

# Attachment G: Overview and Amendments to the Redmond Zoning Code

Updated May 24, 2022

Redmond Zoning Code ReWrite (Phase 1) for 2020-2021 – *reflecting the City Council’s review including its May 24, 2022 remandment of amendments to the Town Center (TWNC) zoning district for the Planning Commission’s additional discussion -- excepting amendments for format, organization, and simplification*

## PHASE 1 COMPONENTS: Format & Organization, Residential Use Typology, Nonresidential Use Simplification

### Goals of Amendments:

- Preliminary enhancements to the organization and navigation of the code.
  - Key change: including a new code navigation and wayfinding tool within all zone-based chapters of RZC Article I.
- Expansion and clarity for the variety of residential uses allowed throughout the City's different zoning designations.
  - Key change: including clarity and terminology regarding missing middle housing types within respective zone-based chapters of RZC Article 1.
- Simplification of the nonresidential uses in mixed-use and employment zones, providing for increased economic support, flexibility, and innovation.
  - Key change: simplify, “roll up”, and expand the allowed uses throughout all zone-based chapters of RZC Article I, increasing flexibility for business types.

### Amendments:

- [21.04 General Provisions](#)
- [21.06 Urban Recreation chapter](#)
- [21.08 Residential chapters](#)
- [21.10 Downtown chapters – amendments regarding format, organization, and simplification have been maintained herein for the Town Center \(TWNC\) and all other zoning districts](#)
- [21.12 Overlake chapters](#)
- [21.12.210 OBAT chapter](#)
- [21.13 Southeast Redmond chapters](#)
- [21.14 Commercial chapters](#)
- For Nonresidential Use Simplification:
  - [21.08.280 Faith and Funerary amendments](#)
  - [21.08.340 Home Business](#)

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## PHASE 1 COMPONENT: Accessory Dwelling Units

### Goals of Amendments:

- Clarification and improvement of the current code provisions
  - Key change: clarify and simplify the size calculation for accessory dwelling units and remove owner occupancy requirements for long-term rentals for concurrency with state law

### Amendments:

- [21.08.220 Accessory Dwelling Units](#)
- [21.08.260 Attached Dwelling Units](#)

## PHASE 1 COMPONENT: Strategic Revisions

### Goals of Amendments:

- Clarification, organization, and alignment of current code provisions
  - Key change: clarify code provisions of administrative design flexibility and for temporary uses
  - Key change: include new floor area ratio (FAR) table to clarify the commonalities and differences between Overlake zones
  - *Key change: update Town Center zoning incentives and increase support for transit-oriented development (TOD) and the City's housing goals – remanded to the Planning Commission*
- Response to community conditions and needs regarding COVID-19 pandemic
  - Key change: increase clarity regarding existing non-conforming parking in the Downtown

### Amendments:

- [21.58.020 Administrative Design Flexibility \(ADF\)](#)
- [21.08 Multiple Portions - Floor Area Ratio \(FAR\) in Overlake and Marymoor Design Districts](#)
- [21.46 Temporary Use Permit \(TUP\)](#)
- [21.40.010 Parking at Older Structures in the Downtown, Overlake, and Marymoor Design Districts](#)
- *21.10.050 Town Center Zone (TWNC) Incentives Table – remanded to the Planning Commission*

## PHASE 1 COMPONENT: Definition Improvements

### Goals of Amendments:

- Clarity
- Removing regulations from definitions
  - Key change: relocate regulatory portions of definitions to the body of the zoning code
  - Key change: relocate definitions from the body of the zoning code to the RZC 21.78 Definitions chapter
- Including definitions for acronyms that are used within the code
- Suggested standards for terminology (for reference only)

### Amendments:

- [21.78 Definitions](#)
- [Users Guide to 21.78 Frequent Acronyms](#)

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## PHASE 1 COMPONENT: Zoning Code Maintenance

### Goals of Amendments:

- Formalize and standardize maintenance of the Redmond Zoning Code as a "living" document
  - Establish predictable maintenance intervals
  - Codify the maintenance approach for increased transparency
  - Plan strategic coordination across plans, policies, standards, and legislation
- Key change: this component addresses the regular work program involving the code's maintenance. Amendments to the body of the code are not necessary for implementing changes to the regular operational procedures.

### Amendments:

- [For Reference Only -- NEW Redmond Zoning Code Maintenance](#)

## PHASE 1 COMPONENT: Overlake and Marymoor Bridge Amendments

### Goals and Key Changes of Amendments:

- The first amendment realigns the development incentive packages found in RZC 21.12.170 OV Incentive Program and RZC 21.13.220 MDD Incentive Program to better meet the growing demands of affordable housing, sustainability, and economic vitality.
  - An example change for Marymoor is replacing the incentive for plaza development with an incentive based on additional affordable housing.
  - Similarly, an example change for Overlake is replacing the general housing unit incentive with an incentive for additional affordable housing.
- The second portion of this amendment package proposes to amend RZC 21.12.100 OV Building Height that regulates Overlake building heights. The amendment regards subterranean parking and shallow groundwater and their relationship to the maximum height allowed within Overlake. Portions of the Overlake neighborhood experience shallow groundwater tables making subterranean parking less feasible. This results in the need for above-ground parking structures that effectively reduce the amount of floor area that could otherwise be devoted to non-parking uses. A structure's height is directly impacted by the placement of required parking within the project site.
- The last portion of this amendment package rectifies an unintentional conflict of the code regarding building modulations over rights-of-way (RZC 21.62.030.E.2.c.iii Overlake Village Zones Supplemental Design Standards – Design of Large Buildings) and City's Standard Specifications for Road, Bridge, and Municipal Construction. The proposed amendment would align the code and the street standards by not allowing building modulations into the right-of-way.

### Amendments:

- [21.12.170 Overlake Incentives – with refinements to address community comments regarding “equivalent” green building certification programs](#)
- [21.13.220 MDD Incentives – with refinements to address community comments regarding “equivalent” green building certification programs](#)
- [21.12.100 Overlake Height Calculation](#)
- [21.62.030 Overlake Overhang](#)

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*PHASE 1 COMPONENT: Minor Amendment package per Annual Code Cleanup (Report) – remanded in part to the Planning Commission*

## Goals of Amendments:

- Maintain accuracy and clarity of the City’s development regulations regarding issues such as:
  - References to the Redmond Zoning Code and other regulations
  - Scrivener’s errors
  - Terminology for consistency with federal, state, and local laws
- Key changes:
  - Include new code section for reduced parking near frequent transit to ensure concurrence with state law
  - Correct text anomalies and cross-references within the sign code
  - Clarify the cross-reference regarding the Overlake Street Tree List
  - *Remove references to the Town Center (TWNC zone) Master Plan that has expired – remanded to the Planning Commission*
  - Clarify the relevance of the “Alter/Alteration” definition specific to historic preservation code provisions

## Amendments:

- [Minor Amendments – reflecting remandment of Town Center \(TWNC\) amendments](#)