

CODE

**CITY OF REDMOND  
ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING TITLE 21 OF THE REDMOND MUNICIPAL CODE, KNOWN AS THE REDMOND ZONING CODE, ADDRESSING 2025 STATE LEGISLATION, CONDUCTING MISCELLANEOUS CLEAN-UP, IMPROVING BUSINESS USE OF REGULATIONS, CLARIFYING FENCE AND RETAINING WALL REGULATIONS, PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

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

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

WHEREAS, development regulations must be consistent with state law; and

WHEREAS, these amendments address state legislation passed in 2025; and

WHEREAS, these amendments advance comprehensive plan policies for economic vitality, community design, and plan implementation; and

WHEREAS, these amendments address known errors and ambiguities in the code; and

WHEREAS, state agencies were sent 60-day notices of proposed RZC amendments on February 4, 2026; and

WHEREAS, from February 11, 2026, to March 11, 2026, the Planning Commission conducted study sessions and held public hearings for amendments to the RZC and subsequently transmitted recommendations to the City Council for consideration; and

WHEREAS, from April 7, 2026, to May 19, 2026, the City Council held meetings to study the Planning Commission's recommendations; and

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

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

Section 1.        Classification.    This is a code ordinance.

Section 2.        Findings and Conclusions.    The City Council hereby adopts the findings and conclusions contained in the associated Planning Commission Report, including all related attachments and exhibits to those reports, City file nos. LAND-2026-00015 and SEPA 2026-00016.

Section 3.        RZC 21.04 Land Uses and General Provisions.  
RZC 21.04 Land Uses and General Provisions is amended as shown in

Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 4.      RZC 21.08 Neighborhood and Mixed-Use Regulations. RZC 21.08 Neighborhood and Mixed-Use Regulations is amended as shown in Exhibit 2, attached hereto and incorporated herein by this reference as if set forth in full.

Section 5.      RZC 21.10 Downtown Regulations. RZC 21.10 Downtown Regulations is amended as shown in Exhibit 3, attached hereto and incorporated herein by this reference as if set forth in full.

Section 6.      RZC 21.12 Overlake Regulations. RZC 21.12 Overlake Regulations is amended as shown in Exhibit 4, attached hereto and incorporated herein by this reference as if set forth in full.

Section 7.      RZC 21.13 Marymoor Village Regulations. RZC 21.13 Marymoor Village Regulations is amended as shown in Exhibit 5, attached hereto and incorporated herein by this reference as if set forth in full.

Section 8.      RZC 21.20 Affordable Housing. RZC 21.20 Affordable is amended as shown in Exhibit 6, attached hereto and incorporated herein by this reference as if set forth in full.

Section 9.        RZC 21.24 Fences. RZC 21.24 Fences is amended as shown in Exhibit 7, attached hereto and incorporated herein by this reference as if set forth in full.

Section 10.      RZC 21.25. RZC 21.25 Retaining Walls is established as shown in Exhibit 8, attached hereto and incorporated herein by this reference as if set forth in full.

Section 11.      RZC 21.36 Open Space. RZC 21.36 Open Space is amended as shown in Exhibit 9, attached hereto and incorporated herein by this reference as if set forth in full.

Section 12.      RZC 21.40 Parking Standards. RZC 21.40 Parking Standards is amended as shown in Exhibit 10, attached hereto and incorporated herein by this reference as if set forth in full.

Section 13.      RZC 21.48 Transfer of Development Rights Program. RZC 21.48 Transfer of Development Rights Program is amended as shown in Exhibit 11, attached hereto and incorporated herein by this reference as if set forth in full.

Section 14.      RZC 21.55 Development Incentive Program. RZC 21.55 Development Incentive Program is amended as shown in Exhibit 12, attached hereto and incorporated herein by this reference as if set forth in full.

Section 15.      RZC 21.74 Land Division. RZC 21.74 Land Division is amended as shown in Exhibit 13, attached hereto and incorporated herein by this reference as if set forth in full.

Section 16.      RZC 21.76 Review Procedures. RZC 21.76 Review Procedures is amended as shown in Exhibit 14, attached hereto and incorporated herein by this reference as if set forth in full.

Section 17.      21.78 Definitions. RZC 21.78 Definitions is amended as shown in Exhibit 15, attached hereto and incorporated herein by this reference as if set forth in full.

Section 18.      Severability.      If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 19.      Effective date.      This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF REDMOND

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

ATTEST:

\_\_\_\_\_  
CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

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REBECCA MUELLER, CITY ATTORNEY

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