

# City of Redmond



## Agenda Study Session

**Tuesday, October 26, 2021  
7:00 PM**

**City Hall: 15670 NE 85th Street; Remote: Facebook (@CityofRedmond),  
Redmond.gov/rctlive, Comcast Ch. 21, Ziplay Ch. 34, or 510-335-7371**

## **City Council**

*Mayor  
Angela Birney*

*Councilmembers  
Tanika Kumar Padhye, President  
Jeralee Anderson, Vice-President*

*David Carson  
Steve Fields  
Jessica Forsythe  
Varisha Khan  
Vanessa Kritzer*

**Redmond City Council Agendas, Meeting Notices, and Minutes are available on the City's Web  
Site: <http://www.redmond.gov/CouncilMeetings>**

**FOR ASSISTANCE AT COUNCIL MEETINGS FOR THE HEARING OR VISUALLY IMPAIRED:  
Please contact the City Clerk's office at (425) 556-2194 one week in advance of the meeting.**

**Redmond City Council Study Session**

1. Redmond Senior & Community Center Funding Plan and Ordinance

*(30 minutes)*

[Attachment A: Community and Stakeholder Outreach and Involvement](#)

[Attachment B: Council Review Previous Contacts](#)

[Attachment C: Presentation](#)

[Attachment D: Ordinance Redmond Senior and Community Center](#)

[Attachment E: Summary of 2021-2022 Budget](#)

[Adjustments Redmond Senior and Community Center](#)

2. Introduction of Redmond's Thrive program

*(45 minutes)*

[Attachment A: THRIVE Program Presentation](#)

3. Supplemental Findings of Fact on the Interim Official Control Ordinance No. 3059 that Support Amendments to the Redmond Zoning Code to Align Homeless Shelter Regulations with State Adopted Definitions and to Implement the Preemption Adopted by Engrossed Second Substitute House Bill 1220.

*(30 minutes)*

[Attachment A: Draft Findings of Fact, Conclusions and Transmittal Guidance to the Planning Commission](#)

[Attachment B: Redlined Strike-Draft of the Interim Official Control](#)

[Attachment C: Ordinance](#)

**Legislative History**

10/5/21

City Council

presented

4. Council Talk Time

*(10 minutes)*



## Memorandum

**Date:** 10/26/2021  
**Meeting of:** City Council Study Session

**File No.** SS 21-083  
**Type:** Study Session

**TO:** Members of the City Council  
**FROM:** Mayor Angela Birney  
**DEPARTMENT DIRECTOR CONTACT(S):**

Finance	Chip Corder	425-556-2189
Parks	Carrie Hite	425-556-2326
Public Works	Dave Juarez	425-556-2733

**DEPARTMENT STAFF:**

Finance	Kelley Cochran	Deputy Finance Director
Parks	Loreen Hamilton	Deputy Parks Director
Public Works	Eric C. Dawson	Senior Engineer

**TITLE:**  
Redmond Senior & Community Center Funding Plan and Ordinance

**OVERVIEW STATEMENT:**

The purpose of this study session is to review the current funding strategy and the proposed ordinance for the Redmond Senior & Community Center. The proposed budget ordinance:

- Formally sets the total project budget at \$44.0 million per City Council direction on July 20, 2021;
- Allocates \$1.648 million of surplus Park Impact Fees from the 2019-2020 biennium to the project (appropriation occurred in August 2021 budget adjustment);
- Appropriates the \$1.25 million State capital grant for the project;
- Appropriates \$8.5 million of the \$15.611 million reserved for facilities capital projects in the General Government Capital Fund to the project; and
- Appropriates \$2.486 million of surplus REET from the 2019-2020 biennium to the project.

Project budget approval is consistent with the CIP proviso, approving the full cost of the project. If needed, a Reimbursement Resolution for Councilmanic Bonds for up to \$13 million will be presented in the first half of 2022. In addition, in alignment with the CIP Proviso, a Continuing Appropriations Ordinance will be prepared as part of the 2023-2024 budget process, encompassing this project and all other CIP projects budgeted in 2023-2024.

☒ **Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

☒ Receive Information

☐ Provide Direction

☐ Approve

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**

- Envision Redmond Senior Center Building Stakeholders Report March 2020
- Redmond Community Strategic Plan
- 2017 Community Priorities for the Future of Redmond's Community Centers Report
- Redmond Comprehensive Plan
- Redmond Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan
- Redmond Facilities Strategic Management Plan
- 2017-2022 Redmond Capital Investment Program (CIP).
- Redmond Zoning Code 21.10.070B

- **Required:**

City Comprehensive Plan: FW-23, CC-12, PR-19, PR-36, PR-37, PR-38, UC-19, UC-20, DT-12, and DT-15, Redmond Zoning Code - RZC 21.10.070B

- **Council Request:**

On July 20, 2021, City Council provided direction to proceed with the design and construction of the Redmond Senior & Community Center. City Council requested further discussion about the budget appropriation, use of one-time cash and councilmanic bonds.

- **Other Key Facts:**

N/A

**OUTCOMES:**

This ordinance is necessary to align the project budget and City budget with decisions made by the Council.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**

See Attachment A

- **Outreach Methods and Results:**

See Attachment A

- **Feedback Summary:**

N/A

**BUDGET IMPACT:**

**Total Cost:**

\$44,000,000

**Approved in current biennial budget:**

☐ Yes

☒ No

☐ N/A

**Budget Offer Number:**

CIP

**Budget Priority:**

Infrastructure, Health and Sustainable, Vibrant and Connected

**Other budget impacts or additional costs:** ☒ Yes ☐ No ☐ N/A

*If yes, explain:*

The full funding sources are outlined in the table below. The remaining \$13 million will be revisited with City Council after 2021 is closed and staff are able to assess the funding needs for the 2023-2028 non-utility CIP, evaluate the state of the 2022 economy, and consider using the 2021 General Fund and Real Estate Excise Tax surpluses to reduce or eliminate the need for \$13.0 million in bonds.

**Funding source(s):**

Funding Source	Amount	Status
Currently budgeted in 2021-2022 CIP	\$17.116 million	<i>Appropriated</i>
Surplus Park Impact Fees from 2019-2020	\$1.648 million	<i>Needs allocation to project budget (appropriation occurred in 8/2021 City Council action)</i>
State capital grant	\$1.25 million	<i>Needs appropriation to project budget</i>
General Fund surplus appropriated to facilities per City Council 8/2021 (2019-2020 biennium)	\$8.5 million	<i>Needs appropriation to project budget</i>
Surplus REET from 2019-2020	\$2.486 million	<i>Needs appropriation to project budget</i>
Councilmanic bonds or 2021 year-end cash	\$13.0 million	<i>Return in 2022</i>
<b>Total</b>	<b>\$44.0 million</b>	

**Budget/Funding Constraints:**

Currently, the need for Councilmanic bonds accounts for almost 30% of the total project cost, which is less than the 50% maximum debt funding threshold per the City's fiscal policies.

☒ **Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
	See Attachment B	

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
11/1/2021	Business Meeting	Approve

**Time Constraints:**

The Redmond Senior & Community Center is not currently in compliance with the CIP Proviso to have an approved project budget. Current cashflow is sufficient for design phase; but when construction begins in 2022, additional funds will be needed to keep the project on schedule.

**ANTICIPATED RESULT IF NOT APPROVED:**

N/A

**ATTACHMENTS:**

Attachment A: Community and Stakeholder Outreach and Involvement

Attachment B: Council Review Previous Contacts

Attachment C: Presentation

Attachment D: Ordinance Redmond Senior and Community Center

Attachment E: Summary of 2021-2022 Budget Adjustments Redmond Senior & Community Center

**Redmond Senior and Community Center Update**  
**Attachment A – Community/Stakeholder Outreach and Involvement**

- **Timeline (previous or planned)**

01/09/2020	Stakeholder Conference Call
01/15/2020	Public Meeting - Facilitated by EnviroIssues and Patano
01/16/2020	Lunch Briefing with Seniors
01/23/2020	Public Meeting - Facilitated by EnviroIssues and Patano
02/06/2020	RYPAC Senior Center Discussion
02/10/2020	Community Centers Open House - Facilitated by Patano
02/24/2020	Stakeholder Meeting #1 - Facilitated by EnviroIssues
03/05/2020	Stakeholder Meeting #2 - Facilitated by EnviroIssues
12/14/2020	Project Update for Stakeholder Group and “Meet and Greet” with Architect Team
01/11/2021	Project Stakeholder Group Meeting #1
01/25/2021	Project Stakeholder Group Meeting #2
02/01/2021	Outreach to Local Businesses, Nonprofits, Partners, Organizations, Community Members, BIPOC Communities, etc., Leading Up to Public Meetings
02/17/2021	First Online Questionnaire Launches (Closed On 03/10/2021)
02/24/2021	Virtual Public Meeting #1 (Senior Focused Daytime & General Public Evening)
03/01/2021	Outreach to Local Businesses, Nonprofits, Partners, Organizations, Community Members, BIPOC Communities, etc., Leading Up to Public Meetings
03/01/2021	Project Stakeholder Group Meeting #3
03/22/2021	Project Stakeholder Group Meeting #4
03/24/2021	Virtual Public Meeting #2 (Senior Focused Daytime & General Public Evening)
03/24/2021	Second Online Questionnaire Launches (Closed on 04/03/2021)
05/24/2021	Project Stakeholder Group Meeting #5
06/14/2021	Project Stakeholder Group Meeting #6
10/11/2021	Project Stakeholder Group Meeting #7
11/15/2021	Project Stakeholder Group Meeting #8
02/28/2022	Project Stakeholder Group Meeting #9
Monthly Briefings	Parks and Trails Commission
Monthly Briefings	Arts and Culture Commission
Monthly Briefings	Senior Advisory Committee

**Redmond Senior and Community Center Update**  
**Attachment B – Council Review Previous Contacts**

<b>Date</b>	<b>Meeting</b>	<b>Requested Action</b>
09/17/2019	Business Meeting	Receive Information
12/03/2019	Business Meeting	Receive Information
02/11/2020	Study Session	Receive Information
02/25/2020	Committee of the Whole - Finance, Administration, and Communications	Receive Information
03/03/2020	Committee of the Whole - Parks and Human Services	Receive Information
06/02/2020	Committee of the Whole - Parks and Human Services	Receive Information
06/23/2020	Study Session	Receive Information
07/07/2020	Committee of the Whole - Parks and Human Services	Receive Information
07/28/2020	Study Session	Receive Information
08/04/2020	Committee of the Whole - Parks and Human Services	Receive Information
08/11/2020	Committee of the Whole - Planning and Public Works	Provide Direction
09/01/2020	Committee of the Whole - Parks and Human Services	Provide Direction
09/15/2020	Business Meeting	Approve
10/22/2020	Special Meeting	Approve
12/01/2020	Committee of the Whole - Parks and Human Services	Receive Information
01/05/2021	Committee of the Whole - Parks and Human Services	Approve
01/19/2021	Business Meeting	Approve
02/09/2021	Committee of the Whole - Planning and Public Works	Approve
02/16/2021	Business Meeting	Approve
03/09/2021	Study Session	Receive Information
04/06/2021	Committee of the Whole - Parks and Human Services	Receive Information
04/20/2021	Business Meeting	Approve
05/04/2021	Committee of the Whole - Parks and Human Services	Receive Information
06/01/2021	Committee of the Whole - Parks and Human Services	Receive Information
06/22/2021	Study Session	Receive Information
07/06/2021	Business Meeting	Receive Information
07/20/2021	Business Meeting	Approve
08/24/2021	Committee of the Whole - Finance, Administration, and Communications	Receive Information
09/07/2021	Committee of the Whole - Parks and Human Services	Receive Information
09/14/2021	Committee of the Whole - Planning and Public Works	Provide Direction
09/21/2021	Business Meeting	Approve
10/05/2021	Committee of the Whole – Parks and Human Services	Receive Information





**Redmond**  
**SENIOR & COMMUNITY CENTER**  
Building our future **TOGETHER**

# City Council Study Session

## Redmond Senior & Community Center

October 26, 2021



**Redmond**  
WASHINGTON **9**



# Project Timeline

# Overall Project Timeline



**Redmond**  
**SENIOR & COMMUNITY CENTER**  
Building our future **TOGETHER**



# City Council Touchpoints



**Redmond**  
**SENIOR & COMMUNITY CENTER**  
Building our future **TOGETHER**

- ☒ 3/9/2021 - Study Session - Program Information & Preliminary Public Feedback
- ☒ 5/4/2021 - PHS Committee of the Whole- Preliminary Cost Estimates & Building Size
- ☒ 6/22/2021 - Study Session - Rough Schematic Design & Cost
- ☒ 7/6/2021 - Update on Building Design & Cost Estimate
- ☒ 8/24/2021 - FAC Committee of the Whole - Funding Package Presented
- ☐ 10/26/2021 - Study Session - Funding Plan



# Upcoming City Council Decisions



**Redmond**  
**SENIOR & COMMUNITY CENTER**  
Building our future **TOGETHER**

- ☒ 1/19/2021 - Approve Architect Agreement
- ☒ 2/16/2021 - Approve Owner's Rep Agreement
- ☒ April/May 2021 - Approve GCCM Pre-Construction Agreement
- ☒ **July 20, 2021 - Approve Schematic Design & Project Budget**
- ☒ September 21, 2021 - Approve Amendment for Design Contracts
- ☐ November 1, 2021 - Approve Project Budget and Appropriation Ordinance
- ☐ Early 2022 - Approve Early Construction Package
- ☐ Q2 2022 - Reimbursement Resolution
- ☐ April 2022 - Approve MACC, Architect, and Owner's Representative Amendments for Construction
- ☐ Mid 2022 - Approval of Bond Issuance



# Funding Package

# Recommended Funding Plan



**Redmond**  
**SENIOR & COMMUNITY CENTER**  
 Building our future **TOGETHER**

Funding Source	Amount
Currently budgeted in 2021-2022 CIP	\$17.116 million
Surplus Park Impact Fees from 2019-2020	\$1.648 million
State capital grant	\$1.25 million
General Fund surplus appropriated to facilities per City Council 8/2021 (2019-2020 biennium)	\$8.5 million
Surplus REET from 2019-2020	\$2.486 million
Councilmanic bonds or 2021 year-end cash	\$13.0 million
<b>Total</b>	<b>\$44.0 million</b>
<b>Annual Debt Payments and Interest on Options (20-year bond at 3% interest)</b>	
Annual Debt Payment	873,804
Total Debt Payments (20 yrs)	17,476,080
Cumulative Interest (20 yrs)*	4,476,080

\* Cumulative interest represents an additional project cost over and above \$44.0M.



**Redmond**  
**SENIOR & COMMUNITY CENTER**  
Building our future **TOGETHER**

# Thank you

Carrie Hite, Parks and Recreation Director  
[chite@redmond.gov](mailto:chite@redmond.gov) | 425-556-2326

Chip Corder, Finance Director  
[ccorder@redmond.gov](mailto:ccorder@redmond.gov) | 425-556-2189

Loreen Hamilton, Parks and Recreation Deputy Director  
[lharrison@redmond.gov](mailto:lharrison@redmond.gov) | 425-556-2336

Eric Dawson, Project Manager  
[ecdawson@redmond.gov](mailto:ecdawson@redmond.gov) | 425-556-2867





NON-CODE ORDINANCE

**ATTACHMENT A**

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF REDMOND, WASHINGTON,  
AMENDING ORDINANCE NO. 3026, 3041, 3042,  
3045, 3046, 3047, 3048, 3049, 3050, and 3051  
BY MAKING ADJUSTMENTS TO  
THE CITY'S 2021-2022 BIENNIAL BUDGET, IN  
EXHIBIT 1.

---

WHEREAS, the City Council approved the proposed schematic design, the project budget of \$44.0 million, and the funding plan in concept for the Redmond Senior & Community Center at its July 20, 2021 Regular Business Meeting;

WHEREAS, the City Council appropriated \$17.116 million in funding for the Redmond Senior & Community Center in the 2021-2022 Adopted Budget;

WHEREAS, \$1.648 million of the 2021 budgeted beginning fund balance in the Parks Capital Projects Fund, which represents surplus Park Impact Fees from the 2019-2020 biennium, has been identified to help fund the Redmond Senior & Community Center project;

WHEREAS, the State of Washington Adopted Capital Budget is supporting the Redmond Senior & Community Center with a \$1.25 million grant;

WHEREAS, \$15.611 million has been reserved in the General Government Capital Fund for capital projects by Ordinance No. 3049, and- \$8.5 million has been identified to help fund the Redmond Senior & Community Center project;

WHEREAS, \$2.486 million of the 2021 budgeted beginning fund balance in the Real Estate Excise Tax Fund has been identified to help fund the Redmond Senior & Community Center project; and

WHEREAS, additional funding of \$13 million needs to be identified and appropriated for the Redmond Senior & Community Center project budget;

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

Section 1. Ordinance No. 3026 adopting the 2021-2022 biennial budget, passed by the City Council on December 10, 2020, and as amended by Ordinance No. 3041, Ordinance No. 3042, Ordinance No. 3045, Ordinance No. 3046, Ordinance No. 3047, Ordinance No. 3048, Ordinance No. 3049, Ordinance No. 3050 and Ordinance No. 3051, is hereby amended to set the total project budget at \$44 million for the Redmond Senior & Community Center, to use \$1.648 million of the 2021 budgeted beginning fund balance in the Parks Capital Projects Fund to the project, to appropriate a \$1.25

million capital grant from the State to the project; to use \$8.5 million of the \$15.611 million reserved in the General Government Capital Fund for the project; and to use \$2.486 million of the 2021 budgeted beginning fund balance in the Real Estate Excise Tax Fund for the project; with a \$13 million needed in councilmanic bonds or one-time cash to be appropriated in 2022.

Section 2.      Severability.    If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 3.      Effective date.    This ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the Redmond City Council this 1st day of November, 2021.

CITY OF REDMOND

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

ATTEST:

\_\_\_\_\_  
CHERYL D. XANTHOS, CMC, CITY CLERK                      (SEAL)

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By: \_\_\_\_\_

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

EXHIBIT 1  
Summary of 2021-2022 Budget Adjustments

Fund Number	Fund Name	2021-2022 Adopted Budget (Ord 3026)	Adjustment #1	Adjustment #2	Adjustment #3	Adjustment #4	Adjustment #5	Adjustment #6	Adjustment #7	Adjustment #8	Adjustment #9	Adjustment #10	Revised 2021-2022 Budget
			Human Services Funding (Ord 3041)	Development Surge (Ord 3042)	Beginning Fund Balance Excl. GF (Ord 3043)	Body Worn Cameras (Ord 3046)	Redmond Central Connector Ph. 3 (Ord 3047)	Priority Maintenance (Ord 3048)	Municipal Facilities Reserves (Ord 3049)	ARPA - Tourism (Ord 3050)	ARPA - COVID Recovery Fund (Ord 3051)	Redmond Senior and Comm Center (Ord XXXX)	
100	General Fund	\$ 201,732,921	\$ 500,000	\$ 1,530,000	\$ -	\$ 3,961,110	\$ 2,800,000	\$ 1,800,000	\$ 15,611,470	\$ 364,157	\$ 9,564,842		\$ 237,864,500
011	Arts Activity	679,044	-	-	(4,365)	-	-	-	-	-	-		\$ 674,679
012	Parks Maintenance & Operations	3,636,220	-	-	54,869	-	-	-	-	-	-		\$ 3,691,089
013	Community Events	762,363	-	-	(14,164)	-	-	-	-	-	-		\$ 748,199
019	Human Services Grant Fund	5,279,457	500,000	-	(565,425)	-	-	-	-	-	-		\$ 5,214,032
020	Fire Equipment Reserve	4,430,207	-	-	(55,822)	-	-	-	-	-	-		\$ 4,374,385
021	Operating Reserve	8,029,824	-	-	115,297	-	-	-	-	-	-		\$ 8,145,121
025	COVID Recovery Fund	-	-	-	-	-	-	-	-	-	9,564,842		\$ 9,564,842
027	Capital Replacement Reserve	4,853,833	-	-	568,568	-	-	-	-	-	-		\$ 5,422,401
030	Business Tax	11,849,645	-	-	(45,482)	-	-	-	-	-	-		\$ 11,804,163
031	Real Property Fund	1,055,114	-	-	1,916,692	-	-	-	-	-	-		\$ 2,971,806
035	Fire Levy Fund	6,912,244	-	-	28,366	-	-	-	-	-	-		\$ 6,940,610
036	Police Levy Fund	8,805,302	-	-	(1,273,576)	-	-	-	-	-	-		\$ 7,531,726
037	Parks Levy Fund	1,200,074	-	-	(26,940)	-	-	-	-	-	-		\$ 1,173,134
095	Parks Maintenance Projects	1,839,253	-	-	150,195	-	-	-	-	-	-		\$ 1,989,448
096	Transportation Maintenance Project	14,988,555	-	-	3,647,405	-	-	-	-	-	-		\$ 18,635,960
099	General Governmental Maint	18,292,452	-	-	1,626,940	-	-	-	-	-	-		\$ 19,919,392
110	Recreation Activity	4,207,550	-	-	145,037	-	-	-	-	-	-		\$ 4,352,587
115	Development Review	19,581,584	-	-	386,969	-	-	-	-	-	-		\$ 19,968,553
117	Cable Access Fund	66,982	-	-	(2,588)	-	-	-	-	-	-		\$ 64,394
118	Operating Grants	2,360,334	-	-	389,383	-	-	-	-	-	-		\$ 2,749,717
122	Advanced Life Support	19,695,613	-	-	(250,666)	-	-	-	-	-	-		\$ 19,444,947
124	Fire Donations Fund	615,903	-	-	610	-	-	-	-	-	-		\$ 616,513
125	Real Estate Excise Tax	23,121,488	-	-	2,698,725	-	-	-	-	-	-		\$ 25,820,213
126	Drug Enforcement	117,601	-	-	3,241	-	-	-	-	-	-		\$ 120,842
131	Tourism (Hotel/Motel Tax)	2,090,906	-	-	(33,691)	-	-	-	-	364,157	-		\$ 2,421,372
140	Solid Waste Recycling	3,291,433	-	-	92,999	-	-	-	-	-	-		\$ 3,384,432
233	Non-Voted GO Bonds - Parks	9,583,033	-	-	(1,505)	-	-	-	-	-	-		\$ 9,581,528
315	Parks Capital Projects	17,541,679	-	-	4,285,265	-	2,800,000	-	-	-	-	12,236,000	\$ 36,862,944
316	Transportation Capital Project	47,582,673	-	-	(5,452,216)	-	-	-	-	-	-		\$ 42,130,457
319	General Governmental Capital	8,224,108	-	-	1,479,469	-	-	-	15,611,470	-	-		\$ 25,315,047
361	CFD 2014-1	7,631,421	-	-	-	-	-	-	-	-	-		\$ 7,631,421
362	CFD 2016-1	10,751,459	-	-	-	-	-	-	-	-	-		\$ 10,751,459
401	Water/Wastewater	84,418,594	-	-	931,718	-	-	-	-	-	-		\$ 85,350,312
402	UPD - Water/Wastewater	21,339,048	-	-	834,329	-	-	-	-	-	-		\$ 22,173,377
403	Water/Wastewater Capital Proj	18,394,238	-	-	9,213,532	-	-	-	-	-	-		\$ 27,607,770
404	Wastewater Capital Project	15,453,667	-	-	2,609,901	-	-	-	-	-	-		\$ 18,063,568
405	Stormwater Management	37,572,031	-	-	(923,426)	-	-	-	-	-	-		\$ 36,648,605
406	Stormwater Management Capital	45,594,836	-	-	6,300,334	-	-	-	-	-	-		\$ 51,895,170
407	UPD - Capital Projects	11,893,066	-	-	823,137	-	-	-	-	-	-		\$ 12,716,203
408	UPD Wastewater Capital Project	14,021,357	-	-	510,824	-	-	-	-	-	-		\$ 14,532,181
501	Fleet Maintenance	9,933,236	-	-	(318,078)	-	-	-	-	-	-		\$ 9,615,160
510	Insurance Claims & Reserves	3,714,231	-	-	(65,189)	-	-	-	-	-	-		\$ 3,649,042
511	Medical Self Insurance	34,128,575	-	-	110,814	-	-	-	-	-	-		\$ 34,239,789
512	Worker's Compensation	4,802,738	-	-	(384,966)	-	-	-	-	-	-		\$ 4,417,772
520	Information Technology	23,103,404	-	-	70,551	-	-	-	-	-	-		\$ 23,173,955
		\$ 795,179,696	\$ 1,000,000	\$ 1,530,000	\$ 29,577,073	\$ 3,961,110	\$ 5,600,000	\$ 1,800,000	\$ 31,222,940	\$ 728,314	\$ 19,129,684	\$ 12,236,000	\$ 901,964,817

Notes: Ordinance #3026 establishing the 2021-2022 budget was approved by Council on December 10, 2020.  
Ordinances #3041 and #3042 amending the 2021-2022 budget were approved by Council on July 20, 2021.  
Ordinances #3045 and #3051 amending the 2021-2022 budget were approved by Council on August 17, 2021.



## Memorandum

**Date:** 10/26/2021  
**Meeting of:** City Council Study Session

**File No.** SS 21-081  
**Type:** Study Session

**TO:** Members of the City Council  
**FROM:** Mayor Angela Birney  
**DEPARTMENT DIRECTOR CONTACT(S):**

Executive	Malisa Files	425-556-2166
Executive	Lisa Maher	425-556-2427
Police	Chief Darrell Lowe	425-556-2529
Fire	Chief Adrian Sheppard	425-556-2201
Planning and Community Development	Carol Helland	425-556-2107

**DEPARTMENT STAFF:**

Executive	Jill Smith	Communications and Marketing Manager
-----------	------------	--------------------------------------

**TITLE:**

Introduction of Redmond's Thrive program

**OVERVIEW STATEMENT:**

Redmond Thrive is a new umbrella branding campaign to package and promote the number of creative programs and efforts the City supports to ensure safety, stability, opportunity, and hope for anyone in need or crisis in our community. Often community members will contact city leadership requesting these types of programs as they are unaware that they already exist.

Moderated by Planning and Community Development Director Carol Helland, program staff will present 2-3 minutes each on the following individual programs. Staff will record the series of presentations and create a video to post on the program webpage and share with the community. Speakers and topics include:

- **Homelessness Response Program presented by Tisza Rutherford:**  
Helps unhoused and housing insecure community members on a path towards stability
- **Mental Health Professional (MHP) presented by Susie Kroll:**  
Deploys alongside police officers to resolve crisis calls for service
- **Mobile Integrated Health (MIH) presented by Liz Downs:**  
Resources to reduce unnecessary 911 calls and better the health of our community
- **Redmond Community Court presented by King County staff Callista Welbaum:**  
An alternative court for individuals who have committed low level offenses
- **Human Services Program presented by Brooke Buckingham:**  
Funding support to local non-profit partners who provide a range of supportive services to our community
- **Senior and Teen Services presented by Amanda Deml:**  
Provides nutrition services and connects teens to community services

- **Volunteer Opportunities presented by Amanda Deml:**

A variety of opportunities to volunteer and contribute to the programs and events that connect our community. The program name, *Thrive*, was chosen by program staff. The team found that the meaning of the word thrive embodied common desired outcomes across all of the individual programs. Definition - Thrive [verb] to prosper, flourish, grow, to progress toward a goal despite circumstance.

☐ **Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

☒ **Receive Information**      ☐ **Provide Direction**      ☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
N/A
- **Required:**  
N/A
- **Council Request:**  
N/A
- **Other Key Facts:**  
N/A

**OUTCOMES:**

Council and community members will have a full understanding of each of the City's programs that offer unique public safety and human services in support to the Redmond community.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
Ongoing with a kickoff of the new umbrella branding campaign on October 26 at Council Study Session.
- **Outreach Methods and Results:**  
Following with the kickoff at Council Study Session on October 26, we will use city channels for promoting the programs including sharing the recording of the presentation, article in the fall Focus print newsletter, November Mayor's Our Stories video topic, redmond.gov/Thrive webpage, enews, and social media
- **Feedback Summary:**  
N/A

**BUDGET IMPACT:**

**Total Cost:**

N/A

**Approved in current biennial budget:**

☐ Yes

☐ No

☒ N/A

**Budget Offer Number:**

The individual program that make up the Thrive program fall under their respective budgets.

**Budget Priority:**

Multiple

**Other budget impacts or additional costs:**

☐ Yes

☐ No

☒ N/A

***If yes, explain:***

N/A

**Funding source(s):**

N/A

**Budget/Funding Constraints:**

N/A

☐ Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
2021	Item has not been presented to Council	N/A

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

**Time Constraints:**

N/A

**ANTICIPATED RESULT IF NOT APPROVED:**

N/A

**ATTACHMENTS:**

None



# THRIVE Program

---

Study Session  
October 26, 2021

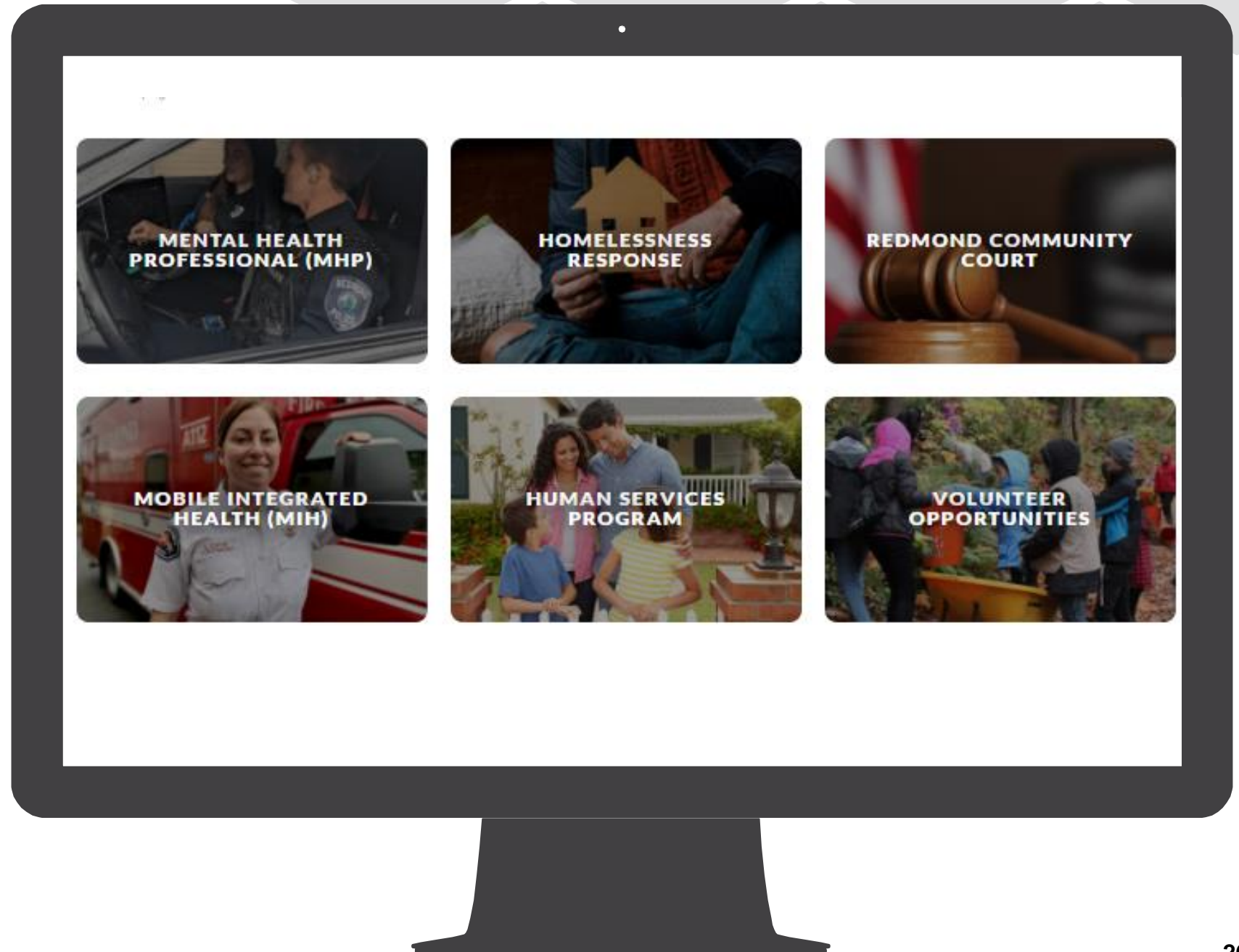


# Purpose and Agenda

.....

Introduce City Council and viewers to the programs and people of **Redmond's Thrive program.**

[redmond.gov/Thrive](https://redmond.gov/Thrive)





# Homelessness Response

---

**Helps unhoused and housing insecure community members on a path towards stability**

- Connects individuals with resources
- Provides hands-on, in-person support

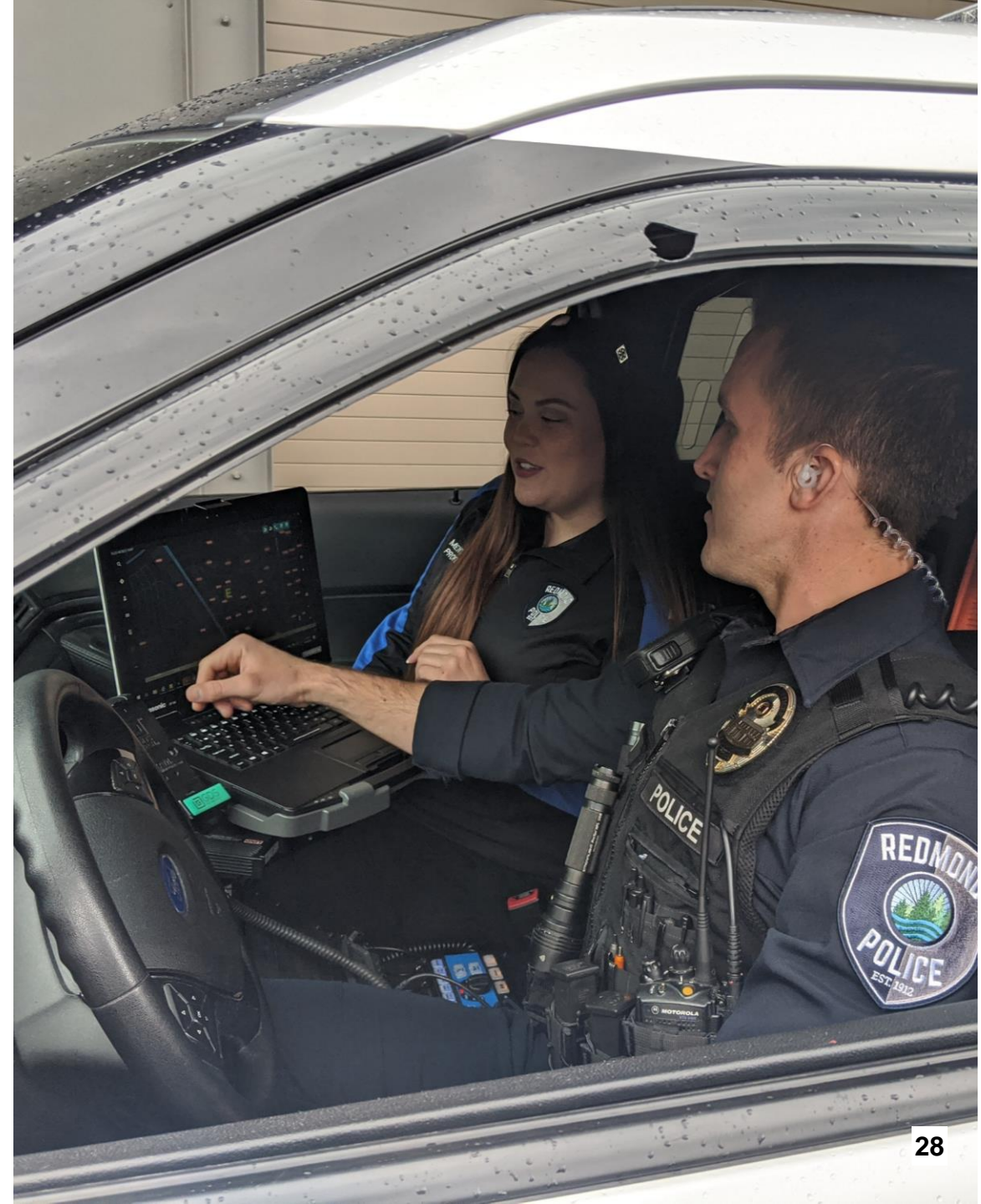
On average, 100 individuals receiving active services with 50% achieving stabilization goals, including housing



# Police Co-responding Mental Health Professional

Provides and implements:

- De-escalation and de-escalation training
- Crisis intervention
- Modified case management to social service providers
- Community coordination of behavioral health education
- In-service development for City and police officers
- Referrals and assistance
- Coordinated care with Redmond FIRE/EMS







# Mobile Integrated Health

---

**Provide resources to reduce unnecessary 911 calls and:**

- Better the health of our community
- Create plans to support staying in home
- Partners with physicians, families, and friends

# Redmond Community Court



## An alternative court for individuals to:

- Receive support to resolve underlying issues such as behavioral health
- Connect with their community through volunteer projects
- View video - <https://youtu.be/bCrrZx9TiCA>







# Human Services Program & Partners

.....

**Funding support to local non-profit partners who provide a range of supportive services to our community**

In 2020:

- Over **14,000** residents were served
- Partnered with **48** community non-profits
- **\$2M+** was distributed
- Increased access to food, shelter, rental assistance, mental health supports, and more!



# Senior and Teen Services

---

**Provides nutrition services  
and connects teens to  
community resources**

- Nutritional support
- Wellness check-ins
- Intergenerational connections
- Community connections for teens





# Volunteer Opportunities

**A variety of opportunities to volunteer and contribute to the programs and events that connect our community.**





# Thank You

---

Any Questions?

[redmond.gov/Thrive](https://redmond.gov/Thrive)





## Memorandum

**Date:** 10/26/2021  
**Meeting of:** City Council Study Session

**File No.** SS 21-082  
**Type:** Study Session

**TO:** Members of the City Council  
**FROM:** Mayor Angela Birney  
**DEPARTMENT DIRECTOR CONTACT(S):**

Planning and Community Development	Carol Helland	425-556-2107
------------------------------------	---------------	--------------

**DEPARTMENT STAFF:**

Planning and Community Development	Beverly Mesa-Zendt	Deputy Director
------------------------------------	--------------------	-----------------

**TITLE:**

Supplemental Findings of Fact on the Interim Official Control Ordinance No. 3059 that Support Amendments to the Redmond Zoning Code to Align Homeless Shelter Regulations with State Adopted Definitions and to Implement the Preemption Adopted by Engrossed Second Substitute House Bill 1220.

**OVERVIEW STATEMENT:**

This Study Session is being held for the Council to consider supplemental Findings of Fact to include additional justification for the adoption of Interim Official Control (IOC) Ordinance No. 3059 based on new information, public comment, and testimony received since the IOC was adopted. On August 17, 2021, Council acted to amend portions of the Redmond Zoning Code (RZC) to align City homeless shelter regulations with state-adopted definitions and to implement the preemption adopted by Engrossed Second Substitute House Bill (ESSHB) 1220. For the IOC to remain in effect a public hearing was required to be held within 60 days (October 16, 2021) of Council adoption. On October 5, 2021, the City Council timely held the required public hearing and received testimony from the public. Draft Supplemental Findings of Fact, Conclusions, and Transmittal Guidance to the Planning Commission are included with this memorandum as Attachment A.

☒ **Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

☐ **Receive Information**      ☒ **Provide Direction**      ☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Revised Code of Washington (RCW), HB 1220, Comprehensive Plan, Human Services Strategic Plan, Housing Action Plan, and Community Strategic Plan.  
Comprehensive Plan Policy HS-1: *Support the provision of a continuum of human services, from preventive to*

*remedial, focused on ensuring that residents are able to be self-sufficient, contributing members of the community*

- **Required:**

The IOC was necessary to increase alignment between the RZC allowance for Social Assistance, Welfare, and Charitable Service uses and Washington State ESSHB 1220, which became effective on July 25, 2021.

- **Council Request:**

Following the public hearing on October 5, 2021, the Council requested an additional meeting to consider supplemental findings of fact and to prepare a transmittal to the Planning Commission that would provide guidance for their development of permanent regulations.

- **Other Key Facts:**

**Alignment with State Law**

Engrossed Second Substitute House Bill 1220 was signed into law in May 2021, and went into effect on July 25, 2021. In part, the bill amends several sections in the Growth Management Act, chapter 36.70A RCW, and the Code City provisions, chapter 35A.21 RCW, to require cities to implement the following mandates:

- Effective July 25, 2021, allow permanent supportive housing and transitional housing in all zoning districts where residential dwellings and/or hotels are allowed; and
- Effective September 30, 2021, allow indoor emergency housing and indoor emergency shelter in all zoning districts where hotels are allowed.

Engrossed Second Substitute House Bill 1220 also grants cities the limited ability to impose reasonable regulations regarding spacing, occupancy, and intensity of use standards to protect public health and safety, provided the regulations do not preclude the City's ability to meet its Commerce-assigned targets for emergency housing, emergency shelters, transitional housing, and permanent supportive housing. The City's ability to prohibit these uses in any of the identified zones has been preempted by the state.

Though these types of land uses are currently supported by human service and housing policies and by the RZC allowance for Social Assistance, Welfare, and Charitable Service uses, the RZC does not define nor clarify the provisions through which permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters are mandated consistent with ESSHB 1220. Therefore, interim amendments to the RZC were necessary to enhance alignment with and provide necessary guidance for implementation that is consistent with the new legislation, the city's Comprehensive Plan, Human Services Strategic Plan, Housing Action Plan, Community Strategic Plan, and the City's value of welcoming.

## **OUTCOMES:**

The interim amendments placed in effect through Council's unanimous adoption of the IOC Ordinance No. 3059 reflect greater alignment with the new state law, facilitate effective utilization of funds available to meet housing targets, and provide for implementing standards that are consistent with the City's vision, goals, policies, strategic plans, and values.

Notice and a public hearing were not necessary prior to adoption of the IOC, which allows for the regulations to be put in place quickly. A public hearing was held within 60 days of its adoption as is required by the Growth Management Act. Pursuant to the terms of RCW 36.70A.390, the IOC was made effective for one year to allow the Planning Commission time to develop permanent regulations for recommendations to the City Council as a component of the Redmond Zoning Code ReWrite work plan.

Amendments establishing permanent regulations addressing Permanent Supportive Housing, Transitional Housing, Emergency Housing, and Emergency Shelters will be reviewed by the City's Technical Committee and forwarded to the Planning Commission. The Planning Commission is anticipated to hold its public hearing on proposed permanent regulations on December 1, 2021. The City Council's action to adopt the permanent regulations into the RZC is anticipated during the first half of 2022. Communication regarding project milestones and meeting dates will include the following:

- Postings to the City's webpage and the Seattle Times;
- Mail and email to Parties of Record; and
- Email to project stakeholders.

People interested in receiving email and/or mailed communication regarding the permanent code amendment will be able to subscribe to City updates.

As requested by the City Council, Draft Supplemental Findings of Fact, Conclusions, and Transmittal Guidance to the Planning Commission are included with this memorandum as Attachment A. A redlined strike-draft of the Interim Official Control is included as Attachment B. Attachment C contains the amendments made by the Interim Official Control Ordinance No. 3059 that will be the starting point for Planning Commission review and development of permanent regulations.

#### **COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
On October 5, 2021, the City Council held the required public hearing on IOC Ordinance No. 3059 and received testimony from the public. The permanent regulations will include public outreach and an additional public hearing that is tentatively scheduled before the Planning Commission on December 1, 2021.
- **Outreach Methods and Results:**  
More fully summarized in Attachment A
- **Feedback Summary:**  
More fully summarized in Attachment A.

#### **BUDGET IMPACT:**

##### **Total Cost:**

There is no fiscal impact associated with this proposed amendment to the Redmond Zoning Code. Staff working on this amendment are funded through the adopted budget.

**Approved in current biennial budget:** ☐ Yes ☐ No ☒ N/A

##### **Budget Offer Number:**

000250 - Community and Economic Development

##### **Budget Priority:**

Vibrant and Connected

**Other budget impacts or additional costs:** ☐ Yes ☐ No ☒ N/A

***If yes, explain:***

N/A

**Funding source(s):**

General Fund

**Budget/Funding Constraints:**

N/A

☐ **Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
8/17/2021	Business Meeting - Adoption of IOC	Approve
10/5/2021	Business Meeting - Public Hearing on IOC	Receive Information

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
11/1/2021	Business Meeting	Approve

**Time Constraints:**

Council approved Ordinance No. 3059 on August 17, 2021, and timely held a public hearing on October 5, 2021. Although findings of fact were included in the Interim Official Control ordinance, the Council requested a Study Session to discuss supplemental findings of fact that capture the new information, public comment, and testimony received since the IOC adoption. Draft Supplemental Findings of Fact, Conclusions, and Transmittal Guidance to the Planning Commission are included with this memorandum as Attachment A for City Council consideration. The Planning Commission is scheduled to begin its consideration of permanent regulations on November 3, 2021. Council guidance to the Planning Commission should be adopted no later than the November 1 Business Meeting for the information to be available when the Planning Commission initiates its work.

**ANTICIPATED RESULT IF NOT APPROVED:**

If supplemental findings of fact are not adopted by the City Council, the Planning Commission will work with the findings included in IOC Ordinance No. 3059 and the record that has been developed to-date.

**ATTACHMENTS:**

- A. Draft Findings of Fact, Conclusions, and Transmittal Guidance to the Planning Commission
- B. Redlined strike-draft of the Interim Official Control
- C. Ordinance

## Supplemental Findings, Conclusions, and Transmittal Guidance to the Planning Commission

### I. Findings of Fact

1. **RCW 82.14.530 Sales and use tax for housing and related services (HB 1590).** A statewide measure, HB 1590, granted county jurisdictions the authority to impose a 0.1% sales tax to fund the construction or acquisition of affordable housing, which may include emergency, transitional, and supportive housing. On October 13, 2020, the Metropolitan King County Council voted to enact a 0.1% sales tax increase to fund permanent supportive housing for the chronically homeless via an emergency ordinance. Under RCW 82.14.530, the King County may impose the tax authorized under subsection (a)(ii) only if the County plans to spend at least thirty percent of the moneys collected under this section, that are attributable to taxable activities or events within any city with a population greater than sixty thousand, within that city's boundaries.
2. **Engrossed Second Substitute House Bill (ESSHB) 1220 – Zoning Mandates.** On May 12, ESSHB 1220 was signed into law and went into effect on July 25, 2021. In part, the bill amends several sections in the Growth Management Act, chapter 36.70A RCW, and the Code City provisions, chapter 35A.21 RCW, to require cities to implement the following mandates:
  - i. Effective July 25, 2021, permanent supportive housing and transitional housing shall not be prohibited in any zone where residential dwellings or hotels are allowed; and
  - ii. Effective September 30, 2021, indoor emergency housing and indoor emergency shelters shall not be prohibited in any zone where hotels are allowed.
3. **ESSHB 1220 – Regional Share Requirements.** ESSHB 1220 further provides that jurisdictions must plan for the projected growth and accommodate the targets provided by the Department of Commerce. Specifically,
  - i. Units for moderate, low, very low, and extremely low-income households; and
  - ii. Emergency housing, emergency shelters, transitional housing, and permanent supportive housing.
4. **Redmond Zoning Code.** Although these types of land uses were allowed in many zones under the Redmond Zoning Code (RZC), the RZC does not define nor clarify the provisions through which permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters are mandated consistent with ESSHB 1220 requiring some amendments to current regulations in the RZC.
5. **Interim Zoning Controls.** On August 17, 2021, Council unanimously adopted Ordinance No. 3059 imposing an Interim Official Control (IOC) to amend portions of the RZC to align City shelter regulations with state adopted definitions and to implement the preemption adopted by ESSHB 1220 that allows Permanent Supportive Housing and Transitional Housing in all zoning districts where residential dwellings and/or hotels are allowed, and indoor Emergency Housing and indoor Emergency Shelters in all zoning districts where hotels are allowed, for conformance and consistency with state law.

6. **Public Hearing and Community Input.** In accordance RCW 36.70A.390, a public hearing was held on October 5, 2021. Emails have also been submitted and comments have been made at City Council Business Meetings related to the IOC. Public input has centered less on the terms of the IOC and more on the details of a permanent supportive housing facility proposed by King County under the Health Through Housing (HtH) program in the Overlake Urban Center of Redmond. The HtH program is described in greater detail below. Testimony and community input have focused on the following:
- i. Public safety considerations relating to illegal use of drugs at the proposed permanent supportive housing facility.
  - ii. Public safety considerations related to potential resident sex offenders residing at the proposed permanent supportive housing facility.
  - iii. Public safety considerations related to the proximity of the proposed facility to schools, daycares, and neighborhoods.
  - iv. Public safety considerations related to increased crime in the area and lack of background checks.
  - v. Concerns that the proposed facility will only serve chronically homeless populations suffering from mental illness and drug addiction rather than homeless families.
  - vi. Questions regarding the need for facilities in Redmond to serve chronically homeless populations.
  - vii. Concerns that the facility will import chronically homeless populations from areas outside the Eastside and not serve the City's homeless community members.
  - viii. Public concerns about safety and security.
  - ix. Regulatory alignment with Bellevue code requirements governing Homeless Services Uses was urged by Bellevue residents commenting in the HtH project at the Silver Cloud Hotel.
  - x. Lack of transparency in King County's acquisition of a hotel in Redmond to establish a permanent supportive housing use.
  - xi. General support for the ordinance and for the King County HtH acquisition of the Silver Cloud Hotel as an important step to address the needs of the chronically homeless in our region.
7. **Health through Housing Community Input.** Public comments were received by King County in response to the recent acquisition of the Silver Cloud Hotel, which is intended to be utilized as part of the County's HtH Implementation Plan. The Silver Cloud Hotel is located in one of Redmond's two designated urban centers. It was acquired by the County because the urban center is an area rich with transit, employment, and supportive service opportunities. The Silver Cloud Hotel building is also configured to support safety and security needs for future residents and the surrounding community. Input on the Silver Cloud Hotel acquisition was provided at a Town Hall meeting held on September 2, 2021, with County Councilmember Claudia Balducci as well as in other submittals. A summary list of community suggestions received by the County on the HtH program was presented to the Redmond City Council during a presentation by County staff on October 5, 2021, and is provided below.
- i. 24/7 Staffing
  - ii. Onsite Substance Use Treatment
  - iii. Employment and Housing Assistance
  - iv. Building and Property Conditions
  - v. Security Cameras



- vi. Partnerships and Impact with First Responders
- vii. Increased Communication
- viii. Neighborhood Advisory Group
- ix. Screening and Preparation for Housing
- x. Observing Laws on Registration Requirements
- xi. Connections to Local Service Providers
- xii. Ability to Help People Experiencing Chronic Homelessness In and Near Redmond
- xiii. Controlled Access
- xiv. Safety In and Around the Housing
- xv. Code of Conduct
- xvi. Privacy Fencing
- xvii. Concerns About Enabling vs. Treatment
- xviii. Ensuring Food Access
- xix. How Quickly Occupancy Will Increase
- xx. Operator Responsiveness

## II. Conclusions

1. **ESSHB 1220 Substantial Compliance.** In adopting IOC Ordinance No. 3059, the City ensured substantial compliance with the requirements of ESSHB 1220.
2. **RCW 82.14.530 (HB 1590) Funding Utilization.** In adopting IOC Ordinance No. 3059, the City facilitates effective utilization of certain funds authorized under RCW 82.14.530 which are mandated to be spent within the Redmond jurisdictional boundaries.
3. **Shelter and Transitional, and Permanent Supportive Housing Jurisdictional Targets.** IOC Ordinance No. 3059 furthers the City's compliance with state mandates by ensuring that the city can responsibly address Redmond's share of regional homelessness and maximize the impact and effective utilization of HB 1590 funding to meet targets adopted in the Housing Action Plan, the Countywide Planning Policies, and state mandated targets anticipated from the Department of Commerce next year.
4. **Addressing Local Homeless Needs.** IOC Ordinance No. 3059 assists Redmond in addressing local homelessness needs. The City of Redmond's Homeless Outreach Administrator works directly with unsheltered individuals in Redmond to find housing and connect them with needed resources. She has provided the following information.
  - i. **Redmond Needs.** On average, the Administrator serves 180 clients/year. Based on the Administrator's review of the eligibility criteria for HtH units, she has identified not less than 48 clients who could be referred to these units of permanent supportive housing.
  - ii. **Bellevue Needs.** The City of Bellevue's outreach professional anticipates that not less than 40 clients would be eligible. These estimates do not include clients served in local emergency shelters.

- iii. **Eligibility for Health through Housing.** RCW 82.14.530 and KCC chapters 4A.503 and 24.30 combine to define and prioritize which persons are eligible to live in HtH funded projects.
5. **Consistency with the Comprehensive Plan and City Vision.** The IOC Ordinance No. 3059 provisions are tailored to be consistent with the Redmond Community Vision contained within the Comprehensive Plan and the Redmond value as a welcoming city. The IOC regulations:
- i. Are scalable and can be modified and adjusted based on the zoning district context and the intensity of the proposed use (i.e., shelter, transitional, and permanent supportive).
  - ii. Limit density with flexibility to impose increased mitigation as occupancy is increased.
  - iii. Impose spacing requirements between shelter, transitional and permanent supportive uses to avoid use concentrations.
  - iv. Require an occupancy agreement that addresses safety and security including:
    - The use or sale of alcohol and illegal drugs;
    - Threatening or unsafe behavior; and
    - Weapon possession.
  - v. Require the development of a safety and security plan to be reviewed and approved by the Redmond Police Department.
  - vi. Require a plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach (for example, a “Good Neighbor Agreement Plan”).
  - vii. Require a description of eligibility for residency and a referral process.
6. **Public Input Considerations.** Existing protocols and protections that address community concerns for public safety and information and operate in concert with new regulations adopted under IOC Ordinance No. 3059.
- i. **National Sex Offender Registry.** Required compliance for all sex offenders to be registered with the National Sex Offender Registry and comply with applicable state and federal law.
  - ii. **Interdepartmental and Interjurisdictional Coordination.** Proactive coordination between Redmond Police Department, Homeless Outreach Administrator, and King County Human Services representatives, and surrounding cities.
  - iii. **City Mental Health Professional.** Continued involvement of a licensed Mental Health Professional (MHP) to co-respond with police officers and fire fighters to calls for service that could benefit from social service connections, referrals, de-escalation, and assessment for behavioral health concerns.
7. **King County Health through Housing.** Programmatic components that address community concerns for safety include:
- i. **24-hour staff at facilities.**
  - ii. **Resident Selection.** Resident eligibility and selection will be informed by multiple information systems in place including:
    - Homeless Management Information System (HMIS)
    - Veterans Data System
    - Behavioral Health Information System
    - Local Outreach Staff in Redmond, Bellevue, and Kirkland
  - iii. **Designated Crisis Responders.** Available 24 hours a day, 365 days a year.

- iv. **Tenant Code of Conduct.** Requirement that residents sign and observe a Tenant Code of Conduct, or be moved to an alternative facility, that includes:
  - Good neighbor clause requiring residents to agree that they intend to be a good neighbor to both other residents and the community.
  - Behavioral expectations – clearly identified behaviors that will result in removal or suspension include, but are not limited to, violent behavior, property destruction, failure to comply with local, state, or federal law.

### III. Transmittal Guidance to the Planning Commission for Review of Ordinance No. 3059

#### 1. **Occupancy Agreement Considerations:**

- i. Consider a requirement that no shelter, transitional, or permanent supportive housing use may also be a designated supervised/safer consumption site (SCS), supervised/safer injection facility (SIF), or supervised/safer injection service (SIS), broadly classified as Community Health Engagement Locations (CHELs) under King County Department of Community and Human Services and King County Public Health.
- ii. Consider whether separation requirements can be added without precluding Redmond's ability to accommodate its targets for moderate, low, very low, and extremely low-income households, emergency housing, emergency shelters, transitional housing, and permanent supportive housing.
- iii. Consider clarifying how the City Council will be involved in the approval of occupancy agreements.

2. **Process Clarity.** Address process clarity in the siting of permanent supportive housing, transitional housing, emergency housing, and emergency shelters.
3. **Periodic Review and Evaluation.** Provide for a periodic review and adjustment of regulations if needed.
4. **Redmond Appropriate.** Ensure any permanent ordinance is Redmond-appropriate and reflects the values and vision of the Redmond community as expressed in the Comprehensive Plan, Community Strategic Plan, Human Services Strategic Plan, Housing Action Plan, and City values of welcoming.

## FINAL DRAFT PROPOSED AMENDMENTS FOR LEGAL REVIEW:

**The following amendments provide new definitions as cross-reference to established definitions of the RCW, per HB-1220.**

### **21.78 Definitions**

#### **NEW definitions reflecting requirements of HB-1220:**

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

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

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

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

**The following amendments provide clarity within individual zoning districts regarding the allowance of Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing, consistent with the RCW and per HB-1220.**

### **Article I Zone Based Regulations**

#### **21.04.030 Comprehensive Allowed Uses Chart.**

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

B. **Residential Zones.**

Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones <sup>1,2</sup>											
Online Users: Click on District Abbreviation to View Map -->	<u>UR</u>	<u>RA5</u>	<u>R1</u>	<u>R3</u>	<u>R4, R5</u>	<u>R6</u>	<u>R8</u>	<u>R1N</u>	<u>R12, R18, R20, R30</u>	<u>MDD3</u>	<u>NDD1</u>
<b>Residential</b>											
Detached dwelling unit	P	P	P	P	P	P	P	P	P	P	P
Size-limited dwelling		P	P	P	P	P	P	P	P	P	P
Cottage					P	P	P	P		P	P
Accessory dwelling unit	P	P	P	P	P	P	P	P	P	P	P
Attached dwelling unit					P/C	P/C	P/C	P/C	P/C	P	P
Manufactured home		P	P	P	P	P	P	P	P	P	P
Multifamily structure									P	P	P
Dormitory										P	
Residential suite										P	
Mixed-use residential structure											
Housing services for the elderly									P/C	P	P
Adult family home		P	P	P	P	P	P	P	P	P	P
Long-term care facility									C	P	P
Residential care facility		C	C	C	C	C	C	C	C	P	P
Retirement residence					P/C	P/C	P/C	C	P/C	P	P
<b>General Sales or Service</b>											
...											
Hotels, motels and other accommodation services											
Bed and breakfast inn	P/C	P	P/C	P	P	P	P	P			
Hotel or motel											
...											
<u>Notes:</u>											

Table 21.04.030A											
Comprehensive Allowed Uses Chart: Residential Zones <sup>1,2</sup>											
Online Users: Click on District Abbreviation to View Map -->	<a href="#">UR</a>	<a href="#">RA5</a>	<a href="#">R1</a>	<a href="#">R3</a>	<a href="#">R4, R5</a>	<a href="#">R6</a>	<a href="#">R8</a>	<a href="#">RIN</a>	<a href="#">R12, R18, R20, R30</a>	<a href="#">MDD3</a>	<a href="#">NDD1</a>
<p>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.</p> <p>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to chapter RZC 21.60 Emergency Shelter and Emergency Housing.</p>											

C. **Nonresidential Zones.**

Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones <sup>1,2</sup>											
Online Users: Click on District Abbreviation to View Map -->	<a href="#">NC-1</a>	<a href="#">NC-2</a>	<a href="#">GC</a>	<a href="#">BP</a>	<a href="#">MP</a>	<a href="#">I</a>	<a href="#">RR</a>	<a href="#">BCDD1</a>	<a href="#">BCDD2</a>	<a href="#">NDD2, NDD3</a>	<a href="#">MDD4</a>
<b>Residential</b>											
Detached dwelling unit	P	P						P			
Size-limited dwelling	P	P									
Cottage	P	P									
Accessory dwelling unit	P	P									
Attached dwelling unit	P	P									
Manufactured home	P	P									
Multifamily structure	P	P	P					P			
Dormitory											
Residential suite											
Mixed-use residential structure	P	P	P	P							
Housing services for the elderly								P			
Adult family home											
Long-term care facility								P			

Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones <sup>1,2</sup>											
Online Users: Click on District Abbreviation to View Map -->	<a href="#">NC-1</a>	<a href="#">NC-2</a>	<a href="#">GC</a>	<a href="#">BP</a>	<a href="#">MP</a>	<a href="#">I</a>	<a href="#">RR</a>	<a href="#">BCDD1</a>	<a href="#">BCDD2</a>	<a href="#">NDD2, NDD3</a>	<a href="#">MDD4</a>
Residential care facility								P			
Retirement residence								P			
<b>General Sales or Service</b>											
...											
Hotels, motels and other accommodation services											
Bed and breakfast inn											
Hotel or motel			P				P				
...											
<b>Notes:</b> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a> <a href="#">2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</a>											

D. **Mixed Use Zones.**

Table 21.04.030C											
Comprehensive Allowed Uses Chart: Mixed Use Zones <sup>1,2</sup>											
Online Users: Click on District Abbreviation to View Map -->	<a href="#">OT, AP, TWNC, BC, RVT, OV1, VV, CTR, OV2, TR, EH, OV3, SMT, TSQ, RVBD</a>										
<b>Residential</b>											
Detached dwelling unit											

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones <sup>1,2</sup>										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Size-limited dwelling										
Cottage										
Accessory dwelling unit										
Attached dwelling unit									P	P
Manufactured home										
Multifamily structure	P	P	P	P	P	P	P	P	P	P
Dormitory	P	P	P	P	P	P	P	P	P	
Residential suite	P	P	P	P	P	P	P	P		
Mixed-use residential structure	P	P	P	P	P	P	P	P	P	P
Housing services for the elderly	P	P	P	P	P		P	P	P	
Adult family home										
Long-term care facility	P	P	P	P	P		P	P	P	
Residential care facility	P	P	P	P	P		P	P	P	
Retirement residence	P	P	P	P	P		P	P	P	
<b>General Sales or Service</b>										
...										
Hotels, motels and other accommodation services	P		P	P	P		P	P	P	
Bed and breakfast inn	P		P	P	P		P	P	P	
Hotel or motel	P		P	P	P		P	P	P	



Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones <sup>1,2</sup>										
Online Users: Click on District Abbreviation to View Map -->	<a href="#">OT</a> ,									
	<a href="#">AP</a> ,									
	<a href="#">TWNC</a> ,									
	<a href="#">BC</a> ,	<a href="#">RVT</a> ,	<a href="#">OV1</a> ,							
	<a href="#">VV</a> ,	<a href="#">CTR</a> ,	<a href="#">OV2</a> ,	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
	<a href="#">TR</a> ,	<a href="#">EH</a>	<a href="#">OV3</a>							
	<a href="#">SMT</a> ,									
	<a href="#">TSQ</a> ,									
	<a href="#">RVBD</a>									
...										
<b>Notes:</b> 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing. 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.										

## 21.08.020 RA-5 Semirural Residential.

...

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

Table 21.08.020C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC <a href="#">21.08.220</a> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	See RZC <a href="#">21.08.320</a> , <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> for specific regulations which may apply.
5	Residential care facility	Dwelling unit (2.0)	A Conditional Use Permit is required
6	Adult family homes		
...			
<u>Notes:</u> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a>			

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

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

Table 21.08.030C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
<b>Residential<sup>1</sup></b>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC <a href="#">21.08.220</a> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	See RZC <a href="#">21.08.320</a> , <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
5	Residential care facility	See Special Regulations	A. A Conditional Use Permit is required. B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0)
6	Adult family home	Dwelling unit (2.0)	
...			
<u>Notes:</u> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a>			

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

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

Table 21.08.040C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
<b>Residential<sup>1</sup></b>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC <a href="#">21.08.220</a> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	See RZC <a href="#">21.08.320</a> , <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
5	Residential care facility	See Special Regulations	A. A Conditional Use Permit is required. B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0)
6	Adult family home	Dwelling unit (2.0)	
...			
<u>Notes:</u> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a>			

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

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

Table 21.08.050C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
<b>Residential<sup>1</sup></b>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC <a href="#">21.08.220</a> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	See RZC <a href="#">21.08.320</a> , <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
5	Residential care facility	See Special Regulations	A. A Conditional Use Permit is required. B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0)
6	Adult family home	Dwelling unit (2.0)	
...			
<u>Notes:</u> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a>			

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

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

Table 21.08.060C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
<b>Residential<sup>1</sup></b>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods. See RZC <a href="#">21.08.290</a> , Cottage Housing Developments, for specific site development requirements and supplemental neighborhood regulations which may apply.
3	Small-lot short plat	Dwelling unit (2.0)	Permitted use only in Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC <a href="#">21.08.170.E.2.a.ii</a> , <i>Small Lot Short Plats</i> , for specific regulations which may apply.
4	Size-limited dwelling		
5	Accessory dwelling unit (ADU)	ADU (1.0)	A. See RZC <a href="#">21.08.220</a> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply.  B. ADUs are not allowed within cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
6	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	A. Permitted use in Education Hill, Grass Lawn, North Redmond, Southeast Redmond, and Overlake Residential neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for attached dwelling units in all other neighborhoods not listed above.  B. Please see RZC <a href="#">21.08.260</a> , <i>Attached Dwelling Units</i> , for supplemental neighborhood regulations related to density, design, and review and decision procedures.
7	Manufactured home	Dwelling unit (2.0)	Please see RZC <a href="#">21.08.320</a> , <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.

Table 21.08.060C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
8	Retirement residence	See Special Regulations	A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC <a href="#">21.08.370</a> , <i>Retirement Residences</i> , for specific regulations which may apply.  B. Parking requirements are as follows: 1. With no skilled nursing facility: Unit (1.0, 1.0) 2. With skilled nursing facility: Worker on largest shift (1.25, 1.25)  C. A Traffic Mitigation Plan is required. See RZC <a href="#">21.08.370.C.3.b.iii</a> .
9	Residential care facility		A Conditional Use Permit is required.
10	Adult family home	Dwelling unit (2.0)	
...			
<u>Notes:</u> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a>			

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

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

Table 21.08.070B Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
<b>Residential<sup>1</sup></b>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	<p>A. Permitted use only in Education Hill, Grass Lawn, North Redmond, Overlake Residential and Willows/Rose Hill neighborhoods.</p> <p>B. Cottage housing in the RIN zone shall comply with the requirements of RZC <a href="#">21.08.290</a>, <i>Cottage Housing Developments</i>. Site requirements that may be applicable for cottage housing and are not specified in RZC <a href="#">21.08.290</a>, <i>R-6 Single-Family Urban Residences</i>, such as average lot size, are provided by the zone summary for the R-6 zone. (See RZC <a href="#">21.08.090</a>.)</p>
3	Size-limited dwelling	Dwelling unit (2.0)	
4	Accessory dwelling unit (ADU)	ADU (1.0)	<p>A. See RZC <a href="#">21.08.220</a>, <i>Accessory Dwelling Units</i>, for specific regulations which apply to ADUs.</p> <p>B. ADUs are not allowed within Cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.</p>
5	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	<p>A. Permitted use in Education Hill, Grass Lawn, North Redmond, and Overlake neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for all attached dwelling units in all other neighborhoods not listed above.</p> <p>B. Please see RZC <a href="#">21.08.260</a>, <i>Attached Dwelling Units</i>, for specific neighborhood requirements related to density, design, and review and decision procedures.</p>
6	Manufactured home		See RZC <a href="#">21.08.320</a> , <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.



Table 21.08.070B Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
7	Retirement residence	See Special Regulations	A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC <a href="#">21.08.370</a> , <i>Retirement Residences</i> , for specific regulations which may apply.  B. Parking requirements are as follows: 1. With no skilled nursing facility: Unit (1.0, 1.0) 2. With skilled nursing facility: Worker on largest shift (1.25, 1.25)  C. A Traffic Mitigation Plan is required. See RZC <a href="#">21.08.370.C.3.b.iii</a> .
8	Residential care facility		A Conditional Use Permit is required.
9	Adult family home	Dwelling unit (2.0)	
...			
<u>Notes:</u> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a>			

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

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

Table 21.08.080C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
<b>Residential<sup>1</sup></b>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods.
3	Small-lot short plat	Dwelling unit (2.0)	Permitted use only in Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC <a href="#">21.08.170.E.2.a.ii</a> for additional requirements for small lot short plats.
4	Size-limited dwelling		
5	Accessory dwelling unit (ADU)	ADU (1.0)	A. See RZC <a href="#">21.08.220</a> , <i>Accessory Dwelling Units</i> , for specific regulations which apply to ADUs.  B. ADUs are not allowed within cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
6	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	A. Permitted use in Education Hill, Grass Lawn, North Redmond, and Overlake Residential neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for all attached dwelling units in all other neighborhoods not listed above.  B. Please see RZC <a href="#">21.08.260</a> for specific neighborhood requirements related to density, design, and review and decision procedures.
7	Manufactured home		See RZC <a href="#">21.08.320</a> , <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which apply to Manufactured Housing
8	Retirement residence	See Special Regulations	A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is

Table 21.08.080C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			required. See RZC <a href="#">21.08.370</a> , <i>Retirement Residences</i> , for specific regulations which may apply. B. Parking requirements are as follows: 1. With no skilled nursing facility: Unit (1.0, 1.0) 2. With skilled nursing facility: Worker on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required. See RZC <a href="#">21.08.370.C.3.b.iii</a> .
9	Residential care facility		A Conditional Use Permit is required.
10	Adult family home	Dwelling unit (2.0)	
...			
<u>Notes:</u> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a>			

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

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

<b>Table 21.08.090C</b> <b>Allowed Uses and Special Regulations</b>			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
<b>Residential<sup>1</sup></b>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods.
3	Small-lot short plat	Dwelling unit (2.0)	Permitted use only in Bear Creek, Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC <a href="#">21.08.170.E.2.a.ii</a> , <i>Small Lot Short Plats</i> , for additional requirements for small lot short plats.
4	Size-limited dwelling		
5	Accessory dwelling unit (ADU)	ADU (1.0)	A. See RZC <a href="#">21.08.220</a> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply. B. ADUs are not allowed within Cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
6	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	A. Permitted use in Bear Creek, Education Hill, Grass Lawn, North Redmond, and Overlake Residential neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration project. A Conditional Use Permit is required for attached dwelling units in all other neighborhoods not listed above. B. Please see RZC <a href="#">21.08.260</a> , <i>Attached Dwelling Units</i> , for supplemental neighborhood regulations related to density, design, and review and decision procedures.
7	Manufactured home		See RZC <a href="#">21.08.320</a> , <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
8	Retirement residence	See Special Regulations	A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is

Table 21.08.090C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			required. See RZC <a href="#">21.08.370</a> , <i>Retirement Residences</i> , for specific regulations which may apply. B. Parking requirements are as follows: 1. With no skilled nursing facility: Unit (1.0, 1.0) 2. With skilled nursing facility: Worker on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required. See RZC <a href="#">21.08.370.C.3.b.iii</a> .
9	Residential care facility		A Conditional Use Permit is required.
10	Adult family home	Dwelling unit (2.0)	
...			
<u>Notes:</u> 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.			

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

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

<b>Table 21.08.100C</b> <b>Allowed Uses and Special Regulations</b>			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
<b>Residential<sup>1</sup></b>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods.
3	Small-lot short plat	Dwelling unit (2.0)	Permitted use only in Bear Creek, Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC <a href="#">21.08.170.E.2.a.ii</a> for additional requirements for small lot short plats.
4	Size-limited dwelling		
5	Accessory dwelling unit (ADU)	ADU (1.0)	A. See RZC <a href="#">21.08.220</a> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply. B. ADUs are not allowed within cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
6	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5) 2-bedroom dwelling unit (1.8) 3+- bedroom dwelling unit (2.0)	A. Permitted use in all neighborhoods with the exception of Willows/Rose Hill. B. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration project. C. Please see RZC <a href="#">21.08.260</a> , <i>Attached Dwelling Units</i> , for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
7	Manufactured home	Dwelling unit (2.0)	See RZC <a href="#">21.08.320</a> , <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
8	Retirement residence	See Special Regulations	A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is

Table 21.08.100C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			required. See RZC <a href="#">21.08.370</a> , <i>Retirement Residences</i> , for specific regulations which may apply. B. Parking requirements are as follows: 1. With no skilled nursing facility: Unit (1.0, 1.0) 2. With skilled nursing facility: Worker on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required. See RZC <a href="#">21.08.370.C.3.b.iii</a> .
9	Residential care facility		A Conditional Use Permit is required.
10	Adult family home	Dwelling unit (2.0)	
...			
<u>Notes:</u> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a>			

## 21.08.110 R-12 Multifamily Urban Residential.

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

Table 21.08.110C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
<b>Residential<sup>1</sup></b>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC <a href="#">21.08.220</a> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply.
4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5)	A. Permitted use in all neighborhoods. B. Please see RZC <a href="#">21.08.260</a> , <i>Attached Dwelling Units</i> , for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
5	Multifamily structures	2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	
6	Manufactured home	Dwelling unit (2.0)	See RZC <a href="#">21.08.320</a> , <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
7	Housing Services for the Elderly	See Special Regulations	A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC <a href="#">21.08.360</a> , <i>Retirement Residences</i> , for specific regulations which may apply. B. A Conditional Use Permit is required for Residential Care Facilities. C. A Conditional Use Permit is required for Long-Term Care Facilities. D. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0)



Table 21.08.110C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			2. Nursing home or long-term care facility: four patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) E. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC <a href="#">21.08.370.C.3.b.iii</a> .
8	Adult family home	Dwelling unit (2.0)	
...			
<u>Notes:</u> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a>			

## 21.08.120 R-18 Multifamily Urban Residential.

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

Table 21.08.120C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
<b>Residential<sup>1</sup></b>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC <a href="#">21.08.220</a> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply.
4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5)	A. Permitted use in all neighborhoods. B. Please see RZC <a href="#">21.08.260</a> , <i>Attached Dwelling Units</i> , for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
5	Multifamily structures	2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	
6	Manufactured home	Dwelling unit (2.0)	A. See RZC <a href="#">21.08.320</a> , <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
7	Housing Services for the Elderly	See Special Regulations	A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC <a href="#">21.08.360</a> , <i>Retirement Residences</i> , for specific regulations which may apply. B. A Conditional Use Permit is required for Residential Care Facilities. C. A Conditional Use Permit is required for Long-Term Care Facilities. D. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0)

Table 21.08.120C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			2. Nursing home or long-term care facility: four patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) E. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC <a href="#">21.08.370.C.3.b.iii</a> .
8	Adult family home	Dwelling unit (2.0)	
...			
<u>Notes:</u> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a>			

## 21.08.130 R-20 Multifamily Urban Residential.

D. **Allowed Uses and Special Regulations.** The following table contains special zoning regulations that apply to uses in the R-20 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.08.130C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
<b>Residential<sup>1</sup></b>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC <a href="#">21.08.220</a> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply.
4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5)	A. Permitted use in all neighborhoods. B. Please see RZC <a href="#">21.08.260</a> , <i>Attached Dwelling Units</i> , for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
5	Multifamily structures	2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	
6	Manufactured home	Dwelling unit (2.0)	See RZC <a href="#">21.08.320</a> , <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
7	Housing Services for the Elderly	See Special Regulations	A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC <a href="#">21.08.360</a> , <i>Retirement Residences</i> , for specific regulations which may apply. B. A Conditional Use Permit is required for Residential Care Facilities. C. A Conditional Use Permit is required for Long-Term Care Facilities. D. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0)

Table 21.08.130C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			2. Nursing home or long-term care facility: four patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) E. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC <a href="#">21.08.370.C.3.b.iii</a> .
8	Adult family home	Dwelling unit (2.0)	
...			
<u>Notes:</u> 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.			

## 21.08.140 R-30 Multifamily Urban Residential.

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

Table 21.08.140C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
<b>Residential<sup>1</sup></b>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC <a href="#">21.08.220</a> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply.
4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5)	A. Permitted use in all neighborhoods. B. Please see RZC <a href="#">21.08.260</a> , <i>Attached Dwelling Units</i> , for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
5	Multifamily structures	2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	
6	Manufactured home	Dwelling unit (2.0)	See RZC <a href="#">21.08.320</a> , <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
7	Housing Services for the Elderly	See Special Regulations	A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC <a href="#">21.08.360</a> , <i>Retirement Residences</i> , for specific regulations which may apply. B. A Conditional Use Permit is required for Residential Care Facilities. C. A Conditional Use Permit is required for Long-Term Care Facilities. D. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0)



Table 21.08.140C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
			2. Nursing home or long-term care facility: four patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) E. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC <a href="#">21.08.370.C.3.b.iii</a> .
8	Adult family home	Dwelling unit (2.0)	
...			
<u>Notes:</u> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a>			

### 21.10.030 Old Town (OT) Zone.

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

Table 21.10.030C			
Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC <a href="#">21.10.130.B</a> , <i>Downtown Residential Densities Chart</i> .
2	Multifamily Structure, Mixed-Use Residential		B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets, per RZC <a href="#">21.62.020.F.5</a> , <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i> , but not within the shorter distance of 50 feet or a quarter-block length from a street intersection.  C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <a href="#">21.20.020</a> , <i>Applicability</i> .
...			
General Sales or Service			
...			
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	Rental room (1.0, 1.0)	
...			
Notes:			
<a href="#">1. Permanent Supportive Housing</a> , as defined under RCW 36.70A, and <a href="#">Transitional Housing</a> , as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.			
<a href="#">2. Emergency Housing</a> , as defined under RCW 36.70A.030, and <a href="#">Emergency Shelter</a> , as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.			

## 21.10.040 Anderson Park (AP) Zone.

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

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

Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
	Accommodation Services <sup>1,2</sup>		
...			
<b>Notes:</b> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a> <a href="#">2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</a>			

## 21.10.050 Town Center (TWNC) Zone.

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

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
<b>Residential<sup>1</sup></b>			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest	

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
2	Multifamily Structure, Mixed-Use Residential	space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC <a href="#">21.10.130.B</a> , <i>Downtown Residential Densities Chart</i> .  B. Affordable Housing requirements apply to developments of 10 units or more. See RZC <a href="#">21.20.020</a> , <i>Applicability</i> .
...			
<b>General Sales or Service</b>			
...			
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	Rental room (1.0, 1.0)  Conference center space: adequate to accommodate peak use	
...			
<b>Notes:</b> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a> <a href="#">2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</a>			

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

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that

use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.10.060C			
Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more.  Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC <a href="#">21.10.130.B</a> , <i>Downtown Residential Densities Chart</i> . Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <a href="#">21.76.070.C</a> . Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <a href="#">21.62.020.F.5</a> , <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i> , but not within the shorter distance of 50 feet or a quarter-block length from a street intersection.  B. Affordable Housing requirements apply to developments of 10 units or more. See RZC <a href="#">21.20.020</a> , <i>Applicability</i> .
2	Multifamily Structure, Mixed-Use Residential		
...			
General Sales or Service			
...			
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	Rental room (1.0, 1.0)	
...			
Notes:			
<a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a>			

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.			

## 21.10.070 Sammamish Trail (SMT) Zone.

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

Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
<b>Residential<sup>1</sup></b>			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the	A. Maximum density per lot dependent upon size and width of lot, per RZC <a href="#">21.10.130.B</a> , <i>Downtown Residential Densities Chart</i> . B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <a href="#">21.76.070.C</a> . Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per
2	Multifamily Structure, Mixed-Use Residential		



Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
		required off-street parking.	RZC <a href="#">21.62.020.F.5</a> , <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i> , but not within the shorter distance of 50 feet or a quarter-block length from a street intersection.  C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <a href="#">21.20.020</a> , <i>Applicability</i> .
...			
<b>General Sales or Service</b>			
...			
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	Rental room (1.0, 1.0)	
...			
<b>Notes:</b> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a> <a href="#">2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</a>			

## 21.10.080 Town Square (TSQ) Zone.

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

Table 21.10.080C			
Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC <a href="#">21.10.130.B</a> , Downtown Residential Densities Chart.
2	Multifamily Structure, Mixed-Use Residential		B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <a href="#">21.76.070.C</a> . Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <a href="#">21.62.020.F.5</a> , Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <a href="#">21.20.020</a> , Applicability.
...			
General Sales and Services			
...			
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	Rental room (1.0, 1.0)	
...			
Notes:			
1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.			
2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.			

## 21.10.090 River Bend (RVBD) Zone.

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

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

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
<p>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</p> <p>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</p>			

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

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

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
<b>Residential<sup>1</sup></b>			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	<p>A. Maximum density per lot dependent upon size and width of lot, RZC <a href="#">21.10.130.B</a>, <i>Downtown Residential Densities Chart</i>.</p> <p>B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility</p>
2	Multifamily Structure, Mixed-Use Residential		

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
			per RZC <a href="#">21.76.070.C</a> . Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <a href="#">21.62.020.F.5</a> . C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <a href="#">21.20.020</a> , <i>Applicability</i> .
...			
<u>Notes:</u> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a>			

## 21.12.040 OV Zone 1.

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	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 <sup>1</sup>							
1	Multifamily Structure	2.5;	50%	5;	85%	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 <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
2	Mixed-Use Residential	2.5; 2.5; 4		6; 8	/ 15%		
...							
General sales or services							
...							
7	Hotels, Motels and Other Accommodation Services <sup>1,2</sup>	1.2; 1.2; 1.2; 1.35	50%	4; 5; 8	85% / 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
...							
Notes:							

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			
							<a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a> <a href="#">2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</a>

## 21.12.050 OV Zone 2.

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 <sup>1</sup>							
1	Multifamily Structure	2.5;	25%	5;	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 <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
2	Mixed-Use Residential	2.5; 2.5; 4.0		6; 8			
...							
General sales or services							
...							
7	Hotels, Motels and Other Accommodation Services <sup>1,2</sup>	1.2; 1.2; 1.2; 1.	25%	4; 5; 8	85%; 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
...							
Notes: <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a> <a href="#">2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</a>							

## 21.12.060 OV Zone 3.

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 <sup>1</sup>							
1	Multifamily Structure	2.5; 2.5;	25%	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	2.5; 4.0		6; 9			
...							
General sales or services							
...							
7	Hotels, Motels and Other	1.2; 1.2;	25%	4; 5; 9	85%; 15%	Rental room (1.0, 1.0)	

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			
	Accommodation Services <sup>1,2</sup>	1.2; 1.35					
...							
<b>Notes:</b> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a> <a href="#">2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</a>							

## 21.12.070 OV Zone 4.

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

Table 21.12.070B							
Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
Residential <sup>1</sup>							
1	Multifamily Structure	2.5; 2.5; 4.0	50%	5; 6; 12	85%; 20%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	A. An applicant may use an alternate method to calculate the 50 percent minimum residential floor area requirement for a proposed Master Plan. If used, the alternative method shall be described in a Development Agreement for the proposed Master Plan, and shall meet the intent of the 50 percent residential floor area requirement, which is described above in RZC <a href="#">21.12.070.A</a> , Purpose.  B. 2. Height not to exceed 125 feet through Overlake Village Incentive Program.
2	Mixed-Use Residential						
...							
General sales or services							
...							
7	Hotels, Motels and Other Accommodation Services <sup>1,2</sup>	.4; .47; 1.2	50%	4; 5; 12	85%; 20%	Rental room (1.0, 1.0)	Height not to exceed 135 feet through Overlake Village Incentive Program.
...							
Notes:							
<a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a>							
<a href="#">2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</a>							

## 21.12.080 OV Zone 5.

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	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
Residential <sup>1</sup>							
1	Multifamily Structure	2.5;	0%	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	2.5; 4.0		5; 5			
...							
General sales or services							
...							
7	Hotels, Motels and Other Accommodation Services <sup>1,2</sup>	1.2; 1.2; 1.35	0%	4; 5; 5	85%; 15%	Rental room (1.0, 1.0)	
...							
Notes:							

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			
<a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a>							
<a href="#">2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</a>							

## 21.12.210 OBAT Allowed Uses and Basic Development Standards.

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

Table 21.12.210A					
OBAT Allowed Uses and Basic Development Standards					
§	Use	Max. FAR	Max. Height	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP	Base; w / TDRs or GBP		
Residential <sup>1</sup>					
1	Multifamily Structures	1.0; 1.0	5; 6	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	
2	Mixed-Use Residential				
...					
<u>Notes:</u> <u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u>					

## 21.13.070 MDD1.

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

1. § = section number
2. Use = land use
3. Parking Ratio = Parking ratio for the use



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

Table 21.13.070B			
Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
<b>Residential<sup>1</sup></b>			
1	Multifamily structure	Unit (1,1.5) plus 1 guest space per 4 units for projects of 6 units or more	
2	Dormitory	Bed (0.5, 0.1)	
...			
<b>General Sales or Service</b>			
...			
7	Hotel, motel or other accommodation services <sup>1,2</sup>	Rental room (1,1)	
...			
<b>Notes:</b> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a> <a href="#">2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</a>			

**21.13.080 MDD2.**

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in MDD2. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to

that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted. The following headings are used in the table:

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

Table 21.13.080B			
Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
<b>Residential<sup>1</sup></b>			
1	Multifamily structure	Unit (1,1.5) plus 1 guest space per 4 units for projects of 6 units or more	
2	Dormitory	Bed (0.5, 0.1)	
...			
<b>General Sales or Service</b>			
...			
7	Hotel, motel or other accommodation services <sup>1,2</sup>	Rental room (1,1)	
...			
<b>Notes:</b> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a> <a href="#">2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</a>			

## 21.13.090 MDD3.

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

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

Table 21.13.090B			
Allowed Uses and Basic Development Standards: MDD3			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Residential <sup>1</sup>			
1	Detached Dwelling Unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
...			
<u>Notes:</u> <u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u>			

## 21.13.110 MDD5.

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

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

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

Table 21.13.110B			
Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
<a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a>			

## 21.13.020 Northeast Design District.

### C. *Allowed Uses and Basic Development Standards: NDD1.*

Table 21.13.020B			
Allowed Uses and Basic Development Standards: NDD1			
Section	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Regulations
<b>Residential<sup>1</sup></b>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Cottage	Dwelling unit (1.5, 2.0)	See RZC <a href="#">21.08.290</a> , <i>Cottage Housing Developments</i> , for specific site development requirements and supplemental neighborhood regulations that may apply. No density bonus applies because total development is governed by FAR.
...			
<b>Notes:</b> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a>			

## 21.13.030 Regional Retail Design District.

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

Table 21.13.030C				
Allowed Uses and Basic Development Standards				
§	Use	Maximum FAR w/o TDRs or GBP; w/TDRs or GBP	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
General Sales or Services				
...				
16	Hotel or motel <sup>1,2</sup>	0.50; 0.60	Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: Rental room (1.0, 1.0)	
...				
<b>Notes:</b> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a> <a href="#">2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</a>				

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

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

Table 21.14.010C			
Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
Residential <sup>1</sup>			
1	Residential	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Nonresidential uses shall abut 188th Avenue NE in Southeast
2	Mixed-use residential		Redmond to provide a physical buffer between residential uses and manufacturing uses and their typical operations. Residential uses, when provided, shall be located to the rear or east of the nonresidential uses that are co-located within the development.
...			
<u>Notes:</u> <u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u>			

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

E. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Neighborhood Commercial (NC-2) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC

[21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.015C			
Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
Residential <sup>1</sup>			
1	Residential structure	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	
	Mixed-use residential structure		
...			
<u>Notes:</u> <u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u>			

## 21.14.020 General Commercial.

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



Table 21.14.020C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
Residential <sup>1</sup>					
1	Multifamily structure	3; 4	0.80; 0.90	Studio (1.2, 1.2)	
2	Mixed-use residential structure			1 bedroom (1.5, 1.5) 2 bedrooms (1.8, 1.8) 3+ bedrooms (2.0, 2.0)	
...					
General sales or services					
...					
21	Hotel or motel <sup>1,2</sup>			Rental room (1.0, 1.0)	
...					
<u>Notes:</u>					
<u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u>					
<u>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</u>					

## 21.14.030 Business Park.

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Business Park (BP) zone. To use the chart, read down the

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

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
<b>Residential<sup>1</sup></b>					
1	Mixed-use residential structure	5; 6	0.68; 1.0	Studio (1.2, 1.2) 1 bedroom (1.5, 1.5) 2 bedroom (1.8, 1.8) 3+ bedroom (2.0, 2.0)	
...					
<b>Notes:</b> <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a>					

## 21.14.070 Bear Creek Design District.

D. **Allowed Uses and Basic Development Standards.** The following tables contain the basic zoning regulations that apply to uses in the Bear Creek Design District (BCDD) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the

Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020, Overview of the Development Process](#), for more information for more information. Uses not listed are not permitted.

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

Table 21.14.070B							
Allowed Uses and Basic Development Standards: Performance Area 1							
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR		
						2 bedrooms (1.8, 1.8) 3+ bedrooms (2.0, 2.0)	be affordable to individuals or families earning up to 80 percent of area median income. Applicant is allowed to apportion affordable units to buildings as applicant sees fit. C. Applicant is entitled to number of TDRs equal to number of affordable units provided. D. See RZC <a href="#">21.20</a> , <i>Affordable Housing</i> , for additional guidance.
...							
<p><u>Notes:</u></p> <p>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</p>							

## 21.14.080 Northwest Design District.

### C. *Allowed Uses and Basic Development Standards.*

Table 21.14.080B					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives	FAR w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives		
Residential <sup>1</sup>					
1	Attached dwelling unit, 2-4 units	4	0.68; 1.0	Studio (1.2, 1.2) 1 bedroom (1.5, 1.5) 2 bedrooms (1.8, 1.8)	A. See RZC <a href="#">21.08.260</a> , Attached Dwelling Units, for specific regulations related to design, review and decision procedures. B. See RZC <a href="#">21.20</a> , <i>Affordable Housing</i> .
2	Multifamily structure	5; 6	0.68; 1.0	3+ bedrooms (2.0, 2.0) Guest (1 per 4 units)	See RZC <a href="#">21.20</a> , <i>Affordable Housing</i> .
3	Mixed-use residential structure			A. Non-residential uses shall be included, but not limited to, the ground floor street level. B. See RZC <a href="#">21.20</a> , <i>Affordable Housing</i> .	
...					
Notes: <a href="#">1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</a>					

## NEW REGULATIONS REFLECTING REQUIREMENTS OF HB-1220:

The following amendments provide the special development requirements for permanent supportive housing and transitional housing that are required pursuant to the RCWs to be permitting in all zoning districts where residential dwellings and hotels are allowed.

### NEW RZC 21.58 Permanent Supportive Housing and Transitional Housing.

#### A. Purpose.

The purpose of the permanent supportive housing and transitional housing provisions is to:

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

#### B. Applicability.

The provisions of this section apply to all permanent supportive housing and transitional housing developments in the City.

#### C. Requirements.

##### 1. Siting and Spacing of Permanent Supportive Housing and Transitional Housing.

The siting and spacing of permanent supportive housing and transitional housing shall be limited to no less than one half mile from all established Permanent Supportive Housing and Transitional Housing.

##### 2. Density.

The density or maximum number of residents for permanent supportive housing and transitional housing shall be limited as follows:

a. Permanent supportive housing and transitional housing located in mixed-use zoning districts in accordance with RZC 21.04.030 Comprehensive Allowed Uses Chart shall be limited to 100 residents unless specifically permitted with additional mitigation measures as part of an Occupancy Agreement.

b. Permanent supportive housing and transitional housing located in residential and nonresidential zoning districts in accordance with RZC 21.04.030 Comprehensive Allowed Uses Chart shall be limited in density and occupancy based on the underlying zoning district within which the use is located.

##### 3. Occupancy Agreement.

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

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

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

i. Names and contact information for onsite staff.

ii. Description of the services to be provided onsite.

iii. Description of the staffing plan including the following:

A. Number of staff -supporting residents and operations;

B. Certification requirements;

C. Staff training programs;

D. Staff to client ratios; and

E. Roles and responsibilities of all staff.

iv. Program rules and/or code of conduct describing occupant expectations and consequences for failing to comply. The code of conduct shall at a minimum address the following topics:

A. The use or sale of alcohol and illegal drugs;

B. Threatening or unsafe behavior; and

C. Weapon possession.

v. A safety and security plan reviewed and approved by the Redmond Police Department.

vi. A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach (for example, a "Good Neighbor Agreement Plan").

vii. Description of eligibility for residency and a referral process.

viii. Parking management plan that includes a prohibition of car camping onsite and in designated on-street parking.

**The following provides a new cross-reference from the residential portion of the Zoning Code to the new citywide regulations reflecting HB-1220.**

**NEW 21.08.400 Permanent Supportive Housing and Transitional Housing.**

Refer to RZC 21.58 *Permanent Supportive Housing and Transitional Housing*.

**The following amendment provides special regulations associated with Emergency Shelters and Emergency Housing, also per HB-1220.**

**NEW 21.60 Emergency Shelter and Emergency Housing.**

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

1. *Siting and Spacing of Emergency Shelters and Emergency Housing.*

Emergency shelters and emergency housing shall be located no less than 1,000 feet from all established emergency shelters or emergency housing.

2. *Density.*

Individual emergency shelters and emergency housing shall be limited to a maximum number of **occupants** based on the site or structure capacity **to maintain** health, safety, and welfare of the total **number** of permanent residents, temporary residents, and operational staff.

3. **Occupancy Agreement.**

a. An **occupancy** agreement shall be established with the City prior to occupancy of an **emergency housing or emergency shelter** use.

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

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

i. Names and contact information for onsite staff.

ii. Description of the services to be provided onsite.

iii. Description of the staffing **plan** including the following:

A. Number of staff supporting residents and operations;

B. Certification requirements;

C. Staff training programs;

D. Staff to **client** ratios; and

E. Roles and responsibilities of all staff.



iv. Operational rules and/or code of conduct describing occupant expectations and consequences for failing to comply. The code of conduct shall at a minimum address the following topics:

A. The use or sale of alcohol and illegal drugs;

B. Threatening or unsafe behavior; and

C. Weapon possession.

v. A safety and security plan reviewed and approved by the Redmond Police Department.

4. Notice of Application, Land Use Action Sign, Neighborhood Meeting, and Notification.

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

**The following amendment provides a cross-reference from the Temporary Use portion of the Zoning Code to the new citywide regulations associated with Emergency Shelters and Emergency Housing, also per HB-1220.**

**NEW 21.46.060 Emergency Shelter and Emergency Housing.**

Refer to RZC 21.60 Emergency Shelter and Emergency Housing.

CODE

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

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, IMPOSING AN INTERIM OFFICIAL CONTROL TO AMEND ARTICLE I, ARTICLE II, AND ARTICLE VII OF THE REDMOND ZONING CODE TO ALIGN HOMELESS SHELTER REGULATIONS WITH STATE ADOPTED DEFINITIONS AND TO IMPLEMENT THE PREEMPTION ADOPTED BY HOUSE BILL 1220 THAT ALLOWS PERMANENT SUPPORTIVE HOUSING AND TRANSITIONAL HOUSING IN ALL ZONING DISTRICTS WHERE RESIDENTIAL DWELLINGS AND/OR HOTELS ARE ALLOWED AND TO ALLOW EMERGENCY HOUSING AND EMERGENCY SHELTERS IN ALL ZONING DISTRICTS WHERE HOTELS ARE ALLOWED, SETTING THE DATE FOR A PUBLIC HEARING ON THE INTERIM OFFICIAL CONTROL, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

---

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

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

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

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

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

WHEREAS, the City of Redmond's Zoning Code, however, does not define nor clarify provisions through which permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelter consistent with HB 1220; and

WHEREAS, the City of Redmond currently permits residential dwellings in a majority of its zoning districts as identified in RZC Article I Zone Based Regulations, Chapters 21.04 through 21.14; and

WHEREAS, the City of Redmond currently permits hotels in the Anderson Park, Bear Creek, Marymoor Design Districts 1 and 2, Old Town, Overlake Zone 1 through 5, River Bend, Sammamish Trail, Trestle, Town Square, Town Center, and Valley View zoning districts; and

WHEREAS, RCW 36.70A.390 and RCW 35A.63.220 authorize cities to impose interim official controls when action must be taken sooner than compliance with the City's customary public processes allow; and

WHEREAS, these Interim Official Controls are designed to align homeless shelter regulations with state adopted definitions and to implement the preemption adopted by HB 1220 that allows permanent supportive housing and transitional housing in all zoning districts where residential dwellings and/or hotels are allowed and to allow emergency housing and emergency shelters in all zoning districts where hotels are allowed; and

WHEREAS, without the Interim Official Controls adopted by this ordinance, the Redmond Zoning Code will not be in compliance with state law as of September 30, 2021; and

WHEREAS, there is insufficient time to process the necessary permanent code amendments before September 30, 2021; and

WHEREAS, while the Interim Official Controls are in place, the City will draft permanent regulations to enhance alignment with HB 1220, as the permanent regulations will be reviewed and considered by the City Council and any other relevant boards, commissions, and committees as needed; and

WHEREAS, the City Council desires to adopt the amendments set forth in this ordinance.

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

Section 1.      Classification.      The amendments set forth by this ordinance are interim amendments of the Redmond Zoning Code and shall apply during the period specified in Section 14 below.

Section 2. Findings. The recitals set forth above constitute the Redmond City Council's findings justifying the adoption of the interim amendments set forth in this ordinance.

Section 3. Amendments to Redmond Zoning Code (RZC) Chapter 21.04 General Provisions. The provisions of RZC Chapter 21.04, subsection RZC 21.04.030 Comprehensive Allowed Use Chart are amended to read as follows:

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

B. Residential Zones.

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

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

## C. Nonresidential Zones.

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

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

## D. Mixed Use Zones.

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

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

Section 4. Amendments to Redmond Zoning Code (RZC) Chapter 21.08 Residential Regulations. The provisions of RZC Chapter 21.08, subsections RZC 21.08.020.D, RZC 21.08.030.D, RZC 21.08.040.D, 21.08.050.D, 21.08.060.D, 21.08.070.C, 21.08.080.D,



21.08.090.D, 21.08.100.D, 21.08.110.D, 21.08.120.D, 21.08.130.D, and 21.08.140.D are hereby amended to read as follows:

**21.08.020 RA-5 Semirural Residential.**

...

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

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

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

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

Table 21.08.030C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.
5	Residential care facility	See Special Regulations	A. A Conditional Use Permit is required. B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0)
6	Adult family home	Dwelling unit (2.0)	
...			
<b>Notes:</b>			
<b><u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</u></b>			

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

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

Table 21.08.040C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.

5	Residential care facility	See Special Regulations	A. A Conditional Use Permit is required. B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0)
6	Adult family home	Dwelling unit (2.0)	
...			
<b>Notes:</b> <b><u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</u></b>			

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

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

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

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

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

Table 21.08.060C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods. See RZC 21.08.290, Cottage Housing Developments, for specific site development requirements and supplemental neighborhood regulations which may apply.
3	Small-lot short plat	Dwelling unit (2.0)	Permitted use only in Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC 21.08.170.E.2.a.ii, Small Lot Short Plats, for specific regulations which may apply.
4	Size-limited dwelling		
5	Accessory dwelling unit (ADU)	ADU (1.0)	A. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply. B. ADUs are not allowed within cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
6	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	A. Permitted use in Education Hill, Grass Lawn, North Redmond, Southeast Redmond, and Overlake Residential neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for attached dwelling units in all other neighborhoods not listed above. B. Please see RZC 21.08.260, Attached Dwelling Units, for supplemental neighborhood regulations related to density, design, and review and decision procedures.
7	Manufactured home	Dwelling unit (2.0)	Please see RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.
8	Retirement residence	See Special Regulations	A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, Retirement Residences, for specific regulations which may apply. B. Parking requirements are as follows: 1. With no skilled nursing facility: Unit (1.0, 1.0) 2. With skilled nursing facility: Worker on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.
9	Residential care facility		A Conditional Use Permit is required.
10	Adult family home	Dwelling unit (2.0)	

...

**Notes:**

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

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

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

Table 21.08.070B Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	A. Permitted use only in Education Hill, Grass Lawn, North Redmond, Overlake Residential and Willows/Rose Hill neighborhoods. B. Cottage housing in the RIN zone shall comply with the requirements of RZC 21.08.290, Cottage Housing Developments. Site requirements that may be applicable for cottage housing and are not specified in RZC 21.08.290, R-6 Single-Family Urban Residences, such as average lot size, are provided by the zone summary for the R-6 zone. (See RZC 21.08.090.)
3	Size-limited dwelling	Dwelling unit (2.0)	
4	Accessory dwelling unit (ADU)	ADU (1.0)	A. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which apply to ADUs. B. ADUs are not allowed within Cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
5	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	A. Permitted use in Education Hill, Grass Lawn, North Redmond, and Overlake neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for all attached dwelling units in all other neighborhoods not listed above. B. Please see RZC 21.08.260, Attached Dwelling Units, for specific neighborhood requirements related to density, design, and review and decision procedures.
6	Manufactured home		See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.

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

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

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

Table 21.08.080C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods.
3	Small-lot short plat	Dwelling unit (2.0)	Permitted use only in Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC 21.08.170.E.2.a.ii for additional requirements for small lot short plats.
4	Size-limited dwelling		
5	Accessory dwelling unit (ADU)	ADU (1.0)	A. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which apply to ADUs. B. ADUs are not allowed within cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
6	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	A. Permitted use in Education Hill, Grass Lawn, North Redmond, and Overlake Residential neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use;

			3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for all attached dwelling units in all other neighborhoods not listed above. B. Please see RZC 21.08.260 for specific neighborhood requirements related to density, design, and review and decision procedures.
7	Manufactured home		See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which apply to Manufactured Housing
8	Retirement residence	See Special Regulations	A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, Retirement Residences, for specific regulations which may apply. B. Parking requirements are as follows: 1. With no skilled nursing facility: Unit (1.0, 1.0) 2. With skilled nursing facility: Worker on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.
9	Residential care facility		A Conditional Use Permit is required.
10	Adult family home	Dwelling unit (2.0)	
...			
<b>Notes:</b>			
<b><u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</u></b>			

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

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

Table 21.08.090C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods.

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

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

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



Table 21.08.100C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods.
3	Small-lot short plat	Dwelling unit (2.0)	Permitted use only in Bear Creek, Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC 21.08.170.E.2.a.ii for additional requirements for small lot short plats.
4	Size-limited dwelling		
5	Accessory dwelling unit (ADU)	ADU (1.0)	A. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply. B. ADUs are not allowed within cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
6	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5) 2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	A. Permitted use in all neighborhoods with the exception of Willows/Rose Hill. B. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration project. C. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
7	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.
8	Retirement residence	See Special Regulations	A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, Retirement Residences, for specific regulations which may apply. B. Parking requirements are as follows: 1. With no skilled nursing facility: Unit (1.0, 1.0) 2. With skilled nursing facility: Worker on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.
9	Residential care facility		A Conditional Use Permit is required.
10	Adult family home	Dwelling unit (2.0)	
...			
<b>Notes:</b> <b><u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</u></b>			

21.08.110 R-12 Multifamily Urban Residential.

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

Table 21.08.110C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
<b>Residential<sup>1</sup></b>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5)	A. Permitted use in all neighborhoods. B. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
5	Multifamily structures	2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	
6	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.
7	Housing Services for the Elderly	See Special Regulations	A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, Retirement Residences, for specific regulations which may apply. B. A Conditional Use Permit is required for Residential Care Facilities. C. A Conditional Use Permit is required for Long-Term Care Facilities. D. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: four patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) E. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.
8	Adult family home	Dwelling unit (2.0)	
...			
<b>Notes:</b>			
<b><u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</u></b>			

## 21.08.120 R-18 Multifamily Urban Residential.

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

Table 21.08.120C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5)	A. Permitted use in all neighborhoods. B. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
5	Multifamily structures	2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	
6	Manufactured home	Dwelling unit (2.0)	A. See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.
7	Housing Services for the Elderly	See Special Regulations	A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, Retirement Residences, for specific regulations which may apply. B. A Conditional Use Permit is required for Residential Care Facilities. C. A Conditional Use Permit is required for Long-Term Care Facilities. D. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: four patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)

			E. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.
8	Adult family home	Dwelling unit (2.0)	
...			
<b>Notes:</b>			
<b><u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</u></b>			

## 21.08.130 R-20 Multifamily Urban Residential.

D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-20 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.08.130C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5)	A. Permitted use in all neighborhoods. B. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
5	Multifamily structures	2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	
6	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.
7	Housing Services for the Elderly	See Special Regulations	A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, Retirement Residences, for specific regulations which may apply. B. A Conditional Use Permit is required for Residential Care Facilities. C. A Conditional Use Permit is required for Long-Term Care Facilities.

			D. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: four patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) E. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.
8	Adult family home	Dwelling unit (2.0)	
...			
<b>Notes:</b> <u><b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</b></u>			

#### 21.08.140 R-30 Multifamily Urban Residential.

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

Table 21.08.140C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
Residential <sup>1</sup>			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5)	A. Permitted use in all neighborhoods. B. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
5	Multifamily structures	2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	
6	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.
7	Housing Services for the Elderly	See Special Regulations	A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence

			units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, Retirement Residences, for specific regulations which may apply. B. A Conditional Use Permit is required for Residential Care Facilities. C. A Conditional Use Permit is required for Long-Term Care Facilities. D. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: four patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) E. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.
8	Adult family home	Dwelling unit (2.0)	
...			
<b>Notes:</b> <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</b>			

Section 5. Amendments to Redmond Zoning Code (RZC) Chapter 21.10 Downtown Regulations. The provisions of RZC Chapter 21.10, subsections RZC 21.10.030.D, 21.10.040.D, 21.10.050.D, 21.10.060.D, 21.10.070.D, 21.10.080.D, 21.10.090.D, and 21.10.100.D are hereby amended to read as follows:

21.10.030 Old Town (OT) Zone.

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

Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential <sup>1</sup>			

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

#### 21.10.040 Anderson Park (AP) Zone.

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

Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest	

2	Multifamily Structure, Mixed-Use Residential	space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <b>21.76.070.C</b> . Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <b>21.62.020.F.5</b> , Ground Floor Residential Uses on Type II Pedestrian Streets. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> .
...			
General Sales or Service			
...			
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	Rental room (1.0, 1.0)	
...			
<b>Notes:</b> <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</b> <b>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.57.020 Emergency Shelter and Emergency Housing.</b>			

## 21.10.050 Town Center (TWNC) Zone.

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

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more.	A. Maximum density per lot dependent upon size and width of lot, per RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart.
2	Multifamily Structure, Mixed-Use Residential		B. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> , Applicability.



		Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	
...			
General Sales or Service			
...			
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	Rental room (1.0, 1.0) Conference center space: adequate to accommodate peak use	
...			
<b>Notes:</b> <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</b> <b>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.57.020 Emergency Shelter and Emergency Housing.</b>			

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

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

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <b>21.76.070.C</b> . Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <b>21.62.020.F.5</b> , Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection.
2	Multifamily Structure, Mixed-Use Residential		

			B. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> , Applicability.
...			
General Sales or Service			
...			
7	Hotels, Motels, and Other Accommodation Services <sup>1,2</sup>	Rental room (1.0, 1.0)	
...			
<b>Notes:</b>			
<b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC <b>21.57.010</b> Permanent Supportive Housing and Transitional Housing.</b>			
<b>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC <b>21.57.020</b> Emergency Shelter and Emergency Housing.</b>			

#### 21.10.070 Sammamish Trail (SMT) Zone.

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

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

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

#### 21.10.080 Town Square (TSQ) Zone.

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

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

	Accommodation Services <sup>1,2</sup>		
...			
<b>Notes:</b>			
<b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</b>			
<b>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.57.020 Emergency Shelter and Emergency Housing.</b>			

## 21.10.090 River Bend (RVBD) Zone.

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

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

**2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.57.020 Emergency Shelter and Emergency Housing.**

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

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

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential <sup>1</sup>			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <b>21.76.070.C</b> . Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <b>21.62.020.F.5</b> . C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> , Applicability.
2	Multifamily Structure, Mixed-Use Residential		
...			
<b>Notes:</b> <u><b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</b></u>			

Section 6. Amendments to Redmond Zoning Code (RZC) Chapter 21.12 Overlake Regulations. The provisions of RZC Chapter 21.12, subsections RZC 21.12.040.C, 21.12.050.C, 21.12.060.C,

21.12.070.C, 21.12.080.C, and 21.12.210.A are hereby amended to read as follows:

**21.12.040 OV Zone 1.**

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	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 <sup>1</sup>							
1	Multifamily Structure	2.5; 2.5;	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, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
2	Mixed-Use Residential	2.5; 4					
...							

General sales or services							
...							
7	Hotels, Motels and Other Accommodation Services <sup>1,2</sup>	1.2; 1.2; 1.2; 1.35	50%	4; 5; 8	85% / 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
...							
<b>Notes:</b>							
<b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</b>							
<b>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.57.020 Emergency Shelter and Emergency Housing.</b>							

## 21.12.050 OV Zone 2.

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

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res.	Max. Height	Max. ISR	Parking Ratio: Unit of Measure	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP	Floor Area	Base; w / TDRs or GBP; w / IP	/ Min. LSR	(Min. required, Max. allowed)	
Residential <sup>1</sup>							
1	Multifamily Structure	2.5; 2.5;	25%	5; 6;	85%; 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
2	Mixed-Use Residential	2.5; 4.0		8			
...							
General sales or services							
...							

7	Hotels, Motels and Other Accommodation Services <sup>1,2</sup>	1.2; 1.2; 1.2; 1.	25%	4; 5; 8	85%; 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
...							
<b>Notes:</b>							
<b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</b>							
<b>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.57.020 Emergency Shelter and Emergency Housing.</b>							

## 21.12.060 OV Zone 3.

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 Base; w / TDRs or GBP; w / 50% Res.; w / IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
Residential <sup>1</sup>							
1	Multifamily Structure	2.5; 2.5;	25%	5; 6;	85%; 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	
2	Mixed-Use Residential	2.5; 4.0		9			
...							
General sales or services							
...							
7	Hotels, Motels and Other Accommodation Services <sup>1,2</sup>	1.2; 1.2; 1.2; 1.35	25%	4; 5; 9	85%; 15%	Rental room (1.0, 1.0)	



...

**Notes:**

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

**2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.57.020 Emergency Shelter and Emergency Housing.**

## 21.12.070 OV Zone 4.

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

Table 21.12.070B

## Allowed Uses and Basic Development Standards

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

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

**2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.57.020 Emergency Shelter and Emergency Housing.**

## 21.12.080 OV Zone 5.

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
Residential <sup>1</sup>							
1	Multifamily Structure	2.5; 2.5;	0%	5; 5;	85%; 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	
2	Mixed-Use Residential	4.0		5			
...							
General sales or services							
...							
7	Hotels, Motels and Other Accommodation Services <sup>1,2</sup>	1.2; 1.2; 1.35	0%	4; 5; 5	85%; 15%	Rental room (1.0, 1.0)	
...							
<b>Notes:</b>							
<b><u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</u></b>							
<b><u>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.57.020 Emergency Shelter and Emergency Housing.</u></b>							

## 21.12.210 OBAT Allowed Uses and Basic Development Standards.

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

Table 21.12.210A OBAT Allowed Uses and Basic Development Standards					
§	Use	Max. FAR	Max. Height	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP	Base; w / TDRs or GBP		
Residential <sup>1</sup>					
1	Multifamily Structures	1.0; 1.0	5; 6	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	
2	Mixed-Use Residential				
...					
<b>Notes:</b> <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</b>					

Section 7. Amendments to Redmond Zoning Code (RZC) Chapter 21.13 Southeast Redmond Regulations. The provisions of RZC Chapter 21.13, subsections RZC 21.13.020.C, 21.13.030.D, 21.13.070.C, 21.13.080.C, 21.13.090.C, and 21.13.110.C are hereby amended to read as follows:

## 21.13.020 Northeast Design District.

## C. Allowed Uses and Basic Development Standards: NDD1.

Table 21.13.020B Allowed Uses and Basic Development Standards: NDD1			
Section	Use	Parking ratio: Unit of Measure (Min.	Regulations

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

### 21.13.030 Regional Retail Design District.

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

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

**2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.57.020 Emergency Shelter and Emergency Housing.**

21.13.070 MDD1.

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

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

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

## 21.13.080 MDD2.

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

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

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

## 21.13.090 MDD3.

C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in MDD3. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are

permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:

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

Table 21.13.090B Allowed Uses and Basic Development Standards: MDD3			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Residential <sup>1</sup>			
1	Detached Dwelling Unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
...			
<b>Notes:</b> <b><u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</u></b>			

#### 21.13.110 MDD5.

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

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

Table 21.13.110B Allowed Uses and Basic Development Standards			
--	--	--	--

§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Residential <sup>1</sup>			
1	Attached dwelling unit	Unit (2, 2)	A. Ground-oriented units only. Permitted only in Ground-Oriented Unit Overlay Area. See Map 13.2, Ground-Oriented Unit Overlay. B. Minimum density: 12 dwelling units per gross acre.
2	Multifamily structure	Ground-oriented units: unit (2, 2) All other structure types: unit (1, 1.5) plus 1 guest space per 4 units for projects of 6 units or more	Ground floor: only ground-oriented units allowed in Ground-Oriented Unit Overlay Area.
...			
<b>Notes:</b> <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</b>			

Section 8. Amendments to Redmond Zoning Code (RZC) Chapter 21.14 Commercial Regulations. The provisions of RZC Chapter 21.13, subsections RZC 21.14.010.E, 21.14.015.E, 21.14.020.D, 21.14.030.D, 21.14.070.D, and 21.14.080.C are hereby amended to read as follows:

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

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

Table 21.14.010C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
Residential <sup>1</sup>			
1	Residential	Unit (1.0, 2.25) plus 1 guest space per 4	Nonresidential uses shall abut 188th Avenue NE in Southeast Redmond to provide a physical buffer between residential uses
2	Mixed-use residential		



		units for projects of 6 units or more	and manufacturing uses and their typical operations. Residential uses, when provided, shall be located to the rear or east of the nonresidential uses that are co-located within the development.
...			
<b>Notes:</b>			
<b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</b>			

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

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

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

#### 21.14.020 General Commercial.

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

Table 21.14.020C Allowed Uses and Basic Development Standards				
Section	Use	Maximums		Special Regulations

		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP	Parking ratio: unit of measure (min. required, max. allowed)	
Residential <sup>1</sup>					
1	Multifamily structure	3; 4	0.80; 0.90	Studio (1.2, 1.2) 1 bedroom (1.5, 1.5) 2 bedrooms (1.8, 1.8) 3+ bedrooms (2.0, 2.0)	
2	Mixed-use residential structure				
...					
General sales or services					
...					
21	Hotel or motel <sup>1,2</sup>			Rental room (1.0, 1.0)	
...					
<b>Notes:</b>					
<b><u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</u></b>					
<b><u>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.57.020 Emergency Shelter and Emergency Housing.</u></b>					

## 21.14.030 Business Park.

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

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
Residential <sup>1</sup>					
1	Mixed-use residential structure	5; 6	0.68; 1.0	Studio (1.2, 1.2) 1 bedroom (1.5, 1.5)	

				2 bedroom (1.8, 1.8) 3+ bedroom (2.0, 2.0)	
...					
<b>Notes:</b> <u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</u>					

#### 21.14.070 Bear Creek Design District.

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

Table 21.14.070B Allowed Uses and Basic Development Standards: Performance Area 1							
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR		
Residential <sup>1</sup>							
1	Housing services for the elderly	Avondale: 15, 75, 150 Other property lines: 10, 75, 100	30%; 65%	4	0.80	Dwelling unit (1.0, 1.0)	A. Ten percent of the total number of dwelling units (including those built for employees) shall be affordable to individuals or families earning up to 80 percent of area median income. Applicant is allowed to apportion affordable units to buildings as applicant sees fit. B. Applicant is entitled to number of TDRs equal to number of affordable units provided. C. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
2	Detached dwelling unit					Studio (1.2, 1.2)	A. Permitted only to house employees and the families of housing services for the elderly.

3	Multifamily structure					1 bedroom (1.5, 1.5) 2 bedrooms (1.8, 1.8) 3+ bedrooms (2.0, 2.0)	B. Ten percent of the total number of dwelling units (including those built as housing services for the elderly) shall be affordable to individuals or families earning up to 80 percent of area median income. Applicant is allowed to apportion affordable units to buildings as applicant sees fit. C. Applicant is entitled to number of TDRs equal to number of affordable units provided. D. See RZC 21.20, Affordable Housing, for additional guidance.
...							
<b>Notes:</b> <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</b>							

21.14.080 Northwest Design District.

C. Allowed Uses and Basic Development Standards.

Table 21.14.080B Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)  w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives	FAR  w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives		
Residential <sup>1</sup>					
1	Attached dwelling unit, 2-4 units	4	0.68;  1.0	Studio (1.2, 1.2)  1 bedroom (1.5, 1.5)	A. See RZC 21.08.260, Attached Dwelling Units, for specific regulations related to design, review and decision procedures.  B. See RZC 21.20, Affordable Housing.

Table 21.14.080B

## Allowed Uses and Basic Development Standards

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)  w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives	FAR  w/o TDR or NWDD Green Incentives; w/TDR or NWDD Green Incentives		
2	Multifamily structure			2 bedrooms (1.8, 1.8)  3+ bedrooms (2.0, 2.0)  Guest (1 per 4 units)	See RZC 21.20, Affordable Housing.
3	Mixed-use residential structure	5; 6	0.68; 1.0	A. Non-residential uses shall be included, but not limited to, the ground floor street level.  B. See RZC 21.20, Affordable Housing.	
...					
<p><b><u>Notes:</u></b></p> <p><b><u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.</u></b></p>					

Section 9. Amendments to Redmond Zoning Code (RZC)

Article II Citywide Regulations. The provisions of RZC Article II

are hereby amended to include the new provisions of chapter RZC 21.57 Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing as follows:

**NEW CHAPTER 21.57 Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing.**

**NEW SECTION. RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.**

**A. Purpose.**

**The purpose of the permanent supportive housing and transitional housing provisions is to:**

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

**B. Applicability.**

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

**C. Requirements.**

**1. Siting and Spacing of Permanent Supportive Housing and Transitional Housing.**

**The siting and spacing of permanent supportive housing and transitional housing shall be limited to no less than one half mile from any established Permanent Supportive Housing and Transitional Housing.**

**2. Density.**

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

**a. Permanent supportive housing and transitional housing located in mixed-use zoning districts in accordance with section 21.04.030 Comprehensive Allowed Uses Chart shall be limited to 100 residents unless agreed upon with additional mitigation measures as part of an Occupancy Agreement.**

**b. Permanent supportive housing and transitional housing located in residential and nonresidential zoning districts in accordance with section 21.04.030 Comprehensive Allowed Uses Chart shall be limited in density**

and occupancy based on the underlying zoning district in which the use is proposed.

### 3. Occupancy Agreement.

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

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

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

i. Names and contact information for onsite staff.

ii. Description of the services to be provided onsite.

iii. Description of the staffing plan including the following:

A. Number of staff supporting residents and operations;

B. Certification requirements;

C. Staff training programs;

D. Staff to client ratios; and

E. Roles and responsibilities of all staff.

iv. Program rules and/or code of conduct describing occupant expectation and consequences for failing to comply. The code of conduct shall at a minimum address the following topics:

A. The use or sale of alcohol and illegal drugs;

B. Threatening or unsafe behavior; and

C. Weapon possession.

v. Safety and security plan reviewed and approved by the Redmond Police Department.

vi. A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach (for example, a "Good Neighbor Agreement Plan")

vii. Description of eligibility for residency and a referral process.

viii. Parking management plan that includes a prohibition of car camping onsite and in designated on-street parking.

Section 10. Amendments to Redmond Zoning Code (RZC)  
Article II Citywide Regulations. The provisions of RZC Article II  
 are hereby amended to include the new provisions of chapter RZC  
 21.57.020 Emergency Shelter and Emergency Housing as follows:

**NEW SECTION. 21.57.020 Emergency Shelter and Emergency Housing.**

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

**1. Siting and Spacing of Emergency Shelters and Emergency Housing.**

**Emergency shelters and emergency housing shall be located no less than 1,000 feet from any established emergency shelters or emergency housing.**

**2. Density.**

**Individual emergency shelters and emergency housing shall be limited to a maximum number of occupants based on the site or structure capacity to maintain health, safety, and welfare of the total of permanent residents, temporary residents, and operational staff.**

**3. Occupancy Agreement.**

**a. An occupancy agreement shall be established with the City prior to occupancy of an emergency shelters or emergency housing use:**

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

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

**i. Name and contact information for onsite staff.**

**ii. Description of the services to be provided onsite.**

**iii. Description of the staffing including the following:**

**A. Number of staff supporting residents and operations;**

**B. Certification requirements;**

**C. Staff training programs;**



**D. Staff to client ratios; and****E. Roles and responsibilities of all staff.**

**iv. Operational rules and/or code of conduct describing occupant expectations and consequences for failing to comply. The code of conduct shall at a minimum address the following topics:**

**A. The use or sale of alcohol and illegal drugs;****B. Threatening or unsafe behavior; and****C. Weapon possession.**

**v. Safety and security plan reviewed and approved by the Redmond Police Department.**

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

**The Notice of Application, Land Use Action Sign, neighborhood meeting, and mailed notice shall be waived for emergency shelters and emergency housing established in response to a State of Emergency, per RCW 43.06.200, or as authorized by the Code Administrator.**

**Section 11. Amendments to Redmond Zoning Code (RZC) 21.08**

Residential Regulations. The provisions of RZC Chapter 21.08 are hereby amended to include the new provisions of section RZC 21.08.400 Permanent Supportive Housing and Transitional Housing as follows:

**NEW SECTION. 21.08.400 Permanent Supportive Housing and Transitional Housing.**

**Refer to RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.**

**Section 12. Amendments to Redmond Zoning Code (RZC) 21.46**

Temporary Uses. The provisions of RZC Chapter 21.46 are hereby amended to include the new provisions of section RZC 21.46.060 Emergency Shelter and Emergency Housing as follows:

**NEW SECTION. 21.46.060 Emergency Shelter and Emergency Housing.**

**Refer to RZC 21.57.020 Emergency Shelter and Emergency Housing.**

Section 13. Amendments to Redmond Zoning Code (RZC) 21.78

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

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

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

**NEW SECTION. Permanent Supportive Housing. Permanent supportive housing has the same meaning as RCW 36.70A.030 “Permanent supportive housing” and as thereafter amended.**

**NEW SECTION. Transitional Housing. Transitional housing has the same meaning as RCW 84.36.043 “Transitional housing” and as thereafter amended.**

Section 14. Interim Nature of Regulations - Time Limit.

Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted.

Section 15. Work Plan Adopted. The Planning and Community Development Department is currently preparing an update to the Redmond Zoning Code that will soon be presented to the Redmond Planning Commission and then to the Redmond City Council in the

first quarter of 2022. The amendments adopted by this Interim Official Control shall be consolidated with the Zoning Code update and processed concurrently.

Section 16. Public Hearing. The Redmond City Council will hold a public hearing on the Interim Official Control adopted by this ordinance on October 5, 2021 at 7:00 p.m. or as soon thereafter as the matter may be heard, in the City Council chambers at Redmond City Hall, 15670 NE 85<sup>th</sup> Street, Redmond, Washington. Notice of the public hearing shall be published in the City's official newspaper in the manner prescribed for Type VI hearings under the Redmond Zoning Code.

Section 17. Transmittal to Department of Commerce. Pursuant to RCW 36.70A.106, a copy of this ordinance shall be transmitted to the Washington State Department of Commerce.

Section 18. Final Ordinance. City staff is hereby directed to complete preparation of the final ordinance, including correction of any typographical or scrivener's error.

Section 19. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 20. Effective Date. This ordinance shall become effective five days after its publication, or publication of a

summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 17 day of August, 2021.

CITY OF REDMOND

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

ATTEST:

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

(SEAL)

APPROVED AS TO FORM:

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

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



# City of Redmond

15670 NE 85th Street  
Redmond, WA

## Memorandum

---

**Date:** 10/26/2021  
**Meeting of:** City Council Study Session

**File No.** SS 21-085  
**Type:** Study Session

---

Council Talk Time