



2021 Workplan Amendments to Redmond Zoning Code

February 24, 2021

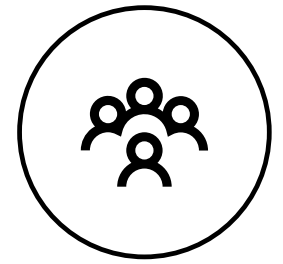
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Redmond
WASHINGTON



Purpose

Briefing

Amendments to Redmond Zoning Code

Anticipated for Planning Commission 2021 workplan



Amendments



Four Packages of Code Amendments

1. Redmond Zoning Code Rewrite

1

- Streamline Code

2

- Provide clarity and conciseness

3

- Address City's priorities

4

- Avoid creating errors and inconsistencies

Community Strategic Plan

Support increased range of housing products

Increase regulatory predictability

Reduce permit review costs

Anticipated: Quarter 3 of 2021



Redmond Zoning Code 2020–2021 Rewrite

Seven Components 2020-2021

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Format and Organization

- Developing comprehensive style guide
- Rebuilding table of contents
- Updating
- Simplifying

Residential Use Typology

- Streamlining and standardizing
- Establishing a Redmond typology
- Aligning with Building & Fire Code
- Creating self-help visuals

Non-Residential Allowed Uses

- Simplifying
- Aligning & crosswalk to Building and Fire Code
- Supporting diverse and innovative uses

Accessory Dwelling Units

- Improving and clarifying code provisions

Revisions

- Essential Code revisions
 - Mayor's Vision
 - City's Strategic Plan
 - Long-Term Disaster Recovery Plan

Definitions

- Providing clarity and consistency
- Standardizing
- Expanding and enhancing

Maintenance

- Planning for the future
- Formalizing
- Coordinating with:
 - City plans
 - Functional plans
 - Standard details
 - Operations



Redmond Zoning Code 2020–2021 Rewrite

Anticipated: Quarter 3 of 2021

Format and Organization

- Developing comprehensive style guide
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2. Continuous Improvement and Development Services Amendment Package

- Streamlining
- Economic Vitality
- Removing Conflicts and Barriers
- Fee Payment Options
- Customer Services

Anticipated: Quarter 3 of 2021

Amendment Overview

- Address outdated, confusing, and conflicts codes and procedures
- Align codes and process with state law
- Enhance customer options for site feasibility analysis
- Create transparency and predictability
 - Where code is silent
 - To strengthen intake procedures
 - Providing fee payment options for feasibility questions





3. Bridge “the Gap” Amendments - OV & MDD Incentives, OV Height, & OV Overhang Code Update Package

- Ensure consistency for Overlake (OV) & Marymoor Village (MDD) incentive programs
- Accommodate and protect critical aquifer recharge areas
 - Building height and parking requirements in OV
- Repair code conflicts of building overhangs in OV

Amendment Overview

- OV and MDD's incentive program
- Align with City's strategic vision
- Shallow ground water & critical aquifer recharge area limit below-grade parking
 - Structured parking
 - Building height
 - Economic feasibility





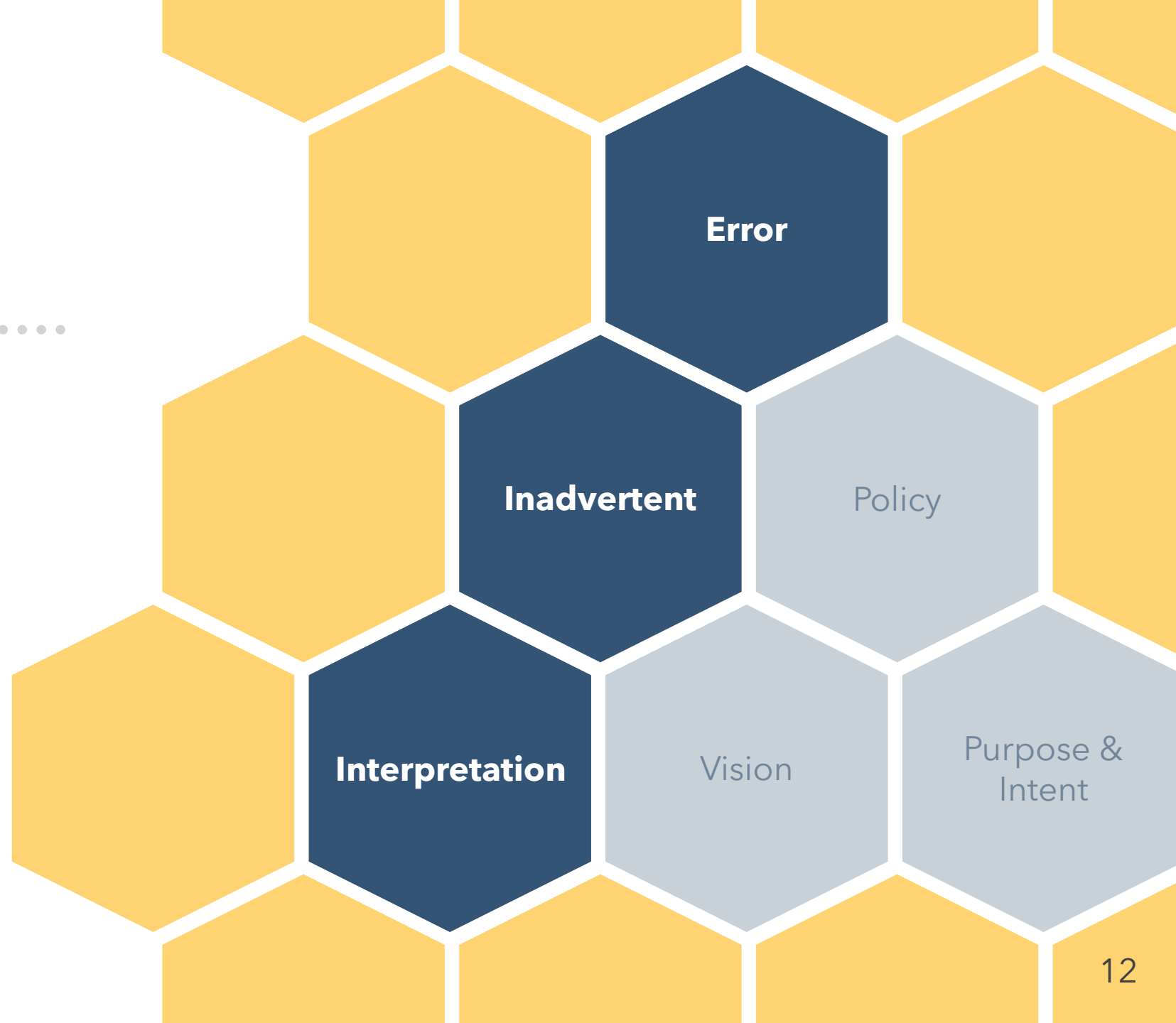
Amendment Overview

- Code conflict in OV
- Design standards allow for building overhangs into the ROW
- City Standard Details prohibit such overhangs
 - Preserve maintenance access for utilities in sidewalks

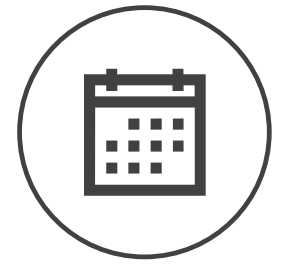
**Anticipated:
Quarter 3 of 2021**

4. Annual Code Cleanup

Minor Corrections
Timeliness
Conformance



Annual Code Cleanup Milestones



We are here
Q1 2021

*Promotion
Training
Staff Submittals*



**Q3
2021**

Planning Commission
Public Hearing
Study Sessions



**Q1 2022
Completion**

*City Council Review
Actions*



**Q2
2021**

Analysis
Organization
SEPA
Technical Committee



**Q4
2021**

Planning Commission Recommendation
Transmittal to City Council



Thank You



Commissioners Questions

www.Redmond.gov/zoning

