

# ATTACHMENT B

## CODE

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

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON REPEALING INTERIM OFFICIAL CONTROL ORDINANCE 3059 AND AMENDING ARTICLE I, ARTICLE II, AND ARTICLE VII OF THE REDMOND ZONING CODE TO IMPLEMENT THE PREEMPTION ADOPTED BY HOUSE BILL 1220 THAT ALLOWS PERMANENT SUPPORTIVE HOUSING AND TRANSITIONAL HOUSING IN ALL ZONING DISTRICTS WHERE RESIDENTIAL DWELLINGS AND/OR HOTELS ARE ALLOWED; TO ALLOW EMERGENCY HOUSING AND EMERGENCY SHELTERS IN ALL ZONING DISTRICTS WHERE HOTELS ARE ALLOWED; AND TO ESTABLISH REQUIREMENTS AND STANDARDS FOR THE SITING AND ESTABLISHMENT OF SUCH USES, PROVIDING FOR SEVERABILITY, SAVINGS, AND ESTABLISHING AN EFFECTIVE DATE

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WHEREAS, in 2021, the Washington State Legislature enacted Engrossed Second Substitute House Bill (HB) 1220, which requires cities like Redmond to allow development of permanent supportive housing and transitional housing in all zoning districts where residential dwellings and/or hotels are allowed; and

WHEREAS, HB 1220 also requires cities like Redmond to allow emergency housing and indoor emergency shelters in all zoning districts where hotels are allowed; and

WHEREAS, HB 1220 became effective on July 25, 2021 and requires cities to regulate permanent supportive housing and transitional housing consistent with HB 1220 on that date; and

WHEREAS, the City of Redmond's Comprehensive Plan and Zoning Code support and provide provisions for Social Assistance, Welfare, and Charitable Services land uses types; and

WHEREAS, the City of Redmond's Human Services Strategic Plan, Housing Action Plan, and Community Strategic Plan generally support the provision of services and land use types consistent with HB 1220; and

WHEREAS, because the City of Redmond's Zoning Code (RZC) did not define nor clarify provisions through which permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelter could be established consistent with HB 1220, on August 17, 2021, Council unanimously adopted Ordinance No. 3059 imposing an Interim Official Control (IOC) to amend portions of the RZC to align City regulations with state adopted definitions and to implement the preemption adopted by HB 1220; and

WHEREAS, in accordance with RCW 36.70A.390 and 35A.63.220, the City held a public hearing on October 5, 2021 and received public testimony on Ordinance No. 3059; and

WHEREAS, On November 1, 2021, the City Council approved Supplemental Findings of Fact and Conclusions for Ordinance No. 3059 which included guidance to be transmitted to the Planning Commission for consideration in their deliberations on permanent regulations; and

WHEREAS, The Planning Commission conducted multiple study sessions during the months of November and December of 2021 to discuss permanent regulations, public input, and the guidance from the City Council; and

WHEREAS, in accordance with RCW 36.70.580, on December 1, 2021 the Planning Commission held a public hearing to elicit public testimony on the permanent regulations and continued the public hearing for written comments until December 15, 2021; and

WHEREAS, the Planning Commission considered public testimony, the Supplemental Findings of Fact and Conclusions of the City Council, and applicable review criteria in their deliberations; and

WHEREAS, on January 12, 2022, the Planning Commission recommended approval of the amendments to the Redmond Zoning Code (RZC) set forth in this ordinance, consistent with the recommendation of the Technical Committee and transmitted the Planning Commission Report and Recommendation to the City Council; and

WHEREAS, the City Council has reviewed the Planning Commission Report and Recommendation and the criteria set forth in RZC 21.76.07 and desires to repeal Ordinance No. 3059 and to adopt the permanent regulations to Redmond Zoning Code as recommended by the Planning Commission under the authority of RCW 35A.63.100; and

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

Section 1. Findings and Conclusions. After carefully reviewing the record and considering the evidence and arguments in the record and at the public meetings and hearings, the City Council hereby adopts the findings, conclusions, and recommendation contained in the Planning Commission Report approved on January 12, 2022.

Section 2. Amendments to Redmond Zoning Code (RZC) Article I Zone Based Regulations Chapter 21.04 General Provisions. The provisions of RZC Chapter 21.04, subsection RZC 21.04.030 Comprehensive Allowed Use Chart are amended to read as follows:

21.04.010 Land Use Zones Introduction.

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21.04.020 Zoning Map.

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21.04.030 Comprehensive Allowed Used Chart

A. Generally. This chart is meant to serve as a compilation of permitted uses within each of the individual zone summaries. It does not include all the specific use limitations or requirements that may apply. Please refer to the individual zone summaries for special use requirements or limitations.

B. Residential Zones.

Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones <sup>1,2</sup>											
Online Users: Click on District Abbreviation to View Map -->	UR	RA5	R1	R3	R4, R5	R6	R8	RIN	R12, R18, R20, R30	MDD3	NDD1
Residential											
Detached dwelling unit	P	P	P	P	P	P	P	P	P	P	P
Size-limited dwelling		P	P	P	P	P	P	P	P	P	P
Cottage					P	P	P	P		P	P

Accessory dwelling unit	P	P	P	P	P	P	P	P	P	P	P
Attached dwelling unit					P/C	P/C	P/C	P/C	P/C	P	P
Manufactured home		P	P	P	P	P	P	P	P	P	P
Multifamily structure									P	P	P
Dormitory										P	
Residential suite										P	
Mixed-use residential structure											
Housing services for the elderly									P/C	P	P
Adult family home		P	P	P	P	P	P	P	P	P	P
Long-term care facility									C	P	P
Residential care facility		C	C	C	C	C	C	C	C	P	P
Retirement residence					P/C	P/C	P/C	C	P/C	P	P
General Sales or Service											
...											
Hotels, motels and other accommodation services											
Bed and breakfast inn	P/C	P	P/C	P	P	P	P	P			
Hotel or motel											
...											
Notes:											
1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.											
2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.											

## C. Nonresidential Zones.

Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones <sup>1,2</sup>											
Online Users: Click on District Abbreviation to View Map -->	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Residential											
Detached dwelling unit	P	P						P			
Size-limited dwelling	P	P									
Cottage	P	P									
Accessory dwelling unit	P	P									
Attached dwelling unit	P	P									
Manufactured home	P	P									
Multifamily structure	P	P	P					P			

Dormitory											
Residential suite											
Mixed-use residential structure	P	P	P	P							
Housing services for the elderly								P			
Adult family home											
Long-term care facility								P			
Residential care facility								P			
Retirement residence								P			
General Sales or Service											
...											
Hotels, motels and other accommodation services											
Bed and breakfast inn											
Hotel or motel			P				P				
...											
Notes:											
1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.											
2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.											

#### D. Mixed Use Zones.

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones <sup>1,2</sup>										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Residential										
Detached dwelling unit										
Size-limited dwelling										
Cottage										
Accessory dwelling unit										
Attached dwelling unit									P	P
Manufactured home										
Multifamily structure	P	P	P	P	P	P	P	P	P	P
Dormitory	P	P	P	P	P	P	P	P	P	
Residential suite	P	P	P	P	P	P	P	P		

Mixed-use residential structure	P	P	P	P	P	P	P	P	P	P
Housing services for the elderly	P	P	P	P	P		P	P	P	
Adult family home										
Long-term care facility	P	P	P	P	P		P	P	P	
Residential care facility	P	P	P	P	P		P	P	P	
Retirement residence	P	P	P	P	P		P	P	P	
General Sales or Service										
...										
Hotels, motels and other accommodation services	P		P	P	P		P	P	P	
Bed and breakfast inn	P		P	P	P		P	P	P	
Hotel or motel	P		P	P	P		P	P	P	
...										
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.										

Section 3. Amendments to Redmond Zoning Code (RZC) Article  
I Zone Based Regulations Chapter 21.08 Residential Regulations.

The provisions of RZC Chapter 21.08, subsections RZC 21.08.020.D, RZC 21.08.030.D, RZC 21.08.040.D, 21.08.050.D, 21.08.060.D, 21.08.070.C, 21.08.080.D, 21.08.090.D, 21.08.100.D, 21.08.110.D, 21.08.120.D, 21.08.130.D, and 21.08.140.D are hereby amended to read as follows:

**21.08.020 RA-5 Semirural Residential.**

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D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the RA-5 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit

approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.08.020C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes for specific regulations which may apply.
5	Residential care facility	Dwelling unit (2.0)	A Conditional Use Permit is required
6	Adult family homes		
...			
Notes:			
1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			

#### 21.08.030 R-1 Single-Family Constrained Residential.

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D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-1 zone. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.08.030C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.



4	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.
5	Residential care facility	See Special Regulations	A. A Conditional Use Permit is required. B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0)
6	Adult family home	Dwelling unit (2.0)	
...			
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			

## 21.08.040 R-2 Single-Family Constrained Residential.

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D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-2 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.08.040C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.
5	Residential care facility	See Special Regulations	A. A Conditional Use Permit is required. B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0)
6	Adult family home	Dwelling unit (2.0)	
...			
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			

## 21.08.050 R-3 Single-Family Constrained Residential.

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D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-3 zone. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.08.050C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.
5	Residential care facility	See Special Regulations	A. A Conditional Use Permit is required. B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0)
6	Adult family home	Dwelling unit (2.0)	
...			
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			

#### 21.08.060 R-4 Single-Family Urban Residential.

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D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-4 zone. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.08.060C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	

2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods. See RZC 21.08.290, Cottage Housing Developments, for specific site development requirements and supplemental neighborhood regulations which may apply.
3	Small-lot short plat	Dwelling unit (2.0)	Permitted use only in Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC 21.08.170.E.2.a.ii, Small Lot Short Plats, for specific regulations which may apply.
4	Size-limited dwelling		
5	Accessory dwelling unit (ADU)	ADU (1.0)	A. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply. B. ADUs are not allowed within cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
6	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	A. Permitted use in Education Hill, Grass Lawn, North Redmond, Southeast Redmond, and Overlake Residential neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for attached dwelling units in all other neighborhoods not listed above. B. Please see RZC 21.08.260, Attached Dwelling Units, for supplemental neighborhood regulations related to density, design, and review and decision procedures.
7	Manufactured home	Dwelling unit (2.0)	Please see RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.
8	Retirement residence	See Special Regulations	A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, Retirement Residences, for specific regulations which may apply. B. Parking requirements are as follows: 1. With no skilled nursing facility: Unit (1.0, 1.0) 2. With skilled nursing facility: Worker on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.
9	Residential care facility		A Conditional Use Permit is required.
10	Adult family home	Dwelling unit (2.0)	
...			
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			

## 21.08.070 RIN (Residential Innovative) Single-Family Urban Residential.

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C. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the RIN zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit

approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.08.070B Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	A. Permitted use only in Education Hill, Grass Lawn, North Redmond, Overlake Residential and Willows/Rose Hill neighborhoods. B. Cottage housing in the RIN zone shall comply with the requirements of RZC 21.08.290, Cottage Housing Developments. Site requirements that may be applicable for cottage housing and are not specified in RZC 21.08.290, R-6 Single-Family Urban Residences, such as average lot size, are provided by the zone summary for the R-6 zone. (See RZC 21.08.090.)
3	Size-limited dwelling	Dwelling unit (2.0)	
4	Accessory dwelling unit (ADU)	ADU (1.0)	A. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which apply to ADUs. B. ADUs are not allowed within Cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
5	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	A. Permitted use in Education Hill, Grass Lawn, North Redmond, and Overlake neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for all attached dwelling units in all other neighborhoods not listed above. B. Please see RZC 21.08.260, Attached Dwelling Units, for specific neighborhood requirements related to density, design, and review and decision procedures.
6	Manufactured home		See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.
7	Retirement residence	See Special Regulations	A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, Retirement Residences, for specific regulations which may apply. B. Parking requirements are as follows: 1. With no skilled nursing facility: Unit (1.0, 1.0) 2. With skilled nursing facility: Worker on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.
8	Residential care facility		A Conditional Use Permit is required.
9	Adult family home	Dwelling unit (2.0)	
...			
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			

## 21.08.080 R-5 Single-Family Urban Residential.

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D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-5 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.08.080C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods.
3	Small-lot short plat	Dwelling unit (2.0)	Permitted use only in Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC 21.08.170.E.2.a.ii for additional requirements for small lot short plats.
4	Size-limited dwelling		
5	Accessory dwelling unit (ADU)	ADU (1.0)	A. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which apply to ADUs. B. ADUs are not allowed within cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
6	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	A. Permitted use in Education Hill, Grass Lawn, North Redmond, and Overlake Residential neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for all attached dwelling units in all other neighborhoods not listed above. B. Please see RZC 21.08.260 for specific neighborhood requirements related to density, design, and review and decision procedures.
7	Manufactured home		See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which apply to Manufactured Housing
8	Retirement residence	See Special Regulations	A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, Retirement Residences, for specific regulations which may apply. B. Parking requirements are as follows: 1. With no skilled nursing facility: Unit (1.0, 1.0) 2. With skilled nursing facility: Worker on largest shift (1.25, 1.25)

			C. A Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.
9	Residential care facility		A Conditional Use Permit is required.
10	Adult family home	Dwelling unit (2.0)	
...			
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			

## 21.08.090 R-6 Single-Family Urban Residential.

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D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-6 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.08.090C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods.
3	Small-lot short plat	Dwelling unit (2.0)	Permitted use only in Bear Creek, Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC 21.08.170.E.2.a.ii, Small Lot Short Plats, for additional requirements for small lot short plats.
4	Size-limited dwelling		
5	Accessory dwelling unit (ADU)	ADU (1.0)	A. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply. B. ADUs are not allowed within Cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
6	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	A. Permitted use in Bear Creek, Education Hill, Grass Lawn, North Redmond, and Overlake Residential neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration project. A Conditional Use Permit is required for attached dwelling units in all other neighborhoods not listed above. B. Please see RZC 21.08.260, Attached Dwelling Units, for supplemental neighborhood regulations related to density, design, and review and decision procedures.

7	Manufactured home		See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.
8	Retirement residence	See Special Regulations	A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, Retirement Residences, for specific regulations which may apply. B. Parking requirements are as follows: 1. With no skilled nursing facility: Unit (1.0, 1.0) 2. With skilled nursing facility: Worker on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.
9	Residential care facility		A Conditional Use Permit is required.
10	Adult family home	Dwelling unit (2.0)	
...			
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			

## 21.08.100 R-8 Single-Family Urban Residential.

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D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-8 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.08.100C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods.
3	Small-lot short plat	Dwelling unit (2.0)	Permitted use only in Bear Creek, Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC 21.08.170.E.2.a.ii for additional requirements for small lot short plats.
4	Size-limited dwelling		
5	Accessory dwelling unit (ADU)	ADU (1.0)	A. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply. B. ADUs are not allowed within cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.

6	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5) 2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	A. Permitted use in all neighborhoods with the exception of Willows/Rose Hill. B. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration project. C. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
7	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.
8	Retirement residence	See Special Regulations	A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, Retirement Residences, for specific regulations which may apply. B. Parking requirements are as follows: 1. With no skilled nursing facility: Unit (1.0, 1.0) 2. With skilled nursing facility: Worker on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.
9	Residential care facility		A Conditional Use Permit is required.
10	Adult family home	Dwelling unit (2.0)	
...			
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			

## 21.08.110 R-12 Multifamily Urban Residential.

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D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-12 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.08.110C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.



4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5)	A. Permitted use in all neighborhoods. B. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
5	Multifamily structures	2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	
6	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.
7	Housing Services for the Elderly	See Special Regulations	A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, Retirement Residences, for specific regulations which may apply. B. A Conditional Use Permit is required for Residential Care Facilities. C. A Conditional Use Permit is required for Long-Term Care Facilities. D. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: four patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) E. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.
8	Adult family home	Dwelling unit (2.0)	
...			
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			

## 21.08.120 R-18 Multifamily Urban Residential.

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D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-18 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.08.120C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure	Special Regulations

		(minimum required; maximum allowed)	
<b>Residential<sup>1</sup></b>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5)	A. Permitted use in all neighborhoods. B. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
5	Multifamily structures	2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	
6	Manufactured home	Dwelling unit (2.0)	A. See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.
7	Housing Services for the Elderly	See Special Regulations	A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, Retirement Residences, for specific regulations which may apply. B. A Conditional Use Permit is required for Residential Care Facilities. C. A Conditional Use Permit is required for Long-Term Care Facilities. D. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: four patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) E. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.
8	Adult family home	Dwelling unit (2.0)	
...			
<b>Notes:</b> 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			

## 21.08.130 R-20 Multifamily Urban Residential.

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D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-20 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit

approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.08.130C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5)	A. Permitted use in all neighborhoods. B. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
5	Multifamily structures	2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	
6	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.
7	Housing Services for the Elderly	See Special Regulations	A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, Retirement Residences, for specific regulations which may apply. B. A Conditional Use Permit is required for Residential Care Facilities. C. A Conditional Use Permit is required for Long-Term Care Facilities. D. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: four patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) E. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.
8	Adult family home	Dwelling unit (2.0)	
...			
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			

21.08.140 R-30 Multifamily Urban Residential.

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D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-30 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.08.140C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5)	A. Permitted use in all neighborhoods. B. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
5	Multifamily structures	2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	
6	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.
7	Housing Services for the Elderly	See Special Regulations	A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, Retirement Residences, for specific regulations which may apply. B. A Conditional Use Permit is required for Residential Care Facilities. C. A Conditional Use Permit is required for Long-Term Care Facilities. D. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: four patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) E. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.
8	Adult family home	Dwelling unit (2.0)	

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Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

Section 4. Amendments to Redmond Zoning Code (RZC) Article I Zone Based Regulations Chapter 21.10 Downtown Regulations. The provisions of RZC Chapter 21.10, subsections RZC 21.10.030.D, 21.10.040.D, 21.10.050.D, 21.10.060.D, 21.10.070.D, 21.10.080.D, 21.10.090.D, and 21.10.100.D are hereby amended to read as follows:

**21.10.030 Old Town (OT) Zone.**

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D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC **21.76.020**, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.10.030C

Allowed Uses and Basic Development Standards

Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets, per RZC <b>21.62.020.F.5</b> , Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> , Applicability.
2	Multifamily Structure, Mixed-Use Residential		
...			
General Sales or Service			

...			
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	Rental room (1.0, 1.0)	
...			
<p>Notes:</p> <p>1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.</p> <p>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.</p>			

## 21.10.040 Anderson Park (AP) Zone.

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D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC **21.76.020**, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <b>21.76.070.C</b> . Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <b>21.62.020.F.5</b> , Ground Floor Residential Uses on Type II Pedestrian Streets. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> .
2	Multifamily Structure, Mixed-Use Residential		
...			
General Sales or Service			
...			
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	Rental room (1.0, 1.0)	

...
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.</li> <li>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.</li> </ol>

## 21.10.050 Town Center (TWNC) Zone.

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D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart. B. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> , Applicability.
2	Multifamily Structure, Mixed-Use Residential		
...			
General Sales or Service			
...			
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	Rental room (1.0, 1.0) Conference center space: adequate to accommodate peak use	
...			
Notes:			
1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			
2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010			

Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.

## 21.10.060 Bear Creek (BC), Valley View (VV), and Trestle (TR) Zones.

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D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <b>21.76.070.C</b> . Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <b>21.62.020.F.5</b> , Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection. B. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> , Applicability.
2	Multifamily Structure, Mixed-Use Residential		
...			
General Sales or Service			
...			
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	Rental room (1.0, 1.0)	
...			
Notes:			
1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			
2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.			



## 21.10.070 Sammamish Trail (SMT) Zone.

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D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <b>21.76.070.C</b> . Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <b>21.62.020.F.5</b> , Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> , Applicability.
2	Multifamily Structure, Mixed-Use Residential		
...			
General Sales or Service			
...			
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	Rental room (1.0, 1.0)	
...			
Notes:			
1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			
2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.			

## 21.10.080 Town Square (TSQ) Zone.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC **21.76.020**, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <b>21.76.070.C</b> . Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <b>21.62.020.F.5</b> , Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> , Applicability.
2	Multifamily Structure, Mixed-Use Residential		
...			
General Sales and Services			
...			
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	Rental room (1.0, 1.0)	
...			
<b>Notes:</b>			
1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			
2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.			

## 21.10.090 River Bend (RVBD) Zone.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit

approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System Map, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except by establishment of an Administrative Design Flexibility per RZC <b>21.76.070.C</b> . C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> .
2	Multifamily Structure, Mixed-Use Residential		
...			
General Sales or Service			
...			
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	Rental room (1.0, 1.0)	
...			
Notes:			
1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			
2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.			

#### 21.10.100 River Trail (RVT), Carter (CTR), and East Hill (EH) Zones.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential <sup>1</sup>			

1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <b>21.76.070.C</b> . Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <b>21.62.020.F.5</b> . C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> , Applicability.
2	Multifamily Structure, Mixed-Use Residential		
...			
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			

Section 5. Amendments to Redmond Zoning Code (RZC) Article I Zone Based Regulations Chapter 21.12 Overlake Regulations. The provisions of RZC Chapter 21.12, subsections RZC 21.12.040.C, 21.12.050.C, 21.12.060.C, 21.12.070.C, 21.12.080.C, and 21.12.210.A are hereby amended to read as follows:

21.12.040 OV Zone 1.

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C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 1. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = Land use
3. Max. FAR = Maximum floor area ratio
  - a. Base = Maximum FAR without any incentives applied
  - b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)
  - c. w/50% Res. = With 50 percent residential
  - d. w/IP = With incentive program

4. Min. Res. Floor Area = Minimum Residential Floor Area
5. Max. Height = Maximum Height
  - a. Base = Maximum height without any incentives applied
  - b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)
  - c. w/IP = With incentive program
6. Max. ISR / Min. LSR = Maximum impervious surface / minimum landscaped area
7. Parking Ratio = Parking ratio for the use
8. Special Regulations = Special regulations that apply to the use

Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR  Base; w / TDRs or GBP; w / 50% Res.; w / IP	Min. Res. Floor Area	Max. Height  Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
Residential <sup>1</sup>							
1	Multifamily Structure	2.5; 2.5;	50%	5; 6;	85% / 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
2	Mixed-Use Residential	2.5; 4		8			
...							
General sales or services							
...							
7	Hotels, Motels and Other Accommodation Services <sup>1,2</sup>	1.2; 1.2; 1.2; 1.35	50%	4; 5; 8	85% / 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
...							
Notes:							
1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.							
2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.							

## 21.12.050 OV Zone 2.

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C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 2. To use the chart, first read down the left-hand column titled "Use." When you

have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res.	Max. Height	Max. ISR	Parking Ratio: Unit of Measure	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP	Floor Area	Base; w / TDRs or GBP; w / IP	/ Min. LSR	(Min. required, Max. allowed)	
Residential <sup>1</sup>							
1	Multifamily Structure	2.5; 2.5;	25%	5; 6;	85%; 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
2	Mixed-Use Residential	2.5; 4.0		8			
...							
General sales or services							
...							
7	Hotels, Motels and Other Accommodation Services <sup>1,2</sup>	1.2; 1.2; 1.2; 1.	25%	4; 5; 8	85%; 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
...							
Notes:							
1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.							
2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.							

21.12.060      OV Zone 3.

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C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 3. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use

permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res.	Max. Height	Max. ISR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP	Floor Area	Base; w / TDRs or GBP; w / IP	/ Min. LSR		
Residential <sup>1</sup>							
1	Multifamily Structure	2.5; 2.5;	25%	5; 6; 9	85%; 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	
2	Mixed-Use Residential	2.5; 4.0					
...							
General sales or services							
...							
7	Hotels, Motels and Other Accommodation Services <sup>1,2</sup>	1.2; 1.2; 1.2; 1.35	25%	4; 5; 9	85%; 15%	Rental room (1.0, 1.0)	
...							
Notes:							
1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.							
2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.							

#### 21.12.070 OV Zone 4.

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C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 4. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.12.070B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
Residential <sup>1</sup>							
1	Multifamily Structure	2.5; 2.5;	50%	5; 6; 12	85%; 20%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	A. An applicant may use an alternate method to calculate the 50 percent minimum residential floor area requirement for a proposed Master Plan. If used, the alternative method shall be described in a Development Agreement for the proposed Master Plan, and shall meet the intent of the 50 percent residential floor area requirement, which is described above in RZC 21.12.070.A, Purpose. B. 2. Height not to exceed 125 feet through Overlake Village Incentive Program.
2	Mixed-Use Residential	4.0					
...							
General sales or services							
...							
7	Hotels, Motels and Other Accommodation Services <sup>1,2</sup>	.4; .47; 1.2	50%	4; 5; 12	85%; 20%	Rental room (1.0, 1.0)	Height not to exceed 135 feet through Overlake Village Incentive Program.
...							
Notes:							
1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.							
2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.							

## 21.12.080 OV Zone 5.

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C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 5. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.12.080B Allowed Uses and Basic Development Standards
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§	Use	Max. FAR	Min. Res.	Max. Height	Max. ISR	Parking Ratio:	Special Regulations
		Base; w / TDRs or GBP; w / IP	Floor Area	Base; w / TDRs or GBP; w / IP	/ Min. LSR	Unit of Measure (Min. required, Max. allowed)	
Residential <sup>1</sup>							
1	Multifamily Structure	2.5; 2.5;	0%	5; 5;	85%; 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	
2	Mixed-Use Residential	4.0		5			
...							
General sales or services							
...							
7	Hotels, Motels and Other Accommodation Services <sup>1,2</sup>	1.2; 1.2; 1.35	0%	4; 5; 5	85%; 15%	Rental room (1.0, 1.0)	
...							
Notes:							
1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.							
2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.							

## 21.12.210 OBAT Allowed Uses and Basic Development Standards.

A. Allowed Uses and Basic Development Standards. The following table (see below) contains the basic zoning regulations that apply to uses in the Overlake Business and Advanced Technology (OBAT) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.12.210A OBAT Allowed Uses and Basic Development Standards					
§	Use	Max. FAR Base; w / TDRs or GBP	Max. Height Base; w / TDRs or GBP	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
Residential <sup>1</sup>					
1	Multifamily Structures	1.0; 1.0	5; 6	Unit (1.0, 2.25) plus 1 guest	

2	Mixed-Use Residential			space per 4 units for projects of 6 units or more	
...					
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.					

Section 6. Amendments to Redmond Zoning Code (RZC) Article I Zone Based Regulations Chapter 21.13 Southeast Redmond Regulations. The provisions of RZC Chapter 21.13, subsections RZC 21.13.020.C, 21.13.030.D, 21.13.070.C, 21.13.080.C, 21.13.090.C, and 21.13.110.C are hereby amended to read as follows:

21.13.020 Northeast Design District.

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C. Allowed Uses and Basic Development Standards: NDD1.

Table 21.13.020B Allowed Uses and Basic Development Standards: NDD1			
Section	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Cottage	Dwelling unit (1.5, 2.0)	See RZC 21.08.290, Cottage Housing Developments, for specific site development requirements and supplemental neighborhood regulations that may apply. No density bonus applies because total development is governed by FAR.
...			
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			

21.13.030 Regional Retail Design District.

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D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Regional Retail Design District (RR) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.13.030C Allowed Uses and Basic Development Standards				
§	Use	Maximum FAR w/o TDRs or GBP; w/TDRs or GBP	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
General Sales or Services				
...				
16	Hotel or motel <sup>1,2</sup>	0.50; 0.60	Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: Rental room (1.0, 1.0)	
...				
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.				

21.13.070 MDD1.

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C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in MDD1. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number

2. Use = land use

3. Parking Ratio = Parking ratio for the use

4. Special Regulations: Special regulations that apply to the use

Table 21.13.070B Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Residential <sup>1</sup>			
1	Multifamily structure	Unit (1,1.5) plus 1 guest space per 4 units for projects of 6 units or more	
2	Dormitory	Bed (0.5, 0.1)	
...			
General Sales or Service			
...			
7	Hotel, motel or other accommodation services <sup>1,2</sup>	Rental room (1,1)	
...			
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.			

21.13.080 MDD2.

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C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in MDD2. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number

2. Use = land use

3. Parking Ratio = Parking ratio for the use

4. Special Regulations: Special regulations that apply to the use

Table 21.13.080B Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Residential <sup>1</sup>			
1	Multifamily structure	Unit (1,1.5) plus 1 guest space per 4 units for projects of 6 units or more	
2	Dormitory	Bed (0.5, 0.1)	
...			
General Sales or Service			
...			
7	Hotel, motel or other accommodation services <sup>1,2</sup>	Rental room (1,1)	
...			
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.			

## 21.13.090 MDD3.

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C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in MDD3. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = land use
3. Parking Ratio = Parking ratio for the use
4. Special Regulations: Special regulations that apply to the use

Table 21.13.090B Allowed Uses and Basic Development Standards: MDD3
--

§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Residential <sup>1</sup>			
1	Detached Dwelling Unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
...			
Notes:			
1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			

## 21.13.110 MDD5.

...

C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in MDD5. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = land use
3. Parking Ratio = Parking ratio for the use
4. Special Regulations: Special regulations that apply to the use

Table 21.13.110B Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Residential <sup>1</sup>			
1	Attached dwelling unit	Unit (2, 2)	A. Ground-oriented units only. Permitted only in Ground-Oriented Unit Overlay Area. See Map 13.2, Ground-Oriented Unit Overlay. B. Minimum density: 12 dwelling units per gross acre.
2	Multifamily structure	Ground-oriented units: unit (2, 2) All other structure types: unit (1, 1.5) plus 1 guest space per 4 units for projects of 6 units or more	Ground floor: only ground-oriented units allowed in Ground-Oriented Unit Overlay Area.
...			
Notes:			

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

Section 7. Amendments to Redmond Zoning Code (RZC) Article I Zone Based Regulations Chapter 21.14 Commercial Regulations. The provisions of RZC Chapter 21.13, subsections RZC 21.14.010.E, 21.14.015.E, 21.14.020.D, 21.14.030.D, 21.14.070.D, and 21.14.080.C are hereby amended to read as follows:

**21.14.010 Neighborhood Commercial 1 (NC-1).**

...

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Neighborhood Commercial (NC-1) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.14.010C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
Residential <sup>1</sup>			
1	Residential	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Nonresidential uses shall abut 188th Avenue NE in Southeast Redmond to provide a physical buffer between residential uses and manufacturing uses and their typical operations. Residential uses, when provided, shall be located to the rear or east of the nonresidential uses that are co-located within the development.
2	Mixed-use residential		
...			
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			

**21.14.015 Neighborhood Commercial 2 (NC-2).**

...

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Neighborhood Commercial (NC-2) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that

apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.14.015C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
Residential <sup>1</sup>			
1	Residential structure	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	
	Mixed-use residential structure		
...			
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.			

## 21.14.020 General Commercial.

...

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the General Commercial (GC) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
Residential <sup>1</sup>					
1	Multifamily structure	3; 4	0.80; 0.90	Studio (1.2, 1.2)	
2	Mixed-use residential structure			1 bedroom (1.5, 1.5) 2 bedrooms (1.8, 1.8) 3+ bedrooms (2.0, 2.0)	
...					
General sales or services					
...					
21	Hotel or motel <sup>1,2</sup>			Rental room (1.0, 1.0)	
...					



Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.
2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.

## 21.14.030 Business Park.

...

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Business Park (BP) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.14.030C

Allowed Uses and Basic Development Standards

Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
Residential <sup>1</sup>					
1	Mixed-use residential structure	5; 6	0.68; 1.0	Studio (1.2, 1.2) 1 bedroom (1.5, 1.5) 2 bedroom (1.8, 1.8) 3+ bedroom (2.0, 2.0)	

...

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

## 21.14.070 Bear Creek Design District

...

D. Allowed Uses and Basic Development Standards. The following tables contain the basic zoning regulations that apply to uses in the Bear Creek Design District (BCDD) zone. To use the chart, read down the

left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information for more information. Uses not listed are not permitted.

Table 21.14.070B Allowed Uses and Basic Development Standards: Performance Area 1							
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR		
Residential <sup>1</sup>							
1	Housing services for the elderly	Avondale: 15, 75, 150 Other property lines: 10, 75, 100	30%; 65%	4	0.80	Dwelling unit (1.0, 1.0)	A. Ten percent of the total number of dwelling units (including those built for employees) shall be affordable to individuals or families earning up to 80 percent of area median income. Applicant is allowed to apportion affordable units to buildings as applicant sees fit. B. Applicant is entitled to number of TDRs equal to number of affordable units provided. C. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
2	Detached dwelling unit					Studio (1.2, 1.2)	A. Permitted only to house employees and the families of housing services for the elderly.
3	Multifamily structure					1 bedroom (1.5, 1.5) 2 bedrooms (1.8, 1.8) 3+ bedrooms (2.0, 2.0)	B. Ten percent of the total number of dwelling units (including those built as housing services for the elderly) shall be affordable to individuals or families earning up to 80 percent of area median income. Applicant is allowed to apportion affordable units to buildings as applicant sees fit. C. Applicant is entitled to number of TDRs equal to number of affordable units provided. D. See RZC 21.20, Affordable Housing, for additional guidance.
...							
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.							

21.14.080 Northwest Design District

...

C. Allowed Uses and Basic Development Standards.

Table 21.14.080B Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives	w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives		
Residential <sup>1</sup>					
1	Attached dwelling unit, 2-4 units	4	0.68;  1.0	Studio (1.2, 1.2)  1 bedroom (1.5, 1.5)  2 bedrooms (1.8, 1.8)	A. See RZC 21.08.260, Attached Dwelling Units, for specific regulations related to design, review and decision procedures.  B. See RZC 21.20, Affordable Housing.
2	Multifamily structure			3+ bedrooms (2.0, 2.0)  Guest (1 per 4 units)	See RZC 21.20, Affordable Housing.
3	Mixed-use residential structure	5; 6	0.68; 1.0	A. Non-residential uses shall be included, but not limited to, the ground floor street level.  B. See RZC 21.20, Affordable Housing.	

Table 21.14.080B

## Allowed Uses and Basic Development Standards

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)  w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives	FAR  w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives		
...					
Notes: 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.					

## Section 8. Amendments to Redmond Zoning Code (RZC)

Article II Citywide Regulations. The provisions of RZC Article II are hereby amended to include the new provisions under RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing as follows:

...

Article II Citywide Regulations

Chapter 21.17 Adequate Public Facilities and Undergrounding of Utilities

...

Chapter 21.56 Wireless Communication Facilities.

...

Chapter 21.57 Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and  
Emergency Housing

21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

A. *Purpose.* The purpose of the permanent supportive housing, transitional housing, and emergency housing provisions are to:

1. Support housing stability and individual safety to those experiencing homelessness.
2. Ensure that housing is accessible to all economic segments of the population.

B. *Applicability.* The provisions of this section apply to all permanent supportive housing, transitional housing, and emergency housing developments in the City.

C. *Requirements.*

1. No transitional housing, permanent supportive housing, or emergency housing use may also be a designated supervised/safer consumption site (SCS), supervised/safer injection facility (SIF), or supervised/safer injection service (SIS).

2. *Siting and Spacing of Permanent Supportive Housing, Transitional Housing, and Emergency Housing.*

The siting and spacing of a permanent supportive housing, transitional housing, or emergency housing use type shall be limited to no less than one-half mile from any established permanent supportive housing, transitional housing, or emergency housing use of the same type.

3. *Density.* The density or maximum number of residents for permanent supportive housing, transitional housing, and emergency housing shall be limited as follows:

- a. Permanent supportive housing, transitional housing, and emergency housing located in mixed-use zoning districts in accordance with RZC 21.04.030, *Comprehensive Allowed Uses Chart*, shall be limited to 100 residents unless agreed upon with additional mitigation measures as part of an operational agreement.
- b. Permanent supportive housing and transitional housing located in residential and nonresidential zoning districts in accordance with RZC 21.04.030, *Comprehensive Allowed Uses Chart*, shall be limited in density and occupancy based on the underlying zoning district in which the use is proposed.

c. Emergency housing located in nonresidential districts in accordance with section 21.04.030 Comprehensive Allowed Uses Chart shall be limited in density and occupancy based on the underlying zoning district within which the use is proposed.

4. *Operational Agreement.*

a. An operational agreement shall be established with the City prior to occupancy of a permanent supportive housing, transitional housing, or emergency housing use:

i. Property owners and operators shall enter into an agreement with the City in a form that is acceptable to the City.

b. The operational agreement shall include but not be limited to the following:

i. Names and contact information for on-site staff.

ii. Description of the services to be provided on site.

iii. Description of the staffing plan including the following:

A. Number of staff supporting residents and operations;

B. Certification requirements;

C. Staff training programs;

D. Staff to client ratios;

E. Roles and responsibilities of all staff; and

F. The prior experience of the operator in managing permanent supportive housing, transitional housing, or emergency housing.

iv. Description of how resident occupancy will be phased up to full proposed capacity.

v. Description of program eligibility, the referral and/or selection process, and how the operator will comply with the local outreach and coordination requirements of this chapter.

vi. Identification of supporting agencies and a description of supportive partnerships that will be engaged in ensuring that the operator can maintain the described level of service needed to support the resident population.

vii. Contractual remedies for violation of the terms and conditions established in the operational agreement. This shall include identifying specific timelines for corrective

action and penalties for non-action for any violation that impacts the health and safety of residents.

c. City Council Engagement Considerations. As part of the operational agreement, the City Council may identify additional stakeholders, agencies, and community partners that should be consulted in the development of any plans or agreements required under this chapter.

d. Minimum Performance Expectations for Operators.

- i. The sponsoring agency and/or operator shall work with local service providers and Redmond's Homeless Outreach Administrator to identify eligible homeless individuals who are living in, near, or who have ties to the City.
- ii. Coordination with local service providers and the Homeless Outreach Administrator to refer homeless community members, not residing at the facility, to appropriate service providers.
- iii. Facility staffing required for 24 hours per day and seven days per week (24/7 staffing).
- iv. Compliance with applicable registration and notification requirements for registered sex offenders.
- v. Management of access to the facility.
- vi. Case Management for the residents including:
  - A. Provision of access or connection to behavioral health treatment (including substance use disorder) and services.
  - B. Provision of access or connection to employment assistance (e.g., job training and education).
  - C. Provision of access or connection to housing-related services to help residents gain, maintain, or increase housing stability (e.g., tenant education and supports).
- vii. Development of a plan for routine and emergency communications with first responders.
- viii. Routine repair and maintenance of the property.

##### *5. Program Rules and/or Code of Conduct*

- a. Program rules and/or a code of conduct shall be developed in consultation with the site operators, service providers, city Human Services staff, and those who have a lived experience of homelessness.

- b. Program rules and/or code of conduct shall describe occupant expectations and consequences for failing to comply. When possible, consequences and corrective action should be individualized, address the specific behavior, and assist residents along a behavioral path that fosters greater responsibility and achieves a positive outcome for the resident. Examples include a requirement that an individual attend specific counseling, participate in a specific support group, or provide more frequent check-ins with case workers or counselors.
- c. The code of conduct shall at a minimum address the following topics:
  - i. The use of alcohol and recreational marijuana;
  - ii. The use of illegal drugs;
  - iii. The sale of illegal drugs;
  - iv. Threatening or unsafe behavior; and
  - v. Weapon possession.
- d. Final program rules and code of conduct shall be reviewed and approved by the Redmond Police Department and the Director of Planning and Community Development in consultation with Human Services staff.

*6. Safety and security plan.*

- a. A safety and security plan shall be developed in consultation with the Redmond Police Department.
- b. The plan shall identify behavioral health crisis management protocols.
- c. The plan should identify staff trained in de-escalation methods.
- d. The plan shall provide protocols for routine and emergency communications with first responders.
- e. The final safety and security plan shall be approved by the Redmond Police Department.

*7. Community Relations*

- a. In the planning phase, the operator shall consider how the site will involve, interact with, and impact facility residents, community neighbors, and businesses. Operators shall develop strategies and policies concerning:
  - i. public safety and neighborhood responsiveness,



- ii. community engagement,
  - iii. dispute resolution, and
  - iv. equity and social justice.
- b. A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach shall be developed, implemented and periodically reviewed and will be referred to as a "Community Relations Plan."
  - c. The plan shall document expectations drafted in consultation with the local community, site operators, service providers, those with lived experience of homelessness, and city representatives.
  - d. The plan shall address site upkeep and maintenance, on-street parking and vehicle camping.
  - e. The plan shall identify a "Neighborhood Liaison," a staff person who has been designated to be a visible and friendly ambassador for the housing facility, nurture respectful relationships among community members, attend community events, and receive and respond to neighbor complaints in a timely manner.
  - f. The plan shall identify process for dispute resolution.
  - g. The plan shall be approved by the Director of Planning and Community Development.

#### *8. Parking Management Plan*

An approved parking management plan that includes a prohibition of car camping onsite and in designated on-street parking shall be required.

### Section 9. Amendments to Redmond Zoning Code (RZC)

Article II Citywide Regulations. The provisions of RZC Article II are hereby amended to include the new provisions of chapter RZC 21.57.020 Emergency Shelter as follows:

## Article II Citywide Regulations

### Chapter 21.17 Adequate Public Facilities and Undergrounding of Utilities

...

### Chapter 21.56 Wireless Communication Facilities.

...

### Chapter 21.57 Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing

#### 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing

...

#### 21.57.020 Emergency Shelter

A. A short- or long-term temporary use permit for emergency shelter shall be valid for the duration of a state of emergency, per RCW 43.06.200, or as authorized by the Code Administrator based on the following criteria:

1. No emergency shelter use may also be a designated supervised/safer consumption site (SCS), supervised/safer injection facility (SIF), or supervised/safer injection service (SIS)
2. *Siting and Spacing of Emergency Shelters.* Emergency shelters shall be located no less than 1,000 feet from any established emergency shelters.
3. *Density.* Individual emergency shelters shall be limited to a maximum number of occupants based on the site or structure capacity to maintain health, safety, and welfare of program participants and operational staff.
4. *Operational Agreement.*
  - a. An operational agreement shall be established with the City prior to occupancy of an emergency shelters:
    - i. Operators shall enter into an agreement with the City in a form that is acceptable to the City.
  - b. The operational agreement shall include but not be limited to the following:
    - i. Name and contact information for on-site staff.
    - ii. Description of the services to be provided on site.
    - iii. Description of the staffing including the following:
      - A. Number of staff supporting residents and operations;

- B. Certification requirements;
  - C. Staff training programs;
  - D. Staff to participant ratios;
  - E. Roles and responsibilities of all staff; and
  - F. The prior experience of the operator in managing an emergency shelter.
- iv. Identification of supporting agencies and a description of supportive partnerships that will be engaged in ensuring that the operator can maintain the described level of service needed to support program participants.
  - v. Contractual remedies for violation of the terms and conditions established in the operational agreement. This shall include identifying specific timelines for corrective action and penalties for non-action for any violation that impacts the health and safety of residents.
- c. City Council Engagement Considerations. As part of the operational agreement, the City Council may identify additional stakeholders, agencies, and community partners that should be consulted in the development of any plans or agreements required under this chapter.
- d. Minimum Performance Expectations for Operators.
- i. The sponsoring agency and/or operator shall work with local service providers and Redmond's Homeless Outreach Administrator to identify eligible homeless individuals who are living in, near, or who have ties to the city.
  - ii. Coordination with local service providers and the Homeless Outreach Administrator to refer homeless community members, not residing at the facility, to appropriate service providers.
  - iii. Emergency shelter facility staffing is required at all times when the facility is open.
  - iv. Compliance with applicable registration and notification requirements for registered sex offenders.
  - v. Management of access to supportive housing facility.
  - vi. Routine repair and maintenance of the property.

##### *5. Program Rules and/or Code of Conduct*

- a. Program rules and/or code of conduct shall be developed in consultation with site operators, service providers, city Human Services staff, and those who have a lived experience of homelessness.
- b. Program rules and/or code of conduct shall describe occupant expectations and consequences for failing to comply. When possible, consequences and corrective action should be individualized, address the specific behavior, and assist residents along a behavioral path that fosters greater responsibility and achieves a positive outcome for the resident. Examples include a requirement that an individual attend specific counseling, participate in a specific support group, or provide more frequent check-ins with case workers or counselors.
- c. The code of conduct shall at a minimum address the following topics:
  - i. The use of alcohol and recreational marijuana;
  - ii. The use of illegal drugs;
  - iii. The sale of illegal drugs;
  - iv. Threatening or unsafe behavior; and
  - v. Weapon possession.
- c. Final program rules and code of conduct shall be reviewed and approved by the Police Department and the Director of Planning and Community Development in consultation with Human Services staff.

#### *6. Safety and security plan.*

- a. A safety and security plan shall be developed in consultation with the Redmond Police Department.
- b. The plan shall identify behavioral health crisis management protocols.
- c. The plan should identify staff trained in de-escalation methods.
- d. The plan shall provide protocols for routine and emergency communications with first responders.
- e. The final safety and security plan shall be approved by the Redmond Police Department.

#### *7. Community Relations*

a. In the planning phase, the operator shall consider how the site will involve, interact with, and impact facility residents, community neighbors, and businesses. Operators shall develop strategies and policies concerning:

- i. public safety and neighborhood responsiveness,
- ii. community engagement,
- iii. dispute resolution, and
- iv. equity and social justice.

b. A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach shall be developed, implemented and periodically reviewed and will be referred to as a "Community Relations Plan."

c. The plan shall document expectations drafted in consultation with the local community, site operators, service providers, those with lived experience of homelessness, and city representatives.

d. The plan shall address site upkeep and maintenance, on-street parking, and vehicle camping.

e. The plan shall identify a "Neighborhood Liaison," a staff person who has been designated to be a visible and friendly ambassador for the housing facility, nurture respectful relationships among community members, attend community events, and receive and respond to neighbor complaints in a timely manner.

f. The plan shall identify process for dispute resolution.

g. The plan shall be approved by the Director of Planning and Community Development.

#### *8. Parking Management Plan*

An approved parking management plan that includes a prohibition of car camping onsite and in designated on-street parking shall be required.

#### *9. Notice of Application, Land Use Action Sign, Neighborhood Meeting, and Notification.*

The Notice of Application, Land Use Action Sign, neighborhood meeting, mailed notice, and other requirements set forth in this chapter may be waived for emergency shelters established in response to a State of Emergency, per RCW 43.06.200, or as authorized by the Code Administrator.

Section 10. Amendments to Redmond Zoning Code (RZC)

Article II Citywide Regulations Chapter 21.46 Temporary Uses. The provisions of RZC Chapter 21.46 are hereby amended to include the new provisions of section RZC 21.46.060 Emergency Shelter as follows:

Article II Citywide Regulations

....

21.46.060 Emergency Shelter. Refer to RZC 21.57.020 *Emergency Shelter*.

Section 11. Amendments to Redmond Zoning Code (RZC)

Article VII Chapter 21.78 Definitions. The provisions of RZC Chapter 21.78, subsections E Definitions, P Definitions, and T Definitions are hereby amended to include the new definitions as follows:

Emergency Housing. Emergency housing has the same meaning as RCW 36.70A.030 "Emergency housing" and as thereafter amended. Temporary encampments, as defined by RZC 21.78 Temporary Encampments, are not included in Emergency Housing.

Emergency Shelter. Emergency shelter has the same meaning as RCW 36.70A.030 "Emergency shelter" and as thereafter amended. Temporary encampments, as defined by RZC 21.78 Temporary Encampments, are not included in Emergency Shelter.

Permanent Supportive Housing. Permanent supportive housing has the same meaning as RCW 36.70A.030 "Permanent supportive housing" and as thereafter amended.

Transitional Housing. Transitional housing has the same meaning as RCW 84.36.043 "Transitional housing" and as thereafter amended.

Section 12. Transmittal to Department of Commerce.

Pursuant to RCW 36.70A.106, a copy of this ordinance was

transmitted to the Washington State Department of Commerce on December 31, 2021.

Section 13. Preparation of Final Documents. The Administration is directed to complete preparation of Redmond Zoning Code documents, including updates to policy numbers, correction of any typographical errors, minor stylistic or editorial revisions, general formatting, and inclusion of appropriate graphics and illustrations.

Section 14. Periodic Review. The City shall review and, if necessary, amend regulations for Permanent Supportive Housing, Transitional Housing, Emergency Housing, Emergency Shelters, within three years of the effective date of this ordinance and every five years thereafter, or more often as needed, to ensure that regulations have advanced full compliance with HB 1220 and continue to reflect community values and priorities.

Section 15. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 16. Savings. Ordinance No.3059, which is repealed by this ordinance, shall remain in force and effect until the effective date of this ordinance.

Section 17. Effective Date. This ordinance shall take effect five days after passage and publication of an approved summary consisting of the title.

ADOPTED by the Redmond City Council this 1st day of February, 2022.

CITY OF REDMOND

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

ATTEST:

\_\_\_\_\_  
CHERYL XANTHOS, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

\_\_\_\_\_  
JAMES HANEY, CITY ATTORNEY

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