

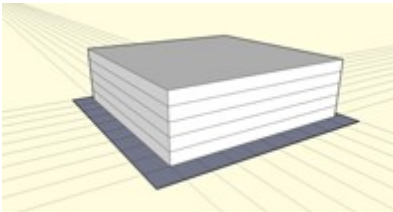
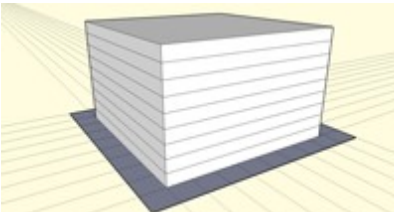


ARTICLE I ZONE BASED REGULATIONS

RZC 21.12 OVERLAKE REGULATIONS

21.12.040 OV Zone 1

- A. **Purpose.** Zone 1 encompasses a majority of the eastern half of Overlake Village, including both sides of 152nd Avenue NE. Residential uses are emphasized here as part of mixed-use developments. The land within this zone offers a strong opportunity to attract residents to this area due to its location within the core and proximity to transit options and the employment center to the north.
- B. **Maximum Development Yield.**

Table 21.12.040A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 4 stories	9 stories		

- 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
<b>Residential</b>							
1	Multifamily Structure	2.5; 2.5; 2.5; 4	50%	5; 6; 8	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, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
2	Mixed-Use Residential					Bed (0.75, 0.75)	
3	Dormitory					Bedroom (0.5, 1.0)	
4	Residential suite						
5	Housing Services for the Elderly	2.5; 2.5; 2.5; 4	50%	5; 6; 8	85% / 15%	See Special Regulations	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Parking requirements are as follows:</p> <ol style="list-style-type: none"> <li>1. Multifamily housing for senior citizens: Unit (0.5, 2.0)</li> <li>2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0)</li> </ol>



**Table 21.12.040B**  
**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 / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							<p>3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)</p> <p>4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)</p> <p>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.</p>
<b>General sales or services</b>							
6	General Sales or Services	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. The following uses are not permitted:</p> <ol style="list-style-type: none"> <li>Gasoline service;</li> <li>Outdoor automobile sales, rental or service; and</li> <li>Rental storage and mini-warehouses.</li> </ol> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Limited to less than 75,000 square feet gross floor area in a single use.</p> <p>D. Shall be considered a transitional use if:</p> <ol style="list-style-type: none"> <li>Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator, provides services to buildings and dwellings, OR</li> <li>Less than 51 percent of a business's transactions are made with the general public, except for business support services.</li> </ol> <p>E. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> for transitional use requirements.</p> <p>F. Maximum building height of 9 stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>G. Parking standards for restaurant uses:</p> <ol style="list-style-type: none"> <li>Sit-down restaurant: 1,000 SF GFA (9.0, 9.0)</li> <li>Take-out restaurant: 1,000 SF GFA (10.0, 10.0)</li> </ol> <p>H. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
7	Hotels, Motels and Other Accommodation	1.2; 1.2; 1.2;	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, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater



**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
	Services	1.35					Management Facility incentive.
8	Marijuana retail sales	.36; .41; .41 <sup>A</sup> ; .55 <sup>B</sup>	0%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
<b>Manufacturing and Wholesale Trade</b>							
9	Manufacturing and Wholesale Trade	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. Warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Shall be considered a transitional use. See RZC <a href="#">21.12.140</a> , <i>OV Transitional Use Requirements</i> for transitional use requirements. D. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
<b>Transportation, Communication, Information, and Utilities</b>							
10	Road, Ground Passenger and Transit Transportation	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
11	Rapid charging station					Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
12	Battery exchange station						B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments.
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Shall be considered a transitional use if: 1. Business is a software publisher or telecommunications and broadcasting; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for other publishing uses not listed above. C. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> for transitional use requirements. D. Maximum building height of nine stories may be



**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
							achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
14	Local Utilities						A. Requires a conditional use permit if 40 feet in height or greater. See RZC <a href="#">21.76.070.K</a> , <i>Conditional Use Permit</i> . B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
15	Regional Utilities						A. Requires a conditional use permit. See RZC <a href="#">21.76.070.K</a> , <i>Conditional Use Permit</i> . B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
16	Large Satellite Dishes / Amateur Radio Tower		0%			Adequate to accommodate peak use	A. See RZC <a href="#">21.56</a> , <i>Wireless Communication Facilities</i> , for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
17	Wireless Communication Facilities						A. See RZC <a href="#">21.56</a> , <i>Wireless Communication Facilities</i> , for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
<b>Arts, Entertainment, and Recreation</b>							
18	Arts, Entertainment, and Recreation	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	50%	4; 5; 8	85% / 15%	Adequate to accommodate peak use	Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
19	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
<b>Education, Public Administration, Health Care, and other Institutions</b>							
20	Education,	0.36;	50%	4;	85%	See Special	A. Maximum building height of nine stories may be



**Table 21.12.040B**  
**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 / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
	Public Administration, Health Care, and other Institutions, except those listed below	0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>		5; 8	/ 15%	Regulations	achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.  B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.
21	Health and Human Services					1,000 sq ft gfa (2.0, 3.0)	A. Shall be considered a transitional use if less than 51 percent of a business's transactions are made with the general public, except for day care centers. See RZC <a href="#">21.12.140</a> , <i>OV Transitional Use Requirements</i> for transitional use requirements. B. Provisions for day care centers: 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any property line. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone. C. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
22	Religious Institutions					Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments). C. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way. D. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. E. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP) F. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic





**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
							religious icons is 50 feet. G. 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.
<b>Construction-Related Businesses</b>							
23	Construction-Related Businesses	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. Shall be considered a transitional use if use does not include a showroom open to the general public. See <a href="#">RZC 21.12.140, OV Transitional Use Requirements</a> for transitional use requirements. B. Maximum building height of nine stories may be achieved through <a href="#">RZC 21.12.170, OV Incentive Program</a> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
<b>Other</b>							
24	Kiosk						A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures. F. Requires a conditional use permit if 750 seats or greater. See <a href="#">RZC 21.76.070.K, Conditional Use Permit</a> .
25	Vending carts			1; 1; 1	85% / 15%		
<b>TABLE NOTES:</b> A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date							

([Ord. 2803](#); [Ord.2836](#); [Ord. 2919](#))

Effective on: 4/14/2018

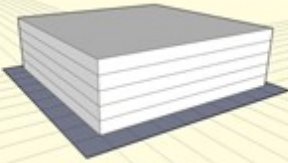
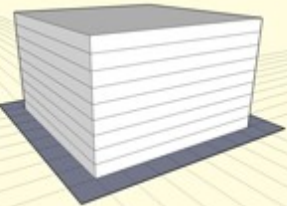
## 21.12.050 OV Zone 2

- A. **Purpose.** Two portions of Overlake Village are included in [Zone 2](#): the land northwest of the NE 24th Street/DaVinci Avenue NE intersection, and the area southeast of the NE 21st Street/152nd Avenue NE intersection. Commercial uses are emphasized here as part of mixed-use developments. These land areas are not as desirable for exclusively residential development due to their location along major arterials or near SR 520 and as such less



housing is required in these areas than in Zone 1.

**B. Maximum Development Yield.**

Table 21.12.050A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 4 stories	9 stories		

**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. 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 / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
Residential							
1	Multifamily Structure	2.5; 2.5;	25%	5; 6;	85%; 15%	Unit (1.0, 2.25) plus 1 guest	Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those





**Table 21.12.050B**  
**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
2	Mixed-Use Residential	2.5; 4.0		8		space per 4 units for projects of 6 units or more	properties eligible for and applying the Regional Stormwater Management Facility incentive.
3	Dormitory					Bed (0.75, 0.75)	
4	Residential suite					Bedroom (0.5, 1.0)	
5	Housing Services for the Elderly					See Special Regulations	<p>A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a>, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Parking requirements are as follows:</p> <ol style="list-style-type: none"> <li>1. Multifamily housing for senior citizens: Unit (0.5, 2.0)</li> <li>2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0)</li> <li>3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)</li> <li>4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)</li> </ol> <p>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.</p>
<b>General sales or services</b>							
6	General Sales or Services	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. The following uses are not permitted:</p> <ol style="list-style-type: none"> <li>1. Gasoline service;</li> <li>2. Outdoor automobile sales, rental or service;</li> <li>3. Rental storage and mini-warehouses.</li> </ol> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use residential developments.</p> <p>C. Requires a conditional use permit if greater than 150,000 SF GFA. See RZC <a href="#">21.76.070.K</a>, <i>Conditional Use Permit</i></p> <p>D. Shall be considered a transitional use if:</p> <ol style="list-style-type: none"> <li>1. Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator or provides services to buildings and dwellings; OR</li> <li>2. Less than 51 percent of a business's transactions are made with the general public, except for</li> </ol>



**Table 21.12.050B**  
**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
							<p>business support services.</p> <p>E. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p> <p>F. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>G. Parking standards for restaurant uses:</p> <ol style="list-style-type: none"> <li>1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0)</li> <li>2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0)</li> </ol> <p>H. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
7	Hotels, Motels and Other Accommodation Services	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, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
8	Marijuana retail sales	.36; .41; .41 <sup>A</sup> ; .55 <sup>B</sup>	0%	4; 5; 9	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. See RZC 21.41 Marijuana-related uses for additional requirements.</p> <p>B. The maximum number of parking stalls allowed may increase to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
<b>Manufacturing and Wholesale Trade</b>							
9	Manufacturing and Wholesale Trade	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Warehouse and storage services not permitted.</p> <p>B. Shall not be materially detrimental in terms of noise, emissions, vibrations, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments.</p> <p>C. Shall be considered a transitional use. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p> <p>D. Maximum building height of 9 stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
<b>Transportation, Communication, Information, and Utilities</b>							
10	Road, Ground Passenger and Transit Transportation	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
11	Rapid charging station					Adequate to accommodate	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive</i>



**Table 21.12.050B**  
**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
12	Battery exchange station					peak use	<i>Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Shall be considered a transitional use if: 1. Business is a software publisher or telecommunications and broadcasting; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for other publishing uses not listed above. C. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> for transitional use requirements. D. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
14	Local Utilities						
15	Regional Utilities					Adequate to accommodate peak use	A. Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
16	Wireless Communication Facilities		0%				A. See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
<b>Arts, Entertainment, and Recreation</b>							
17	Arts, Entertainment, and Recreation	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	25%	4; 5; 8	85%; 15%	Adequate to accommodate peak use	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
18	Natural and other recreational					1,000 sq ft gfa (0, adequate to accommodate	



**Table 21.12.050B**  
**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
	parks					peak use)	
<b>Education, Public Administration, Health Care, and other Institutions</b>							
19	Education, Public Administration, Health Care and other Institutions, except those listed below					See Special Regulations	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.</p>
20	Health and Human Services	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	25%	4; 5; 8	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall be considered a transitional use if less than 51 percent of a business's transactions are made with the general public, except for day care centers. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p> <p>B. Provisions for day care centers:</p> <ol style="list-style-type: none"> <li>1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0).</li> <li>2. Play equipment shall be located no less than 10 feet from any property line.</li> <li>3. Shall not be located closer than 300 feet from existing day care operation in residential zone.</li> </ol> <p>C. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
21	Religious Institutions					<p>Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)</p>	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments).</p> <p>C. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way.</p> <p>D. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>E. Steeples, bell towers, crosses or other symbolic</p>



**Table 21.12.050B**  
**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 / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP) F. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet. G. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . H. 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.
Construction-Related Businesses							
22	Construction-Related Businesses	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	25%	4; 5; 8	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> , for transitional use requirements. C. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Other							
23	Kiosk			1; 1; 1	85%; 15%		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.
24	Vending carts						
TABLE NOTES: A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date							

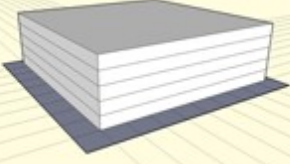
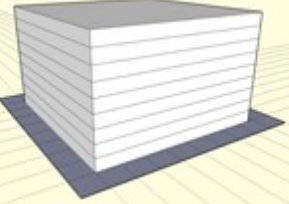
(Ord. 2642; Ord. 2803; Ord.2836; Ord. 2919; Ord. 2958)

Effective on: 4/27/2019



## 21.12.060 OV Zone 3

- A. **Purpose.** **Zone 3** encompasses a majority of the southwest quadrant of the Overlake Village, except for the land bordering 152nd Avenue NE. Regional retail is emphasized here as part of mixed-use developments. This land area has the highest visibility and is located along this zone's highest trafficked corridors.
- B. **Maximum Development Yield.**

Table 21.12.060A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 4 stories	9 stories		

- 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. 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 / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
Residential							
1	Multifamily	2.5;	25%	5;	85%;	Unit (1.0, 2.25)	





**Table 21.12.060B**  
**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
2	Structure	2.5;		6;	15%	plus 1 guest space per 4 units for projects of 6 units or more	
	Mixed-Use Residential	2.5; 4.0		9			
3	Dormitory					Bed (0.75, 0.75)	
4	Residential suite					Bedroom (0.5, 1.0)	
5	Housing Services for the Elderly					See Special Regulations	<p>A. Parking requirements are as follows:</p> <ol style="list-style-type: none"> <li>1. Multifamily housing for senior citizens: Unit (0.5, 2.0)</li> <li>2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0)</li> <li>3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)</li> <li>4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)</li> </ol> <p>B. 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.</p>
General sales or services							
6	General Sales or Services	.36; .41; .41 <sup>A</sup> ; .55 <sup>B</sup>	25%	4; 5; 9	85%; 15%	1,000 SF GFA (2.0, 3.0)	<p>A. The following uses are not permitted:</p> <ol style="list-style-type: none"> <li>1. Gasoline service;</li> <li>2. Outdoor automobile sales and service; and</li> <li>3. Rental storage and mini-warehouses.</li> </ol> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Automobile rental requires a conditional use permit (see RZC 21.76.070.K, <i>Conditional Use Permit</i>) and must comply with the following provisions:</p> <ol style="list-style-type: none"> <li>1. Shall not abut any residential zone.</li> <li>2. Rental uses operating in mixed-use developments are limited to eight rental vehicles at any given time in existing parking spaces; additional vehicles may be stored on-site in a building or elsewhere given submittal and approval by the Technical Committee of a vehicle storage plan.</li> <li>3. Vehicle display area shall be outside of required parking and landscape areas.</li> <li>4. Vehicles shall be stored on paved surfaces.</li> <li>5. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the</li> </ol>



**Table 21.12.060B**  
**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
							<p>vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.</p> <p>6. Outdoor loudspeaker systems are prohibited.</p> <p>7. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.</p> <p>8. Vehicle repair shall be conducted indoors.</p> <p>D. Requires a conditional use permit if greater than 150,000 SF GFA. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>E. Shall be considered a transitional use if:</p> <ol style="list-style-type: none"> <li>1. Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator or provides services to buildings and dwellings; OR</li> <li>2. Less than 51 percent of a business's transactions are made with the general public, except for business support services.</li> </ol> <p>F. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p> <p>G. Parking standards for restaurant uses:</p> <ol style="list-style-type: none"> <li>1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0)</li> <li>2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0)</li> </ol> <p>H. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
7	Hotels, Motels and Other Accommodation Services	1.2; 1.2; 1.2; 1.35	25%	4; 5; 9	85%; 15%	Rental room (1.0, 1.0)	
8	Marijuana retail sales	.36; .41; .41 <sup>A</sup> ; .55 <sup>B</sup>	0%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. See RZC 21.41 Marijuana-related uses for additional requirements.</p> <p>B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of <u>gross floor area</u> for the retail components of mixed-use developments.</p>
<b>Manufacturing and Wholesale Trade</b>							
9	Manufacturing and Wholesale Trade	.36; .41; .41 <sup>A</sup> ; .55 <sup>B</sup>	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Warehouse and storage services not permitted.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Shall be considered a transitional use. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for</p>



**Table 21.12.060B**  
**Allowed Uses and Basic Development Standards**

		Max. FAR		Max. Height			
		Base; w / TDRs or GBP; w / 50% Res.; w / IP	Min. Res. Floor Area	Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	
§	Use						Special Regulations
							transitional use requirements.
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation	.36; .41; .41 <sup>A</sup> ; .55 <sup>B</sup>	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	
11	Rapid charging station					Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
12	Battery exchange station						
13	Communications and Information					A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Shall be considered a transitional use if: 1. Business is a software publisher or telecommunications and broadcasting; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for other publishing uses not listed above. C. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> , for transitional use requirements.	
14	Local Utilities	0%		4; 5; 9	85%; 15%	Adequate to accommodate peak use	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
15	Regional Utilities						
16	Wireless Communication Facilities					See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.	
Arts, Entertainment, and Recreation							
17	Arts, Entertainment, and Recreation	.36; .41; .41 <sup>A</sup> ; .55 <sup>B</sup>	25%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	
18	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions							
19	Education, Public Administration,	.36; .41; .41 <sup>A</sup> ;	25%	4; 5; 9	85%; 15%	See Special Regulations	Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of



**Table 21.12.060B**  
**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
	Health Care, and other Institutions, except those listed below	.55 <sup>a</sup>					employees, etc.
20	Health and Human Services					1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall be considered a transitional use if less than 51 percent of a business' transactions are made with the general public, except for day care centers. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p> <p>B. Provisions for day care centers:</p> <ol style="list-style-type: none"> <li>1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0).</li> <li>2. Play equipment shall be located no less than 10 feet from any property line.</li> <li>3. Shall not be located closer than 300 feet from existing day care operation in residential zone.</li> </ol>
21	Religious Institutions					<p>Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2)</p> <p>Other uses: 1,000 sq ft gfa (2.0, 3.0)</p>	<p>A. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments).</p> <p>B. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way.</p> <p>C. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>D. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</p> <p>E. Maximum height for separate structures on-site, such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.</p> <p>F. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>G. 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.</p>
<b>Construction-Related Businesses</b>							
22	Construction- Related Businesses	.36; .41; .41 <sup>A</sup> ; .55 <sup>a</sup>	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>B. Shall be considered a transitional use if use does not</p>



**Table 21.12.060B**  
**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
							include a showroom open to the general public. See <a href="#">RZC 21.12.140, OV Transitional Use Requirements</a> , for transitional use requirements.
<b>Other</b>							
23	Kiosk						A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.
24	Vending carts			1; 1; 1	85%; 15%		B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.
<b>TABLE NOTES:</b> A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date							

(Ord. 2642; Ord. 2803; Ord. 2836; Ord. 2919)

Effective on: 4/14/2018

## 21.12.080 OV Zone 5

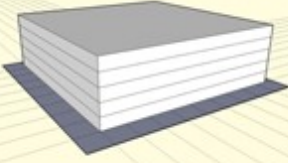
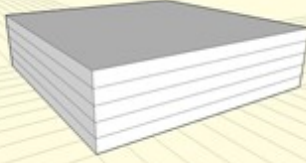
- A. **Purpose.** [Zone 5](#) is located north of the SR 520 interchange and encompasses approximately 1.7 acres of the Overlake Village. Commercial uses are emphasized here due to the site's location next to the freeway interchange, highly trafficked arterial, and the immediately surrounding employment campuses. Residential uses are permitted but not required.
- B. **Maximum Development Yield.**

**Table 21.12.080A**  
**Maximum Development Yield**

	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	Incentive Program: 1.3	5	Example of a 5-story building with FAR = 3.7	Example of 5-story building with FAR = 5



## Redmond Zoning Code

Height	5 stories	None in this example	5 stories		
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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							
§	Use	Max. FAR Base; w / TDRs or GBP; 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
<b>Residential</b>							
1	Multifamily Structure	2.5; 2.5; 4.0	0%	5; 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					Bed (0.75, 0.75)	
3	Dormitory					Bedroom (0.5, 1.0)	
4	Residential suite					See Special Regulations	
5	Housing Services for the						A. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5,





**Table 21.12.080B**  
**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			
	Elderly						<p>2.0)</p> <p>2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0)</p> <p>3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)</p> <p>4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)</p> <p>B. 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.</p>
General sales or services							
6	General Sales or Services	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. The following uses are not permitted:</p> <ol style="list-style-type: none"> <li>Gasoline service;</li> <li>Outdoor automobile sales, rental and service; and</li> <li>Rental storage and mini-warehouses.</li> </ol> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Limited to less than 75,000 sq ft gross floor area in a single use.</p> <p>D. Shall be considered a transitional use if:</p> <ol style="list-style-type: none"> <li>Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator, or provides services to buildings and dwellings; OR</li> <li>Less than 51 percent of a business's transactions are made with the general public, except for business support services.</li> </ol> <p>E. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p> <p>F. Parking standards for restaurant uses:</p> <ol style="list-style-type: none"> <li>Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0)</li> <li>Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0)</li> </ol> <p>G. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
7	Hotels, Motels and Other Accommodation Services	1.2; 1.2; 1.35	0%	4; 5; 5	85%; 15%	Rental room (1.0, 1.0)	
8	Marijuana retail sales	.36; .41; .55	0%	4; 5; 5	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. See RZC 21.41 Marijuana-related uses for additional requirements.</p> <p>B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for</p>



**Table 21.12.080B**  
**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				
							the retail components of mixed-use developments.	
Manufacturing and Wholesale Trade								
9	Manufacturing and Wholesale Trade	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft (2.0, 3.0)	A. Wholesale trade establishments and warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Shall be considered a transitional use. See RZC <a href="#">21.12.140</a> , <i>OV Transitional Use Requirements</i> , for transitional use requirements.	
Transportation, Communication, Information, and Utilities								
10	Road, Ground Passenger and Transit Transportation	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Shall be considered a transitional use if: 1. Business is a software publisher or telecommunications and broadcasting; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for other publishing uses not listed above. C. See RZC <a href="#">21.12.140</a> , <i>OV Transitional Use Requirements</i> , for transitional use requirements.	
11	Rapid charging station					Adequate to accommodate peak use		
12	Battery exchange station							
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)		
14	Local Utilities					Adequate to accommodate peak use		Requires a conditional use permit if 40 feet in height or greater. See RZC <a href="#">21.76.070.K</a> , <i>Conditional Use Permit</i> .
15	Regional Utilities							Requires a conditional use permit. See RZC <a href="#">21.76.070.K</a> , <i>Conditional Use Permit</i> .
16	Wireless Communication Facilities	See RZC <a href="#">21.56</a> , <i>Wireless Communication Facilities</i> , for specific development requirements.						
Arts, Entertainment, and Recreation								
17	Arts, Entertainment, and Recreation	.36; .41; .55	0%	4; 5; 5	85%; 15%	Adequate to accommodate peak use		



**Table 21.12.080B**  
**Allowed Uses and Basic Development Standards**

§	Use	Max. FAR  Base; w / TDRs or GBP; 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
18	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
<b>Education, Public Administration, Health Care, and other Institutions</b>							
19	Education, Public Administration, Health Care, and other Institutions, except those listed below					See Special Regulations	A. Religious institutions not permitted. B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.
20	Health and Human Services	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq fg gfa (2.0, 3.0)	A. Shall be considered a transitional use if less than 51 percent of a business's transactions are made with the general public, except for day care centers. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> , for transitional use requirements. B. Provisions for day care centers: 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any property line. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone.
<b>Construction-Related Businesses</b>							
21	Construction-Related Businesses	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> , for transitional use requirements.
<b>Other</b>							
22	Kiosk						A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.
23	Vending carts			1; 1; 1	85%; 15%		

(Ord. 2642; Ord. 2803; Ord. 2836; Ord. 2919)

Effective on: 4/14/2018



## 21.12.140 OV Transitional Use Requirements

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- A. **Purpose.** The purpose of this section is to provide for the transition of properties consistent with the adopted vision and plan for Overlake Village as a multistory mixed-use/residential urban neighborhood. This section is intended to ensure fairness to existing uses and property owners while also recognizing that the eventual redevelopment of these properties is consistent with and carries out the City's adopted goals, policies, and plans.
- B. Transitional uses indicated in the Use and Bulk Regulation Tables in RZC [21.12.040](#) (*OV Zone 1*), [21.12.050](#) (*OV Zone 2*), [21.12.060](#) (*OV Zone 3*), and [21.12.080](#) (*OV Zone 5*) shall:
1. Only be located within the building footprint existing on any property as of December 11, 2007;
  2. Not exceed 25,000 square feet gross floor area; and
  3. Together with other transitional uses on the property, not comprise more than 70 percent of the total floor area for the buildings existing on the property under the ownership of record as of December 11, 2007.
- C. The desirability of allowing transitional uses to continue shall be reviewed prior to December 12, 2012, and every five years after that, at a minimum, in order to determine whether allowing such uses to continue is compatible with the vision for Overlake. Unless City Council amends these regulations to prohibit transitional uses as the result of the review, the uses shall continue for an additional five years. If City Council amends these regulations to prohibit the transitional uses, all such uses with a Redmond business license located in Overlake Village zone at the time of the amendment shall become legal nonconforming uses. A transitional use located within Overlake Village zone that becomes a legal nonconforming use shall be allowed to expand consistent with the conditions outlined in (B) above. If a legal nonconforming use vacates the premises in which it is located, the use may be replaced by any other transitional use that was allowed by the code as adopted on December 11, 2007.

Effective on: 4/16/2011

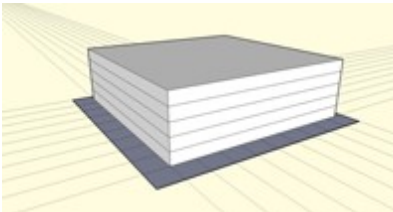
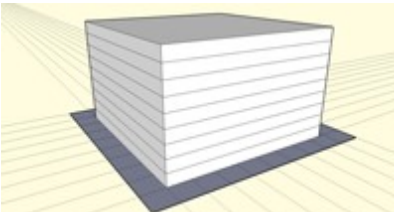


ARTICLE I ZONE BASED REGULATIONS

RZC 21.12 OVERLAKE REGULATIONS

21.12.040 OV Zone 1

- A. **Purpose.** Zone 1 encompasses a majority of the eastern half of Overlake Village, including both sides of 152nd Avenue NE. Residential uses are emphasized here as part of mixed-use developments. The land within this zone offers a strong opportunity to attract residents to this area due to its location within the core and proximity to transit options and the employment center to the north.
- B. **Maximum Development Yield.**

Table 21.12.040A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 4 stories	9 stories		

- 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:
- § = section number
  - 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
<b>Residential</b>							
1	Multifamily Structure	2.5; 2.5; 2.5; 4	50%	5; 6; 8	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, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
2	Mixed-Use Residential					Bed (0.75, 0.75)	
3	Dormitory					Bedroom (0.5, 1.0)	
4	Residential suite						
5	Housing Services for the Elderly	2.5; 2.5; 2.5; 4	50%	5; 6; 8	85% / 15%	See Special Regulations	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Parking requirements are as follows:</p> <ol style="list-style-type: none"> <li>1. Multifamily housing for senior citizens: Unit (0.5, 2.0)</li> <li>2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0)</li> </ol>





**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
							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) 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.
<b>General sales or services</b>							
6	General Sales or Services	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. The following uses are not permitted: 1. Gasoline service; 2. Outdoor automobile sales, rental or service; and 3. Rental storage and mini-warehouses. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Limited to less than 75,000 square feet gross floor area in a single use. <del>D. Shall be considered a transitional use if:</del> <del>1. Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator, provides services to buildings and dwellings, OR</del> <del>2. Less than 51 percent of a business's transactions are made with the general public, except for business support services.</del> <del>E. See RZC 21.12.140, OV Transitional Use Requirements for transitional use requirements.</del> F. Maximum building height of 9 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. G. Parking standards for restaurant uses: 1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) 2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) H. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
7	Hotels, Motels and Other Accommodation	1.2; 1.2; 1.2;	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



**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
	Services	1.35					Management Facility incentive.
8	Marijuana retail sales	.36; .41; .41 <sup>A</sup> ; .55 <sup>B</sup>	0%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
<b>Manufacturing and Wholesale Trade</b>							
9	Manufacturing and Wholesale Trade	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. Warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Shall be considered a transitional use. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> for transitional use requirements. D. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
<b>Transportation, Communication, Information, and Utilities</b>							
10	Road, Ground Passenger and Transit Transportation	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
11	Rapid charging station					Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
12	Battery exchange station						B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments.
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. <del>B. Shall be considered a transitional use if:</del> <del>1. Business is a software publisher or telecommunications and broadcasting; OR</del> <del>2. Less than 51 percent of a business's transactions are made with the general public, except for other publishing uses not listed above.</del> <del>C. See RZC 21.12.140, OV Transitional Use Requirements for transitional use requirements.</del> D. Maximum building height of nine stories may be



**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
							achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
14	Local Utilities						A. Requires a conditional use permit if 40 feet in height or greater. See RZC <a href="#">21.76.070.K</a> , <i>Conditional Use Permit</i> . B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
15	Regional Utilities						A. Requires a conditional use permit. See RZC <a href="#">21.76.070.K</a> , <i>Conditional Use Permit</i> . B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
16	Large Satellite Dishes / Amateur Radio Tower		0%			Adequate to accommodate peak use	A. See RZC <a href="#">21.56</a> , <i>Wireless Communication Facilities</i> , for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
17	Wireless Communication Facilities						A. See RZC <a href="#">21.56</a> , <i>Wireless Communication Facilities</i> , for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
<b>Arts, Entertainment, and Recreation</b>							
18	Arts, Entertainment, and Recreation	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	50%	4; 5; 8	85% / 15%	Adequate to accommodate peak use	Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
19	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
<b>Education, Public Administration, Health Care, and other Institutions</b>							
20	Education,	0.36;	50%	4;	85%	See Special	A. Maximum building height of nine stories may be



**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
	Public Administration, Health Care, and other Institutions, except those listed below	0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>		5; 8	/ 15%	Regulations	achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.  B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.
21	Health and Human Services					1,000 sq ft gfa (2.0, 3.0)	<del>A. Shall be considered a transitional use if less than 51 percent of a business's transactions are made with the general public, except for day care centers. See RZC 21.12.140, <i>OV Transitional Use Requirements for transitional use requirements</i>.</del>  B. Provisions for day care centers: <ol style="list-style-type: none"> <li>Shall provide parking as follows: Employee on maximum shift (1.0, 1.0).</li> <li>Play equipment shall be located no less than 10 feet from any property line.</li> <li>Shall not be located closer than 300 feet from existing day care operation in residential zone.</li> </ol> C. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
22	Religious Institutions					Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.  B. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments).  C. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way.  D. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.  E. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)  F. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic



**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
							religious icons is 50 feet. G. 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.
<b>Construction-Related Businesses</b>							
23	Construction-Related Businesses	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. Shall be considered a transitional use if use does not include a showroom open to the general public. See <a href="#">RZC 21.12.140, OV Transitional Use Requirements</a> for transitional use requirements. B. Maximum building height of nine stories may be achieved through <a href="#">RZC 21.12.170, OV Incentive Program</a> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
<b>Other</b>							
24	Kiosk						A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures. F. Requires a conditional use permit if 750 seats or greater. See <a href="#">RZC 21.76.070.K, Conditional Use Permit</a> .
25	Vending carts			1; 1; 1	85% / 15%		
<b>TABLE NOTES:</b> A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date							

([Ord. 2803](#); [Ord.2836](#); [Ord. 2919](#))

Effective on: 4/14/2018

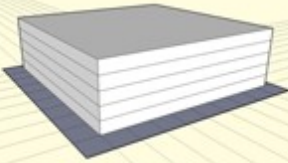
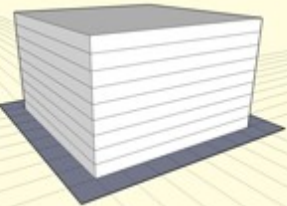
## 21.12.050 OV Zone 2

- A. **Purpose.** Two portions of Overlake Village are included in [Zone 2](#): the land northwest of the NE 24th Street/DaVinci Avenue NE intersection, and the area southeast of the NE 21st Street/152nd Avenue NE intersection. Commercial uses are emphasized here as part of mixed-use developments. These land areas are not as desirable for exclusively residential development due to their location along major arterials or near SR 520 and as such less



housing is required in these areas than in Zone 1.

**B. Maximum Development Yield.**

Table 21.12.050A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 4 stories	9 stories		

**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. 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 / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
Residential							
1	Multifamily Structure	2.5; 2.5;	25%	5; 6;	85%; 15%	Unit (1.0, 2.25) plus 1 guest	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those





**Table 21.12.050B**  
**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
2	Mixed-Use Residential	2.5; 4.0		8		space per 4 units for projects of 6 units or more	properties eligible for and applying the Regional Stormwater Management Facility incentive.
3	Dormitory					Bed (0.75, 0.75)	
4	Residential suite					Bedroom (0.5, 1.0)	
5	Housing Services for the Elderly					See Special Regulations	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Parking requirements are as follows:</p> <ol style="list-style-type: none"> <li>1. Multifamily housing for senior citizens: Unit (0.5, 2.0)</li> <li>2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0)</li> <li>3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)</li> <li>4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)</li> </ol> <p>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.</p>
<b>General sales or services</b>							
6	General Sales or Services	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. The following uses are not permitted:</p> <ol style="list-style-type: none"> <li>1. Gasoline service;</li> <li>2. Outdoor automobile sales, rental or service;</li> <li>3. Rental storage and mini-warehouses.</li> </ol> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use residential developments.</p> <p>C. Requires a conditional use permit if greater than 150,000 SF GFA. See RZC 21.76.070.K, <i>Conditional Use Permit</i></p> <p><del>D. Shall be considered a transitional use if:</del></p> <ol style="list-style-type: none"> <li><del>1. Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator or provides services to buildings and dwellings; OR</del></li> <li><del>2. Less than 51 percent of a business's transactions are made with the general public, except for</del></li> </ol>



**Table 21.12.050B**  
**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
							<p><del>business support services.</del></p> <p><del>E. See RZC 21.12.140, OV Transitional Use Requirements, for transitional use requirements.</del></p> <p>F. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>G. Parking standards for restaurant uses:</p> <ol style="list-style-type: none"> <li>1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0)</li> <li>2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0)</li> </ol> <p>H. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
7	Hotels, Motels and Other Accommodation Services	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, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
8	Marijuana retail sales	.36; .41; .41 <sup>A</sup> ; .55 <sup>B</sup>	0%	4; 5; 9	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. See RZC 21.41 Marijuana-related uses for additional requirements.</p> <p>B. The maximum number of parking stalls allowed may increase to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
<b>Manufacturing and Wholesale Trade</b>							
9	Manufacturing and Wholesale Trade	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Warehouse and storage services not permitted.</p> <p>B. Shall not be materially detrimental in terms of noise, emissions, vibrations, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments.</p> <p>C. Shall be considered a transitional use. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p> <p>D. Maximum building height of 9 stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
<b>Transportation, Communication, Information, and Utilities</b>							
10	Road, Ground Passenger and Transit Transportation	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
11	Rapid charging station					Adequate to accommodate	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive</i>



**Table 21.12.050B**  
**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 / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
12	Battery exchange station					peak use	<p><i>Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p>
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p><del>B. Shall be considered a transitional use if:</del></p> <p><del>1. Business is a software publisher or telecommunications and broadcasting; OR</del></p> <p><del>2. Less than 51 percent of a business's transactions are made with the general public, except for other publishing uses not listed above.</del></p> <p><del>C. See RZC 21.12.140, OV Transitional Use Requirements for transitional use requirements.</del></p> <p>D. 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.</p>
14	Local Utilities						
15	Regional Utilities					Adequate to accommodate peak use	<p>A. Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>B. 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.</p>
16	Wireless Communication Facilities		0%				<p>A. See RZC 21.56, <i>Wireless Communication Facilities</i>, for specific development requirements.</p> <p>B. 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.</p>
<b>Arts, Entertainment, and Recreation</b>							
17	Arts, Entertainment, and Recreation	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	25%	4; 5; 8	85%; 15%	Adequate to accommodate peak use	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.
18	Natural and other recreational					1,000 sq ft gfa (0, adequate to accommodate	



**Table 21.12.050B**  
**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 / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
	parks					peak use)	
Education, Public Administration, Health Care, and other Institutions							
19	Education, Public Administration, Health Care and other Institutions, except those listed below					See Special Regulations	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.</p>
20	Health and Human Services	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	25%	4; 5; 8	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p><del>A. Shall be considered a transitional use if less than 51 percent of a business's transactions are made with the general public, except for day care centers. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</del></p> <p>B. Provisions for day care centers:</p> <ol style="list-style-type: none"> <li>1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0).</li> <li>2. Play equipment shall be located no less than 10 feet from any property line.</li> <li>3. Shall not be located closer than 300 feet from existing day care operation in residential zone.</li> </ol> <p>C. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
21	Religious Institutions					<p>Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)</p>	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments).</p> <p>C. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way.</p> <p>D. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>E. Steeples, bell towers, crosses or other symbolic</p>



**Table 21.12.050B**  
**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 / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP) F. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet. G. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . H. 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.
Construction-Related Businesses							
22	Construction-Related Businesses	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	25%	4; 5; 8	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> , for transitional use requirements. C. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Other							
23	Kiosk			1; 1; 1	85%; 15%		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.
24	Vending carts						
TABLE NOTES: A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date							

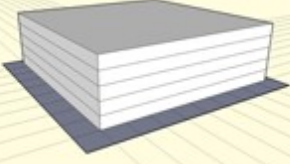
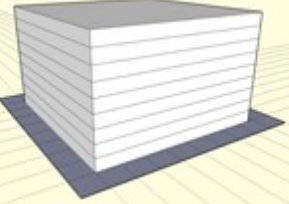
(Ord. 2642; Ord. 2803; Ord.2836; Ord. 2919; Ord. 2958)

Effective on: 4/27/2019



## 21.12.060 OV Zone 3

- A. **Purpose.** **Zone 3** encompasses a majority of the southwest quadrant of the Overlake Village, except for the land bordering 152nd Avenue NE. Regional retail is emphasized here as part of mixed-use developments. This land area has the highest visibility and is located along this zone's highest trafficked corridors.
- B. **Maximum Development Yield.**

Table 21.12.060A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 4 stories	9 stories		

- 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. 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 / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
Residential							
1	Multifamily	2.5;	25%	5;	85%;	Unit (1.0, 2.25)	



**Table 21.12.060B**  
**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
2	Structure	2.5;		6;	15%	plus 1 guest space per 4 units for projects of 6 units or more	
3	Mixed-Use Residential	2.5; 4.0		9			
4	Dormitory					Bed (0.75, 0.75)	
5	Residential suite					Bedroom (0.5, 1.0)	
5	Housing Services for the Elderly					See Special Regulations	<p>A. Parking requirements are as follows:</p> <ol style="list-style-type: none"> <li>1. Multifamily housing for senior citizens: Unit (0.5, 2.0)</li> <li>2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0)</li> <li>3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)</li> <li>4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)</li> </ol> <p>B. 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.</p>
General sales or services							
6	General Sales or Services	.36; .41; .41 <sup>A</sup> ; .55 <sup>B</sup>	25%	4; 5; 9	85%; 15%	1,000 SF GFA (2.0, 3.0)	<p>A. The following uses are not permitted:</p> <ol style="list-style-type: none"> <li>1. Gasoline service;</li> <li>2. Outdoor automobile sales and service; and</li> <li>3. Rental storage and mini-warehouses.</li> </ol> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Automobile rental requires a conditional use permit (see RZC 21.76.070.K, <i>Conditional Use Permit</i>) and must comply with the following provisions:</p> <ol style="list-style-type: none"> <li>1. Shall not abut any residential zone.</li> <li>2. Rental uses operating in mixed-use developments are limited to eight rental vehicles at any given time in existing parking spaces; additional vehicles may be stored on-site in a building or elsewhere given submittal and approval by the Technical Committee of a vehicle storage plan.</li> <li>3. Vehicle display area shall be outside of required parking and landscape areas.</li> <li>4. Vehicles shall be stored on paved surfaces.</li> <li>5. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the</li> </ol>





**Table 21.12.060B**  
**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
							<p>vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.</p> <p>6. Outdoor loudspeaker systems are prohibited.</p> <p>7. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.</p> <p>8. Vehicle repair shall be conducted indoors.</p> <p>D. Requires a conditional use permit if greater than 150,000 SF GFA. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p><del>E. Shall be considered a transitional use if:</del></p> <p><del>1. Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator or provides services to buildings and dwellings; OR</del></p> <p><del>2. Less than 51 percent of a business's transactions are made with the general public, except for business support services.</del></p> <p><del>F. See RZC 21.12.140, OV Transitional Use Requirements, for transitional use requirements.</del></p> <p>G. Parking standards for restaurant uses:</p> <p>1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0)</p> <p>2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0)</p> <p>H. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
7	Hotels, Motels and Other Accommodation Services	1.2; 1.2; 1.2; 1.35	25%	4; 5; 9	85%; 15%	Rental room (1.0, 1.0)	
8	Marijuana retail sales	.36; .41; .41 <sup>A</sup> ; .55 <sup>B</sup>	0%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. See RZC 21.41 Marijuana-related uses for additional requirements.</p> <p>B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of <u>gross floor area</u> for the retail components of mixed-use developments.</p>
<b>Manufacturing and Wholesale Trade</b>							
9	Manufacturing and Wholesale Trade	.36; .41; .41 <sup>A</sup> ; .55 <sup>B</sup>	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Warehouse and storage services not permitted.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Shall be considered a transitional use. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for</p>



**Table 21.12.060B**  
**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
							transitional use requirements.
<b>Transportation, Communication, Information, and Utilities</b>							
10	Road, Ground Passenger and Transit Transportation					1,000 sq ft gfa (2.0, 3.0)	
11	Rapid charging station						
12	Battery exchange station					Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
13	Communications and Information	.36; .41; .41 <sup>A</sup> ; .55 <sup>B</sup>	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. <del>B. Shall be considered a transitional use if:</del> <del>1. Business is a software publisher or telecommunications and broadcasting; OR</del> <del>2. Less than 51 percent of a business's transactions are made with the general public, except for other publishing uses not listed above.</del> C. <del>See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</del>
14	Local Utilities						
15	Regional Utilities						
16	Wireless Communication Facilities		0%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
<b>Arts, Entertainment, and Recreation</b>							
17	Arts, Entertainment, and Recreation	.36; .41; .41 <sup>A</sup> ; .55 <sup>B</sup>	25%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	
18	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
<b>Education, Public Administration, Health Care, and other Institutions</b>							
19	Education, Public Administration,	.36; .41; .41 <sup>A</sup> ;	25%	4; 5; 9	85%; 15%	See Special Regulations	Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of



**Table 21.12.060B**  
**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
	Health Care, and other Institutions, except those listed below	.55 <sup>a</sup>					employees, etc.
20	Health and Human Services					1,000 sq ft gfa (2.0, 3.0)	<p><del>A. Shall be considered a transitional use if less than 51 percent of a business' transactions are made with the general public, except for day care centers. See RZC 21.12.140, OV Transitional Use Requirements, for transitional use requirements.</del></p> <p>B. Provisions for day care centers:</p> <ol style="list-style-type: none"> <li>1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0).</li> <li>2. Play equipment shall be located no less than 10 feet from any property line.</li> <li>3. Shall not be located closer than 300 feet from existing day care operation in residential zone.</li> </ol>
21	Religious Institutions					<p>Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2)</p> <p>Other uses: 1,000 sq ft gfa (2.0, 3.0)</p>	<p>A. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments).</p> <p>B. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way.</p> <p>C. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>D. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</p> <p>E. Maximum height for separate structures on-site, such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.</p> <p>F. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>G. 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.</p>
<b>Construction-Related Businesses</b>							
22	Construction-Related Businesses	.36; .41; .41 <sup>A</sup> ; .55 <sup>B</sup>	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>B. Shall be considered a transitional use if use does not</p>



**Table 21.12.060B**  
**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
							include a showroom open to the general public. See <a href="#">RZC 21.12.140, OV Transitional Use Requirements</a> , for transitional use requirements.
<b>Other</b>							
23	Kiosk						A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.
24	Vending carts			1; 1; 1	85%; 15%		B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.
<b>TABLE NOTES:</b> A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date							

(Ord. 2642; Ord. 2803; Ord. 2836; Ord. 2919)

Effective on: 4/14/2018

## 21.12.080 OV Zone 5

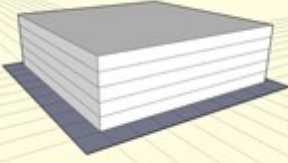
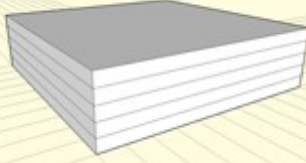
- A. **Purpose.** [Zone 5](#) is located north of the SR 520 interchange and encompasses approximately 1.7 acres of the Overlake Village. Commercial uses are emphasized here due to the site's location next to the freeway interchange, highly trafficked arterial, and the immediately surrounding employment campuses. Residential uses are permitted but not required.
- B. **Maximum Development Yield.**

**Table 21.12.080A**  
**Maximum Development Yield**

	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	Incentive Program: 1.3	5	Example of a 5-story building with FAR = 3.7	Example of 5-story building with FAR = 5



## Redmond Zoning Code

Height	5 stories	None in this example	5 stories		
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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							
§	Use	Max. FAR Base; w / TDRs or GBP; 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
<b>Residential</b>							
1	Multifamily Structure	2.5; 2.5; 4.0	0%	5; 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					Bed (0.75, 0.75)	
3	Dormitory					Bedroom (0.5, 1.0)	
4	Residential suite					See Special Regulations	
5	Housing Services for the						A. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5,



**Table 21.12.080B**  
**Allowed Uses and Basic Development Standards**

§	Use	Max. FAR  Base; w / TDRs or GBP; 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
	Elderly						2.0) 2. Nursing home or long-term care facility: 4 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) B. 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.
General sales or services							
6	General Sales or Services	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. The following uses are not permitted: 1. Gasoline service; 2. Outdoor automobile sales, rental and service; and 3. Rental storage and mini-warehouses. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Limited to less than 75,000 sq ft gross floor area in a single use. <del>D. Shall be considered a transitional use if:</del> 1. <del>Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator, or provides services to buildings and dwellings; OR</del> 2. <del>Less than 51 percent of a business's transactions are made with the general public, except for business support services.</del> <del>E. See RZC 21.12.140, OV Transitional Use Requirements, for transitional use requirements.</del> F. Parking standards for restaurant uses: 1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0) 2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0) G. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
7	Hotels, Motels and Other Accommodation Services	1.2; 1.2; 1.35	0%	4; 5; 5	85%; 15%	Rental room (1.0, 1.0)	
8	Marijuana retail sales	.36; .41; .55	0%	4; 5; 5	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for



**Table 21.12.080B**  
**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				
							the retail components of mixed-use developments.	
Manufacturing and Wholesale Trade								
9	Manufacturing and Wholesale Trade	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft (2.0, 3.0)	A. Wholesale trade establishments and warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Shall be considered a transitional use. See RZC 21.12.140, OV Transitional Use Requirements, for transitional use requirements.	
Transportation, Communication, Information, and Utilities								
10	Road, Ground Passenger and Transit Transportation	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. 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. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.  A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. <del>B. Shall be considered a transitional use if:</del> <del>1- Business is a software publisher or telecommunications and broadcasting; OR</del> <del>2- Less than 51 percent of a business's transactions are made with the general public, except for other publishing uses not listed above.</del> C. See RZC 21.12.140, OV Transitional Use Requirements, for transitional use requirements.	
11	Rapid charging station					Adequate to accommodate peak use		
12	Battery exchange station							
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)		
14	Local Utilities					Adequate to accommodate peak use		Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, Conditional Use Permit.
15	Regional Utilities							Requires a conditional use permit. See RZC 21.76.070.K, Conditional Use Permit.
16	Wireless Communication Facilities							See RZC 21.56. Wireless Communication Facilities, for specific development requirements.
Arts, Entertainment, and Recreation								
17	Arts, Entertainment, and Recreation	.36; .41; .55	0%	4; 5; 5	85%; 15%	Adequate to accommodate peak use		





**Table 21.12.080B**  
**Allowed Uses and Basic Development Standards**

§	Use	Max. FAR  Base; w / TDRs or GBP; 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
18	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
<b>Education, Public Administration, Health Care, and other Institutions</b>							
19	Education, Public Administration, Health Care, and other Institutions, except those listed below					See Special Regulations	<p>A. Religious institutions not permitted.</p> <p>B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.</p>
20	Health and Human Services	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq fg gfa (2.0, 3.0)	<p><del>A. Shall be considered a transitional use if less than 51 percent of a business's transactions are made with the general public, except for day care centers. See RZC-21.12.140, OV Transitional Use Requirements, for transitional use requirements.</del></p> <p>B. Provisions for day care centers:</p> <ol style="list-style-type: none"> <li>1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0).</li> <li>2. Play equipment shall be located no less than 10 feet from any property line.</li> <li>3. Shall not be located closer than 300 feet from existing day care operation in residential zone.</li> </ol>
<b>Construction-Related Businesses</b>							
21	Construction-Related Businesses	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> , for transitional use requirements.
<b>Other</b>							
22	Kiosk						<p>A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>C. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>D. Maximum size is six feet wide by ten feet long.</p> <p>E. Administrative design review required for structures.</p>
23	Vending carts			1; 1; 1	85%; 15%		

(Ord. 2642; Ord. 2803; Ord. 2836; Ord. 2919)

Effective on: 4/14/2018



## 21.12.140 OV Transitional Use Requirements

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- A. **Purpose.** The purpose of this section is to provide for the transition of properties consistent with the adopted vision and plan for Overlake Village as a multistory mixed-use/residential urban neighborhood. This section is intended to ensure fairness to existing uses and property owners while also recognizing that the eventual redevelopment of these properties is consistent with and carries out the City's adopted goals, policies, and plans.
- B. Transitional uses indicated in the Use and Bulk Regulation Tables in RZC [21.12.040](#) (*OV Zone 1*), [21.12.050](#) (*OV Zone 2*), [21.12.060](#) (*OV Zone 3*), and [21.12.080](#) (*OV Zone 5*) shall:
1. Only be located within the building footprint existing on any property as of December 11, 2007;
  2. Not exceed 25,000 square feet gross floor area; and
  3. Together with other transitional uses on the property, not comprise more than 70 percent of the total floor area for the buildings existing on the property under the ownership of record as of December 11, 2007.
- C. The desirability of allowing transitional uses to continue shall be reviewed prior to December 12, 2012, and every five years after that-, at a minimum, in order to determine whether allowing such uses to continue is compatible with the vision for Overlake. Unless City Council amends these regulations to prohibit transitional uses as the result of the review, the uses shall continue for an additional five years. If City Council amends these regulations to prohibit the transitional uses, all such uses with a Redmond business license located in Overlake Village zone at the time of the amendment shall become legal nonconforming uses. A transitional use located within Overlake Village zone that becomes a legal nonconforming use shall be allowed to expand consistent with the conditions outlined in (B) above. If a legal nonconforming use vacates the premises in which it is located, the use may be replaced by any other transitional use that was allowed by the code as adopted on December 11, 2007.

Effective on: 4/16/2011