



www.redmond.gov/ZoningCode

Residential Innovative (RIN) Zone

DR040



What is unique about the RIN zone?

The purpose of the RIN (Residential Innovative) zoning district is to promote smaller dwelling units of single-family character. Housing types that fit this profile include: cottages, size-limited dwelling units, and duplexes. Smaller units such as these help serve different household types of various ages, income levels, and smaller household sizes. The City presently has one zoning district designated as exclusively RIN. This zone is located in the Willows/Rose Hill Neighborhood. Aside from the RIN Zone, many other single-family residential zones permit RIN-type development.

Key Development Regulations

The RIN zoning district allows development density ranging from R-4 to R-6 type zoning. For developments of 30,500 square feet or greater, 5 units per acre are permitted with an average lot size of 4,000 square feet, while developments less than 35,000 square feet permit 4 units per acre with an average lot size of 7,000 square feet.

A density bonus is granted to developments that participate in the cottage housing program or an incentive program beyond the 4 or 5 units otherwise permitted.

Building separation is reduced to 10

feet in the RIN zoning district for all cottage, size-limited units, accessory dwelling units, and small-lot parcels. Standard building separation is 15 feet for all other primary structure types.

Cottage Housing

Cottage housing is encouraged and permitted within the RIN zoning district; cottage housing forms a key type of innovative housing that provides for changing household types desiring smaller detached dwelling units in single-family neighborhoods.

Cottage housing developments require a minimum of 4 cottages and may contain up to 12 cottages in cluster on a minimum parcel size of a half acre. Cottage housing is limited in size and may not exceed 1,500 square feet for a unit (including attached garages). Parking requirements are reduced within cottage housing developments for compactness and lower car dependency. 1.5 parking spaces per cottage unit are required with a maximum of 2 spaces per cottage unit.

For more information on cottage housing, refer to Redmond Zoning Code [Section 21.08.290, Cottage Housing Developments](#).



Applicable Code Sections

RZC 21.08.070: *RIN (Residential Innovative) Zone*

RZC 21.08.290: *Cottage Housing Developments*

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.

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