

EXHIBIT B
BONUS PROVISIONS

TYPE OF BONUS	RZC	PURPOSE	WHERE USED	HOW	COMBINES WITH	EXAMPLES
Affordable Housing	21.20.020	increase supply of affordable housing throughout City	In SF and MF zoned areas within Downtown, Overlake, WRH, NR, EH, BC, GL	Up to 15% above underlying zoning: For every affordable unit provided, 1 market rate unit or additional FAR	Can combine with other bonus provisions in neighborhoods where affordable housing is allowed	Used extensively in Downtown; new subdivisions in other neighborhoods, esp. N. Redmond
Affordable Senior Housing	21.20.070	Encourage greater affordability in senior housing	Allowed in any zone that allows Retirement Residences or multi-family housing	Up to 50% above the allowed density of the zone if 50% of units are low-cost (50% AMI)	Cannot combine with Retirement Residence bonus provisions	Not used – but could be promoted
Retirement Residences	21.08.370	Allow greater density for retirement residences in SF areas	Allowed in all R zones that - 3x bonus in R4-R6 areas with conditions	Up to 3x units of underlying zone in R4-R-6. -Must provide min. 10% assisted or skilled nursing and not >25%; min of 25% < 80% AMI; [other requirements]	No additional affordable senior housing bonus is allowed per RZC	E.g., Emerald Heights, Fairwinds, Peters Creek
Attached Dwelling Units, Affordable Housing Exception	21.08.260(6)(b)	Encourage duplexes as an affordable housing option	In all R4-R6. -Some neighborhoods require less process	Must be 80% AMI; duplexes -Are not subject to density requirements of the underlying zone or the minimum lot size requirements for duplexes	Recommendation Modify existing code to allow when done as part of a subdivision (10+ lots)	Kirkmond, (WRH) Other examples in North Redmond, recommend not as infill on freestanding lots
Cottages	21.08.290	Provide variety in	Neighborhoods where cottages	Additional density given due to smaller units.	Combines with other bonus provisions	More of an equivalency, not

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		housing options; smaller homes	allowed: WRH, NR, EH, BC, GL	-Varies w/size of unit, up to 1.75 cottages per std. SF home allowed	where cottages and other bonus provisions allowed (e.g. Affordable Housing)	a bonus per se
Residential Innovative Zone (RIN)	21.08.360	Provide variety in housing options; smaller homes	RIN zone currently in WRH only	If parcel is min. 30,500 sf in size, can get additional home; e.g. R-4 effectively becomes R-5. -Additional home must be size-limited	Can combine with Affordable Housing, Critical Areas, Green Building Program	Benjamin Estates, Kirkmond (WRH)
Critical Areas Residential Density Bonus	21.03.300	Preserve critical areas; encourages housing on non-critical area of site	R-1 zoned areas	50% increase in density if all of the allowed density including the bonus is transferred from [critical areas as defined]	Could combine with other bonus provisions	North Redmond
Green Building Program GBP	21.67	Reduce negative impacts of development through green building techniques and mitigating environmental impacts	Any residential zone – also there are non-residential incentives and bonuses	Up to 10% bonus of base zoning density -Point system for provision of green and LID features – bonuses determined by points	Could combine with other bonus provisions	Lakeview Lane, Swenson short plats; (IDYL) Beuca (N Red)

Note:

Please also refer to Maximum Development Yield Table to identify and calculate available bonus provisions for each Residential zone.

RECOMMENDATION: Add wording to RZC 21.08.170 Site Requirements for Residential Zones to state that bonuses are calculated on the base density.