 14	L 14	N	N	N	
Wireless communication facilities	P	P	L 1 / C	P	P	L 1 / C	P	P	L 1 / C	P	P	L 1 / C	L 1 / C	P	P	P	P	N	P	P	See RZC 21.04.2230. A CUP is required for large satellite dishes; amateur radio tower; antenna array, base station, and support structures
Local utilities	P	P	L 1 / C	L 1 / C	P	L 1 / C	L 1 / C	L 1 / C	P	P	P	P / C	P / C	P / C	P	P	P	N	P	P	A CUP is required if 40 feet in height or greater
Regional utilities	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	P / C	P / C	P / C	P	P	P	N	C	C	A CUP is required if 40 feet in height or greater
Solid waste transfer and recycling	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2	L 2	N	N	N	

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
Hazardous waste treatment and storage, incidental	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2	L 2	L 2	N	N	N	See RZC 21.04.2160
Hazardous waste treatment or storage, primary	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2 / C	L 2	N	N	N	See RZC 21.04.2160
Water extraction well	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2	N	N	
Agriculture																					
Animal production	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 11	L 11	N	See RZC 21.04.2040
Crop production	P	P	P	N	N	P	N	N	P	N	N	P	P	P	N	N	N	P	P	N	
Cannabis production	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	See RZC 21.04.2070
Equestrian facility	L 12 /C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	See RZC 21.04.2040
Roadside produce stand	P	P	P	P	P	P	P	N	P	P	P	P	P	N	N	N	N	P	P	N	
Other																					
Construction-related business	N	N	N	N	N	N	N	P	N	N	N	L 3D, 3E, 6	L 3D, 3E, 6	N	P	L 2	L 2	N	N	N	
Mining and extraction establishment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2/C	N	N	N	See RZC 21.04.2180
Wetland mitigation banking	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	

Notes and Limitations

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

2 For properties in a CARA this use may be restricted or prohibited. See RZC 21.64.050.

3 Uses Not Permitted:

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

e. Outdoor storage.

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

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

6 Administrative office/business functions only.

7 Is limited to:

a. Athletic, sports, and play fields.
b. Marine recreation.
c. Commercial swimming pools.
d. Education facilities allowed in MP zones outside of MP Overlay but limited to technical, trade, and other specialty schools only.
e. Animal kennels.
f. Real estate services limited to mini-warehouse/self-storage only.
g. Professional services limited to research and development services and other uses that support another permitted use within the MP zone only.
h. Administrative services limited to corporate headquarters and regional offices associated with manufacturing and wholesale trade uses within an MP zone.
i. Athletic club or fitness center.
j. Repair and rental of goods **(unless permitted as a supplementary use per 21.04.2220.J)**

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

9 Permitted only abutting Lake Sammamish. Excludes medical airlift.

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

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

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

13 Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose.

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

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

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

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

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

19 Hours of operation limited to:

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

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

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

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

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

23 For automobile sales, service, or repair:

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

24 Outdoor loudspeaker systems are prohibited.

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

26 Limited to government and administration uses only.

27 Not allowed within 500 ft of Neighborhood zones.

21.08.200 Development Standards.

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

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

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

Development Standards	Neighborhood Zones			Citywide Mixed-Use		References
	NR	NMF	NMU	CMU	UMU	
Base Maximum Dwelling Units Per Lot (w/o one on-site affordable housing unit)	6	N/A	N/A	N/A	N/A	
Base Maximum Dwelling Units Per Lot (with one on-site affordable housing unit)	8	N/A	N/A	N/A	N/A	RZC 21.20.060.A.1, at least one affordable unit, affordable to households earning up to 80 percent AMI, must be provided on site on the same lot.
Base Maximum FAR (w/o Incentives)	N/A	1.1 [1]	0.6 [1]	2.0 [1]	4.5 [1]	
Maximum FAR with incentives (outside TOD Focus Area / inside TOD Focus Area)	N/A	1.5 / N/A	1.0 [2] / N/A	3.0 / N/A	6.5 / 8.0	Portions of UMU zones qualify for Marymoor Village TOD incentives. See RZC Chapters 21.05 and 21.55.
Commercial Square Feet	N/A	N/A	Min. 500 sq. ft.	N/A	No Net Loss [3]	
Ground Floor Ceiling Height (minimum)	N/A	N/A	N/A	16 ft. [4, 5]	20 ft. [4, 5]	Applicable to nonresidential and mixed-use projects.
Base Maximum Height (w/o Incentives)	38 ft.	60 ft.	38 ft.	45 ft. [6]	60 FT [6]	• See RZC Chapter 21.58 for design standards options impacting maximum building height. • Portions of UMU zones qualify for Marymoor Village TOD incentives. See RZC Chapters 21.05 and 21.55. • See RZC Chapter 21.55 for incentive adjustments to building height. • See RZC 21.58.5200, Towers, for additional regulations regarding building heights and floorplates.
Maximum Height with Incentives (outside TOD Focus Area / inside TOD Focus Area)	N/A	N/A	N/A	65 ft. / N/A [6]	85 ft. / 144 ft. [6]	
Maximum Impervious Surface	70% [7]	75% [7]	70% [7]	70% [7]	75% [7]	
Lot Coverage	50% / 60% [8]	60%	60%	65%	70%	
Average Minimum Lot Size	3,000 sq. ft.	n/a	3,000 sq. ft.	n/a	n/a	
Lot Frontage Minimum	20 ft.	30 ft.	20 ft.	n/a	n/a	
Minimum Open Space	20%	20%	n/a	n/a	n/a	Measured as percent of total lot area

NOTES:

1 The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC 21.36.400, the FAR for those spaces may be excluded

from maximum FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC 21.36.400, plaza and open space design criteria.

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

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

4 Exemptions from ground floor ceiling height requirements:

a. Buildings that do not contain nonresidential uses; and

b. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter 21.20; and

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

d. Parcels zoned UMU within the Marymoor Village Center shall have a minimum 16-foot ground floor ceiling height to be consistent with the adjacent Marymoor Core zone.

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

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

b. For portions of the building that have a first floor ceiling height greater than 10 feet to meet minimum ground floor ceiling height requirements, the additional ground floor ceiling height may increase the maximum building height. For example, if first floor is 20 feet, the maximum building height increases by 10 feet (20 - 10 = 10 foot increase in max building height).

6 Properties in the CARA

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

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

i. The additional height is the result of building a maximum of one level of additional above-grade parking; and

ii. Proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC Chapter 21.40; and

iii. The additional height on street frontages meets a 20 foot step-back to limit impacts to the pedestrian realm.

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

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

a. The lot is 18,000 square feet or less; and

b. The lot contains at least three dwelling units.

...

21.08.300 Street Typology and Relationship to Buildings.

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

1. The table below sets standards that contribute to an attractive public realm.

2. Improvements less than 30 inches above grade, including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters, and slope stability structures are permitted in setback areas; provided, that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.

3. Administrative design flexibility for setbacks is allowed for site-specific conditions that limit the ability to place the building at the street level, including but not limited to topography, easements, SR 520 ROW, or trails.

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

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

NOTES:

1 Zero lot line exception: Standards may vary for developments that comply with the zero lot line regulations in RZC 21.16.200.D.

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

...

21.10.200 Downtown Development Standards.

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

B. Table 21.10.200 contains the basic zoning regulations that apply to development within the Town Center (TWNC), Downtown Core (DTE), and Downtown Edge (DTE) zoning districts.

Table 21.10.200. Downtown Development Standards

Development Standards	Downtown Zones			Notes
	TWNC	DTC	DTE	
Base Max FAR (w/o incentives)	5.0 [1]	4.5 [1]	3.0 [1]	
Max FAR w/ incentives (outside TOD focus area/inside TOD focus area)	6.5 / 8.0 [1]	6.5 / 8.0 [1]	3.75 [1] / N/A	Additional floor area can be earned with incentives (see RZC Chapter 21.55) and through the transfer of development rights program (see RZC Chapter 21.48).
Base Max Height (w/o incentives)	60 ft. [2]	60 ft. [2]	45 ft. [2]	• See RZC Chapter 21.58 for building design options with building height impacts. • See RZC Chapter 21.55 for incentive adjustments to building height. • See RZC 21.58.5200, Towers, for additional regulations regarding building heights and floorplates.
Max Height with Incentives (outside TOD Focus Area 144 / inside TOD Focus Area)	85 ft. / 144 ft. [2,3,4,5]	85 ft. / 144 ft. [2,3,4,5]	60 ft. [2,3,4,5] / N/A	
Ground Floor Ceiling Height (minimum) in TOD Focus Area	16 ft. [3,4]	16 ft. [3,4]	16 ft. [3,4]	Applicable to nonresidential and mixed-use projects.
Lot Coverage	100% [6]	100% [6]	100% [6]	

Notes:

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

2 Building Height

a. Building height is limited to three stories for parcels fronting Leary Way from NE 80th Steet to a half-block south of NE 76th Street.

b. Additional height can be earned with incentives (see RZC Chapter 21.55) and through the transfer of development rights program (see RZC Chapter 21.48).

c. Additional height can be earned by utilizing specified architectural techniques in RZC Chapter 21.58 or via incentives in RZC Chapter 21.55.

d. The height limit in the Shoreline Jurisdiction (SMP) is 35 feet (see RZC 21.68.020).

3 Exemptions from ground floor ceiling height requirements:

a. Buildings that do not contain nonresidential uses; and

b. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter 21.20; and

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

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

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

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

5 Properties in the CARA

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

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

i. The additional height is the result of building a maximum of one level of additional above-grade parking; and

ii. Proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC Chapter 21.40; and

iii. The additional height on street frontages meets a 20-foot step-back to limit impacts to the pedestrian realm.

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

…

21.12.500 Overlake Development Standards.

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

Table 21.12.500. Overlake Development Standards

Development Standards	Overlake Zoning Districts			Notes
	OV	OBAT	OUMF	
Base FAR [1] (w/o Incentives)	5	3	3	
Maximum FAR With Incentives	FAR maximum waived when maximizing incentive program	Outside TOD Focus Area: maximum 9.5 FAR Inside TOD Focus Area: FAR maximum waived when maximizing incentive program		See RZC 21.12.600 for incentive related adjustments to FAR [3]
Minimum Height	4 stories or 45 feet, whichever is less [2]	In TOD Focus Area: 4 stories or 45 feet whichever is less [2] Elsewhere: 3 stories or 35 feet, whichever is less [2]	3 stories or 35 feet, whichever is less [2]	
Base Maximum Height (w/o Incentives)	Mixed-use: 14 stories or 150 feet, whichever is less [3, 4] Nonresidential: 8 stories or 120 feet, whichever is less [3, 4]	Mixed-use: 14 stories or 150 feet, whichever is less [3, 4] Nonresidential: 8 stories or 120 feet, whichever is less [3, 4]	8 stories or 85 feet, whichever is less [3]	
Maximum Height With Incentives	300 feet [4b]	Outside TOD Focus Area: 230 feet [4] Inside TOD Focus Area: 300 feet [4b]	160 feet [4]	See RZC 21.12.600 for incentive related adjustments to building height.

Development Standards	Overlake Zoning Districts			Notes
	OV	OBAT	OUMF	
Ground Floor Ceiling Height (minimum) in TOD Focus Area	16 feet [5, 6]	16 feet [5, 6]	14 feet [5]	Ground floor ceiling height not applicable outside of TOD Focus Area
Maximum Impervious Surface	100% [7]	80%	60%	

Notes:

1 The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded and no building is less than the minimum building height. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC 21.12.600.D.5 (see note 1 for Table 21.12.600.D.5.a), the FAR for those spaces may be excluded from maximum FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC 21.36.400 open space design requirements.

2 **Minimum building height:**

a. Portions of a building may be lower than the minimum building height providing that 80 percent of the building meets or exceeds minimum building height. Covered entryway features, including port-cochere pick-up and drop-off zones, are exempt from minimum building height requirements.

b. Accessory and temporary building are exempt.

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

4 Building Height Exemptions:

a. Maximum building height does not include mechanical equipment (see RZC 21.60.040.B.7.c for rooftop screen design standards).

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

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

5 Exemptions From Ground Floor Ceiling Height Requirements:

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

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

c. Accessory and temporary building are exempt.

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

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

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

7 Other regulations will impact the impervious surface area and may result in less than 100 percent, including open space and landscaping requirements, parking, midblock connections, utility easements, stormwater management, etc. To meet stormwater management, you are required to evaluate the infiltration capacity of the soil and design building infrastructure to accommodate full infiltration of roof areas where feasible.

…

21.13.200 Marymoor Village Development Regulations.

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

B. Each zone has a minimum FAR; the minimum FAR is the minimum required FAR for a development proposal requiring a land use permit, excluding administrative modifications. In no case shall proposed FAR exceed the maximum combined FAR.

C. Master plans are required for all developments encompassing at least three acres and are optional for sites under three acres.

D. The following table contains the basic zoning regulations that apply to development within the Marymoor Core (MMC), Marymoor Edge (MME), and Marymoor Manufacturing (MMM) zoning districts.

Table 21.13.200.D. Marymoor Village Development Standards

Development Standards	Marymoor Village Districts			Notes
	MMC	MME	MMM	
Min. FAR	1.5	1.5	0.5	
Max. FAR (no incentives / with incentives)	3.0 / 8.0 [1]	2.54 / 8.0 [1]	1.4 / 2.0 [1]	See RZC Chapter 21.55 for incentive adjustments to FAR
Max. Height (no incentives / with incentives)	45 ft. / 144 ft. [2]	38 ft. / 144 ft. [2]	38 ft / 45 ft [2]	• See RZC Chapter 21.55 for incentive adjustments to building height. • See RZC 21.13.300.E, upper story step-backs, and RZC 21.58.5200, Towers, for additional regulations regarding building heights and floorplates. • Development above six stories does not qualify for the Marymoor Village Infill Exemption (see RZC 21.70.095).
Ground Floor Ceiling Height (min.) in TOD Focus Area	16 ft [3,4]	16 ft [3,4]	16 ft [3,4]	• Applicable to nonresidential and mixed-use projects. • See RZC 21.13.300.D, Ground Floor Uses.
Max. Impervious Surface	75% [5]	70% [5]	70% [5]	
Min. Land Dedication for Stormwater Infiltration	7%	7%	7%	
Max. Lot Coverage	70%	65%	55%	

Notes:

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

2 Properties in the CARA

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

b. Where underground parking is not possible due to RMC Chapter 13.25's TCD limitations, the maximum building

height may be exceeded by up to 12 feet if all the following criteria are met:

i. The additional height is the result of building a maximum of one level of additional above-grade parking; and

ii. Proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC Chapter 21.40; and

iii. The additional height on street frontages meets a 20-foot step-back to limit impacts to the pedestrian realm.

3 Exemptions from ground floor ceiling height requirements:

a. Buildings that do not contain nonresidential uses; and

b. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter 21.20; and

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

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

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

b. For portions of the building that have a first-floor ceiling height greater than 10 feet to meet minimum ground-floor ceiling height requirements, the additional ground floor ceiling height may increase the maximum building height. For example, if the first floor is ~~20~~ 16 feet, the maximum building height increases by six ~~10~~ feet (16 - 10 = 6 foot increase in max building height).

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

…

21.55.4100 Overlake Bonuses.

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

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

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

Points Earned	FAR Earned	Max Building Height	
		OBAT (mixed-use/ non-residential)	OUMF
1 – 50	~~Per calculation~~ 0.02	160 ft./135 ft.	100 ft.
51 – 100	~~Per calculation~~ 0.02	175 ft./150 ft.	115 ft.
101 – 150	~~Per calculation~~ 0.02	190 ft./165 ft.	130 ft.
151 – 200	~~Per calculation~~ 0.02	210 ft./180 ft.	145 ft.
Over 200 points	0.02, Max FAR of 9.5	230 ft./200 ft.	160 ft.

C. Inside the Overlake TOD Focus Area.

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

Points Earned	FAR Earned	Max Building Height	Other Bonus Earned
1 – 50	~~Per calculation~~ 0.02	180 ft.	
51 – 100	~~Per calculation~~ 0.02	200 ft.	
101 – 150	~~Per calculation~~ 0.02	240 ft.	Projects earning over 100 points may combine the transfer of development rights program with the incentive program
151 – 200	~~Per calculation~~ 0.02	280 ft.	
Over 200 points	No FAR restrictions	300 ft.	If top floor is amenity space, may exceed 320 ft. by one additional story (see note 4 of Table 21.55.500), not to exceed 30 stories

REDMOND ZONING CODE

Code Amendment Summary

Miscellaneous Corrections in RZC Article II

Subject Matter Expert	*Jeff Churchill, Ian Lefcourte*
Author	*Jeff Churchill*
Policy Basis for Amendment	*PI-17: clear regulations that avoid duplication and inconsistency.* *HO-1*
Relevant Code Portions	21.04.1110.C, RZC 21.20.020, 21.20.030.L, 21.48.010, 21.55.4100.B

Proposed Amendment Overview

The proposed amendment updates various provisions in RZC Article II for consistency with the Redmond 2050 Comprehensive Plan and related development regulations. The amendment addresses:

- Exempting manufactured homes sited within manufactured home parks from affordable housing requirements.
- Allowing accessory dwelling units to satisfy affordable housing requirements.
- Correcting various outdated provisions in the transfer of development rights program

Rationale

Manufactured Homes sited within Manufactured Home Parks

Redmond currently has 3 manufactured home parks. It is unlikely that more manufactured home parks will be created in Redmond. Manufactured homes represent one of the rare homeownership opportunities that serves lower-income households. The proposal removes the burden of creating cost-controlled, income-restricted for manufactured home parks.

Accessory Dwelling Units

RZC 21.20, correctly, allows ADUs to satisfy affordability. RZC 21.04.1110.C.5, incorrectly, prohibits ADUs to satisfy affordability. Rationale of amendment is to amend 21.04 to allow ADUs to satisfy affordability.

Transfer of Development Rights

- Pre-Redmond 2050 language about the relationship between TDR's and affordable housing remains and should be repealed for consistency.
- TDR's can be used to gain more than one additional story in certain circumstances. The existing language for this is unclear and suggests that the value of TDR's doubles in these areas, which is not the intention nor how the program has been administered. The proposal clarifies this language.
- For most areas, TDR bonuses can be combined with bonuses earned through the development incentive program in RZC Chapter 21.55. However, this allowance was inadvertently omitted for areas in Overlake outside the TOD focus area. The proposal corrects that.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

Comment that collaboration and communication are more democratic than attempting to impose will.

PROPOSED AMENDMENT:

21.20.020 Applicability.

A. This chapter applies to:

1. All new residential and mixed-use developments**, except manufactured homes parks and manufactured homes sited within manufactured home parks**; …

RZC 21.20.030.L

L. Accessory Dwelling Units (ADUs) may be used to meet the requirements of this section in the Neighborhood Zones, provided that the ADU is at least 900 square feet~~.~~ **and all other applicable RZC 21.20 requirements are satisfied, including an affordable housing agreement as described in RZC 21.20.080.**

RZC 21.04.1110.C

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

~~**6.**~~ **5.** Applicable Codes - ADUs. The portion of the dwelling in which the accessory dwelling unit is proposed must comply with all standards for health and safety contained in all applicable codes, with the exception of the ceiling height requirements of the International Building Code. The Building Official may waive the ceiling height requirements of this chapter if it is determined that the structure was built in compliance with past building code requirements.

RZC 21.48.010 Transfer of Development Rights Program.

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

<<administrative note: no changes to subsection B>>

C. ***Sending Area Properties.***

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

Table 21.48.010A
Eligibility Categories and Criteria

Eligibility Category	Eligibility Criteria
Urban Recreation	A. Located in the UR zone; and B. Wholly undeveloped or in agricultural or recreational use.
Historic	A. Listed on the Redmond Historic Resource Register; or B. Otherwise eligible under RZC Chapter 21.30, Historic and Archeological Resources.
Environmentally Critical Area	A. Located in one or more of the following areas: 1. Species Protection Area; 2. Category I or Category II wetland or wetland buffer; 3. Class I or Class II stream or stream buffer; 4. Landslide hazard area or buffer; 5. Contiguous forest community characterized by a qualified arborist or ecologist as: a. Having three layers of vegetation – canopy, subcanopy/shrub, and herb – dominated by native species; and b. Having at least 20 percent of canopy trees estimated to be at least 50 years of age; and c. Measuring at least one acre; and B. Wholly undeveloped, or partially undeveloped or vacant, where the Administrator determines that eligible environmentally critical areas listed in (A) above could be maintained without compromising the ecological functions and values of those critical areas.
~~**Affordable Housing**~~	~~**A. Complies with RZC 21.48.010.G, Affordable Housing Bonus.**~~

2. The following criteria must also be met:

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

i. Agriculture, recreation, open space; or

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

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

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

<<administrative note: no changes to subsections D-E>>

F. ***Use of Development Rights.***

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

a. To authorize an additional 8,712 square feet of gross floor area;

b. To increase the maximum impervious surface or maximum lot coverage by 8,712 square feet; provided, that the total increase does not exceed 10 percent of the allowed maximum square footage for the site; or

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

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

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

4 ~~**3**~~. A land use application using transferred development rights shall contain a statement describing the amount of the development rights proposed to be used and how the development rights are proposed to be used.

RZC 21.55.4100.B

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

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

Points Earned	FAR	Max Building Height		Other Bonuses Earned
		OBAT (mixed-use/non-residential)	OUMF	
1 – 50	Per calculation	160 ft./135 ft.	100 ft.	
51 – 100	Per calculation	175 ft./150 ft.	115 ft.	
101 – 150	Per calculation	190 ft./165 ft.	130 ft.	**Projects earning over 100 points may combine the transfer of development rights program with the incentive program**

Points Earned	FAR	Max Building Height		Other Bonuses Earned
		OBAT (mixed-use/non-residential)	OUMF	
151 – 200	Per calculation	210 ft./180 ft.	145 ft.	
Over 200 points	Max FAR of 9.5	230 ft./200 ft.	160 ft.	

Item		Discussion Notes	Issue Status
1.	**Fences: repairing and replacing non-conforming fences.** Weston, Coleman, Public Comments	Commission Discussion Commissioners and community members asked about how repair and replacement of legal non-conforming fences would work. Would it make a difference if the legal non-conforming fence was on property owned by King County? 2/25: Chair Weston asked for information about what fence regulations apply to fences in the shoreline jurisdiction. Staff Comments A legal non-conforming use or structure is something that met all requirements at the time it was established/constructed but does not meet current requirements. For example, a building might be built when the setback requirement was 3 feet but the requirement later changed to 5 feet. That building would be considered a legal non-conforming structure. Legal conforming uses and structures are regulated in RZC 21.04.5000. Maintenance is addressed in RZC 21.04.5000.F, Maintenance. The code says, "Ordinary and routine maintenance and repair of a legal nonconforming structure and structures containing a nonconforming use, such as painting or plumbing repair, shall be permitted as necessary to ensure the protection of general health, safety, and welfare. All legal nonconforming uses and structures are subject to all applicable property maintenance and substandard building laws." Additional relevant sections are: RZC 21.04.5000.I, Alteration or Expansion of a Nonconformance. In general, this section says that the degree of nonconformity cannot be increased. It also says that legal nonconforming structures must be brought into compliance with the RZC when alteration or expansion of the structure takes place, and the following takes place within any three-year period: a. The gross floor area of the structure is increased by 100 percent or more; or b. The costs stated on all approved building permit applications for the structure equal or exceed the value of the existing structure at the beginning of that three-year period.	Opened 2/11/2026 Closed 3/11/2026

Item		Discussion Notes	Issue Status
		RZC 21.04.5000.G, Abandonment of Rights to Nonconformities. In general, this section says that the right to continue a legal nonconforming structure is lost when the structure is demolished or rebuilt. Legal nonconforming structures can be repaired or restored in extraordinary circumstances such as following an earthquake, fire, explosion, vandalism, etc., with limitations. (RZC 21.04.5000.H, Restoration) Community members spoke of a specific fence along the Sammamish River. The same regulations would apply whether the fence is on private property, City-owned property, or County-owned property, because all the property is within Redmond city limits and subject to the Redmond Zoning Code. 3/11: Fences are prohibited in stream buffers in the shoreline jurisdiction (RZC 21.68.100). The Sammamish River stream buffer south of the Puget Sound Energy trail is 150 feet (RZC 21.68.060.A.1). Stream buffers are measured perpendicular to the ordinary high water mark (RZC 21.64.020.B.2). A legal non-conforming fence in a stream buffer in the shoreline jurisdiction would be subject to the provisions described above. An unpermitted fence in a stream buffer in the shoreline jurisdiction would be a code violation. Redmond's code enforcement approach is to work collaboratively with property owners to reach compliance.	
2.	Fences: materials. Weston, Coleman	Commission Discussion Barbed wire fence topping is not permitted along residential areas. Can we exclude these fence toppings when they are adjacent to parks, and public spaces? How will this be addressed if a fence exists with this or similar treatment? How can you bring the fence into compliance with the current RZC? Staff Comments If the Planning Commission wishes to further restrict locations for barbed or razor wire fences, staff recommends amending Table 21.24.050 – Electric, Barbed Wire, and Swimming Pool Fences as shown below. "Parks, Open Space, Trails and Gardens" is defined in RZC 21.78.250 as "A variety of outdoor recreation areas including wildlife refuges; wetland, stream, and wildlife mitigation areas; arboretums; pea patches; and play areas. This definition excludes: Athletic, Sports, and Play Fields; and Marine Recreation."	Opened 2/11/2026 Closed 2/25/2026

<table>
<tr><th>Item</th><th></th><th>Discussion Notes</th><th>Issue Status</th></tr>
<tr><td></td><td></td><td>Excerpt from Table 21.24.050
<table><tr><th>Fence Type</th><th>Permitted Zones</th><th>Special Requirements</th><th>Other Code Requirements</th></tr><tr><td>(B) Barbed or Razor Wire Fences</td><td>UR, RA-5, but not along property lines adjacent to other residential and commercial zones, and parks, open space, trails and gardens.</td><td>A. Commercial storage, utility and public uses may use barbed wire only on top of a fence at least six feet in height. The barbed wire shall not extend more than 18 inches above the top of the fence.

B. Prohibited when fronting shoreline public access areas (Shoreline Public Access System Map, Figure S-1 of the Shoreline Master Program).</td><td>None</td></tr></table>
Issue #1 addresses nonconforming structures.</td><td></td></tr>
<tr><td>3.</td><td>Incentive Package

Aparna</td><td>Commission Discussion

Commissioner asked if the Overlake Incentive table was in effect and why changes are part of this package.

Staff Comments

The Overlake Incentive table is adopted and in effect. The point values that equate to FAR and height are in the incentive calculator but not published in the code. The calculator values were included for the incentive tables for Marymoor and Downtown, but not Overlake. This update adds the calculator and values to the code for consistency and transparency. It makes no substantive change to the Overlake incentive program.</td><td>Opened 2/11/2026

Closed 2/25/2026</td></tr>
<tr><td>4.</td><td>Public Feedback

Gagner</td><td>Commission Discussion

Commissioner would like to review community feedback on this package.</td><td>Opened 2/11/2026

Closed</td></tr>
</table>

Item		Discussion Notes	Issue Status
		Staff Comments The feedback summary is available to review and has posted on the zoning amendments webpage.	3/11/2026
5.	Daycare Weston, Coleman	Commission Discussion Commissioners asked for the rationale to not allow daycares closer than 300 feet apart. It appears to be the only old requirement that wasn't removed. The Commissioner's preference is that the City not restrict daycare density. There are some concerns about removing this due to potential traffic impacts. Staff Comments Engrossed Substitute Senate Bill (ESSB) 5509 stipulates that cities may impose reasonable restrictions on the permits for child care centers, with the example of pickup and drop-off areas. Otherwise, ESSB 5509 preempts city regulations by requiring the outright permission of child care centers in all zones except industrial zoning, light industrial zones, and open space zones. The recommended amendments strike a previous restriction that limited the centers from locating closer than 300 feet from an existing operation in residential zones.	Opened 2/11/2026 Closed 2/25/2026
6.	Co-living Copley	Commission Discussion Additional discussion on the co-living clean-up, and the ambiguity on the co-living requirements. What if any were the unintended uses? Staff Comments The purpose of the proposed amendments is to: • Ensuring that residential suites are complying with affordable housing regulations as intended. • Ensure that applicants are not claiming co-living space to circumvent maximum square footage per lot regulations. • Improve consistency in how these types of units are referenced across the RZC. • Clarify development standards for dormitories and residential suites in the Neighborhood Residential zone. More information is on page 72 of the Technical Committee Report	Opened 2/11/2026 Closed 2/25/2026

Item		Discussion Notes	Issue Status
7.	Parking Weston	Commission Discussion Alternative parking minimums are allowed if an applicant has a parking study prepared by a qualified expert. What is considered a qualified expert? Are we allowed to specify what sort of expert does the study? Pleased with the direction that Redmond is moving to reduce surface parking and is concerned that there is an alternative minimum path. Staff response A qualified expert is typically a parking consultant or traffic engineer consultant. As part of the development review process, the consultant shares their credentials, experience, and knowledge in conducting the study. The alternative minimum process is not new, and staff have not experienced challenges in determining who is a qualified expert in parking studies. Staff expect the use of this tool to continue to decrease as minimum parking requirements are decreased or eliminated.	Opened 2/11/2026 Closed 2/25/2026
8.	Uses Weston	Commission Discussion Questions and clarifications on a variety of uses: • Are religious uses qualified in the category of Arts, Entertainment, Recreation and Assembly? • Are non-profits considered in the category of Arts, Entertainment, Recreation and Assembly? • What are cooking classes considered? Does it differ if it's offered by a non-profit or in a retail space? • What do we consider Indoor or outdoor mini golf? Does it differ if they are selling alcohol and/or food? • What do we consider arena soccer? • What do we consider a dance school that also sells equipment on site? • What do we consider adult only recreation like axe throwing? • Is alcohol covered under general sales and services or if only cannabis is in the exclusion? • Are there medical services that are not considered in general sales and services, specifically surgery or MRI equipment, or if chemical storage is on site if that would remove it from that category? • Do animals impact these uses for example, animal shelter, veterinary, puppy training classes, doggy daycare or cat café?	Opened 2/11/2026 Closed 2/25/2026

Item	Discussion Notes	Issue Status

	Staff Response
	
	Redmond's use categories are based on the Land Base Classification System (LBCS) - Function Dimension (pg. 26) that groups land-based classifications for basic organization of similar uses. This standardized system offers flexibility in codified allowed uses – broader categories are used when possible to avoid inadvertent omission of specific uses. Definitions of allowed use categories, often a copy of the LBCS Function, are found in RZC 21.78.
	
	Staff also review the North American Industry Classification System (NAICS) codes as part of the business licensing process. By cross-reference NAICS with LBCS, staff confirm allowed uses by zoning zoning district.
	
	Redmond also developed a Business Use Look Up Tool to help the community and staff answer use-related questions. A video series was also launched to assist businesses in preparing to locate or relocate their business in Redmond. This series walks through individual steps in detail, including how to assess the permission or limitation of a business and its typical activities.
	
	Regarding the uses mentioned above, the following provides the relevant allowed use:
	
	• Are religious uses qualified in the category of Arts, Entertainment, Recreation and Assembly?
	  o Faith-based uses are an individual category
	• Are non-profits considered in the category of Arts, Entertainment, Recreation and Assembly?
	  o The distinction between for-profit and non-profit was previously removed from the RZC as the underlying business activities dictate the predominant use. Thus, different non-profit organizations would fit into different use categories.
	• What are cooking classes considered? Does it differ if it is offered by a non-profit or in a retail space?
	  o Cooking classes, as a stand alone business, would be categorized as technical, trade, and or other specialty school, a subcategory of Educational uses. If the classes were secondary to a primary use such as cooking supply sales, grocery store, or a catering business, that business structure would used to identify the relevant allow use.
	• What do we consider indoor or outdoor mini golf? Does it differ if they are selling alcohol and/or food?
	  o The primary use would be assessed. If mini-golf is the primary use, it would align with the arts, entertainment, recreation, and assembly use category.
	• What do we consider arena soccer?	

Item		Discussion Notes	Issue Status
		○ With soccer being the primary use, the arts, entertainment, recreation, and assembly category would apply. • What do we consider a dance school that also sells equipment on site? ○ Dance schools are a technical, trade, and specialty school based on the use category including fine arts and performance arts schools. A clarification is also recommended to include performing arts studios. • What do we consider adult only recreation like axe throwing? ○ Axe throwing would be consider arts, entertainment, recreation, and assembly. • Is alcohol covered under general sales and services or if only cannabis is in the exclusion? ○ Alcohol sales, as a bar or drinking place, are categorized under food and beverage. Cannabis is regulated as a separate use for alignment with state regulations. • Are there medical services that are not considered in general sales and services, specifically surgery or MRI equipment, or if chemical storage is on site if that would remove it from that category? ○ Medical services are categorized under education, government, health care, and other institutions. • Do animals impact these uses for example, animal shelter, veterinary, puppy training classes, doggy daycare or cat café? ○ The RZC includes several uses involving animals: ▪ Animal Kennel/Shelter use including indoor and outdoor facilities where animals may be housed for more than 24 hours. ▪ Pet and Animal Sales and Services (except Veterinary) such as retail sales, sales of pet supplies, grooming, boarding, caretaking, and training. ▪ Business and services which includes veterinary as a professional service. ▪ A cat café would be assessed as a café, as the primary use.	
9.	Diagrams and Graphics Aparna	Commission Discussion Can we develop more diagrams on how lots can be split? Can we have a visual guide? Staff Response Two good resources exist that explain different methods for subdividing property.	Opened 2/11/2026 Closed 2/25/2026

Item		Discussion Notes	Issue Status
		1. The Municipal Research and Services Center (MRSC) provides a helpful overview of subdivision methods. 2. The Washington State Department of Commerce publishes A Short Course On Local Planning Resource Guide (see section 5.B beginning on page 120). Staff will take the recommendation to develop diagrams under advisement. They may be appropriate as part of a tip sheet or user guide that accompanies the zoning code.	
10.	Fences Public Comment	Fences, concerns about legal non-conforming fences along water shoreline and along Sammamish River Trail Fence is 50+ years old, is there clear direction on legacy fences, and how we can deal with that, and repair fences, doesn't increase legal-nonconforming especially along Sammamish River Trail Staff Response Please see Issue #1.	Opened 2/11/2026 Closed 2/25/2026

Appendix B – Public Hearing Notice

NOTICE OF PUBLIC HEARING
CITY OF REDMOND

Redmond Zoning Code Amendment: 2025 Legislative Conformance, Business Improvement, and Fences
(LAND-2026-00016, SEPA-2026-00015)

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on **February 25, 2026 at 7 p.m.** or as soon thereafter, on:

SUBJECT: The code package has three categories: legislative conformance, business improvement, and fences.
In 2025 the state legislature enacted several new laws affecting local development regulations. This amendment package will result in updates to the Redmond Zoning Code to address new state laws. It will also address several clean-ups related to Redmond 2050. Legislative conformance package updates the following code chapters: RZC 21.04, 21.08, 21.10, 21.12, 21.13, 21.20, 21.40, 21.48.010, 21.55, 21.74, 21.76, 21.78.

Annually, staff prepares a package of code amendments proposed to improve business use of these regulations. These updates include amendments to the following chapters: RZC 21.04, 21.36, and 21.76.

The fence updates are intended to synchronize and add clarity to fence requirements, and to evaluate the purpose and intent of regulating fence and retaining wall location, dimensions, permit requirements, and design. The following code chapters are proposed to be amended: RZC 21.24 and 21.25 (new chapter).

REQUESTED ACTION: Planning Commission recommendation on the proposed amendment to the Redmond Zoning Code

PUBLIC PARTICIPATION: Join in-person at City Hall, watch live at redmond.gov/RCTV, Comcast channel 21, Ziply channel 34, on facebook.com/CityofRedmond, or listen live by phone by calling 510-335-7371.

Public comment can be provided in-person or by phone during the meeting by providing a name and phone number to PlanningCommission@redmond.gov no later than 5 p.m. on the day of the hearing.

Written public comments should be submitted prior to the hearing by email to PlanningCommission@redmond.gov no later than 5 p.m. on the hearing date. Comments may also be sent by mail to: Planning Commission, MS: 4SPL, P.O. Box 97010, Redmond, Washington, 98073-9710.

A copy of the proposal is available at redmond.gov/1480. If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Lauren Alpert, Senior Planner, 425-556-2460, lalpert@redmond.gov.

If you are hearing or visually impaired, please notify Planning Department staff at 425-556-2441 one week in advance of the hearing to arrange for assistance.

LEGAL NOTICE: February 4, 2026

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MEETING MINUTES

REDMOND PLANNING COMMISSION MEETING

Wednesday, February 25, 2026 – 7:00 p.m.

1. Call to Order & Roll Call – 7:00 p.m.

Commissioners Present:	Chair Susan Weston, Vice-Chair Jeannine Woodyear, Commissioners Tara Van Niman (virtual), and Aparna Varadharajan (virtual)
Commissioners Absent:	Commissioners Adam Coleman and Denice Gagner (Excused)
Staff Present:	Jeff Churchill, Glenn Coil, Kim Dietz, and Chris Wyatt
Recording Secretary:	Carolyn Garza, LLC

2. Approval of the Agenda

   - *Motion to approve the Agenda by Vice-Chair Woodyear, seconded by Commissioner Copley. The Motion passed.*

3. Approval of Meeting Minutes & Summaries

   - *Motion by Commissioner Copley to approve the February 11, 2026 Meeting Summary. Motion seconded by Vice-Chair Woodyear. The Motion passed unanimously.*

4. Items from the Audience (General)

   - David Morton, Redmond 98053, asked that there be a recommendation for PFAS soil and groundwater testing at the DTG recycle site, formerly All Wood

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Recycling, before any ground disturbance occurs as part of the Evans Creek Relocation Project and explained reasons.

- Andrew Brown, Redmond 98052, stated having sent a Power Point presentation to the Commission regarding tree-felling and light pollution, explained some of the content, and asked that a thorough review of actions occur to protect environmentally sensitive areas along the river.

5. 2026 Code Amendment Series: Business Improvement, Fences, and Legislative Conformance – Public Hearing and Study Session

Planning Manager Churchill presented the topic.

Public Hearing

- Andrew Brown, Redmond 98052, stated that a part of the previously mentioned Power Point presentation sent to the Commission is regarding non-conforming fences and explained some of the content and possible solutions.
- David Morton, Redmond 98053, asked, regarding Business Improvement amendments, how *Business Open* signage required during sidewalk closures by a contractor can be enforced and for details regarding proposed updates to home-based business allowances; that regarding Fences, stated clarity is still needed; and regarding Legislative Conformance, that removing arbitrary location barriers is positive and that parking changes in real neighborhoods should be examined as minimum requirements are reduced. Public facing materials should remain accessible and easy to understand for residents.

Chair Weston closed the verbal portion of the Public Hearing.

Study Session

Planning Manager Churchill presented the Issues Matrix.

Regarding Issue one, Non-Conforming Fences, Chair Weston asked for more clarification regarding special rules for fences in shoreline areas. The Issue remained open.

Regarding Issue two, Fence Materials, Chair Weston supported the new language and closed the issue.

Regarding Issue three, Commissioner Aparna stated the issue could be closed.

Regarding Issue four, Community Feedback, Chair Weston stated that the issue should remain open for Commissioner Gagner, but that a closure via email might occur before the next meeting.

Regarding Issue five, Daycares, Principal Planner Dietz explained Senate Bill 5509, Chair Weston related historical information in Redmond and stated that the issue could be closed on the behalf of Commissioner Coleman.

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Regarding Issue six, Co-Living, Commissioner Copley stated that the issue could be closed.

Regarding Issue seven, Alternative Parking Minimums, Chair Weston stated that the issue could be closed and that the clarification was appreciated.

Regarding Issue eight, Allowed Uses, Chair Weston stated that the issue could be closed.

Regarding Issue nine, Sub-dividing Property, Commissioner Aparna stated that the issue could be closed. Chair Weston stated that tip sheets or user guides are very useful. Planning Manager Churchill replied that out-of-date guides are to be updated.

Regarding Issue ten, a Public Comment regarding Fences from the last meeting, Chair Weston stated that the issue could be closed.

Commissioner Van Niman asked Chair Weston, regarding Issue ten, if there is a gap in obtaining answers for both staff and the Public Commenter. Chair Weston replied that when zoning code is not quickly clear, something needs to be addressed. Commissioner Van Niman asked for further clarification and Chair Weston stated that Issue one remains open for more clarity.

Planning Manager Churchill asked for clarification that Issue two should be closed, and Chair Weston replied that with the new text the issue is appropriate to close.

Planning Manager Churchill stated that the Amendments will be revisited on March 11, 2026.

6. Staff & Commissioner Updates

Senior Planner Coil stated that the next Planning Commission meeting is on March 11, 2026.

Commissioner Copley stated having spoken with a resident regarding Housing and that broadcasting opportunities to build more types of housing is positive.

Chair Weston stated that the Cascade Water Alliances Water System Plan was approved. The Mayor and the Cascade Water Alliance Board Representative have been reached out to know when Council will receive a briefing, and the Planning Commission are welcome to individually attend the public meeting.

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Chair Weston stated that regarding an email comment received about Housing Displacement, there is a Housing Action Plan and Human Services Strategic Plan on the Redmond website that will benefit from community feedback. If someone is concerned regarding individual displacement, staff has suggested working with ARCH, King County, 211, and the King County Housing Authority for specialized expertise.

7. Adjourn

- *Motion to adjourn at 7:44 p.m. by Commissioner Copley. Motion seconded by Vice-Chair Woodyear. The Motion passed.*

Minutes approved on:

March 11, 2026

Planning Commission Chair

Signed by:
Susan Weston
2E06B184028E4A6...

From: Andrew Brown <andyb12@mac.com>
Sent: Tuesday, February 24, 2026 4:52 PM
To: Planning Commission <planningcommission@redmond.gov>
Subject: Follow up to public comments at February 11th Commission meeting

External Email Warning! Use caution before clicking links or opening attachments.

Thanks for all the time and effort commissioners and staff put into ensuring our community is well managed.
At the planning meeting on 2/11/2026 that provided an update on fence codes to better align with Redmond 2050, my neighbor Andrew Kennelly and I made comments about the situation our neighborhood is currently facing as we try to repair a decades old fence that defines the western edge of our association property. The issue being our western border is adjacent to the Sammamish River Trail. The city has asked that we provide evidence of when the fence was installed and its permit prior to giving direction as to what repairs we can do to the fence. This fence was in place long before these properties were developed when this land was used for blueberries or other farming. It is not reasonable to put the onus on an HOA, formed probably decades after the fence was first installed, to find original documentation if it even exists. And what would the purpose of this be? The fence is legally non-conforming. We already know that. We wish to improve the fence and the environment around it by replacing the bent posts, rusted mesh and barbed wire with either new metal posts or a cedar post fence. The fence footprint and other design elements would be similar to our existing fence. These actions would in-fact reduce the non-conformance of our existing fence and most certainly enhance the aesthetics of the fence to all those who use the trail as well as the residents. We'd like some help in trying to find a common sense path forward to getting the required city approval to repair the fence. There are miles of non-conforming fences along the trail, some of which have clearly been improved. So there is a precedent for allowing us to implement these improvements to our fence. We also ask that such fences be given due consideration in any fence code updates being considered as part of Redmond 2050.

The second issue that I brought up at the meeting was the increase in noise and light pollution from lite industrial park buildings along the eastern bank of the river that are

located next to sensitive environmental zones. Landmark tress were recently cut down illegally (without permits) and this has caused a further increase in noise and light pollution. As Redmond City pursues the 2050 Comprehensive plan attention must be given to these increasing sources of pollution that impact the natural environment for our wildlife as well as being disturbing to residents in nearby neighborhoods. I attach some pictures to highlight my issue.

A before and after image showing the cutting down of one of multiple landmark trees that were felled on this day. This was done without permits. The city compliance officers arrived too late to prevent the trees from being felled. The company was issued a warning, retroactively given permits, and had to plant a few saplings. This makes no sense and does not address the environmental damage caused by this illegal tree felling. I also attach an image of how that tree looks today surrounded by garbage. This is adjacent to the environmentally sensitive zone along the river.

As to the light pollution it can clearly be seen in the other images. These were taken from the eastern side of the river facing west. The light from the buildings is so bright it causes shadows on the opposite side of the river. The full extent of the light pollution can be seen in the last picture. On the right hand side of the image is an orange glow that is from residential lights on the east side of the river and barely illuminates the trees in the homes backyard. The bright white light from the buildings on the west side of the river on the other hand indiscriminately illuminates the buildings, trees, trail, and the natural habitat on both sides of the river.

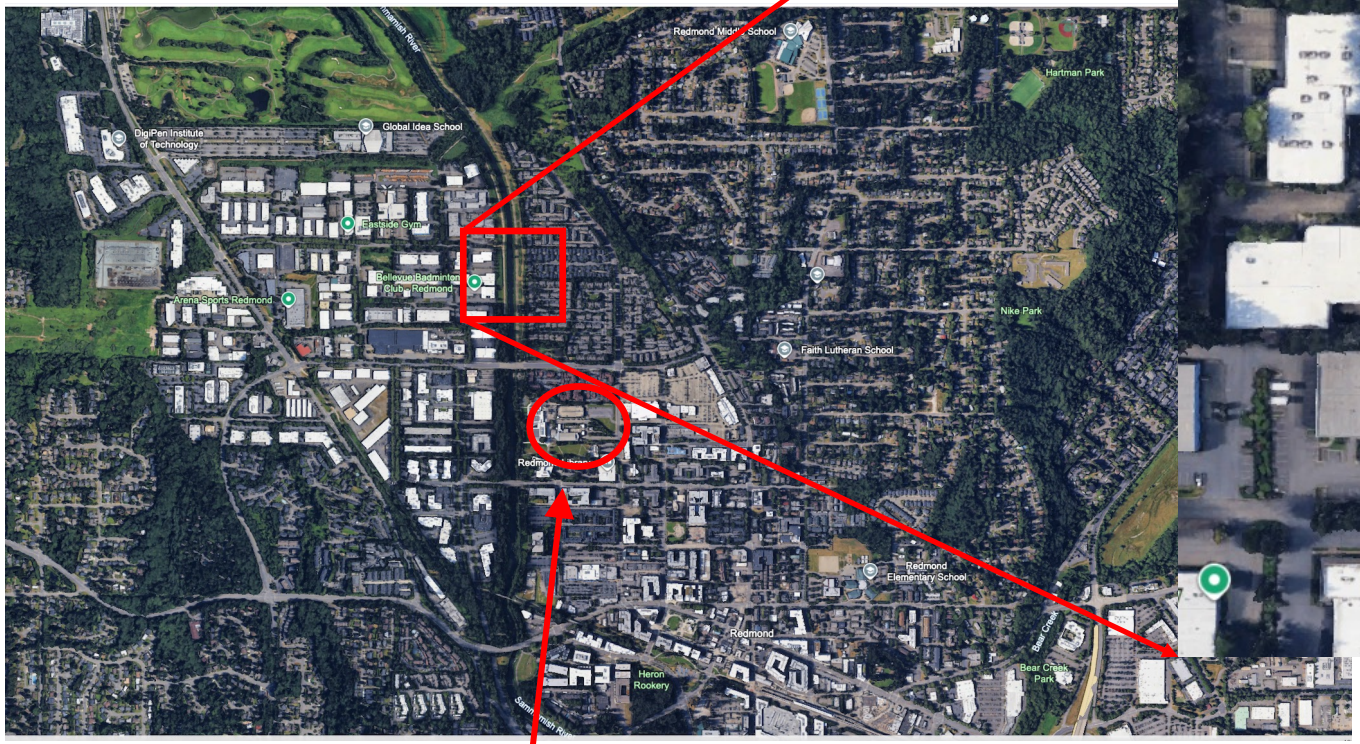
We need to stop illegal felling of trees and destruction of the natural habitat along our sensitive environmental areas such as the banks of the river. Stricter regulations and enforcement are clearly required. In addition, and as a direct consequence of tree felling, we need stringent codes to govern light pollution from buildings that indiscriminately illuminate large tracts of land including these environmentally sensitive areas, and even reaching the trail on the opposite side of the river.

Sincerely,
Andrew Brown, Redmond City Resident.

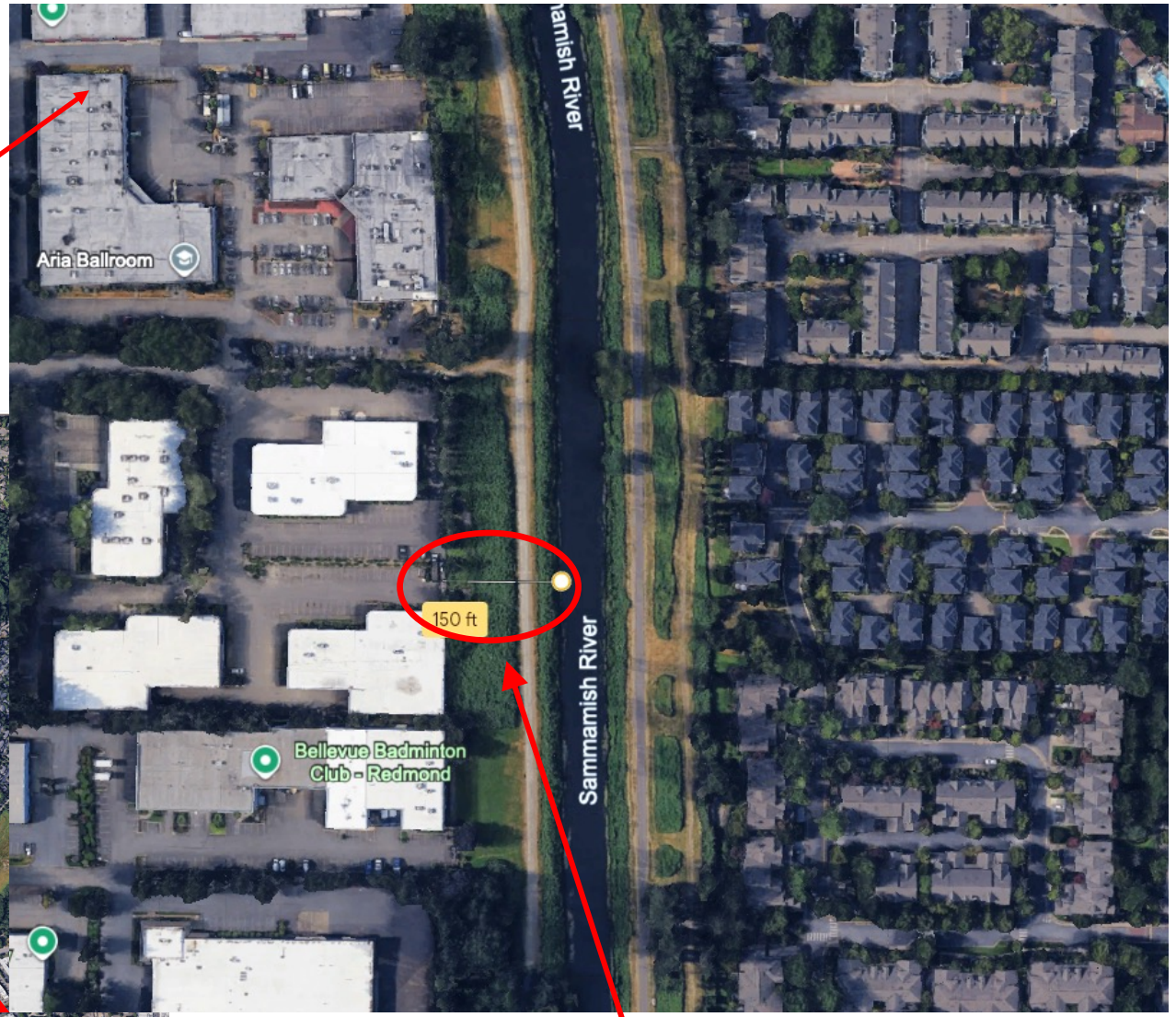
City of Redmond Planning Commission Meeting 2/25/2026

Illegal Tree Felling
Noise and Light Pollution
Fence Permitting

Location:
Downtown Redmond



Redmond Community Center



SMA governs land within 200 feet of shoreline - specifically includes Tree Protection

In Washington State, the Shoreline Management Act (SMA) generally governs land within **200 feet** of the Ordinary High Water Mark (OHWM) of designated shorelines, including marine waters, streams….

There are three basic SMA policy areas: shoreline use, environmental protection, and public access.

- Shoreline Use – to control pollution and prevent damage to the natural environment.
- Environmental Protection - to protect shoreline natural resources including the land, vegetation, wildlife, and aquatic habitats against adverse environmental effects. All allowed uses are required to offset these impacts as much as possible and preserve the natural character and aesthetics of the shoreline.
- Public Access - SMPs include a public access element, including provisions for public access to publicly owned areas. The SMA also implements the common law Public Trust Doctrine. This doctrine conveys that the waters of the state are a public resource for the purposes of navigation, conducting commerce, fishing, recreation, and similar uses. The Public Trust Doctrine is not invalidated by private ownership of the underlying land.

21.68.110Tree Protection, Landscaping, and Screening Within Shorelines.

A. ***Tree Protection.*** In addition to RZC 21.32, *Landscaping*, and RZC 21.72, *Tree Preservation*, all development within the Shoreline Jurisdiction shall comply with the additional tree protection, landscaping, and screening requirements of this section. Where there is a conflict between regulations, the more restrictive regulation shall apply.

1. *Tree Protection Requirements.* To maintain the ecological functions that trees provide to the shoreline environment, including air quality, wildlife habitat, temperature and glare attenuation, and aquifer recharge, significant trees shall be retained as follows:

a. Consistent with 21.72.060, *Tree Protection Standards*, a minimum of 35 percent of the existing significant trees shall be preserved on-site. (b) Within the waterfront building setback, significant trees shall be retained, except where the tree is dead, diseased, dying, or hazardous. (c) Within the shoreline buffer, trees shall be removed only where allowed under RZC 21.64.010.Q, *Buffer Areas*, and 21.64.020.B, *Stream Buffers*. (d) Within the Shoreline Jurisdiction, significant trees shall not be removed or topped for the purpose of creating views. Nondestructive thinning of lateral branches to enhance views is allowed.

Non-permitted felling of landmark trees within 200 feet of shoreline on 9/4/2025 – a once beautiful tree now an abandoned stump and a garbage pile

Fully exposed light now visible
from east side of river
No attempt to constrain illumination

Is this what our laws protecting the environment are supposed to achieve?

Google Earth 2024 image shows impact of foliage destruction - as do images of resulting light pollution

Noise pollution also increases as no barrier to dampen the sound from the industrial park

Habitat destruction, and light/noise pollution are directly related

Excessive limb removal (this is not thinning!)

Uncontrolled light cast shadows 400 feet away on the opposite side of the trail

The excessive and misguided use of artificial light at night, acts as a severe environmental threat by disrupting ecosystems, altering animal, flora and fauna behaviors, and wasting energy.

Uncontrolled light from business park illuminates both sides of river

Light from residences

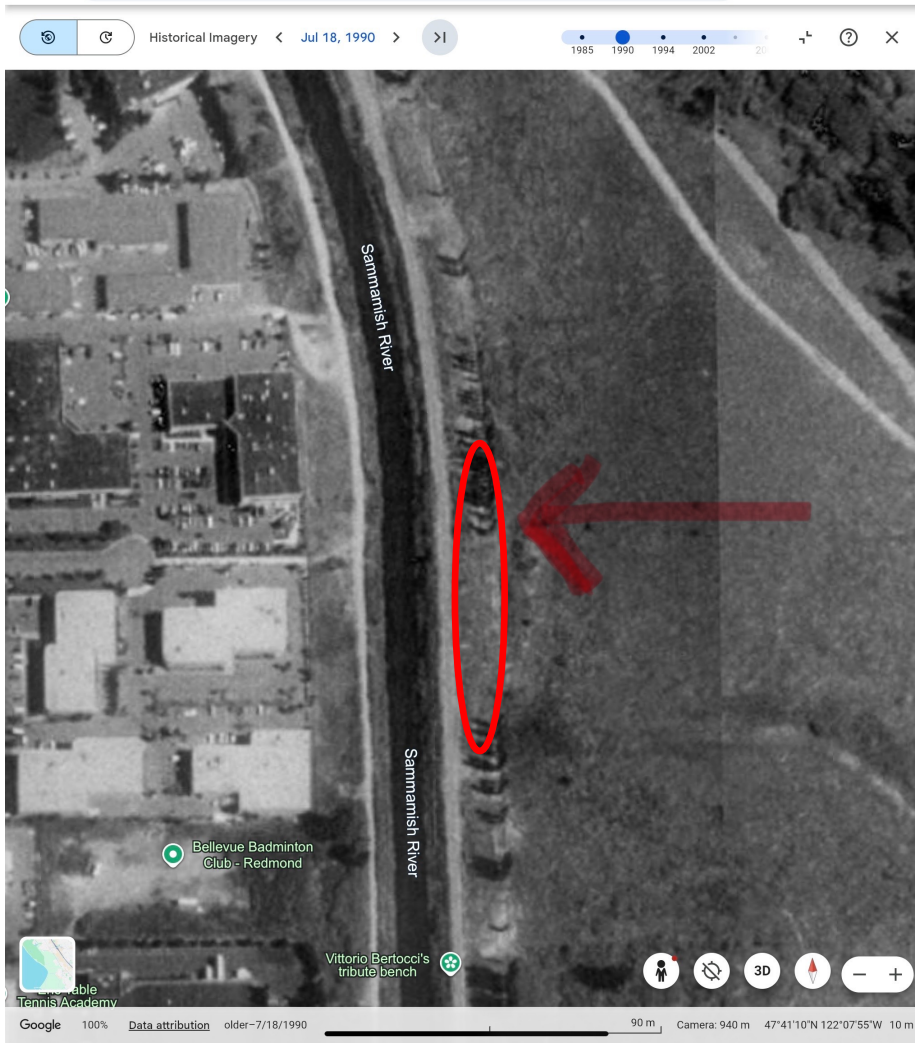
All this is allowed with no permit, but not a simple fence repair/replacement?

Which is more environmentally friendly and aesthetically appropriate for Redmond?

Metal posts and barbed wire

or cedar frame?

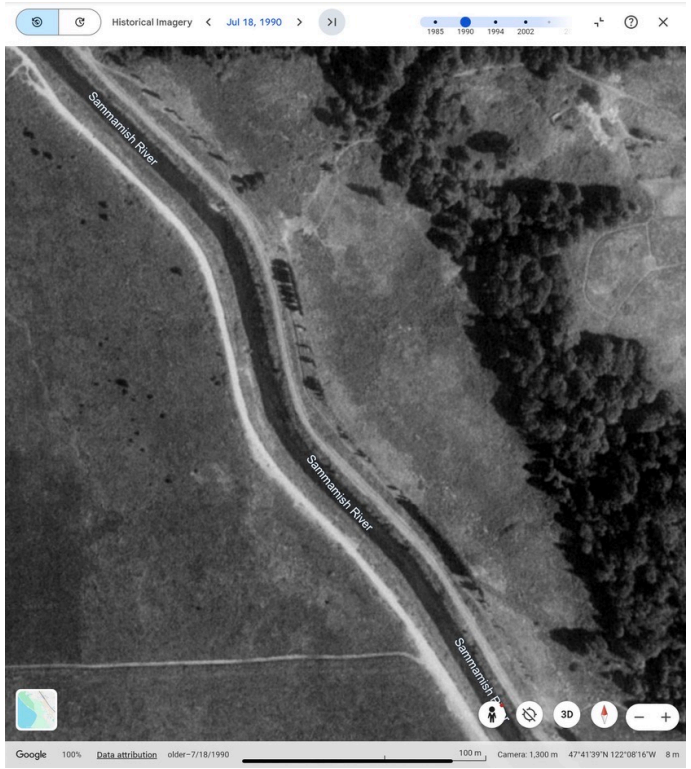
Google Earth view: 1990 versus today – existing legacy fence has been in place for ~40+ years



Windwood Village

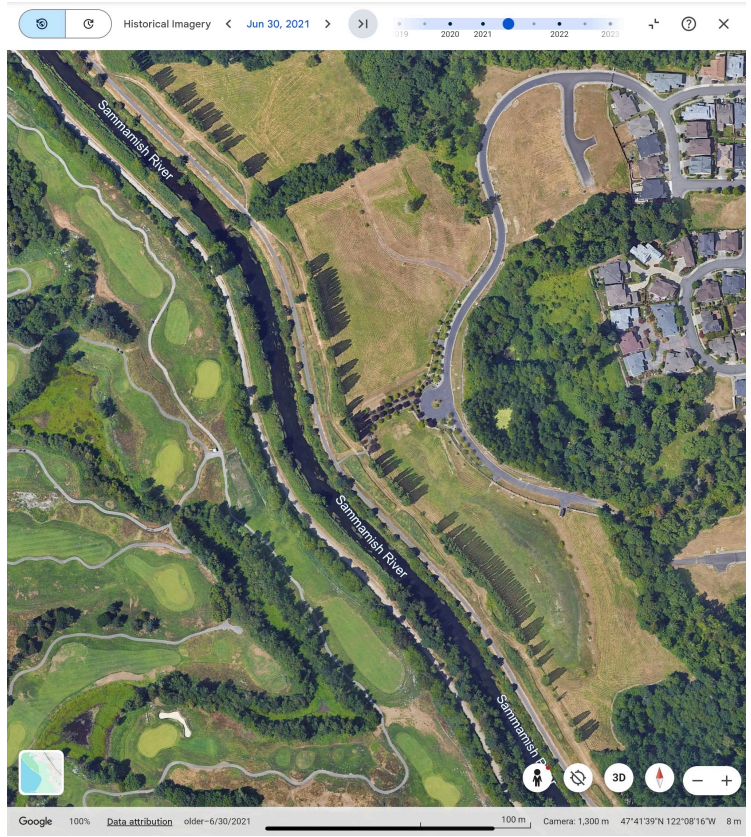
Poplar trees and legacy fence can be clearly seen extending up and down the trail

Google Earth shows legacy fence existed at Mondavio Verona prior to 1990 - replaced 2012



1990:Legacy fence and trees visible along the trail

2012: New fence built extending up and down the trail replacing legacy fence



2021: Trail, trees, and new fence cleary visible

City has asked us to find a >40-year-old fence permit - these structures have already replaced sections of the same legacy fence on the trail

Commission Request

- A thorough review of actions to protect the environmentally sensitive areas along the river is urgently required
- Consequences for those who cut down protected vegetation, especially landmark trees.
  - The habitat for animals along the river has been destroyed by these actions and will take decades to regrow.
  - Issuing a warning and retroactive permits makes absolutely no sense for breaking the law. The trees are gone with irreparable environmental damage.
- In addition to destroying natural habitat, tree and foliage removal causes increased noise and light pollution
- Uncontrolled artificial light pollution, especially in environmentally sensitive areas, needs to be addressed
- Common sense needs to apply to the replacement of ageing fences
  - Precedence exists from other fence repairs
  - We have been made aware of a “No permit required” approval for fence repair. Is this available and how would I secure this?

Written testimony from David Morton

I'd like to speak on the proposed **2026 Code Amendment Series**. I want to raise a few questions and make observations across the three amendment categories that I hope the Commission will consider as this process moves forward.

On the **business improvement** amendments, I appreciate the City's ongoing effort to reduce friction for local businesses. The proposed requirement to post **"Businesses Open" signage during sidewalk closures** seems like a practical, low-cost measure that protects small businesses during construction disruptions. I'd like to understand, however, how the City intends to enforce this requirement and what remedies are available if a contractor fails to comply. I'd also welcome more detail on the proposed **updates to home-based business allowances**.

On **fences**, I think the Commission is right to seek clarity here. Several questions came up during the February 11 study session regarding **legal nonconforming fences**, and I share those concerns. Many residents have older fences that predate current code requirements, and it would be helpful to have plain-language guidance — perhaps a simple FAQ or summary sheet — about what homeowners can and cannot do when repairing or replacing a fence that doesn't meet current standards. I'd also encourage the Commission to carefully examine the proposed restrictions on **barbed and razor wire** near **parks and open spaces**, given how many trails and natural areas exist in Redmond where neighbors and families regularly walk.

On **legislative conformance**, I'm glad to see the City aligning with state law by **removing the 300-foot spacing restriction on childcare centers**. Access to childcare is a significant challenge in our region, and removing arbitrary locational barriers is a step in the right direction. And I hope the Commission will closely monitor how parking changes interact with real-world conditions in neighborhoods, particularly as minimum requirements are reduced.

My overall ask is simply this: as these amendments move toward a City Council recommendation, I hope staff will continue making the public-facing materials accessible and easy to understand for everyday residents. Thank you for your service and your thoughtful attention to these proposals.

Redmond
WASHINGTON

TECHNICAL COMMITTEE REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

February 4, 2026

Project File Number:	**LAND-2026-00015; SEPA-2026-00016**	
Proposal Name:	**2025 Legislative Conformance, Business Improvement, and Fences Zoning Code Amendments**	
Applicant:	**City of Redmond**	
Staff Contacts:	Lauren Alpert, Senior Planner	425-556-2460
	Kim Dietz, Principal Planner	425-556-2492
	Jeff Churchill, Long Range Planning Manager	425-556-2415

TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

Technical Committee shall make a recommendation to the Planning Commission for all Type VI reviews (RZC 21.76.060.E). The Technical Committee's recommendation shall be based on the decision criteria set forth in the Redmond Zoning Code. Review Criteria:

A. *RZC 21.76.070.AE Zoning Code Amendment -Text*

REDMOND ZONING CODE TEXT AMENDMENT SUMMARY

These zoning code text amendments are organized in three different categories: 2025 legislative conformance, business code improvements, and fences.

2025 Legislative Conformance

In 2025 the state legislature enacted several new laws affecting local development regulations. This amendment package will result in updates to the Redmond Zoning Code to address new state laws. It will also address several clean-ups related to Redmond 2050. Topics include subdivision regulations, zoning for child care centers, parking, permitting timelines, building conversions, and miscellaneous corrections.

Business Code Improvements

The City's Economic Development team monitors business interaction with our development regulations. Annually, staff prepares a package of code amendments proposed to improve business use of these regulations. The 2025-2026 package includes:

- Ensuring commercial floor area is provided in mixed-use developments by removing opportunity for deviation from adopted code requirements;

- Requiring placement of "Businesses Open" where pedestrian access to businesses are impacted by sidewalk closures;
- Simplifying and clarifying opportunities for Food Truck and Pop-Up Retail Courts and for Publicly Accessible Enhanced Amenity Spaces (PEAS); and
- Improving definitions of allowed business uses.

Fences and Retaining Walls

The fence updates are intended to synchronize and add clarity to fence requirements, and to evaluate the purpose and intent of regulating fence and retaining wall location, dimensions, permit requirements, and design.

The proposed zoning code amendments are included in Attachment B.

RZC 21.76.070.AE – TEXT AMENDMENT CRITERIA	MEETS/ DOES NOT MEET
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	MEETS

STATE ENVIRONMENTAL POLICY ACT (SEPA)

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable state and federal laws. Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

- ❖ In accordance with WAC 197-11-340(2) an opportunity for comment period from February 5 – February 19 and appeal period was provided from February 20 to March 3

STAFF RECOMMENDATION

Based on the compliance review of the decision criteria set forth in

A. *RZC 21.76.070.AE Zoning Code Amendment -Text*

Staff recommends approval of the proposed amendments. Staff compliance review and analysis is provided in Attachment A.

TECHNICAL COMMITTEE RECOMMENDATION

The Technical Committee has reviewed the proposed amendments identified in Attachment B and finds the amendments to be **consistent** with review criteria identified below:

A. RZC 21.76.070.AE Zoning Code Amendment -Text

REVIEWED AND APPROVED BY

Carol Helland,
Planning and Community Development Director

Aaron Bert,
Public Works Director

Attachments

A. Staff Compliance Review and Analysis
B. Proposed Redmond Zoning Code Amendments
C. SEPA Threshold Determination

ATTACHMENT A: STAFF COMPLIANCE REVIEW AND ANALYSIS
2025 Legislative Conformance, Business Improvement, and Fences Zoning Code Amendments
LAND-2026-00016; SEPA-2026-00015

Redmond Zoning Code Text Amendment Criteria (RZC 21.76.070.AE)

CRITERION	ANALYSIS
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	The proposed amendments are consistent with the Redmond Comprehensive Plan as described below. Business Improvement FW-EV-1: Support policies, regulations, services, programs, and infrastructure investments that strengthen an economically diverse, sustainable, and resilient economy. These reforms will strengthen the economy by supporting more commercial uses on the ground floor, make it easier for customers to find open business and when there is construction, and clarify the review process of food truck and pop-up retail courts. EV-2 Provide for a mix of land uses in a range of zones that enables Redmond to meet its job growth targets and attract and retain businesses that meet the needs of the community The proposed amendments for ground-floor commercial use aid in meeting job growth targets. EV-26 Develop and maintain land use, zoning, and design regulations that attract and support a diversified mix of businesses from multinational corporations to small, locally owned and innovative neighborhood shops. Clarifying the review process for food truck and pop-up retail courts supports a diverse mix of businesses. Fences CD-2 Review policies, design standards and requirements, building codes, standard details, and other policies and regulations that impact the built environment to ensure they consider the needs of all community members regardless of their age, gender, language, or ability. To enhance equity and inclusion in the built environment: o Remove elements that may be exclusionary; o Enhance or consider new provisions that improve accessibility; and o Prioritize designs that improve the safety and inclusion of community members.

The updates to the fence code add clarity on fence and retaining wall regulations with updated guidelines on fence height, graphics, and removing additional neighborhood regulations.

2025 Legislative Conformance

FW-AR-1: Develop and support regional policies, strategies, and investments that reflect the vision and policies of the Redmond Comprehensive Plan. Achieve local goals and values by promoting the implementation of the Growth Management Act, VISION 2050, and the King County Countywide Planning Policies.

The Redmond Zoning code needs to promote the implementation of the Growth Management Act and state laws. The legislative conformance package ensures that Redmond's is following statewide regulations on a variety of topics including parking, lot splitting and subdivisions, and child care zoning.

EV-32 Support the availability of affordable and accessible supportive services, such as high-quality childcare and long-term care, to ensure that all community members can participate and thrive in the workforce.

The proposed amendments expand the zones in which daycare centers would be permitted uses.

All Packages

PI-17 Prepare and maintain development regulations that implement Redmond's Comprehensive Plan and include all significant development requirements. Ensure that the regulations are clearly written and can be efficiently and effectively carried out. Avoid duplicative or inconsistent requirements. Ensure that the development regulations can be accessed, understood, and used to the greatest extent possible by all people.

PI-18 Ensure that Redmond's development review process provides applicants and the community a high degree of certainty and clarity that results in timely and predictable decision making on development applications.

One objective of these code amendments is to improve clarity of those sections that are amended so that staff, applicants, and community members enjoy a high degree of certainty about timelines and results.

2025 – 2026 BUSINESS CODE IMPROVEMENT AMENDMENTS

Economic Development

Amendment Summary
Jan. 29, 2026

Business-Oriented Pedestrian Wayfinding Signage During Construction

Subject Matter Experts	Yuri Bergeron, Right-of-Way Program Administrator Beckye Frey, Principal Planner
Author	Kimberly Dietz, Principal Planner
Policy Basis for Amendment	Comprehensive Plan EV-4 Focus local investments to maintain and expand infrastructure and services that support local and regional economic development strategies, encourage growth in designated centers, and help achieve employment and housing targets. EV-21 Invest in a well-connected, safe, accessible, and efficient multi-modal transportation network that is responsive to innovations and changing demands. TR-11 Use signage and other wayfinding techniques that meet regulatory requirements while reaching those with limited English proficiency or limited sight, especially near transit stations and stops. TR-16 Prioritize the comfort, safety, and convenience of people using pedestrian and bicycle facilities over other users of the transportation system. Establish standards for bicycle and pedestrian facilities to attract users of all ages and abilities. Prioritize improvements that address safety concerns, connect to centers or transit, create safe routes to school, and improve independent mobility for those who rely disproportionately on the pedestrian and bicycle network. Economic Development Strategic Plan Action 6B.3. Support the development of district design guidelines, including signage, wayfinding, banners, lighting, and other urban design elements to reinforce visual district identity.
Relevant Code Portions	RZC Appendix 2.A.7.f Streets – Intersection Design: Temporary Pedestrian Access During Construction Additional Relevant Codes: RZC 21.52.030.F Street and Access Standards – Traffic Control, Safety Devices, and Street Lights RZC 21.52.050 Pedestrian, Bicycle, and Other Nonmotorized Connections.

Proposed Amendment Overview

Provide wayfinding signage for pedestrians to access businesses when regular access is restricted by construction or other temporary sidewalk closures.

Rationale

Businesses can be impacted negatively when regular pedestrian access is restricted for lengthy periods of time. To support business vitality, signage indicating clear pedestrian access routes would be provided at accessible locations, as indicated for City review in Traffic Control Plans.

Key Decision Points (as applicable)

Staff reviewed to confirm the proposed sign template.

Stakeholder Feedback to Date

- One commenter requested that the amendments should also address parking access, regulations and infrastructure required.
    - Staff response: this amendment, addressing temporary signage, is intended to ensure pedestrian-level wayfinding when sidewalk closures create impacts to pedestrians accessing businesses. Parking access and infrastructure are not within the scope of this amendment.

PROPOSED AMENDMENT:

RZC Appendix 2.A..7.f, Intersection Design - Temporary Pedestrian Access During Construction.

f. Temporary Pedestrian Access During Construction.

i. A temporary pedestrian access plan is required as part of the civil construction plan set. This plan needs to show how pedestrian traffic passing by the proposed development will be accommodated during the entire length of the construction phase. The plan is required to work in conjunction with pedestrian and vehicle detours already in place for other public and private projects, and may need to be adjusted to respond to changing conditions as the development is constructed.

ii. For construction of new structures adjacent to existing sidewalks with pedestrian traffic, a covered walkway will be required to protect pedestrians from falling debris. Covered walkways should be designed to provide sturdiness, adequate light for nighttime use and safety, and proper sight distance at intersections and crosswalks.

iii. Short term closures of sidewalks or pathways for utility construction work may be allowed upon review and approval of the pedestrian access plan by the Public Works Department as per RZC 21.52.030.F.3. The pedestrian access plan should show the duration of the short term

closure and provide temporary routes with barricades and cones that parallel existing facilities. These routes must be accessible for persons with disabilities, including the provision of ramps, minimum widths, and smooth surfaces for wheelchair access. When a parallel route is not available, pedestrians must be detoured with advance signing in accordance with the Manual on Uniform Traffic Control Devices. See MUTCD 2009 (or latest revision) sections 6D.01, 6D.02, 6D.05 for guidance.

iv. When pedestrian access to businesses is impacted by short-term or long-term closures of sidewalks or pathways, informational wayfinding signs must be indicated on the pedestrian access plan and installed at the approved locations to provide all of the following details:

A. Sign title: Businesses Are Open During Construction.

B. Sign subtitle: We appreciate your continued support.

C. Section text: Routes to Access Businesses:

D. Aerial or map indicating all of the following:

1. North arrow

2. Symbol legend

3. Sidewalks open with directional routing

4. Sidewalks closed for construction

5. The construction area

6. Business areas

E. Sign text: While visiting businesses in Redmond, you may occasionally be impacted by construction projects. Stay up to date on projects as they are planned and under construction by visiting the City of Redmond's Project Viewer webpage at gis.redmond.gov/CPV.

F. Construction contact information including name, phone number, email address, and webpage.

G. Construction company logo and City of Redmond logo.

H. Accessible information.

1. Braille plaque for visually impaired; and

2. Web url to information for translation.

I. Example sign:

BUSINESSES ARE OPEN DURING CONSTRUCTION

We appreciate your continued support.

Routes to Access Businesses:

Braille plaque of sign information

While visiting businesses in Redmond, you may occasionally be impacted by construction projects. Stay up to date on projects as they are planned and under construction by visiting the City of Redmond's Project Viewer webpage at **gis.redmond.gov/CPV.**

Planning and Community Development
– Economic Development
redmond.gov/SmallBusiness

Web URL to translation of sign information

Redmond
WASHINGTON

2025 – 2026 BUSINESS CODE IMPROVEMENT AMENDMENTS

Economic Development

Amendment Summary
Jan. 29, 2026

Definitions

Subject Matter Experts	Beckye Frey, Principal Planner David Lee, Principal Planner Jenny Nelson, Supervisor, Development Services
Author	Kimberly Dietz, Principal Planner
Policy Basis for Amendment	FW-LU-2 Ensure that the land use pattern in Redmond meets the following objectives: • Reflects the community values of sustainability, resilience, and equity and inclusion; • Advances sustainable land development and best management practices and a high-quality natural environment; • Reduces and protects against disproportionate negative impacts from land development and exposure to environmental injustice. • Promotes development sufficiently away from environmentally critical areas; • Encourages a mix of uses that create complete neighborhoods; • Maintains and enhances an extensive system of parks, trails, and open space; • Supports and encourages flexible places for a resilient and adaptive economy that includes a mix of research, retail, health, technology, and manufacturing uses; • Ensure the siting and delivery of public infrastructure and community services to support preferred land use pattern; and • Promotes sufficient density for development pattern and urban design that enable people to readily use a variety of accessible and active forms of travel including but not limited to walking, rolling, bicycling, transit. LU-2 Ensure that development regulations, including the allowed density, uses, and site requirements, support Redmond's preferred land use pattern. LU-5 Provide an appropriate level of flexibility through development regulations to promote efficient use of buildable land. Balance this flexibility with other community goals and the need for equity. LU-7 Provide opportunities for shops, services, recreation, and access to healthy food sources within walking or bicycling distance of homes, workplaces, and other gathering places.
Relevant Code Portions	RZC 21.78 Definitions RZC Article I. Zone-Based Regulations

Proposed Amendment Overview

Amendments to land use definitions are necessary to clarify the classification of businesses. Amendments include clarifications specific to:

- Dance studios and craft and fine art lessons in the Arts, Entertainment, Recreation, and Assembly class versus fine arts and performance art schools and conservatories in the Technical, Trade, and Specialty Schools class.
- Spas, massage, and similar personal services within the General Sales or Services land use class.

Rationale

Clarity of land use classifications ensures that businesses can align their activities operations with the City's development regulations including allowed uses by zoning district. The business owner's experience with the Redmond Zoning Code can be enhanced and streamlined by creating this type of clarity.

Key Decision Points (as applicable)

Internal review of the refined definitions has confirmed the accuracy and policy consistency for each of the amendments proposed below.

Stakeholder Feedback to Date

- One commenter requested the amendments to include any additional infrastructure and parking access in addressed.
    - Staff response: In the case of proposed definitions, staff is not recommending amendments that impact infrastructure and parking access.

PROPOSED AMENDMENT:

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

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

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

2025 – 2026 BUSINESS CODE IMPROVEMENT AMENDMENTS

Economic Development

Amendment Summary
Jan. 29, 2026

Active Use Retail Deviation Prohibition

Subject Matter Experts	Kim Dietz, Principal Planner and Special Projects Program Manager Beckye Frey, Principal Planner Philly Marsh, Economic Development Manager Domonique Meeks, Small Business Program Manager
Author	Kimberly Dietz
Policy Basis for Amendment	From 2014 to 2024, the city lost approximately 50 percent of its retail, goods and services, and food and beverage floor area. Retail, restaurants, and other small business displacement continues as new develop occurs and fewer opportunities for business relocation within the city are provided. By locating retail, goods and services, and food and beverage businesses in Redmond's centers, in close proximity to where large numbers of people live, work, travel, and visit, the city's economic vitality also strengthens priorities such as access and mobility, climate impact reductions, and equity for all. By clarifying regulations, applicants for development will receive clear and predictable information regarding the importance of retail, goods and services, and food and beverage floor area in relevant locations throughout the city. Precise language and messaging, prohibiting deviations regarding these commercial spaces, will ensure timeliness for project designers and financiers of developments proposed in Downtown, Marymoor, and Overlake. Implementation of the amended regulations will ensure quality, livable standards while promoting a vibrant and diverse economic environment. Comprehensive Plan LU-32 Maintain the Downtown, Marymoor Village, and Overlake centers as major retail, service, entertainment, and cultural centers for the city and the greater Eastside. Economic Development Strategic Plan. Strategy 1B, Action 1B.1 Consider development standards and other incentives to produce functional commercial and flexible spaces for industries that report a shortage of space opportunities or are facing displacement risk. Tourism Strategic Plan. Goal 1, Initiative 20 Encourage the development of retail spaces that will attract culinary, beverage, and nightlife businesses to Redmond. Goal 4, Initiative 7 Encourage district development, placemaking, and branding initiatives to enhance tourism assets, with a particular focus on districts accessible via light rail.
Relevant Code Portions	RZC 21.76.070 Land Use Actions and Decision Criteria

Proposed Amendment Overview

From 2014 to 2024, the city lost approximately 50 percent of its retail, goods and services, and food and beverage floor area. Retail, restaurants, and other small business displacement continues as new develop occurs and fewer opportunities for business relocation within the city are provided. By locating retail, goods and services, and food and beverage businesses in Redmond's centers, in close proximity to where large numbers of people live, work, travel, and visit, the city's economic vitality also strengthens priorities such as access and mobility, climate impact reductions, and equity for all.

Rationale

By clarifying regulations, applicants for development will receive clear and predictable information regarding the importance of retail, goods and services, and food and beverage floor area in relevant locations throughout the city. Precise language and messaging, prohibiting deviations regarding these commercial spaces, will ensure timeliness for project designers and financiers of developments proposed in Downtown, Marymoor, and Overlake. Implementation of the amended regulations will ensure quality, livable standards while promoting a vibrant and diverse economic environment.

Key Decision Points (as applicable)

The city continues to receive requests for deviation to avoid the creation of commercial floor area in new mixed-use development. There is a natural loss of commercial floor area when redevelopment occurs based on the need for lobbies, ground floor parking, service areas, elevators, and other space requirements. Strategic and equitable requirement of commercial floor area throughout the city's centers contributes to the potential relocating and rehoming of businesses that have been previously displaced or risk displacement. At the time of this report, staff were monitoring more than 50 businesses that have been displaced or are at risk of near-term displacement.

Stakeholder Feedback to Date

- Developers have expressed that historically there have been challenges with leasing out first floor commercial spaces in mixed-use buildings. They have requested provisions allowing for flex spaces to allow for residential uses or tenant spaces instead of commercial.
- One commenter requested that the amendment's changes should also address parking to support any additional retail additions and provide for any infrastructure required to support access to and from these retail areas.
    - Staff response: No additional retail is proposed via the amendments. Parking and infrastructure would otherwise be addressed via the existing regulations for the individual zoning district and development requirements specific to the form of construction.

      of vegetation, provision of usable open space, and adequate light, air, and security.

PROPOSED AMENDMENT:

RZC 21.76.070 Land Use Actions and Decision Criteria

C. Administrative Design Flexibility.

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

2. Scope. Administrative design flexibility shall only be considered for adjusting standards in the categories listed below for each type of land use. Requests for adjustment to standards not listed shall be processed as a variance as set forth in RZC 21.76.070.AB, Variances.

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

4. Decision Criteria.

...

8. Decision Criteria for Downtown, Overlake, and the Marymoor Design District.

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

i. Better meets the intent of the goals and policies for the zone in which the site is located;

ii. Is superior in design in terms of architecture, building materials, site design, landscaping, and open space; and

iii. Provides benefit in terms of desired use and activity.

b. Standards that may be modified by application of administrative design flexibility are as follows:

i. Parking Lot Location. Requirements for the location of on-site parking may be modified within the development (except for parking within residential yard areas) to provide for greater joint-use and quasi-public parking opportunities and uses which are highly desirable in the subject design area.

ii. For Downtown, mid-block pedestrian walkways and vehicular lanes, per RZC 21.10.300, Public Realm Standards, and RZC Appendix 2A, Downtown Street Requirements, may be modified to allow variations in locations and minimum widths for these items to provide superiority in site design and function which benefits both the property owner and public.

iii. Street standards for attached dwelling unit subdivision developments.

iv. Other Site Requirements and Standards. All other site requirements and standards except the following ~~density, number of stories, and FAR~~ may be modified within the development to provide superiority in site design:

A. Density;
B. Number of stories;
C. Required ground-level non-residential floor area in mixed-use zones; and
D. FAR.

~~, i.e., greater~~ v. Examples of Superiority in Site Design. Examples of superiority in site design include but are not limited to the following:

A. ~~a~~ Amounts of privacy~~,~~

B. ~~m~~ Maintenance of views~~;~~
C. ~~g~~ Greater environmental benefit~~;~~
D. ~~d~~ Distinctive and high quality of design~~;~~
E. ~~i~~ Improved pedestrian access~~;~~
F. ~~p~~ Preservation of vegetation~~;~~
G. ~~p~~ Provision of usable open space~~; and~~
H. ~~a~~ Adequate light, air, and security~~.~~

2025 – 2026 BUSINESS CODE IMPROVEMENT AMENDMENTS

Economic Development

Amendment Summary
Jan. 29, 2026

Activation in Centers

Subject Matter Experts	Beckye Frey, Principal Planner Kimberly Dietz, Principal Planner
Author	Beckye Frey, Principal Planner
Policy Basis for Amendment	Activation of Redmond's center is an aspect of placemaking and economic vitality. It provides opportunities for small businesses and for members of the creative sector including but not limited to artists, performers, and relevant support businesses and organizations. Policies and strategies that support the proposed amendments include: EV-19 Enhance local arts, culture, recreation, nightlife, and social amenities that promote Redmond as an attractive place to work and live. EV-22 Support Redmond's growth as a tourism destination and foster tourism-related initiatives that bring investment and economic benefit. EV-23 Allow for the equitable and multi-purpose use of public spaces and rights-of-way, including commercial uses such as outdoor dining, food/merchant kiosks, food trucks, and event and performance spaces. Planning Commission previously discussed and recommended amendments but adoption of a code portion did not occur (permit related language removed from 21.04 since permit review types are discussed elsewhere).
Relevant Code Portions	21.04.2140 Food Truck and Pop-Up Retail Court 21.36.200 Publicly Accessible Enhanced Amenities Spaces (PEAS). 21.04.4000 Temporary Uses.

Proposed Amendment Overview

This amendment is intended to encourage the creation of active and lively amenity spaces by removing process and fees on individual users and instead reviewing and approving the uses at the SPE.

This amendment would allow for site plan review of food truck courts and PEAS spaces to identify and pre-approve uses that would typically require the individual business owner to obtain a temp use permit. By eliminating the need for individual vendors to obtain their own temporary use permit it reduces costs significantly and opens doors to smaller vendors, which is especially important for immigrant and other start-up businesses.

In addition, if you have an approved PEAS, no Temp Use or Type II permit is necessary for activation: food truck, kiosks, and pop ups. Admin mod can be used to update for future uses.

Summary of proposed amendments:

21.04.2140. Food Truck and Pop-Up Retail Court	Section B.1. Review Process • Clarified review and approval process, including use of admin modification to add court use to previously approved PEAS space. • Added language about temporary uses not needing a temp use permit if reviewed as part of court site plan approval
21.36.200 Publicly Accessible Enhanced Amenities Spaces (PEAS).	E. PEAS Uses. • Added language to specifically allow food truck and pop-up retail court as a use in PEAS spaces • Added language about temporary uses not needing a temp use permit if reviewed as part of PEAS site plan approval
21.04.4000 Temporary Uses.	C. Exemptions. • Added exemption for temporary uses reviewed and approved as part of PEAS and Courts approval processes.

Rationale

These changes will support small local business and start-ups.

Key Decision Points (as applicable)

Stakeholder Feedback to Date

Interest in food truck court and extremely interested in it being a flex space that makes it easy to rotate users in at low/no cost. Having the space be flexible for uses increases the marketability of the space and helps to justify the investment in the needed infrastructure.

- One commenter requested that in support of tourism and increased use of public spaces and rights-of-way, the amendments need to include in additional infrastructure and parking access to be addressed.
    - Staff response: The code relevant to the proposed amendments previously provided regulations that address infrastructure and parking access to support proposed development of these uses.

PROPOSED AMENDMENTS:

21.04.2140. Food Truck and Pop-Up Retail Court

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

B. Location and Uses.

1. Review Process.

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

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

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

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

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

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

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

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

21.36.200 Publicly Accessible Enhanced Amenities Spaces (PEAS).

…

E. *PEAS Uses.*

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

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

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

b. Seating for parents and caregivers that is integrated into or adjacent to the amenity provided, with the number of seats provided in scale with the occupancy load of the amenity space. (Ord. 3186)

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

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

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

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

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

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

21.04.4000 Temporary Uses.

…

C. *Exemptions.*

1. The following activities and structures are exempt from requirements to obtain temporary use approval. Substantive requirements applicable to any use identified in this subsection shall still be met. Additional land use approvals or other permits may be required.

a. Manufactured homes, portable units, modular structures, travel trailers when used as a dwelling while a residential building on the same lot is being constructed or when a damaged residential building is being repaired, if adequate sewer and water are available.

…

l. Weekend (Saturday and Sunday) only, warehouse sales in Business Park, Manufacturing Park, and Industry zones, when held no more than once a month in an existing facility.

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

REDMOND ZONING CODE

Code Amendment Summary

Amendment name: Fences and Retaining Walls

Subject Matter Expert	*Jenny Nelson, Building Plan Review Supervisor, jnelson@redmond.gov* *Andrea Kares, Plans Examiner, akares@redmond.gov* *Cindy Wellborn, Senior Stormwater and Utilities Engineer, cwellborn@redmond.gov* *Matthew Allen, Planner, mallen@redmond.gov* *Kaila Yun, Assistant Planner, kyun@redmond.gov* *Tony Regis, Senior Engineer, tregis@redmond.gov* *Tom Hardy, Senior Environmental Scientist, twhardy@redmond.gov* *Travis Salley, Planning Manager, tsalley@redmond.gov* *Andy Chow, Engineering Manager, kachow@redmond.gov*
Author	*Lauren Alpert, Long Range Planning, lalpert@redmond.gov*
Policy Basis for Amendment	*Consistent and clear language:* • *between 21.24 and other sections of the code* • *Fence height* • *Retaining walls* • *Deviation process*
Relevant Code Portions	• RZC 21.24, • Appendix 2 – Retaining walls • Ch. 21.64 Critical Areas Regulations | Redmond Zoning Code • 21.04 Land Uses and General Provisions • Stormwater-Technical-Notebook-2022-PDF • Fence Tip Sheet

REDMOND ZONING CODE

Code Amendment Summary

Proposed Amendment Overview

This code amendment updates the fence code in RZC 21.24, creates a new code section for retaining walls, RZC 21.25, and removes duplicative language on retaining walls from Appendix 2

Rationale

The purpose of this amendment is to synchronize the zoning code to applicable standards across various codes and consistency with Redmond 2050, manuals, specifications and to evaluate the purpose and intent of regulating fence and retaining wall location, dimensions, permit requirements, and design.

Key Decision Points (as applicable)

- Height of fences
- Tiered retraining walls
- Fence standards in urban centers and neighborhoods

Stakeholder Feedback to Date

- Clarify technical standards: Requests to ensure the code clearly addresses setbacks, property lines, rights-of-way, materials, height, and construction requirements, with attention to adjoining properties.
- Noise-adjacent context: A commenter asks for exceptions for taller fences along major roads (e.g., 140th Ave NE) to help mitigate traffic noise impacts on residential lots.

PROPOSED AMENDMENT:

Chapter 21.24
FENCES

Sections:

21.24.010 Purpose.

21.24.020 Repealed.

21.24.030 Height.

21.24.040 Prohibited Locations.

21.24.050 Electric, Barbed Wire, and Swimming Pool Fences.

21.24.060 Repealed. ~~Additional Residential Neighborhood Requirements.~~

21.24.010 Purpose.

The purpose of this chapter is to provide for fences that:

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

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

B. Protecting the public from hazardous fences.

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

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

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

Effective on: 4/16/2011

21.24.020 Permits.

Repealed by Ord. 3153.

Effective on: 4/16/2011

21.24.030 Height.

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

Table 21.24.030.A
Maximum Fence Height

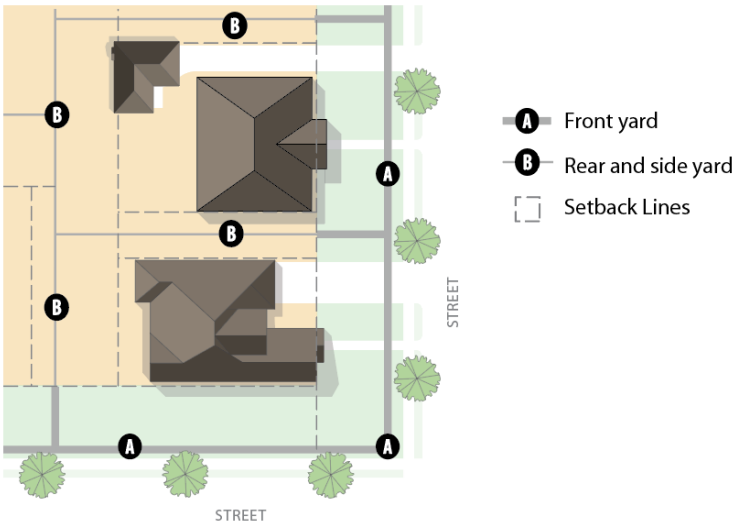
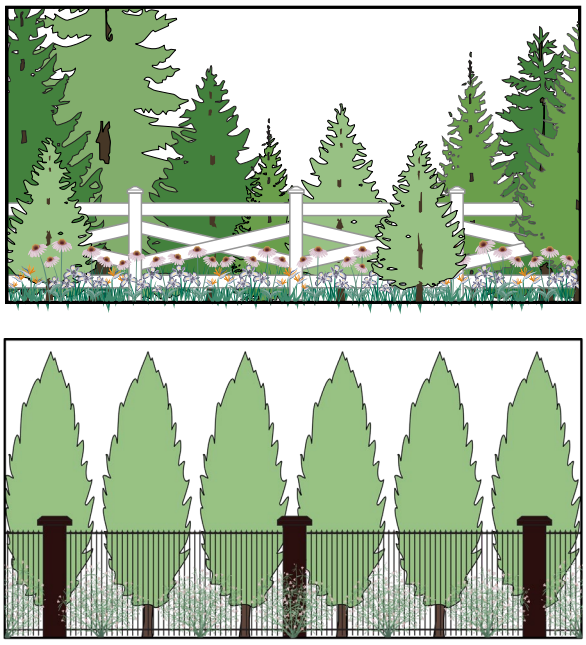
Zones	Permitted Height (1)(2)(3)
UR, RA-5, NR, NMF, and in the Downtown, Overlake, and Marymoor Centers	 ~~Six feet anywhere on the lot (see RZC 21.24.060, *Additional Residential Neighborhood Requirements*, for additional information)~~ A **Walls and fences located in any front yard must be 4 feet or less otherwise** B **6 feet**
All other zones	Eight feet anywhere on the lot, subject to landscaping requirements in RZC 21.32, *Landscaping and 21.58 Community Design*

Table 21.24.030.A Maximum Fence Height	
Zones	**Permitted Height (1)(2)(3)**
(1) This excludes areas of a lot regulated by RZC 21.52.040 – Sight Clearance at Intersections, where the height limit may be lower. **(2) Maximum fence height may be exceeded without the requirement for a variance when specified in federal or state requirements due to safety and security. Documentation of this requirement shall be provided by the applicant and approved by the Administrator.** **(3) When the City's Building Code has requirements, such as where a guard rail is required to be placed atop a retaining wall or rockery, additional height is permitted but additional height must not exceed the minimum required to meet the building code.**	

~~Figure 21.24.060~~

Figure 21.24.030B

Examples of **Low See-Through Fences**



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

~~B. Fences Adjacent to Rockeries or Retaining Walls.~~

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

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

~~a. The City's Building Code requires additional height, such as where a guard rail is required to be placed atop a retaining wall or rockery; or~~

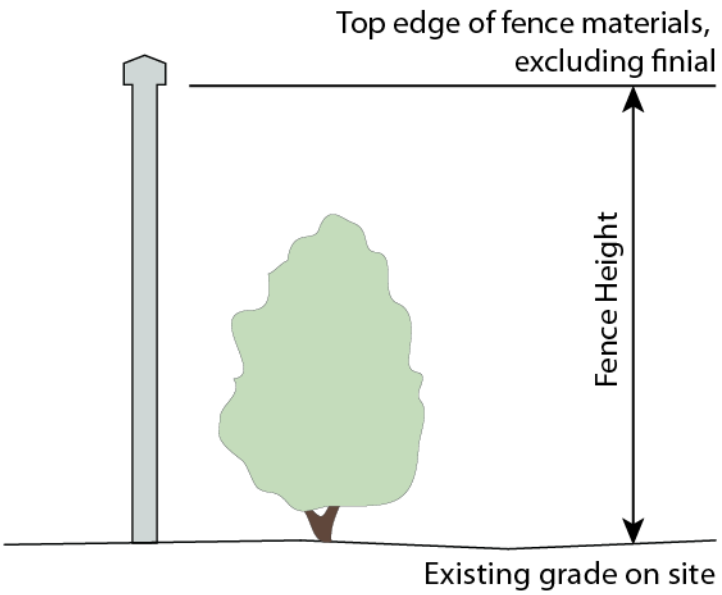
~~b. The design of the rockery or retaining wall includes terraces that are deep enough to incorporate landscaping or other techniques that reduce the visual mass of the wall, and the fence is designed to be no more than 50 percent solid.~~

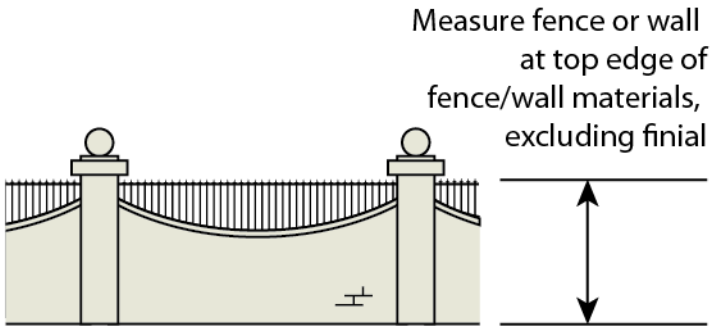
~~3. The Technical Committee may approve a modification to the combined height limit for fences and rockeries or fences and retaining walls if the modification is necessary because of the size, configuration, topography, or location of the subject property, to provide the property with the use rights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

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

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

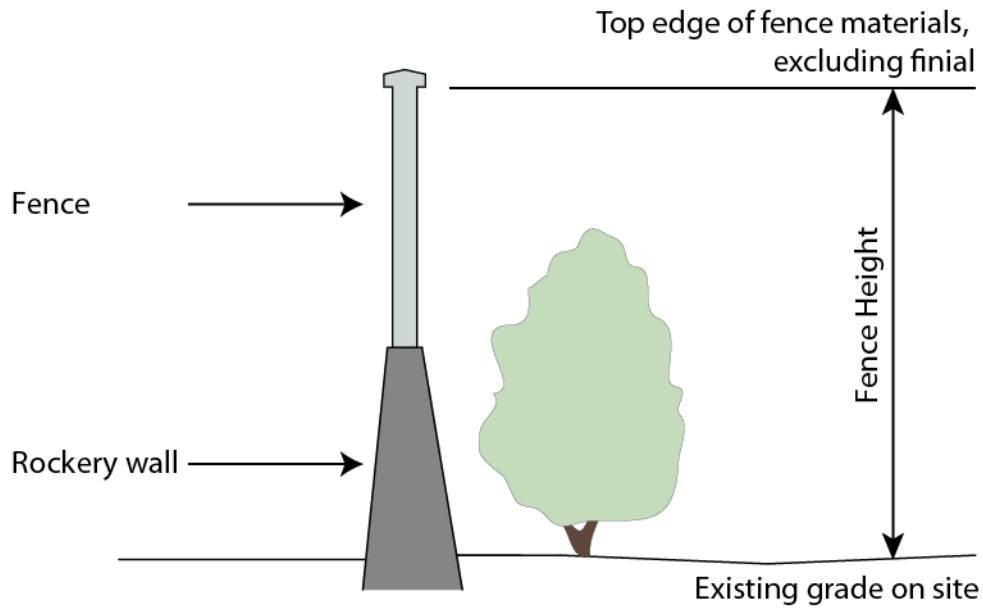
Figure 21.24.030B1
Measurement of Fence and Wall Height





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

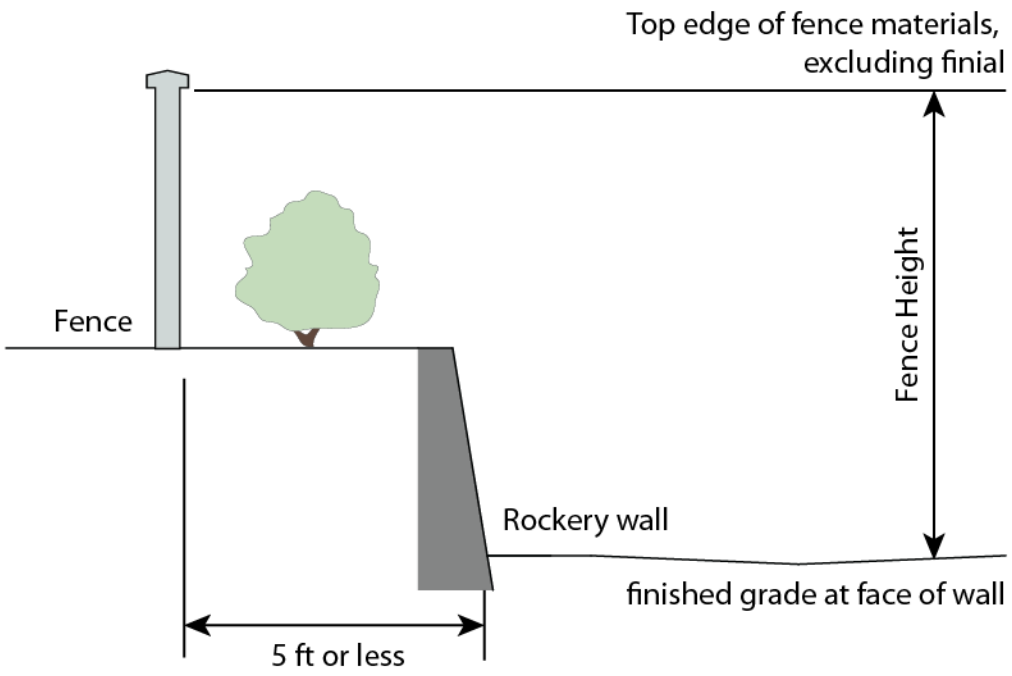
Figure 21.24.030B.2
Measurement of Fence and Wall Height



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

Figure 21.24.030B.3

Measurement of Fence and Wall Height



~~Where a fence and a rockery or retaining wall lying within a building setback area are within five feet of each other, the combined height of fence and wall are used to measure fence height~~

Must not exceed fence heights in Table 21.24.030A

~~4. The City's Building Code requires additional height, such as where a guard rail is required to be placed atop a retaining wall or rockery.~~

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

~~3. Where the grade within six feet of the base of a fence or wall differs from one side of the fence or wall to the other (as when a fence is placed at the top or bottom of a slope or at the top of a rockery or retaining wall), the height shall be measured from the side with the lowest existing grade.~~

(Ord. 3153)

Effective on: 6/18/2018

21.24.040 Prohibited Locations.

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

Effective on: 4/16/2011

21.24.050 Electric, Barbed Wire, and Swimming Pool Fences.

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

Table 21.24.050
Electric, Barbed Wire, and Swimming Pool Fences

Fence Type	Permitted Zones	Special Requirements	Other Code Requirements
(A) Electric Fences	UR, RA-5 May be used in conjunction with the keeping of large domestic animals where allowed in NR through NMF zones.	A. Permanent signs must be posted every 50 feet stating that the fence is electrified. B. Fences, appliances, equipment, and materials must be listed or labeled by a qualified testing agency and be installed in accord with manufacturer's specifications. C. Except in the UR zone, all electric fences must be set back at least two feet from property lines adjacent to public rights-of-way and NR through NMF zones, and a second and more substantial fence with a mesh size small enough to prevent a child from reaching through, shall be located along the property line.	All electric fences must comply with RMC Chapter 15.12, *Electrical Code*.

Table 21.24.050 Electric, Barbed Wire, and Swimming Pool Fences			
Fence Type	**Permitted Zones**	**Special Requirements**	**Other Code Requirements**
		D. Prohibited when fronting shoreline public access areas (Shoreline Public Access System Map, Figure S-1 of the Shoreline Master Program).	
(B) Barbed or Razor Wire Fences	UR, RA-5, but not along property lines adjacent to other residential and commercial zones.	A. Commercial storage, utility and public uses may use barbed wire only on top of a fence at least six feet in height. The barbed wire shall not extend more than 18 inches above the top of the fence. B. Prohibited when fronting shoreline public access areas (Shoreline Public Access System Map, Figure S-1 of the Shoreline Master Program).	None
(C) Swimming Pool Fences	All zones	All outdoor swimming pools must be surrounded with a fence at least five feet in height.	All swimming pool fencing must comply with King County Health Department requirements.

Effective on: 6/18/2018

~~21.24.060 Additional Residential Neighborhood Requirements.~~

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

Table 21.24.060
Additional Neighborhood Requirements

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

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

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

Effective on: 6/18/2018

CHAPTER 21.25

RETAINING WALLS

21.25.010 PURPOSE

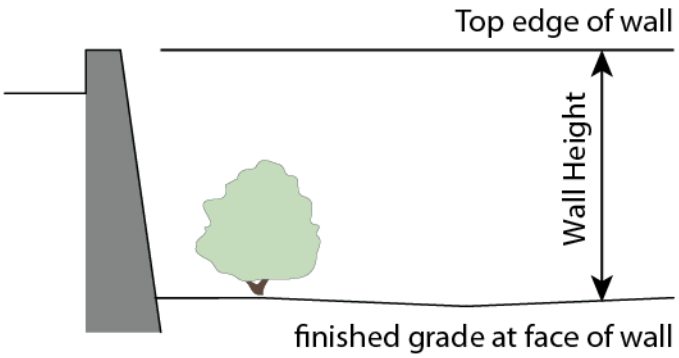
The purpose of this chapter is to provide for retaining walls and rockeries that:

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

21.25.100 HEIGHT

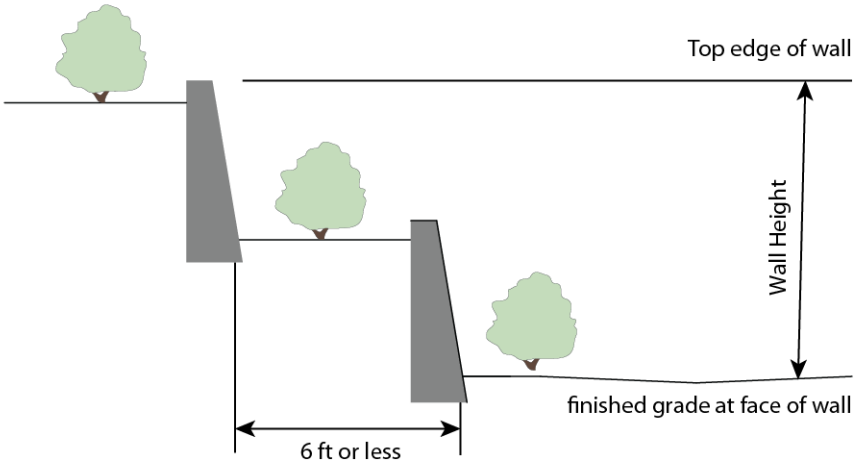
A. Retaining wall and rockeries shall have a maximum wall height of 8 feet. Deviation requests may be approved subject to provisions of 21.25.300
B. Measurement of Wall Height. For purposes of this chapter, retaining wall and rockery height shall be measured as follows:
    1. Retaining walls and rockeries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

Figure 21.25.100.B.1. Retaining wall measurement



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

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



21.25.200 TERRACED RETAINING WALLS [RESERVED]

21.25.300 DEVIATIONS

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

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

21.25.400 PROHIBITED LOCATIONS

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

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

21.25.500 ADDITIONAL REQUIREMENTS

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

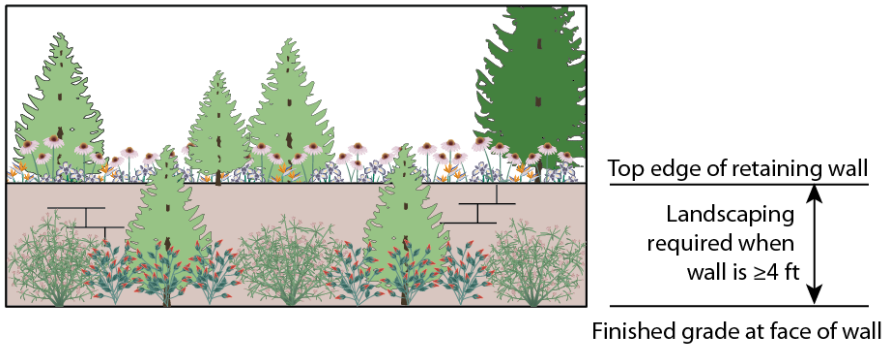
E. Retaining walls within the street section that are necessary for the street, that will be visible to the general public, and above 4 feet in height shall be constructed of either cast-in-place concrete or shotcrete, with a finish that reproduces the look of stone or masonry or having geometric patterns on the wall face. Allowable finish methods will be either stamped finish, sponge finish, troweled patterns, or modular blocks. Wall type and aesthetic pattern shall be approved by the Administrator.

F. Install rockeries and retaining walls per City Standard Specifications and Standard Details.

G. All retaining walls and rockeries must also meet the design standards in Section 5.6.7 "Rockeries/Retaining Walls" in the Stormwater Technical Notebook 2025 -- Issue 9A, or its successor.

H. Retaining walls above 4-feet in height in the lot frontage ~~and~~ must have landscaping for visual screening according RZC 21.32 Landscaping with approval by Planning and Engineering.

Figure 21.25.500.H. Retaining wall landscape screening example



Appendix 2
CONSTRUCTION SPECIFICATION AND DESIGN STANDARDS FOR STREETS AND ACCESS

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13. *Mailbox Stand(s) in Residential Areas.*

a. Mailboxes shall be clustered together in stands when practical and when reasonably convenient to the houses served.

b. Where appropriate, mailbox stand(s) shall be installed in the sidewalk in accordance with the City of Redmond Standard Details.

c. The location of the mailbox stand(s) is determined jointly by the City of Redmond together with the United States Postal Service.

d. Mailbox stand locations should not be placed so vehicles using it would obstruct the required width of an emergency vehicle access road.

e. Replacement and/or repair of mailbox stands is the responsibility of property owners served by the mailbox stand.

14. *Franchise Utilities.* Non-City-owned franchise utilities are required by City code to relocate existing facilities at their own expense when a conflict results between their facilities and public street improvements. The improvement work must be required by the City as part of an adopted plan or study in order for the relocation work to be the financial responsibility of the utility; otherwise all costs shall be the responsibility of the developer.

~~15. Retaining Walls and Rockeries.~~

~~a. All retaining walls and rockeries constructed to support land used for new development shall be placed outside of the public right-of-way and public easements.~~

~~b. Retaining wall reinforcements such as tiebacks, soil nails, and geogrid mesh shall not extend into the public right-of-way and public easements.~~

~~c. Retaining walls that will be visible to the general public and above four feet in height shall be constructed of concrete (cast in place, shotcrete, or modular blocks) with an aesthetic pattern on the wall face. Wall type and aesthetic pattern shall be approved by the Public Works Director or their designee.~~

~~d. Install rockeries per Standard Detail 909 "Rock Wall under 4 feet."~~

~~e. All retaining walls and rockeries must also meet the design standards in Section 5.6.7, "Rockeries/Retaining Walls" in the 2022 Stormwater Technical Notebook, Issue 9.~~

16. *Safety Railings.*

a. *Installation.* Where a sidewalk or other nonmotorized transportation facility is to be constructed above a slope steeper than 3H:1V or adjacent to a rock wall or retaining wall where the lowest finished elevation of the slope, rock wall, or retaining wall is to be 30 inches or more below the finished elevation of the sidewalk or other facility, a safety railing shall be required. Railings shall be erected and adjusted, if necessary, after initially set to assure a continuous line and grade.

b. *Design.* Safety railings shall be constructed per Standard Detail "Typical Pedestrian Railing."

17. *Guard Rails.* For purposes of warrants, design, and location, all guard rails along roadways shall conform to the criteria of Chapter 1610 "Traffic Barriers" of the Washington State Department of Transportation Design Manual.

18. *Survey Control.* Street designs shall reference the City of Redmond's current Vertical and Horizontal Control Systems.

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

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

City Website: www.redmond.gov

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

Hosted by General Code.

REDMOND ZONING CODE

Code Amendment Summary

Implementing HB 1757

Subject Matter Expert	*Ian Lefcourte*
Author	*Ian Lefcourte*
Policy Basis for Amendment	***HB 1757 of the 2025 state legislative session.***
Relevant Code Portions	RZC 21.04.1125

Proposed Amendment Overview

The proposed amendment implements HB 1757 of the 2025 state legislative session. HB 1757 was codified as edits to RCW 35A.21.440. Both laws require that cities extend the allowances for existing buildings to be used for residential purposes in commercial and mixed-use zones, to existing buildings in residential zones. Further, a city may not require a change of use permit for the conversion of an existing building to residential purposes.

Rationale

Compliance with state law.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

Comment that energy code should allow up to 2,000 Watt solar panels directly plugged into a wall outlet, similar to allowances in other states (Utah) and countries (Germany).

PROPOSED AMENDMENT:

21.04.1125 Conversions of Existing Buildings to Residential Uses.

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

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

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

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

2. Impose parking requirements on the addition of dwelling units or living units added within an existing building; however, cities may require the retention of existing parking that is required to satisfy existing City residential parking requirements and for nonresidential uses that remain after the new units are added;

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

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

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

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

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

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

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

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

8. Deny a building permit application for the addition of housing units within an existing building due to nonconformity regarding parking, height, setbacks, elevator size for gurney transport, or

modulation, unless the Administrator makes written findings that the nonconformity is causing a significant detriment to the surrounding area; or

9. Require a transportation concurrency study under RCW 36.70A.070 or an environmental study under RCW Chapter 43.21C based on the addition of residential units within an existing building.

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

REDMOND ZONING CODE

Code Amendment Summary

Lot Splitting

Subject Matter Expert	*Josh Mueller, Matthew Allen*
Author	*Glenn Coil*
Policy Basis for Amendment	*HB 1096 - 2025 state legislative session.*
Relevant Code Portions	RZC 21.74 Land Division, 21.76 Review Procedures, and 21.78 Definitions

Proposed Amendment Overview

The proposed amendment implements HB 1096 concerning lot splitting. It would make the final plat process entirely administrative.

Rationale

Consistency with state law: HB 1096

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

The amendment should include the reasoning for "Administrative" addition and how it differs from Subdivisions and short subdivisions lot split.

PROPOSED AMENDMENT:

Add new section to RZC 21.74 on Lot Split

Add Lot Split to 21.76 Permit Type and Procedures

Add Lot Split to Table 21.76.050B

Add new definition to RZC 21.78 – Lot Split - "Lot split" means the administrative process of dividing an existing lot into two lots for the purpose of sale, lease, or transfer of ownership pursuant to this section. (from HB 1096)

21.74.010.B.1

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

21.74.020.N [new subsection]

N. Administrative Lot Split Standards.

Eligibility standards unique to Administrative Lot Splits are found in 21.74.030.N.

21.74.030.N [new subsection]

N. Administrative Lot Split Procedures

1. Approval Process. Administrative Lot Splits must follow the procedures established in RZC 21.76.05.F, for a Type I review, and criteria established by RCW 58.17.145.
2. Decision by the Administrator. The Administrative Lot Split may be approved by the Administrator provided the following criteria is met:
    a. Exactly one newly created lot results from the split.
    b. Both the parent lot and the newly created lot meet the minimum lot size of the applicable zone (see RZC Article II).
    c. The parent lot was not itself created by an administrative lot split under this section.
    d. The parent lot is in a zone that allows residential use.
    e. If demolition/alteration would displace an existing residential tenant renter, the application must include a displacement mitigation strategy (e.g., relocation assistance).
    f. Prior to recording, access and utility rights are granted or conveyed as necessary to serve the maximum number of dwellings allowed, acknowledging that rights may be reduced at building-permit stage if fewer units are built.
    g. The newly created lot meets minimum density requirements if located in a zone with a minimum density requirement.
    h. The lot is buildable under all applicable regulation. Lots rendered unbuildable by critical areas, shoreline, stormwater, setbacks, impervious surface, or building coverage standards are not eligible for administrative lot split.
    i. If the split would create a lot size that would allow further land division, the split is not eligible under this section but could be pursued through another applicable land-division processes under RZC 21.74.
    j. Any construction on the newly created lot is subject to all existing state and local laws including those specified in this section. Nothing in this section modifies the requirements for approval of residential building permits in chapter 19.27 RCW.
    k. Where an application does not meet the eligibility criteria of this section, the applicant may seek approval under other land division processes under RZC 21.74.
3. Recording. All administrative lot splits shall be recorded in compliance with the following:
    a. All Administrative Lot Splits must be recorded surveys consistent with the requirements of RCW Chapter 58.09 and WAC Chapter 332-130, with a notation that future Administrative Lot Splits on either lot are prohibited.
    b. Fees and Recording Procedure. Prior to recording, the applicant shall submit the original short subdivision drawings to the City for signatures.
    c. Recording Required. No short subdivision shall be recorded unless approved as provided in this chapter. Further, recording shall not be authorized unless and until the required short subdivision

improvements have been completed or a performance assurance has been posted to ensure completion as provided in RZC 21.76.090.F, Performance Assurance. A copy of an approved short subdivision shall be filed for record with the King County Department of Records and Elections, and one reproducible copy shall be furnished to the City Engineer.

21.76.050.C

In Table 21.76.050B, add row for "Administrative Lot Split" where Process Type is "I".

21.76.060.D.4

Appeal. Type I decisions may be appealed to the Hearing Examiner as provided in RZC 21.76.060.I, Appeals to Hearing Examiner on Type I and II Permits. All decisions are final upon expiration of the appeal period or, if appealed, upon the date of issuance of the Hearing Examiner's final decision on the appeal. Appeal decisions of the Hearing Examiner may be appealed to the King County Superior Court as provided RZC 21.76.060.M. **There are no administrative appeals of Type I Administrative Lot Split decisions pursuant to RCW 58.17.145.**

21.76.070.# [new subsection]

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

21.76.090.C.1.b

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

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

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

<<no change to the rest of 21.76.090.C.1.b>>

21.78.210

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

REDMOND ZONING CODE

Code Amendment Summary

Unit Lot Subdivisions

Subject Matter Expert	*Josh Mueller, Guilherme Motta*
Author	*Glenn Coil*
Policy Basis for Amendment	*SB 5559 of the 2025 state legislative session.*
Relevant Code Portions	RZC 21.74 Land Division, 21.76 Review Procedures, 21.78 Definitions

Proposed Amendment Overview

The proposed amendment implements SB 5559 concerning unit lot subdivisions. It also would make final plat approval administrative.

Rationale

Consistency with state law - SB 5559

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

PROPOSED AMENDMENT:

21.74.030 Decision Criteria and Procedures.

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

1. *Scope.* This section sets forth the requirements that must be met in order for applications for approvals governed by this chapter to be considered complete.

2. *Preliminary Subdivisions.* In order to be considered complete, each application for preliminary subdivision approval shall contain the following:

a. A completed general application form and project contact form;

b. The required application fees;

c. A small-scale vicinity map (suitable for public notice purposes);

d. A completed SEPA/CAO fee worksheet;

e. A CAO report, if required in RZC Chapter 21.64, Critical Areas Regulations;

f. For large sites, key plat map showing the entire site on one large sheet;

g. A set of preliminary plat plans showing the proposed layout of all lots, tracts, parcels, and streets;

h. A preliminary stormwater report;

i. A SEPA application form, together with a completed City of Redmond SEPA checklist;

j. A traffic study, if required by the City ~~Public Works Department~~;

k. A title report or plat certificate for all parcels involved;

l. Density calculations indicating maximum and minimum density requirements for the proposal and including density bonus calculations, if applicable;

m. A transportation certificate of concurrency or, if no such certificate has been issued at the time of application, a transportation concurrency application that contains all information required for a transportation concurrency determination under RZC 21.52.010, Transportation Concurrency;

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

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

D. ***Short Subdivision Procedures.***

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

2. *Decision by the Technical Committee.* Each final decision of the Technical Committee shall be in writing and shall include findings and conclusions based on the record to support the decision. The decision made by the Technical Committee shall be given the effect of an administrative decision and may be appealed in accordance with RZC 21.76.060.E, Technical Committee Decisions on Type II Reviews.

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

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

    a. Two years from the date of the Technical Committee notice of decision if the short plat has not been recorded. A single one-year extension may be granted by the Technical Committee if the applicant has attempted in good faith to submit the final short plat within the two-year period; provided, however, that the applicant must file a written request for extension at least 30 days prior to expiration of the two-year period.

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

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

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

6. *Restriction on Further Division.* Land within an approved and recorded short subdivision may not be further subdivided within a period of five years from the date of final approval

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

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

1. *Approval Process.* Preliminary subdivisions shall follow the procedures established in RZC 21.76.050.H, Type III Review.

2. *Effect of Preliminary Subdivision Approval.* Approval of the preliminary subdivision shall constitute authorization for the applicant to develop the subdivision facilities and improvements upon review and approval of construction drawings by the City ~~the Public Works Department~~. All development shall be subject to any conditions imposed by the Hearing Examiner.

3. *Time Limits – Approval Within 90 Days.* A preliminary subdivision shall be approved, approved with conditions, denied, or returned to the applicant for modification or correction within 90 days from the date of filing of a complete application unless the applicant agrees to an extension of the time period in writing; provided, that should an environmental impact statement (EIS) be required per RCW 43.21C.030, Guidelines for State Agencies, Local Governments, the 90-day period shall not include the time spent in preparing and circulating the EIS by the City. A preliminary subdivision application shall not be deemed "filed" until all of the requirements for a complete application established by RZC 21.74.030.A, Application Submittal Requirements, have been met.

4. *Limitation on Preliminary Approval.*

a. Final approval of a subdivision must be acquired within seven years of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2014, and within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015, after which time the preliminary plat approval is void.

b. Final approval of a subdivision must be acquired within 10 years of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2007,

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

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

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

1. *Time Limits.* A final plat application shall be approved, denied, or returned to the applicant for modification or correction within 30 days from the date of filing unless the applicant consents to an extension of such time period.

2. *Review by ~~City~~ Engineer.* A ~~The City Engineer or a~~ licensed professional engineer acting on behalf of the City shall review the survey data, layout of lot lines, streets, alleys and other rights-of-way, design of bridges, and utility systems improvements, including storm drainage, water, and sanitary sewer.

3. *Findings by ~~City~~ Engineer.* A ~~The City Engineer or other~~ professional engineer acting on behalf of the City shall convey their findings to the Technical Committee ~~City Council~~. The engineer shall assure that:

a. The proposed final plat meets all standards established by state law and this section relating to the final plat's drawings and subdivision improvements;

b. The proposed final plat bears the certificates and statements of approval required by this section;

c. A current title insurance report furnished by the subdivider confirms the title of the land in the proposed subdivision is vested in the name of the owners whose signatures appear on the final plat;

d. The legal description of the plat boundary on the current title insurance report agrees with the legal description on the final plat;

e. The facilities and improvements required to be provided by the subdivider have been completed or, alternatively, that the subdivider has provided a surety in an

amount commensurate with improvements remaining to be completed, as provided in RZC 21.76.090.F, Performance Assurance;

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

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

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

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

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

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

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

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

H. ***Unit Lot Subdivisions.***

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

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

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

3. *Compliance With Prior Approvals.* Sites developed or proposed to be developed with single-family attached or detached dwelling units may be subdivided into individual unit lots as provided herein. The development as a whole shall conform to the regulations of the zone that the site is located in and to the plans that were granted approval through provisions of this code~~, either: RZC 21.76.070.Y, Site Plan Entitlement; RZC Chapter 21.67, Green Building Program (GBP); or RZC 21.76.070.P, Master Planned Development~~.

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

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

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

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

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

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

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

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

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

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

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

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

J. ***Subdivision Alterations.***

1. *Scope.* This section establishes the procedures to be used for subdivision alterations under RCW 58.17.215 through 58.17.218.

2. *Approval Process.* Subdivision alterations shall follow the procedures established in RZC 21.76.050.J, Type V Review.

3. *Application Requirements.* An application for alteration of a subdivision shall meet the submittal requirements established by the Administrator, and shall contain the signatures of those persons having an ownership interest in the majority of the lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered, and other application submittal materials as required. If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants; provided, that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration.

4. *Hearing Required.* The City Council shall conduct a public hearing on the application for a subdivision alteration.

5. *Decision Criteria.* The City Council shall approve the application for alteration of the subdivision or approve the application with conditions if it determines that the public use and interest will be served by the alteration. The City Council shall deny the application for alteration if it finds that the public use and interest will not be served by the alteration.

6. After approval of the alteration, the applicant shall submit to the City a revised drawing of the approved alteration of the subdivision, which after signature of the approving authority shall be filed with the King County Department of Records and Elections to

become the lawful plat of the property. The revised drawing shall be surveyed and prepared by a Washington State-licensed land surveyor.

7. The procedures set forth in RZC 21.74.030.J.1 through J.3 apply to subdivisions that have been recorded. A subdivision that has not yet been recorded and that has not expired may be altered upon approval by the Administrator as long as the alteration is consistent with the final plat approval granted by the City Council. In the event that the alteration is not consistent with that approval, alteration may be approved only by repeating the final plat approval process.

8. Administrative Easement Release. Notwithstanding the requirements of J.4 (public hearing) and J.5 (Council decision), the City may release an easement administratively if:

a. The easement is no longer needed for public use;

b. The City is the sole beneficiary of the easement; and

c. The release does not adversely affect public health, safety, or welfare.

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

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

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

a. File a new plat for the lots in question by following the full subdivision procedures of this chapter; or

b. File a short plat for lots in question by following the procedures of this chapter; or

c. File an application for an administrative modification or boundary line adjustment.

2. *Public Dedication – Involved.* Amendments, alterations, modifications, and changes to recorded final plats and short plats that do affect a public easement or other public

dedication of land shall be accomplished by following the procedures of RZC 21.74.030.I, Subdivision Vacations, or RZC 21.74.030.J, Subdivision Alterations.

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

a. Verification by the City that the easement is no longer required for public utilities, access, drainage, or other public purposes.

b. Submission of a revised surveyed plat or easement exhibit, prepared by a licensed Washington State surveyor, showing the easement removed.

c. Recording of a revised plat/exhibit with the King County Recorder's Office or its successor agency.

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

21.78.250 P Definitions

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

21.78.300 U Definitions

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

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

21.76.050B Classification of Permits and Decisions

Table 21.76.050B Classification of Permits and Decisions		
Permit Type	**Process Type**	**RMC Section (if applicable)**
Unit Lot Subdivision	I or II	

REDMOND ZONING CODE

Code Amendment Summary

Implementing SB 5509 for Childcare Zoning

Subject Matter Expert	*Kim Dietz, Jenny Nelson*
Author	*Kim Dietz, Jenny Nelson*
Policy Basis for Amendment	*SB 5509 of the 2025 state legislative session.*
Relevant Code Portions	RZC 21.04

Proposed Amendment Overview

The proposed amendment implements SB 5509 concerning childcare zoning. State law limits restrictions cities can place on the location of childcare centers. The proposed amendments would allow daycare centers in the NR, NMF, NMU, and RA-5 zones as required in state law.

Rationale

Compliance with state law. Staff recommends addressing the portions of SB 5509 addressing industrial and light industrial zones when guidance from the Department of Commerce is available.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

REDMOND ZONING CODE

Code Amendment Summary

PROPOSED AMENDMENT:

21.04.0200 Nonresidential Use Table.

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
Education, Public, Health, and Other Institutions																					
Day care center	P ~~L 13 / C~~	P ~~L 13 / C~~	P ~~L 13~~	P	P	P	P	P	P	P	P	P	P	P	P	L 15	N	N	P ~~N~~	N	~~A CUP is required in NR and NMF. See RZC 21.04.2080.~~

Notes and Limitations

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

2 For properties in a CARA this use may be restricted or prohibited. See RZC 21.64.050.

3 Uses Not Permitted.

a. Gasoline service;

b. Outdoor automobile sales, rental or service;

c. Rental storage and mini-warehouses;

d. Warehouse and storage services;

e. Outdoor storage.

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

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

6 Administrative office/business functions only.

7 Is limited to:

a. Athletic, sports, and play fields.

b. Marine recreation.

c. Commercial swimming pools.

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

e. Animal kennels.

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

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

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

i. Athletic club or fitness center.

j. Repair and rental of goods.

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

9 Permitted only abutting Lake Sammamish. Excludes medical airlift.

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

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

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

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

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

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

16 Limited to MP Overlay only: pet and animal sales or services (except veterinary), ambulatory and outpatient health care services, health and personal care, and finance and insurance.

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

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

19 Hours of operation limited to:

a. 6:00 a.m. – 12:00 p.m. in the MMM and MP zoning districts.

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

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

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

a. Permitted in Willows/Rose Hill Neighborhood north of NE 95th Street only.

b. Must be closed a minimum of four hours in any 24-hour period.

c. Minimum size per tenant is 1,000 square feet gfa.

d. Maximum size per tenant is 20,000 square feet gfa.

e. Shall be secondary use in multi-tenant building; shall not be located in separate building containing only convenience uses.

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

23 For automobile sales, service, or repair:

a. May occupy up to 25 percent of the combined gross floor area.

b. Vehicle display area shall be outside of required parking and landscape areas.

c. Vehicles shall be stored on paved surfaces.

d. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.

e. Vehicle repair shall be conducted indoors.

24 Outdoor loudspeaker systems are prohibited.

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

26 Limited to government and administration uses only.

21.04.2080 Day Care Centers.

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

~~B. Development Standards.~~

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

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

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

~~c. Day care centers shall obtain all required state approvals.~~

~~d. In the RA-5 zone, stand-alone day care centers are prohibited.~~

~~e. Day care centers shall not be located closer than 300 feet from another existing day care operation in residential zones.~~

~~f. The minimum lot size shall be 20,000 square feet in all residential zones.~~

~~g. Play equipment used in the day care operations shall be placed no closer than 10 feet from any property line.~~

~~h. Off-street parking for each employee shall be provided.~~

~~i. Building design, site plans and landscaping shall be of a character which is appropriate for the area.~~

~~j. Day care centers may be approved in new or existing churches and other places of worship, and no additional approval will be required, provided all other requirements of this section are met.~~

~~k. Day care centers located in residential zones shall operate within the hours of 5:00 a.m. to 10:00 p.m.~~

21.78 Definitions.

Day Care Center. ~~An agency which regularly provides temporary care for a group of children between the ages of six weeks to 12 years for periods less than 24 hours in a residence or structure other than the parent's home on a regular recurring basis for pay or other valuable consideration, including but not limited to the furnishing of shelter, sustenance, supervision, education and other supportive services. The term is not intended to include babysitting services of a casual, nonrecurring nature.~~ **"Day Care Center", "Child day care center" and "child care center" mean an agency that regularly provides early childhood education and early learning services for a group of children for periods of less than 24 hours, as defined by RCW 43.216.010 and hereafter amended.**

REDMOND ZONING CODE

Code Amendment Summary

Implementing SB 5184 and Parking Provisions of HB 1183

Subject Matter Expert	*Jeff Churchill*
Author	*Jeff Churchill*
Policy Basis for Amendment	*SB 5184 of the 2025 state legislative session.* *Portions of HB 1183 of the 2025 state legislative session.*
Relevant Code Portions	21.40.010.C, 21.40.010.D

Proposed Amendment Overview

The proposed amendment implements SB 5814 of the 2025 state legislative session and the portions of HB 1183 of the same session related to parking. SB 5184 was codified as RCW 35A.21.445. The portion of HB 1183 related to parking was codified as RCW 36.70A.817. Both laws restrict how cities can regulate off-street parking.

The proposed amendment also codifies an administrative interpretation for measuring the distance to a frequent transit stop.

Rationale

Compliance with state law and clear regulations.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

Concern about sight-obstructing vegetation in parking lots and near crosswalks.

PROPOSED AMENDMENT:

C. ***Administration.*** In the administration of this section, the following rules shall be used:

1. *Nonconforming Parking.*

a. A development that met the parking requirements in effect at the time it was approved but that does not have sufficient parking spaces to meet the current requirements of 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. *Parking in Downtown, Overlake, and Marymoor Village.*

i. Developments with nonconforming parking shall not be required to provide additional parking spaces when a change of use occurs**, either from non-residential to residential or non-residential to another non-residential use,** or minor improvements are performed, provided that the change of use or minor improvement do not enlarge the structure or increase the amount of nonconformity.

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

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

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

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

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

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

Table 21.40.010D. Required Off-Street Parking

	Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed)		
Use Class	**Within 1/4 Mile of Frequent Transit or in a TOD Focus Area**	**In a Center, Not Within 1/4 Mile[#] of Frequent Transit, Not in a TOD Focus Area**	**All Other Locations**
Residential [1]			
Dwelling unit, detached	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (1.0, –)
Dwelling unit, attached	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (1.0, –)

Accessory dwelling unit	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0, –)
Tiny home	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0, –)
Cottage	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0, –)
Dwelling unit, multifamily	Dwelling unit (0, 1.0)	Dwelling unit (0.5, 1.25)	Dwelling unit (0.5, 2.0)
Mixed-use residential structure	Dwelling unit (0, 1.0)	Dwelling unit (0.5, 1.25)	Dwelling unit (0.5, 2.0)
Permanent supportive housing, transitional housing	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0.5, –)
Group Home/Congregate Housing			
Dormitory or residential suite	Bed (0, 1.0)	Bed (0, 1.0)	Bed (0, 1.0)
Adult family home	Dwelling unit (0, 2.0)	Dwelling unit (0, 2.0)	Dwelling unit (1.0, 2.0)
Long-term care facility	Patient bed (0, 0.25)	Patient bed (0, 0.25)	Patient bed (0.25)
Residential care facility	Patient bed (0, 0.25)	Patient bed (0, 0.25)	Patient bed (0.25)
Retirement residence	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.0)	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.0)	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.25)
Emergency housing or emergency shelter	Bed (0, 1.0)	Bed (0, 1.0)	Bed (0, 1.0)
Lodging			
Bed and breakfast inn or boarding house	Rental room (0, 1.0)	Rental room (0, 1.0)	Rental room (1.0)
Hotel or motel	Rental room (0, 1.0)	Rental room (0, 1.0)	Rental room (1.0)
General Sales or Service			
Retail sales	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Cannabis retail sales	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Business and service	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)

Food and beverage	1,000 sq. ft. gfa (0, 5.0) No requirement for kiosks and vending carts	1,000 sq. ft. gfa (0, 7.5) No requirement for kiosks and vending carts	1,000 sq. ft. gfa (0, 9.0)
Drive-up stand	No requirement	No requirement	No requirement
Animal kennel/shelter	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
All other general sales or service	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Arts, Entertainment, and Recreation			
Arts, entertainment, recreation, and assembly	1,000 sq. ft. gfa (1.0, adequate to accommodate typical use)	1,000 sq. ft. gfa (2.0, adequate to accommodate typical use)	1,000 sq. ft. gfa (2.0, adequate to accommodate typical use)
Golf course			Adequate to accommodate typical use
Natural and other recreational parks	1,000 sq. ft. land area (0, adequate to accommodate typical use)	1,000 sq. ft. land area (0, adequate to accommodate typical use)	1,000 sq. ft. land area (0, adequate to accommodate typical use)
Adult entertainment facilities	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Water enjoyment use	No requirement	No requirement	No requirement
Piers, docks, floats, and other water-oriented accessory structures	No requirement	No requirement	No requirement
Education, Public, Health, and Other Institutions			
Education, government, health care and other institutions	1,000 sq. ft. gfa (0, adequate to accommodate typical use)	1,000 sq. ft. gfa (0, adequate to accommodate typical use)	1,000 sq. ft. gfa (2.0, adequate to accommodate typical use)
Day care center	Employee on maximum shift (0, 1.0)	Employee on maximum shift (~~0.5~~ 0, 1.0)	Employee on maximum shift (~~0.5~~ 0, 1.0)
Family day care provider	No requirement	No requirement	No requirement
Faith-based and funerary	Assembly uses: 1,000 sq. ft. gfa (5.0, 10.0) or fixed seats (0.1, 0.2)	Assembly uses: 1,000 sq. ft. gfa (5.0, 10.0) or fixed seats (0.1, 0.2)	Assembly uses: 1,000 sq. ft. gfa (7.5, 10.0) or fixed seats (0.2)

	All other uses: 1,000 sq. ft. gfa (1.0, 3.0)	All other uses: 1,000 sq. ft. gfa (2.0, 3.0)	All other uses: 1,000 sq. ft. gfa (2.0, 5.0)
Secure community transition facility	Adequate to accommodate typical use	Adequate to accommodate typical use	Adequate to accommodate typical use
All other uses	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Manufacturing and Wholesale Trade			
Manufacturing and wholesale trade	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Artisanal manufacturing, retail sales, and service	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Cannabis processing	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
All other uses	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Transportation, Communication, and Utilities			
All uses except those below	1,000 sq. ft. fga (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)	1,000 sq. ft. gfa (2.0, 5.0)
Rapid charging station; local utilities; regional utilities; wireless communication facilities; automobile parking facilities; heliport; float plane facility	No requirement	No requirement	No requirement
Agriculture			
All uses	No requirement	No requirement	No requirement
Other			
Construction-related business	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Mining and extraction establishment	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Wetland mitigation banking	No requirement	No requirement	No requirement

 # Distance to frequent transit is measured as the walking distance from the nearest property edge to the nearest station or stop with frequent transit

1There is no minimum off-street parking requirement for middle housing located within one-half mile of a major transit stop as defined in RCW 36.70A.030 or its successor.

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

a. **Single-family or middle housing residences under 1,200 square feet.**

b. **Affordable housing as defined in RCW 36.70A.030 or its successor.**

c. **Senior housing (defined as retirement residence in RZC 21.78.270).**

d. **Ground-level non-residential spaces in mixed-use buildings.**

e. **Buildings that meet passive house requirements as defined in RCW 36.70A.817 or its successor.**

f. **Modular construction as defined in RCW 36.70A.817 or its successor.**

g. **Mass timber construction as defined in RCW 36.70A.817 and RCW 19.27.570 or their successors.**

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

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

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

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

REDMOND ZONING CODE

Code Amendment Summary

Implementing SB 5611 for Permitting Timelines and Binding Site Plans

Subject Matter Expert	*David Lee*
Author	*Lauren Alpert*
Policy Basis for Amendment	*SB 5611 of the 2025 state legislative session.*
Relevant Code Portions	21.74.030.L

Proposed Amendment Overview

The proposed amendment implements SB 5611 concerning permitting timelines and binding site plans.

Rationale

The provisions of SB 5611 that require changes to the Redmond Zoning Code are provisions that allow the binding site plan process to be used for multifamily developments. This proposal implements that change in state law.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

PROPOSED AMENDMENT:

L. Binding Site Plans.

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

a. Divisions for the sale or lease of commercial or industrial zoned property;

b. Divisions for the purpose of lease when no residential structures other than mobile homes or travel trailers are permitted to be placed on the land; and

c. Divisions of land into lots or tracts made under the provisions of the Horizontal Properties Regimes Act (RCW Chapter 64.32) or the Condominium Act (RCW Chapter 64.34).

2. Approval Process. Binding site plans shall follow the procedures established in RZC 21.76.050.G, Type II Review.

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

a. The design of any lots and building envelopes and the areas designated for landscaping and vehicle use;

b. The areas and locations of all streets, roads, improvements, utilities, easements, open spaces, critical areas, and any other matters specified by the development regulations;

c. Inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the City of Redmond; and

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

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

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

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

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

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

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

REDMOND ZONING CODE

Code Amendment Summary

Co-Living Residential Suites Regulatory Gaps

Subject Matter Expert	*Ian Lefcourte*
Author	*Ian Lefcourte*
Policy Basis for Amendment	*N/A. Changes are clean-ups / alignment with Redmond 2050.*
Relevant Code Portions	RZC 21.04.0100. RESIDENTIAL USE TABLE RZC 21.08.200 DEVELOPMENT STANDARDS RZC 21.78. DEFINITIONS

Proposed Amendment Overview

Amendments are proposed in the residential use table and definitions section concerning residential suites to ensure alignment with Redmond 2050 policy direction.

- RZC 21.78:
  - Strike a portion of the dwelling unit definition.
  - Revise "Residential Suite" definition to:
    - Include synonyms: co-living, single-room occupancy, efficiency suite, etc.
    - Align with RCW definition: Residential Suite housing is a residential development with sleeping units that are independently rented and provide living and sleeping space, in which residents share kitchen facilities with residents of other units in the building.
    - Add text that Residential Suites "count as" dwelling units for the purposes of affordable housing requirements (RZC 21.20 and RMC 3.38)
- RZC 21.04.0100. RESIDENTIAL USE TABLE:
  - Revise "Residential Suite" footnote for the NR zone that RS only allowed if 100% of units in the development are Residential Suites.
- RZC 21.08.200. DEVELOPMENT STANDARDS
  - Clarifies how dormitory and residential suite developments are regulated, for development standards and maximum structure square footage in the Neighborhood Residential zone.

Rationale

The amendments are intended to:

- Ensure that residential suites continue to comply with affordable housing regulations
- Ensure that residential suites are not created in name only as a way of circumventing maximum square footage per lot regulations in the Neighborhood Residential zone.
- Ensure consistency in how residential suites are referenced across the zoning code.
- Clarify development standards for dormitory and residential suite uses in Neighborhood Residential zone.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

PROPOSED AMENDMENT:

21.04.0100. RESIDENTIAL USE TABLE

Revise table note 8:

8. **Dormitories: limited to developments with six or more dormitory rooms. Residential Suites:** Limited to developments with six or more **residential suite** ~~**dwelling**~~ units per lot. Not permitted for developments with less than six ~~**dwelling**~~ **residential suite** units.

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

Development Standards	Neighborhood Zones			Citywide Mixed-Use		References
	NR[10]	NMF	NMU	CMU	UMU	

Add new table note 9, applicable to the Neighborhood Residential zone.

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

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

Standards
The maximum for the total square footage for all structures within the lot shall be determined by the quantity of dwelling units provided on the lot. Below grade floor area shall count toward maximum total gross floor area. **Developments of the Dormitory or Residential Suite land uses, in the Neighborhood Residential zone, are exempt from the per-dwelling unit regulations of Table 21.08.200C. Maximum Total Gross Floor Area for All**

Standards
Structures Within the Lot. Instead, the maximum for the total square footage for all structures within the lot for Dormitory or Co-Living developments is 15,000 square feet.
Provisions for the measuring of gross floor area for all structures within the Neighborhood Residential zone are described in RZC 21.16.200, Building Measurements and Placement Standards.

Total Number of Dwelling Units for All Structures on Lot	Maximum Square Footage for Total Structures
1	4,500
2	6,000
3	7,500
4	9,000
5	10,500
6	12,000
7	13,500
8	15,000

21.78 Definitions:

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

Residential Suite. ~~A dwelling unit that is limited in size and shares common facilities such as a kitchen.~~ A residential development with sleeping units that are independently rented and lockable and provide living

and sleeping space, and residents share kitchen facilities with other sleeping units in the building. This definition is inclusive of other names to refer to residential suite housing including, but not limited to, congregate living facilities, single room occupancy, rooming house, boarding house, lodging house, co-living housing, efficiency unit, and eco-suite. Residential suite units are considered "dwelling units" for the purposes of affordable housing provisions of RMC 3.38 and RZC 21.20.

REDMOND ZONING CODE

Code Amendment Summary

Affordability Substitutions

Subject Matter Expert	*Ian Lefcourte*
Author	*Ian Lefcourte*
Policy Basis for Amendment	*N/A. Changes are clean-ups / alignment with Redmond 2050.*
Relevant Code Portions	RZC 21.20

Proposed Amendment Overview

The amendment adds a general substitution provision back to RZC 21.20 that was removed in Redmond 2050. The substitution allowed applicants to provide one 50% AMI affordable housing unit in lieu of providing two 80% AMI affordable housing units. This general substitution provision was removed because the initial Redmond 2050 project approach for RZC 21.20 was for each subarea or zone to be updated with bespoke affordability requirements. However, the project approach was revised such that certain subareas did not receive bespoke affordability requirement updates. As such, a general substitution provision needs to be added back to the code.

Rationale

Alignment with Redmond 2050.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

WORKING AMENDMENT:

21.20.030 General Requirements and Incentives.

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

REDMOND ZONING CODE

Code Amendment Summary

Miscellaneous Corrections in RZC Article I

Subject Matter Expert	*Jeff Churchill, Kimberly Dietz, Beckye Frey, Ian Lefcourte*
Author	*Jeff Churchill*
Policy Basis for Amendment	*PI-17: clear regulations that avoid duplication and inconsistency.*
Relevant Code Portions	RZC Table 21.08.200.B, Table 21.08.300.A, Table 21.10.200, Table 21.13.200.D, Table 21.04.0200, Table 21.12.500

Proposed Amendment Overview

The proposed amendment corrects several errors, inconsistencies, or implementation issues identified after the adoption of the Redmond 2050 Comprehensive Plan and related updates to development regulations. The amendment addresses only RZC Article I and includes:

- Neighborhood Residential zone garage setbacks.
- Neighborhood zones lot standards.
- Maximum building height examples.
- Kennels in the Manufacturing Park zone.
- Minimum height in Overlake.
- Clarification on incentive points for Overlake

Rationale

Clear and consistent regulations. Consistency with the Redmond 2050 Comprehensive Plan.

Neighborhood Residential Zone Garage Setbacks

First, the purpose of the code is to prevent parked vehicles from encroaching into sidewalks or rights of way. This issue is an issue for any of these five zones where driveways are likely to occur and there are residents making use of the sidewalks and rights of way. Second, and related, the City has an obligation under the Americans with Disabilities Act to maintain accessible sidewalks. Vehicles that overhang the sidewalk impair sidewalk accessibility.

Neighborhood Zones Lot Standards

Some lot standards were erroneously omitted from the November 2024 amendments to the June 2025 amendments. Proposed amendments add the relevant lot standards back into the code.

Maximum Building Height Examples

The math in the examples is incorrect and needs to be corrected.

Kennels in MP Zone

Kennels were previously permitted in the MP zone. When uses were "rolled-up" into broader use categories, kennels were inadvertently excluded from being permitted in the MP zone. This proposal corrects that error.

Minimum Building Height in Overlake

Most buildings in Overlake are subject to a minimum building height requirement. There are exemptions for covered entryway features, and there are averaging provisions that apply to single buildings and multibuilding sites. Accessory structures are often small and ancillary to overall site design. Exempting them makes practical sense and does not impede advancing Redmond 2050 goals for density in Overlake.

Clarification on Incentive Points for Overlake

The Overlake points to FAR conversion is not as clear in the code as the new table for the other zones. To provide clarity and transparency, proposing an edit to the Overlake conversion tables. Also providing a minor edit that clarifies which table applies to OUMF zone, based on developer feedback.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

EXISTING CODE:

<see proposed amendments section below>

AMENDMENTS SUMMARY:

Chapter	Topic/Purpose of Edit	Description of Edit
21.04 Land Uses and General Provisions	Corrections (a typo and a few limitations from previous code that should have made the conversion but didn't) and clarifications	• **Table 21.04.0200,** correct Animal Kennel note in I zone from ~~L 15~~ to L 1 • **Table 21.04.0200,** add note 7 E to MP zone column in row titled "Education, government, health care and other institution" • **Table 21.04.0200** add to 7j: (unless permitted as a supplementary use per 21.04.2220.J) • **Table 21.04.0200** add cross references to parking facility: See also RZC 21.40 and RZC 21.58.5310. In shorelines see RZC 21.68.140. • **Table 21.04.0200** add note 27: Not allowed within 500 ft of Neighborhood zones • **Table 21.04.0200** add L 27 reference to UMU and BP zones
	Clarify that garage door setbacks apply throughout	Move Note 2 reference in **Table 21.08.300.A** from zone cell to row header cell (apply to all zones)

21.08 Neighborhood and Mixed-Use Zones		
	Reinstate minimum lot sizes and frontage requirements	Add regulations to development standards **Table 21.08.200.B** related to minimum lot sizes and minimum frontages
21.10 Downtown Zones	Correction to building height exemption example	Fix typo in **Table 21.10.200, Note 4**
21.12 Overlake Zones	Exemptions for accessory buildings and temporary structures	Add notes to minimum building height and minimum first floor clearance requirements to allow exemptions: • **Table 21.12.500, Note 2 and 5** that temporary and accessory structures are exempt.
21.13 Marymoor Village Zones	Correction to building height exemption example	Fix typo **in Table 21.13.200.D, Note 4**
21.55 Development Incentives	Clarifications (no change to current processes)	• Edit to tables **Table 21.13.4100.B and 4100.C** to show 0.02 FAR per point • Minor edit to make clear which table applied to OUMF.

PROPOSED AMENDMENTS:

21.04.0200 Nonresidential Use Table.

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

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

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
Cannabis processing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	See RZC 21.04.2070
Transportation, Communication, and Utilities																					
Postal services	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	P	N	N	N	N	
Automobile parking facility	N	N	N	N	L 27	N	P	N	N	P	P	N	N	N	L 27 ~~P~~	N	N	N	N	N	See RZC 21.40 and RZC 21.58.5310. In shorelines see RZC 21.68.140.
Truck and freight transportation	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	L 2	L 2	N	N	N	See RZC 21.04.2220
Towing operators and auto impoundment yards	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	L 2	N	N	N	See RZC 21.04.2220
Road, ground passenger, and transit transportation	N	N	N	N	P	L 1	L 1	P	N	P	P	P	P	N	P	P	P	N	N	N	
Rail transportation	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	
Heliport	L 9 / C	L 9 / C	N	N	P	N	C	C	N	N	N	N	N	N	C	C	C	N	N	N	
Rapid charging station	N	N	N	P	P	L 14	P	P	P	P	P	L 1	L 1	L 1	L 14	L 14	L 14	N	N	N	
Wireless communication facilities	P	P	L 1 / C	P	P	L 1 / C	P	P	L 1 / C	P	P	L 1 / C	L 1 / C	P	P	P	P	N	P	P	See RZC 21.04.2230. A CUP is required for large satellite dishes; amateur radio tower; antenna array, base station, and support structures
Local utilities	P	P	L 1 / C	L 1 / C	P	L 1 / C	L 1 / C	L 1 / C	P	P	P	P / C	P / C	P / C	P	P	P	N	P	P	A CUP is required if 40 feet in height or greater
Regional utilities	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	P / C	P / C	P / C	P	P	P	N	C	C	A CUP is required if 40 feet in height or greater
Solid waste transfer and recycling	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2	L 2	N	N	N	

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
Hazardous waste treatment and storage, incidental	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2	L 2	L 2	N	N	N	See RZC 21.04.2160
Hazardous waste treatment or storage, primary	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2 / C	L 2	N	N	N	See RZC 21.04.2160
Water extraction well	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2	N	N	
Agriculture																					
Animal production	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 11	L 11	N	See RZC 21.04.2040
Crop production	P	P	P	N	N	P	N	N	P	N	N	P	P	P	N	N	N	P	P	N	
Cannabis production	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	See RZC 21.04.2070
Equestrian facility	L 12 /C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	See RZC 21.04.2040
Roadside produce stand	P	P	P	P	P	P	P	N	P	P	P	P	P	N	N	N	N	P	P	N	
Other																					
Construction-related business	N	N	N	N	N	N	N	P	N	N	N	L 3D, 3E, 6	L 3D, 3E, 6	N	P	L 2	L 2	N	N	N	
Mining and extraction establishment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2/C	N	N	N	See RZC 21.04.2180
Wetland mitigation banking	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	

Notes and Limitations

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

2 For properties in a CARA this use may be restricted or prohibited. See RZC 21.64.050.

3 Uses Not Permitted:

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

e. Outdoor storage.

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

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

6 Administrative office/business functions only.

7 Is limited to:

a. Athletic, sports, and play fields.
b. Marine recreation.
c. Commercial swimming pools.
d. Education facilities allowed in MP zones outside of MP Overlay but limited to technical, trade, and other specialty schools only.
e. Animal kennels.
f. Real estate services limited to mini-warehouse/self-storage only.
g. Professional services limited to research and development services and other uses that support another permitted use within the MP zone only.
h. Administrative services limited to corporate headquarters and regional offices associated with manufacturing and wholesale trade uses within an MP zone.
i. Athletic club or fitness center.
j. Repair and rental of goods **(unless permitted as a supplementary use per 21.04.2220.J)**

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

9 Permitted only abutting Lake Sammamish. Excludes medical airlift.

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

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

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

13 Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose.

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

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

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

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

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

19 Hours of operation limited to:

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

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

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

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

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

23 For automobile sales, service, or repair:

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

24 Outdoor loudspeaker systems are prohibited.

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

26 Limited to government and administration uses only.

27 Not allowed within 500 ft of Neighborhood zones.

21.08.200 Development Standards.

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

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

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

Development Standards	Neighborhood Zones			Citywide Mixed-Use		References
	NR	NMF	NMU	CMU	UMU	
Base Maximum Dwelling Units Per Lot (w/o one on-site affordable housing unit)	6	N/A	N/A	N/A	N/A	
Base Maximum Dwelling Units Per Lot (with one on-site affordable housing unit)	8	N/A	N/A	N/A	N/A	RZC 21.20.060.A.1, at least one affordable unit, affordable to households earning up to 80 percent AMI, must be provided on site on the same lot.
Base Maximum FAR (w/o Incentives)	N/A	1.1 [1]	0.6 [1]	2.0 [1]	4.5 [1]	
Maximum FAR with incentives (outside TOD Focus Area / inside TOD Focus Area)	N/A	1.5 / N/A	1.0 [2] / N/A	3.0 / N/A	6.5 / 8.0	Portions of UMU zones qualify for Marymoor Village TOD incentives. See RZC Chapters 21.05 and 21.55.
Commercial Square Feet	N/A	N/A	Min. 500 sq. ft.	N/A	No Net Loss [3]	
Ground Floor Ceiling Height (minimum)	N/A	N/A	N/A	16 ft. [4, 5]	20 ft. [4, 5]	Applicable to nonresidential and mixed-use projects.
Base Maximum Height (w/o Incentives)	38 ft.	60 ft.	38 ft.	45 ft. [6]	60 FT [6]	• See RZC Chapter 21.58 for design standards options impacting maximum building height. • Portions of UMU zones qualify for Marymoor Village TOD incentives. See RZC Chapters 21.05 and 21.55. • See RZC Chapter 21.55 for incentive adjustments to building height. • See RZC 21.58.5200, Towers, for additional regulations regarding building heights and floorplates.
Maximum Height with Incentives (outside TOD Focus Area / inside TOD Focus Area)	N/A	N/A	N/A	65 ft. / N/A [6]	85 ft. / 144 ft. [6]	
Maximum Impervious Surface	70% [7]	75% [7]	70% [7]	70% [7]	75% [7]	
Lot Coverage	50% / 60% [8]	60%	60%	65%	70%	
Average Minimum Lot Size	3,000 sq. ft.	n/a	3,000 sq. ft.	n/a	n/a	
Lot Frontage Minimum	20 ft.	30 ft.	20 ft.	n/a	n/a	

NOTES:

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

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

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

4 Exemptions from ground floor ceiling height requirements:

a. Buildings that do not contain nonresidential uses; and

b. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter 21.20; and

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

d. Parcels zoned UMU within the Marymoor Village Center shall have a minimum 16-foot ground floor ceiling height to be consistent with the adjacent Marymoor Core zone.

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

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

b. For portions of the building that have a first floor ceiling height greater than 10 feet to meet minimum ground floor ceiling height requirements, the additional ground floor ceiling height may increase the maximum building height. For example, if first floor is 20 feet, the maximum building height increases by 10 feet (20 - 10 = 10 foot increase in max building height).

6 Properties in the CARA

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

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

i. The additional height is the result of building a maximum of one level of additional above-grade parking; and

ii. Proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC Chapter 21.40; and

iii. The additional height on street frontages meets a 20 foot step-back to limit impacts to the pedestrian realm.

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

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

a. The lot is 18,000 square feet or less; and

b. The lot contains at least three dwelling units.

…

21.08.300 Street Typology and Relationship to Buildings.

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

1. The table below sets standards that contribute to an attractive public realm.

2. Improvements less than 30 inches above grade, including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit

shelters, and slope stability structures are permitted in setback areas; provided, that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.

3. Administrative design flexibility for setbacks is allowed for site-specific conditions that limit the ability to place the building at the street level, including but not limited to topography, easements, SR 520 ROW, or trails.

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

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

NOTES:

1 Zero lot line exception: Standards may vary for developments that comply with the zero lot line regulations in RZC 21.16.200.D.

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

…

21.10.200 Downtown Development Standards.

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

B. Table 21.10.200 contains the basic zoning regulations that apply to development within the Town Center (TWNC), Downtown Core (DTE), and Downtown Edge (DTE) zoning districts.

Table 21.10.200. Downtown Development Standards

Development Standards	Downtown Zones			Notes
	TWNC	DTC	DTE	
Base Max FAR (w/o incentives)	5.0 [1]	4.5 [1]	3.0 [1]	
Max FAR w/ incentives (outside TOD focus area/inside TOD focus area)	6.5 / 8.0 [1]	6.5 / 8.0 [1]	3.75 [1] / N/A	Additional floor area can be earned with incentives (see RZC Chapter 21.55) and through the transfer of development rights program (see RZC Chapter 21.48).
Base Max Height (w/o incentives)	60 ft. [2]	60 ft. [2]	45 ft. [2]	• See RZC Chapter 21.58 for building design options with building height impacts. • See RZC Chapter 21.55 for incentive adjustments to building height. • See RZC 21.58.5200, Towers, for additional regulations regarding building heights and floorplates.
Max Height with Incentives (outside TOD Focus Area 144 / inside TOD Focus Area)	85 ft. / 144 ft. [2,3,4,5]	85 ft. / 144 ft. [2,3,4,5]	60 ft. [2,3,4,5] / N/A	
Ground Floor Ceiling Height (minimum) in TOD Focus Area	16 ft. [3,4]	16 ft. [3,4]	16 ft. [3,4]	Applicable to nonresidential and mixed-use projects.
Lot Coverage	100% [6]	100% [6]	100% [6]	

Notes:

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

2 Building Height

a. Building height is limited to three stories for parcels fronting Leary Way from NE 80th Steet to a half-block south of NE 76th Street.

b. Additional height can be earned with incentives (see RZC Chapter 21.55) and through the transfer of development rights program (see RZC Chapter 21.48).

c. Additional height can be earned by utilizing specified architectural techniques in RZC Chapter 21.58 or via incentives in RZC Chapter 21.55.

d. The height limit in the Shoreline Jurisdiction (SMP) is 35 feet (see RZC 21.68.020).

3 Exemptions from ground floor ceiling height requirements:

a. Buildings that do not contain nonresidential uses; and

b. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter 21.20; and

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

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

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

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

5 Properties in the CARA

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

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

i. The additional height is the result of building a maximum of one level of additional above-grade parking; and

ii. Proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC Chapter 21.40; and

iii. The additional height on street frontages meets a 20-foot step-back to limit impacts to the pedestrian realm.

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

…

21.12.500 Overlake Development Standards.

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

Table 21.12.500. Overlake Development Standards

Development Standards	Overlake Zoning Districts			Notes
	OV	OBAT	OUMF	
Base FAR [1] (w/o Incentives)	5	3	3	
Maximum FAR With Incentives	FAR maximum waived when maximizing incentive program	Outside TOD Focus Area: maximum 9.5 FAR Inside TOD Focus Area: FAR maximum waived when maximizing incentive program		See RZC 21.12.600 for incentive related adjustments to FAR [3]
Minimum Height	4 stories or 45 feet, whichever is less [2]	In TOD Focus Area: 4 stories or 45 feet whichever is less [2] Elsewhere: 3 stories or 35 feet, whichever is less [2]	3 stories or 35 feet, whichever is less [2]	
Base Maximum Height (w/o Incentives)	Mixed-use: 14 stories or 150 feet, whichever is less [3, 4] Nonresidential: 8 stories or 120 feet, whichever is less [3, 4]	Mixed-use: 14 stories or 150 feet, whichever is less [3, 4] Nonresidential: 8 stories or 120 feet, whichever is less [3, 4]	8 stories or 85 feet, whichever is less [3]	
Maximum Height With Incentives	300 feet [4b]	Outside TOD Focus Area: 230 feet [4] Inside TOD Focus Area: 300 feet [4b]	160 feet [4]	See RZC 21.12.600 for incentive related adjustments to building height.

Development Standards	Overlake Zoning Districts			Notes
	OV	OBAT	OUMF	
Ground Floor Ceiling Height (minimum) in TOD Focus Area	16 feet [5, 6]	16 feet [5, 6]	14 feet [5]	Ground floor ceiling height not applicable outside of TOD Focus Area
Maximum Impervious Surface	100% [7]	80%	60%	

Notes:

1 The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded and no building is less than the minimum building height. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC 21.12.600.D.5 (see note 1 for Table 21.12.600.D.5.a), the FAR for those spaces may be excluded from maximum FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC 21.36.400 open space design requirements.

2 **Minimum building height:**

a. Portions of a building may be lower than the minimum building height providing that 80 percent of the building meets or exceeds minimum building height. Covered entryway features, including port-cochere pick-up and drop-off zones, are exempt from minimum building height requirements.

b. Accessory and temporary building are exempt.

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

4 Building Height Exemptions:

a. Maximum building height does not include mechanical equipment (see RZC 21.60.040.B.7.c for rooftop screen design standards).

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

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

5 Exemptions From Ground Floor Ceiling Height Requirements:

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

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

c. Accessory and temporary building are exempt.

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

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

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

7 Other regulations will impact the impervious surface area and may result in less than 100 percent, including open space and landscaping requirements, parking, midblock connections, utility easements, stormwater management, etc. To meet stormwater management, you are required to evaluate the infiltration capacity of the soil and design building infrastructure to accommodate full infiltration of roof areas where feasible.

…

21.13.200 Marymoor Village Development Regulations.

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

B. Each zone has a minimum FAR; the minimum FAR is the minimum required FAR for a development proposal requiring a land use permit, excluding administrative modifications. In no case shall proposed FAR exceed the maximum combined FAR.

C. Master plans are required for all developments encompassing at least three acres and are optional for sites under three acres.

D. The following table contains the basic zoning regulations that apply to development within the Marymoor Core (MMC), Marymoor Edge (MME), and Marymoor Manufacturing (MMM) zoning districts.

Table 21.13.200.D. Marymoor Village Development Standards

Development Standards	Marymoor Village Districts			Notes
	MMC	MME	MMM	
Min. FAR	1.5	1.5	0.5	
Max. FAR (no incentives / with incentives)	3.0 / 8.0 [1]	2.54 / 8.0 [1]	1.4 / 2.0 [1]	See RZC Chapter 21.55 for incentive adjustments to FAR
Max. Height (no incentives / with incentives)	45 ft. / 144 ft. [2]	38 ft. / 144 ft. [2]	38 ft / 45 ft [2]	• See RZC Chapter 21.55 for incentive adjustments to building height. • See RZC 21.13.300.E, upper story step-backs, and RZC 21.58.5200, Towers, for additional regulations regarding building heights and floorplates. • Development above six stories does not qualify for the Marymoor Village Infill Exemption (see RZC 21.70.095).
Ground Floor Ceiling Height (min.) in TOD Focus Area	16 ft [3,4]	16 ft [3,4]	16 ft [3,4]	• Applicable to nonresidential and mixed-use projects. • See RZC 21.13.300.D, Ground Floor Uses.
Max. Impervious Surface	75% [5]	70% [5]	70% [5]	
Min. Land Dedication for Stormwater Infiltration	7%	7%	7%	
Max. Lot Coverage	70%	65%	55%	

Notes:

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

2 Properties in the CARA

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

b. Where underground parking is not possible due to RMC Chapter 13.25's TCD limitations, the maximum building

height may be exceeded by up to 12 feet if all the following criteria are met:

i. The additional height is the result of building a maximum of one level of additional above-grade parking; and

ii. Proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC Chapter 21.40; and

iii. The additional height on street frontages meets a 20-foot step-back to limit impacts to the pedestrian realm.

3 Exemptions from ground floor ceiling height requirements:

a. Buildings that do not contain nonresidential uses; and

b. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter 21.20; and

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

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

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

b. For portions of the building that have a first-floor ceiling height greater than 10 feet to meet minimum ground-floor ceiling height requirements, the additional ground floor ceiling height may increase the maximum building height. For example, if the first floor is ~~20~~ 16 feet, the maximum building height increases by six ~~10~~ feet (16 - 10 = 6 foot increase in max building height).

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

…

21.55.4100 Overlake Bonuses.

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

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

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

Points Earned	FAR Earned	Max Building Height	
		OBAT (mixed-use/ non-residential)	OUMF
1 – 50	~~Per calculation~~ 0.02	160 ft./135 ft.	100 ft.
51 – 100	~~Per calculation~~ 0.02	175 ft./150 ft.	115 ft.
101 – 150	~~Per calculation~~ 0.02	190 ft./165 ft.	130 ft.
151 – 200	~~Per calculation~~ 0.02	210 ft./180 ft.	145 ft.
Over 200 points	0.02, Max FAR of 9.5	230 ft./200 ft.	160 ft.

C. Inside the Overlake TOD Focus Area.

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

Points Earned	FAR Earned	Max Building Height	Other Bonus Earned
1 – 50	~~Per calculation~~ 0.02	180 ft.	
51 – 100	~~Per calculation~~ 0.02	200 ft.	
101 – 150	~~Per calculation~~ 0.02	240 ft.	Projects earning over 100 points may combine the transfer of development rights program with the incentive program
151 – 200	~~Per calculation~~ 0.02	280 ft.	
Over 200 points	No FAR restrictions	300 ft.	If top floor is amenity space, may exceed 320 ft. by one additional story (see note 4 of Table 21.55.500), not to exceed 30 stories

REDMOND ZONING CODE

Code Amendment Summary

Miscellaneous Corrections in RZC Article II

Subject Matter Expert	*Jeff Churchill, Ian Lefcourte*
Author	*Jeff Churchill*
Policy Basis for Amendment	*PI-17: clear regulations that avoid duplication and inconsistency.* *HO-1*
Relevant Code Portions	21.04.1110.C, RZC 21.20.020, 21.20.030.L, 21.48.010, 21.55.4100.B

Proposed Amendment Overview

The proposed amendment updates various provisions in RZC Article II for consistency with the Redmond 2050 Comprehensive Plan and related development regulations. The amendment addresses:

- Exempting manufactured homes sited within manufactured home parks from affordable housing requirements.
- Allowing accessory dwelling units to satisfy affordable housing requirements.
- Correcting various outdated provisions in the transfer of development rights program

Rationale

Manufactured Homes sited within Manufactured Home Parks

Redmond currently has 3 manufactured home parks. It is unlikely that more manufactured home parks will be created in Redmond. Manufactured homes represent one of the rare homeownership opportunities that serves lower-income households. The proposal removes the burden of creating cost-controlled, income-restricted for manufactured home parks.

Accessory Dwelling Units

RZC 21.20, correctly, allows ADUs to satisfy affordability. RZC 21.04.1110.C.5, incorrectly, prohibits ADUs to satisfy affordability. Rationale of amendment is to amend 21.04 to allow ADUs to satisfy affordability.

Transfer of Development Rights

- Pre-Redmond 2050 language about the relationship between TDR's and affordable housing remains and should be repealed for consistency.
- TDR's can be used to gain more than one additional story in certain circumstances. The existing language for this is unclear and suggests that the value of TDR's doubles in these areas, which is not the intention nor how the program has been administered. The proposal clarifies this language.
- For most areas, TDR bonuses can be combined with bonuses earned through the development incentive program in RZC Chapter 21.55. However, this allowance was inadvertently omitted for areas in Overlake outside the TOD focus area. The proposal corrects that.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

Comment that collaboration and communication are more democratic than attempting to impose will.

PROPOSED AMENDMENT:

21.20.020 Applicability.

A. This chapter applies to:

1. All new residential and mixed-use developments**, except manufactured homes parks and manufactured homes sited within manufactured home parks**; …

RZC 21.20.030.L

L. Accessory Dwelling Units (ADUs) may be used to meet the requirements of this section in the Neighborhood Zones, provided that the ADU is at least 900 square feet~~.~~ **and all other applicable RZC 21.20 requirements are satisfied, including an affordable housing agreement as described in RZC 21.20.080.**

RZC 21.04.1110.C

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

~~**6.**~~ **5.** Applicable Codes - ADUs. The portion of the dwelling in which the accessory dwelling unit is proposed must comply with all standards for health and safety contained in all applicable codes, with the exception of the ceiling height requirements of the International Building Code. The Building Official may waive the ceiling height requirements of this chapter if it is determined that the structure was built in compliance with past building code requirements.

RZC 21.48.010 Transfer of Development Rights Program.

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

<<administrative note: no changes to subsection B>>

C. ***Sending Area Properties.***

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

Table 21.48.010A
Eligibility Categories and Criteria

Eligibility Category	Eligibility Criteria
Urban Recreation	A. Located in the UR zone; and B. Wholly undeveloped or in agricultural or recreational use.
Historic	A. Listed on the Redmond Historic Resource Register; or B. Otherwise eligible under RZC Chapter 21.30, Historic and Archeological Resources.
Environmentally Critical Area	A. Located in one or more of the following areas: 1. Species Protection Area; 2. Category I or Category II wetland or wetland buffer; 3. Class I or Class II stream or stream buffer; 4. Landslide hazard area or buffer; 5. Contiguous forest community characterized by a qualified arborist or ecologist as: a. Having three layers of vegetation – canopy, subcanopy/shrub, and herb – dominated by native species; and b. Having at least 20 percent of canopy trees estimated to be at least 50 years of age; and c. Measuring at least one acre; and B. Wholly undeveloped, or partially undeveloped or vacant, where the Administrator determines that eligible environmentally critical areas listed in (A) above could be maintained without compromising the ecological functions and values of those critical areas.
~~**Affordable Housing**~~	~~**A. Complies with RZC 21.48.010.G, Affordable Housing Bonus.**~~

2. The following criteria must also be met:

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

i. Agriculture, recreation, open space; or

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

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

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

<<administrative note: no changes to subsections D-E>>

F. ***Use of Development Rights.***

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

a. To authorize an additional 8,712 square feet of gross floor area;

b. To increase the maximum impervious surface or maximum lot coverage by 8,712 square feet; provided, that the total increase does not exceed 10 percent of the allowed maximum square footage for the site; or

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

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

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

4 ~~**3**~~. A land use application using transferred development rights shall contain a statement describing the amount of the development rights proposed to be used and how the development rights are proposed to be used.

RZC 21.55.4100.B

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

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

Points Earned	FAR	Max Building Height		Other Bonuses Earned
		OBAT (mixed-use/non-residential)	OUMF	
1 – 50	Per calculation	160 ft./135 ft.	100 ft.	
51 – 100	Per calculation	175 ft./150 ft.	115 ft.	
101 – 150	Per calculation	190 ft./165 ft.	130 ft.	**Projects earning over 100 points may combine the transfer of development rights program with the incentive program**

Points Earned	FAR	Max Building Height		Other Bonuses Earned
		OBAT (mixed-use/non-residential)	OUMF	
151 – 200	Per calculation	210 ft./180 ft.	145 ft.	
Over 200 points	Max FAR of 9.5	230 ft./200 ft.	160 ft.	

STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

For more information about this project visit www.redmond.gov/landuseapps

PROJECT INFORMATION

PROJECT NAME: Legislative Conformance, Business Improvement, and

SEPA FILE NUMBER: SEPA-2026-00015

PROJECT DESCRIPTION:
SEPA Checklist Review - Legislative Conformance, Business Improvement, And Fences Zoning Code Amendments

PROJECT LOCATION: City Wide

SITE ADDRESS:

APPLICANT: Jeff Churchill

LEAD AGENCY: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: David Lee
PHONE NUMBER: 425-556-2462
EMAIL: dlee@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An **"X"** is placed next to the applicable comment period provision.

There is no comment period for this DNS. Please see below for appeal provisions.

'X' This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 02/19/2026.**

APPEAL PERIOD

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 03/06/2026**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

DATE OF DNS ISSUANCE:

For more information about the project or SEPA procedures, please contact the project planner.

RESPONSIBLE OFFICIAL: Carol V. Helland
Planning Director

SIGNATURE: Carol V Helland

RESPONSIBLE OFFICIAL: Aaron Bert
Public Works Director

SIGNATURE:

Address: 15670 NE 85th Street Redmond, WA 98052