

21.12.210 OBAT Allowed Uses and Basic Development Standards.









Interpreting and Applying This Section

1. **How Terms Are Defined**
Except where specifically defined in this section or other areas of this section, all words used in this section shall have the meaning commonly or logically associated therewith. In the event that a term used in this code is not specifically defined or there is ambiguity or uncertainty regarding the meaning of a definition provided below, the Code Administrator shall refer to and rely upon the definitions or descriptions.

2. **Conflict with Other Code Sections**
In the event of a conflict between provisions within this ordinance, the provision imposing the greater restriction shall control, unless otherwise provided.

3. **General Interpretation & Application Rules**
In the interpretation and application of this code, the provisions set out shall be held to be minimum requirements. It is not intended by this code to repeal, abrogate, annul or in any way impair or interfere with any other provisions of law or ordinance or any regulations or permits adopted or issued pursuant to law.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

OBAT Zone - Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Building Height	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Density	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Impervious Surface	Outdoor Storage, Display & Enclosures		Environmental Regulations	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas
Setbacks	Lighting		Open Space	Neighborhood				Wireless Communication Facilities
	Hazardous Liquid Pipelines							

A. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating use classes with the use classes and associated definitions in effect prior to December 31, 2021. Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City’s Business Licensing system.

Uses that are not listed below nor within the associated definition of the individual use category or class shall be determined by the Code Administrator for applicability based on the purpose and intent of the zone within which the use is proposed.

<u>Table ###.###.###.# General Allowed Uses and Cross-References in OBAT Zone (Residential)</u>					
<u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>					
<u>Residential Use Category</u>	<u>Residential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>High Density Residential</u>	<u>Multifamily structures</u>	<u>Multifamily structures</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Mixed-Use Residential</u>	<u>Mixed-Use Residential</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Dormitory</u>	<u>Dormitory</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Residential Suite</u>	<u>Residential Suite</u>	<u>P</u>	<u>R</u>	<u>200-299</u>

<u>Table ###.###.###.# General Allowed Uses and Cross-References in OBAT Zone (Nonresidential)</u>				
<u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Retail Sales</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>1. Pet and animal sales or services;</u> <u>2. Veterinary services;</u> <u>3. Full-service restaurant; and</u> <u>4. Travel arrangement and reservation services.</u> <u>5. Allowed retail sales uses are limited to convenience uses only.</u>		<u>N</u>		
<u>Business and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	

1. Limited to property management services only.		<u>L</u>		
Food and Beverage	General Sales or Services	<u>L</u>	<u>M</u>	
1. Limited to convenience uses only.		<u>L</u>		
Manufacturing and Wholesale Trade	Manufacturing and Wholesale Trade	<u>L</u>	<u>M, F, H</u>	<u>100-199</u>
1. Outdoor storage		<u>N</u>		
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	<u>L</u>		
Rapid charging station	Rapid charging station	<u>L</u>		
Battery exchange station	Battery exchange station	<u>L</u>		
Communications and Information	Communications and Information	<u>P</u>		
Local utilities	Local utilities	<u>L, C</u>		
Regional utilities	Regional utilities	<u>P</u>		
Large Satellite Dishes / Amateur Radio Tower	Large Satellite Dishes / Amateur Radio Tower	<u>P</u>		
Wireless Communication Facilities	Wireless Communication Facilities	<u>P</u>		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	<u>P</u>	<u>A</u>	<u>400-499, 500-599</u>
Natural and Other Recreational Parks	Natural and other recreational parks	<u>P</u>		<u>400-499</u>
Day care center	Day care center	<u>L</u>	<u>E</u>	<u>500-599</u>
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	<u>P</u>	<u>E</u>	<u>500-599</u>
Institutional Health and Human Services	Health and Human Services	<u>P</u>	<u>I</u>	<u>600-699, 700-799</u>
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	<u>P</u>	<u>B</u>	<u>700-799</u>
Faith-based and Funerary	Religious Institution	<u>L</u>	<u>A, B, H, I, R, S</u>	<u>500-599</u>
Construction-Related Businesses	Construction-Related Businesses	<u>L</u>	<u>B</u>	

A B. 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					
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				
3	Dormitory			Bed (0.75, 0.75)	
4	Residential suite			Bedroom (0.5, 1.0)	
General sales or services					
5	General Sales or Service Retail Sales	.55; .62	9; 10	1,000 sq ft gfa (2.0, 3.0)	<p style="color: red;">A. The following uses are prohibited:</p> <p style="color: red;">1. Pet and animal sales or services;</p> <p style="color: red;">2. Veterinary services;</p> <p style="color: red;">3. Full-service restaurant; and</p> <p style="color: red;">4. Travel arrangement and reservation services.</p> <p style="color: red;">B. Convenience uses only.</p> <p>C. If open to the general public, use shall:</p> <p>1. Be located in multi-tenant buildings or as part of mixed-use developments; and,</p> <p>2. Not exceed 20,000 square feet of gross floor area on a single site or 30,000 square feet of gross floor area on a single site if an athletic club or fitness center is included.</p> <p>D. If open only to internal employees, use is not subject to the above constraints.</p> <p>E. Automobile sales, rental and service not allowed except for service to public transit or company-owned vehicles provided the following conditions are met:</p> <p>1. Requires a conditional use permit. See RZC 21.76.070.K</p>

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		Base; w / TDRs or GBP	Base; w / TDRs or GBP		
					<p><i>Conditional Use Permit.</i></p> <p>2. Service for company-owned vehicles shall be accessory to another use.</p> <p>3. Not permitted within a Transition Overlay.</p> <p>F. Gasoline service requires a conditional use permit. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>G. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
6	Real Estate Services Business and Service	.55; .62	9; 10	1,000 sq ft gfa (2.0, 3.0)	Property management services only.
	Food and Beverage	.55; .62	9; 10	1,000 sq ft gfa (2.0, 3.0)	
Manufacturing and Wholesale Trade					
7	Manufacturing and Wholesale Trade	.55; .62	9; 10	1,000 sq ft gfa (2.0, 3.0)	Outdoor storage not permitted.
Transportation, Communication, Information, and Utilities					
8	Road, Ground Passenger and Transit Transportation	.55; .62	9; 10	1,000 sq ft gfa (2.0, 3.0)	
9	Rapid charging station			Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart..

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§	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		
10	Battery exchange station				Shall not be located on a parcel that abuts a residential zone.
11	Communications and Information			1,000 sq ft gfa (2.0, 3.0)	
12	Local Utilities; Regional Utilities			Adequate to accommodate peak use	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K , <i>Conditional Use Permit</i> .
13	Large Satellite Dishes/Amateur Radio Tower				See RZC 21.56 , <i>Wireless Communication Facilities</i> .
14	Antenna Array and Base Station	.55; .62	9; 10	Adequate to accommodate peak use	A Conditional Use Permit may be required; see RZC 21.56 , <i>Wireless Communication Facilities</i> , for specific development requirements.
15	Antenna Support Structures				Requires a conditional use permit (see RZC 21.76.070.K , <i>Conditional Use Permit</i>) and must comply with RZC 21.56 , <i>Wireless Communication Facilities</i> .
Arts, Entertainment, and Recreation					
16	Arts, Entertainment, and Recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	.55; .62	9; 10	Adequate to accommodate peak use	
17	Natural and other			1,000 sq ft gfa (0, adequate to	

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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		
	recreational parks			accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions					
18	Education, Public Administration, Health Care, and other Institutions except those listed below <u>Educational</u> <u>Institutional Health and Human Services</u> <u>Government and Administration</u>	.55; .62	9; 10	See Special Regulations	A. Associations, nonprofit organizations, etc., are not permitted. B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.
19	Day Care Center	.62; .62		Employee on maximum shift (1.0, 1.0)	A. Play equipment shall be located no less than 10 feet from any property line. B. Shall not be located closer than 300 feet from existing day care operation in residential zone. C. If built at greater than 0.55 FAR without use of TDRs, deed restrictions shall be placed on building space to require space is used permanently for a day care center and no other uses.
20	Religious Institutions	.55; .62		Assembly uses: 1,000 sq ft gfa	A. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including

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§	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		
	Faith-based and Funerary			(10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	<p>aisle space, but excluding stage, podium, lobby, and space for musical instruments).</p> <p>B. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way.</p> <p>C. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>D. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</p> <p>E. Maximum height for separate structures on-site, such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.</p> <p>F. 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.</p> <p>G. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p>
Construction-Related Businesses					
21	Construction-Related Businesses	.55; .62	9; 10	1,000 sq ft gfa (2.0, 3.0)	Shall not include a showroom open to the general public.

B. *Repealed.*

C. **Building Height.**

1. *Height Tradeoff.*

a. The maximum building height on a site may be exceeded when building height reductions are required at building edges, along a street or park, to achieve better design and stepped building height through the development approval process. The amount of floor area that is allowed to exceed the prescribed maximum building height (without use of bonuses or transfer of development rights) shall not exceed the floor area that was removed or omitted to create the stepped building façade and shall not exceed one additional floor above the prescribed maximum building height.

b. In no case shall a building exceed 9 stories without TDRs or 10 stories with TDRs.

2. *Height Limit Overlay.*

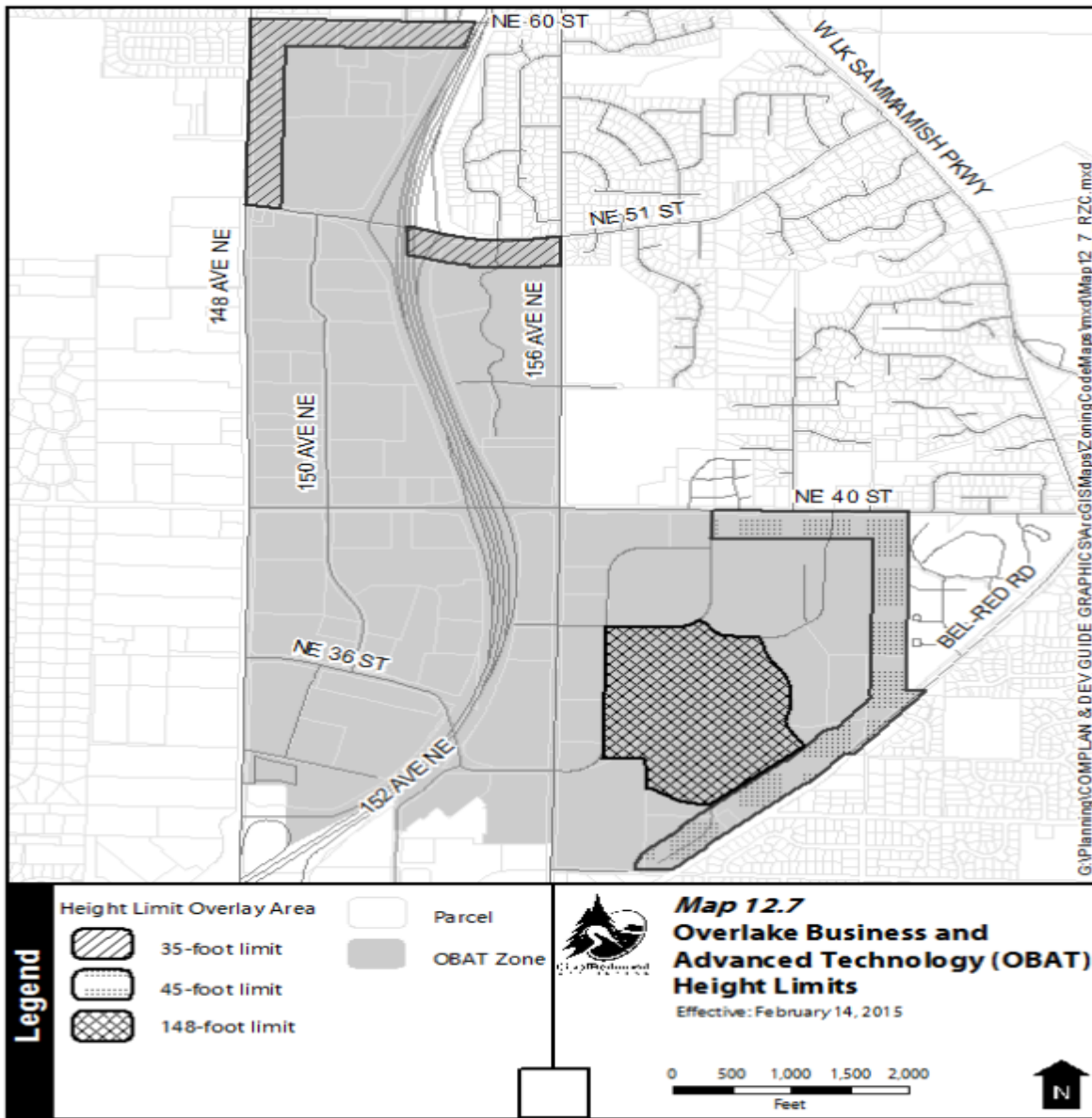
a. *Purpose.* This section establishes special height limits as shown on Map 12.7, Overlake Business and Advanced Technology (OBAT) Height Limits. The intent of this requirement is to promote compatibility on the edges of zones that allow more intense uses than abutting zones and to minimize adverse impacts such as glare.

b. *Map 12.7-Overlake Business and Advanced Technology (OBAT) Height Limits.*

Map 12.7

Overlake Business and Advanced Technology (OBAT) Height Limits

Map 12.7
Overlake Business and Advanced Technology (OBAT) Height Limits



HYPERLINK

"https://redmond.municipal.codes/RZC/media/map12_7_rzc.pdf"

Note: Online users may click the map for a full-size version in PDF format.

c. *Requirements.*

- i. The Height Limit Overlay Map shows two kinds of overlays:

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- A. Reduced limits on maximum height for structures located within 300 feet of the OBAT Zone boundary with lower intensity zones; and
 - B. Increased limits on maximum height for structures in an interior portion of the OBAT Zone.
- ii. 45-Foot Height Limit Overlay. Within this overlay, maximum structure height shall be 45 feet or three stories, whichever is lower.
 - iii. 35-Foot Height Limit Overlay.
 - A. Within this overlay, maximum structure height shall be 35 feet.
 - B. The maximum structure height may be increased up to 45 feet if at least one of the following features is provided;
 - 1. At least one quarter of the on-site parking is provided in subterranean parking structures.
 - 2. The existing grade under the proposed structure pad is at least 10 feet below the grade at the property lines of all properties that border or are across the street from the development site.
 - 3. Transfer of development rights or Green Building and Green Infrastructure Incentive Program (GBP) are used to increase structure height.
 - iv. 148-foot Height Limit Overlay. Within this overlay, maximum structure height shall be 9 stories and 134 feet without TDRs or 10 stories and 148 feet with TDRs.
3. Allowed structure height may be further increased within the 35-foot and 45-foot overlays if the following conditions are met:
- a. The modified building height does not exceed the maximum height permitted by the RZC [21.12.210](#), *OBAT Allowed Uses and Basic Development Standards*.
 - b. The proposal with the height allowance will provide an equivalent or better transition to lower height residential zones as the limit imposed through the height overlay. Permit decision maker may consider:
 - i. Landscape features, such as retention or enhancement of vegetation;

- ii. Building design features, such as massing or roofline;
- iii. Site design features, such as use of landscaped berms; or
- iv. Other features that meet the intent of this section.

D. *Parking.*

1. Developments may provide parking in excess of the maximum allowed parking standard, provided the excess parking is also available at all times to the general public, and there is signage at the facility to inform users which parking stalls are available for public use.
2. The Technical Committee may consider parking at a ratio as low as 1.5 per 1,000 if a covenant is recorded with the property which limits the uses to warehouse uses and/or limits the number of employees permitted in a building or project.

E. *Residential Usable Open Space.*

1. *General Requirement.* The minimum residential usable open space requirement establishes the minimum percentage of a development that must be set aside to provide usable open space for residents. Every development that includes residences shall provide usable open space in an amount equal or greater than 6.15 percent of the gross residential floor area.
2. *Alternatives for configuration if the total amount of usable open space.*
 - a. Common open space is open space that is open to all residents. It includes landscaped courtyards or decks, gardens with pathways, children's play areas, and other multipurpose recreational or green spaces. Except for rooftop decks, it may be used to meet 100 percent of the usable open space requirement.
 - b. Common open space shall be large enough to provide functional leisure or recreational activity as determined by the Technical Committee. The average minimum dimension shall be 20 feet, with no dimension less than 12 feet.
 - c. Private open space is open space that is not open to all residents. It includes balconies, patios, and other multipurpose recreational or green spaces. It may be used to meet up to 50 percent of the open space requirement. Private open spaces shall be at least 50 square feet, with no dimension less than five feet.

d. Rooftop open space may be used to meet up to 50 percent of the usable open space requirement, except for rooftop open space described in subsection [E.2.e](#) below.

e. In some circumstances, a rooftop may be accessible from street grade because of significant slopes on a site. In such instances, rooftop open space built at street grade and open to the general public may be used to meet 100 percent of the usable open space requirement.

3. *Combining Usable Open Space and Pedestrian Access.* Parking areas, driveways, and pedestrian access other than pedestrian access required by Washington State Rules and Regulations for Barrier-Free Design shall not be counted as usable open space, except any pedestrian path or walkway traversing through the open space if the total width of the common usable open space is 18 feet or wider. (Ord. 2642; Ord. 2709; Ord. 2781; Ord. 2803; Ord. 2978)

Effective on: 11/30/2019

The Redmond Zoning Code is current through Ordinance 3013, passed December 1, 2020.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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