



www.redmond.gov/ZoningCode

Green Building and Green Infrastructure Incentive Program

DR039



What should I know about the program?

The City of Redmond rewards developers that implement green building techniques in their developments by providing various incentives. Green building techniques range from planting drought-tolerant landscaping to constructing a project certified as Leadership in Energy and Environmental Design (LEED) Gold. Accordingly, the City provides a range of incentives for developers to choose from that include density bonuses, setback flexibility, floor area ratio (FAR) bonuses, and other such incentives.

Program Overview

The green building incentive program is built upon a points system. A project proposal may implement a variety of green building techniques and receive the equivalent number of points for those techniques. Points for techniques differ between residential and nonresidential development. Some of these points can only be acquired by one development type but not the other. Points acquired through green building techniques can then be used on incentives and the benefits of those incentives applied to the project.

The table on the right briefly outlines some of the options for green building techniques and the type of the incentives that the City offers in exchange. The Redmond Zoning Code precisely describes the standards and options within each of the technique and incentive categories. For instance, impervious surface area reduction could come in two different orders: 10 percent reduction (1 point) or 20 percent reduction (2 points). No points are offered beyond a 20 percent reduction.

Please note that while the incentive program generally

Green Building Techniques and Incentives	
Techniques	Incentives
<ul style="list-style-type: none"> Green Building Certification Drought-Tolerant Landscaping Native Vegetation Retention Building Height Impervious Surface Area Reduction Permeable Materials Green Roofs Roof Rainwater Collection Minimal Foundation Excavation Bioretention or Infiltration Water Sense Program 50% Alternative Energy Electric Vehicle Charging Stations Other Green Building Program 	<ul style="list-style-type: none"> Sustainable Development Award Priority Building Permit Processing Media Recognition Unit Type Flexibility Lot Size Reduction Density Bonus Clustered Node Alternative Road Standards FAR Bonus Building Setback Flexibility Height Bonus

offers departures from standard zoning regulations, these departures may not be in conflict with neighborhood-specific regulations or plan policies and objectives. Moreover, single-family developments must still meet regulations specified in [RZC 21.08.180, Residential Development and Architectural, Site, and Landscape Design Standards](#).

[RZC Chapter 21.67, Green Building and Green Infrastructure Incentive Program](#), outlines the exact standards and rules for green building techniques and incentives.

Applicable Code Sections

RZC 21.67: Green Building and Green Infrastructure Incentive Program

Questions: 425-556-2494 or planneroncall@redmond.gov.

You can also visit us in person at the Development Services Center located on the 2nd floor of City Hall. Open Monday through Friday from 8 am to 5 pm.

Development Services Center
 15670 NE 85th Street
 PO BOX 97010
 Redmond, Washington 98073