

21.12.010 Overlake Village Purpose.

The purposes of the Overlake Village regulations are to:

- A. Implement the vision and policies for Overlake Village zones set forth in the Redmond Comprehensive Plan;
- B. Encourage a broad mix of multifamily residential and commercial uses and amenities in order to achieve a vibrant, engaging environment and a true urban center;
- C. Provide for pedestrian-friendly and activating commercial uses on the ground floor of development located along arterials, while allowing residential uses on the ground floor of development along local streets;
- D. Include housing in all future development;
- E. Promote compact, walkable development forms that are conducive to transit use;
- F. Provide improved connections for nonmotorized and local vehicular travel;
- G. Encourage use of environmentally sustainable site design and building features;
- H. Encourage inclusion of retail, restaurants, professional offices, services, and entertainment uses to meet needs of residents and employees, enliven the area after working hours, and contribute to a sense of place; and
- I. Allow additional building height and density where appropriate through an incentive program to facilitate provision of public and private infrastructure, green buildings, affordable housing, tree retention, and open space, while still achieving sustainable, transit-supportive densities.

Effective on: 4/28/2012

21.12.040 OV Zone 1.

- A. **Purpose.** Zone 1 encompasses a majority of the eastern half of Overlake Village, including both sides of 152nd Avenue NE. Residential uses are emphasized here as part of mixed-use developments. The land within this zone offers a strong opportunity to attract residents to this area due to its location within the core and proximity to transit options and the employment center to the north.

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.

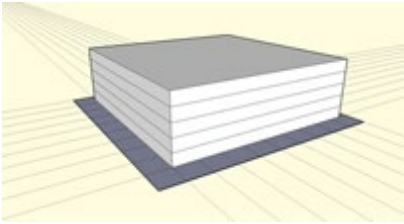
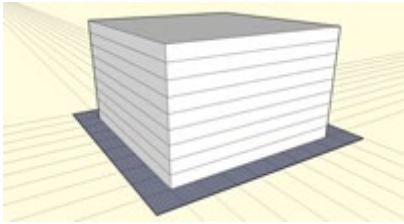
3. General Interpretation & Application Rules

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.

OV Zone 1 - 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								

B. Maximum Development Yield.

Table 21.12.040A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 4 stories	9 stories		

C. 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.

Table ##.##.###.# General Allowed Uses and Cross-References in OV-1 Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
<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>Housing Services for the Elderly</u>	<u>Housing Services for the Elderly</u>	<u>P</u>	<u>I</u>	<u>600-699</u>

Table ##.##.###.# General Allowed Uses and Cross-References in OV-1 Zone (Nonresidential)				
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
<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. Gasoline service; 2. Outdoor automobile sales, rental or service; and 3. Rental storage and mini-warehouses.</u>		<u>N</u>		
<u>Business and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Food and Beverage</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Pet and Animal Sales and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Hotels, Motels, and Other Accommodation Services</u>	<u>Hotels, Motels, and Other Accommodation Services</u>	<u>P</u>	<u>R</u>	<u>300-399</u>
<u>Marijuana retail sales</u>	<u>Marijuana retail sales</u>	<u>P</u>		

Manufacturing and Wholesale Trade	Manufacturing and Wholesale Trade	L	M, F, H	100-199
1. Warehouse and storage services		N		
Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	L		
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and Information	Communications and Information	P		
Local utilities	Local utilities	L, C		
Regional utilities	Regional utilities	P		
Large Satellite Dishes / Amateur Radio Tower	Large Satellite Dishes / Amateur Radio Tower	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	P	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	L	E	500-599
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	E	500-599
Institutional Health and Human Services	Health and Human Services	P	I	600-699, 700-799
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	B	700-799
Faith-based and Funerary	Religious Institution	L	A, B, H, I, R, S	500-599
Construction-Related Businesses	Construction-Related Businesses	L	B	

€ D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 1. To use the chart, first 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. The following headings are used in the table:

1. § = section number
2. Use = Land use
3. Max. FAR = Maximum floor area ratio

- a. Base = Maximum FAR without any incentives applied
 - b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)
 - c. w/50% Res. = With 50 percent residential
 - d. w/IP = With incentive program
4. *Min. Res. Floor Area* = Minimum Residential Floor Area
5. *Max. Height* = Maximum Height
- a. Base = Maximum height without any incentives applied
 - b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)
 - c. w/IP = With incentive program
6. *Max. ISR / Min. LSR* = Maximum impervious surface / minimum landscaped area
7. *Parking Ratio* = Parking ratio for the use
8. *Special Regulations* = Special regulations that apply to the use

Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
Residential							
1	Multifamily Structure	2.5;	50%	5;	85%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
2	Mixed-Use Residential	2.5; 2.5; 4		6; 8			

Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
3	Dormitory					Bed (0.75, 0.75)	
4	Residential suite					Bedroom (0.5, 1.0)	
5	Housing Services for the Elderly	2.5; 2.5; 2.5; 4	50%	5; 6; 8	85% / 15%	See Special Regulations	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Parking requirements are as follows:</p> <ol style="list-style-type: none"> Multifamily housing for senior citizens: Unit (0.5, 2.0) Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) <p>C. 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>
General sales or services							
6	General Sales or Services Retail Sales	0.36; 0.41; 0.41 ^A ; 0.55 ^B	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. The following uses are not permitted:</p> <ol style="list-style-type: none"> Gasoline service; Outdoor automobile sales, rental or service; and Rental storage and mini-warehouses. <p>B. Shall not be materially detrimental in terms of</p>

Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
	Business and Service Food and Beverage Pet and Animal Sales and Service						noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Limited to less than 75,000 square feet gross floor area in a single use. D. Maximum building height of 9 stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. E. Parking standards for restaurant uses: 1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) 2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) F. 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.
7	Hotels, Motels and Other Accommodation Services	1.2; 1.2; 1.2; 1.35	50%	4; 5; 8	85% / 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
8	Marijuana retail sales	.36; .41; .41 ^A ;.55 ^B	0%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. 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.

Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	0.36; 0.41; 0.41 ^A ; 0.55 ^B	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Warehouse and storage services not permitted.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Shall be considered a transitional use. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> for transitional use requirements.</p> <p>D. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
	Artisanal Manufacturing, Retail Sales, and Service					1,000 sq ft gfa (2.0, 3.0)	
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation	0.36; 0.41; 0.41 ^A ; 0.55 ^B	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
11	Rapid charging station					Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
12	Battery exchange station					B. Shall not be materially detrimental in terms of	

Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments, RZC 21.04.030 Comprehensive Allowed Uses Chart.
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Maximum building height of nine stories may be achieved through RZC 21.12.170 , OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
14	Local Utilities						A. Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K , <i>Conditional Use Permit</i> . B. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
15	Regional Utilities		0%			Adequate to accommodate peak use	A. Requires a conditional use permit. See RZC 21.76.070.K , <i>Conditional Use Permit</i> . B. Maximum building height of nine stories

Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
				may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.			
16	Large Satellite Dishes / Amateur Radio Tower			A. See RZC 21.56 , <i>Wireless Communication Facilities</i> , for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and			

Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
				applying the Regional Stormwater Management Facility incentive.			
17	Wireless Communication Facilities			A. See RZC 21.56 . Wireless Communication Facilities, for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.			
Arts, Entertainment, and Recreation							

Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
18	Arts, Entertainment, and Recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	0.36; 0.41; 0.41 ^A ; 0.55 ^B	50%	4; 5; 8	85% / 15%	Adequate to accommodate peak use	Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
19	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions							
20	Education, Public Administration, Health Care, and other Institutions, except those listed below <u>Educational</u>	0.36; 0.41; 0.41 ^A ; 0.55 ^B	50%	4; 5; 8	85% / 15%	See Special Regulations	A. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. 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.
	<u>Government and Administration</u>						
21	<u>Institutional</u> Health and Human Services					1,000 sq ft gfa (2.0, 3.0)	A. Provisions for day care centers: 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0).

Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
	Day Care Center						<p>2. Play equipment shall be located no less than 10 feet from any property line.</p> <p>3. Shall not be located closer than 300 feet from existing day care operation in residential zone.</p> <p>B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
22	Religious Institutions Faith-based and Funerary					<p>Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2)</p> <p>Other uses: 1,000 sq ft gfa (2.0, 3.0)</p>	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments).</p> <p>C. 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>D. 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>E. 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>F. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other</p>

Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							symbolic religious icons is 50 feet. G. 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.
Construction-Related Businesses							
23	Construction-Related Businesses	0.36; 0.41; 0.41 ^A ; 0.55 ^B	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140 , <i>OV Transitional Use Requirements</i> for transitional use requirements. B. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Other							
24	Kiosk						A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures. F. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, <i>Conditional Use</i>
25	Vending carts			4; 4; 4	85% / 15%		

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		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							<i>Permit.</i>

TABLE NOTES:
 A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater
 B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date

(Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2978)

Effective on: 11/30/2019

21.12.050 OV Zone 2.









A. **Purpose.** Two portions of Overlake Village are included in Zone 2: the land northwest of the NE 24th Street/DaVinci Avenue NE intersection, and the area southeast of the NE 21st Street/152nd Avenue NE intersection. Commercial uses are emphasized here as part of mixed-use developments. These land areas are not as desirable for exclusively residential development due to their location along major arterials or near SR 520 and as such less housing is required in these areas than in Zone 1.

Interpreting and Applying This Section

1. **How Terms Are Defined**
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3. **General Interpretation & Application Rules**

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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.

OV Zone 2 - 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							

B. Maximum Development Yield.

	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35
Height	5 stories	TDRs or GBP: 1 story	9 stories		

Table 21.12.050A Maximum Development Yield				
	Base	Bonuses Available, and Quantity	Max.	Illustrations
		Incentive Program: 4 stories		

C. 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 OV-2 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>
High Density Residential	Multifamily structures	Multifamily structures	P	R	200-299
	Mixed-Use Residential	Mixed-Use Residential	P	R	200-299
	Dormitory	Dormitory	P	R	200-299
	Residential Suite	Residential Suite	P	R	200-299
	Housing Services for the Elderly	Housing Services for the Elderly	P	I	600-699

<u>Table ##.##.###.# General Allowed Uses and Cross-References in OV-2 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. Gasoline service;</u> <u>2. Outdoor automobile sales, rental or service;</u> <u>3. Rental storage and mini-warehouses.</u>		<u>N</u>		
<u>Business and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Food and Beverage</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Pet and Animal Sales and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Hotels, Motels, and Other Accommodation Services</u>	<u>Hotels, Motels, and Other Accommodation Services</u>	<u>P</u>	<u>R</u>	<u>300-399</u>
<u>Marijuana retail sales</u>	<u>Marijuana retail sales</u>	<u>P</u>		
<u>Manufacturing and Wholesale Trade</u>	<u>Manufacturing and Wholesale Trade</u>	<u>L</u>	<u>M, F, H</u>	<u>100-199</u>
<u>1. Warehouse and storage services</u>		<u>N</u>		
<u>Artisanal Manufacturing, Retail Sales, and Service</u>		<u>L</u>	<u>M, F, H</u>	<u>100-199, 800-899, 900-999</u>
<u>Road, Ground Passenger, and Transit Transportation</u>	<u>Road, Ground Passenger, and Transit Transportation</u>	<u>L</u>		
<u>Rapid charging station</u>	<u>Rapid charging station</u>	<u>L</u>		
<u>Battery exchange station</u>	<u>Battery exchange station</u>	<u>L</u>		
<u>Communications and Information</u>	<u>Communications and Information</u>	<u>L</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>L, C</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>L, C</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Arts, Entertainment, Recreation, and Assembly</u>	<u>Arts, Entertainment, and Recreation</u>	<u>P</u>	<u>A</u>	<u>400-499, 500-599</u>
<u>Natural and Other Recreational Parks</u>	<u>Natural and other recreational parks</u>	<u>P</u>		<u>400-499</u>
<u>Day care center</u>	<u>Day care center</u>	<u>L</u>	<u>E</u>	<u>500-599</u>
<u>Educational</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>E</u>	<u>500-599</u>
<u>Institutional Health and Human Services</u>	<u>Health and Human Services</u>	<u>P</u>	<u>I</u>	<u>600-699, 700-799</u>
<u>Government and Administration</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>B</u>	<u>700-799</u>
<u>Faith-based and Funerary</u>	<u>Religious Institution</u>	<u>L, C</u>	<u>A, B, H, I, R, S</u>	<u>500-599</u>
<u>Construction-Related Businesses</u>	<u>Construction-Related Businesses</u>	<u>L</u>	<u>B</u>	

€ D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 2. To use the chart, first 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 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
Residential							
1	Multifamily Structure					Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
2	Mixed-Use Residential					Bed (0.75, 0.75)	
3	Dormitory					Bedroom (0.5, 1.0)	
4	Residential suite						
5	Housing Services for the Elderly	2.5; 2.5; 2.5; 4.0	25%	5; 6; 8	85%; 15%	See Special Regulations	A. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility:

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) C. 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.
General sales or services							
6	<u>General Sales or Services Retail Sales</u> <u>Business and Service</u> <u>Food and Beverage</u>	0.36; 0.41; 0.41 ^A ; 0.55 ^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. The following uses are not permitted: 1. Gasoline service; 2. Outdoor automobile sales, rental or service; 3. Rental storage and mini-warehouses. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use residential developments. C. Requires a conditional use permit if greater than 150,000 SF GFA. See RZC 21.76.070.K , <i>Conditional Use Permit</i> D. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. E. Parking standards for restaurant uses: 1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) 2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0)

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
	Pet and Animal Sales and Service						F. 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.
7	Hotels, Motels and Other Accommodation Services	1.2; 1.2; 1.2; 1.	25%	4; 5; 8	85%; 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
8	Marijuana retail sales	.36; .41; .41 ^A ; .55 ^B	0%	4; 5; 9	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. The maximum number of parking stalls allowed may increase to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	0.36; 0.41; 0.41 ^A ; 0.55 ^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. Warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, emissions, vibrations, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. C. Shall be considered a transitional use. See RZC 21.12.140, OV Transitional Use Requirements , for transitional use requirements. D. Maximum building height of 9 stories may be achieved through RZC 21.12.170, OV Incentive Program , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
	Artisanal Manufacturing, Retail Sales, and Service					1,000 sq ft gfa (2.0, 3.0)	
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation					1,000 sq ft gfa (2.0, 3.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
11	Rapid charging station	0.36; 0.41; 0.41 ^A ; 0.55 ^B	25%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments, RZC 21.04.030 Comprehensive Allowed Uses Chart..
12	Battery exchange station						A. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							nearby multistory mixed-use/residential developments. B. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
14	Local Utilities		0%			Adequate to accommodate peak use	A. Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K , <i>Conditional Use Permit</i> .
15	Regional Utilities						B. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
16	Wireless Communication Facilities						A. See RZC 21.56 , <i>Wireless Communication Facilities</i> , for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Arts, Entertainment, and Recreation							
17	Arts, Entertainment, and Recreation Arts, Entertainment, Recreation, and Assembly	0.36; 0.41; 0.41 ^A ; 0.55 ^B	25%	4; 5; 8	85%; 15%	Adequate to accommodate peak use	Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
18	Natural and					1,000 sq ft	

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
	other recreational parks					gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions							
19	Education, Public Administration, Health Care and other Institutions, except those listed below <u>Educational</u> <u>Government and Administration</u>	0.36; 0.41; 0.41 ^A ; 0.55 ^B	25%	4; 5; 8	85%; 15%	See Special Regulations	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. 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.
20	<u>Institutional</u> Health and Human Services <u>Day Care Centers</u>					1,000 sq ft gfa (2.0, 3.0)	A. Provisions for day care centers: 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any property line. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
21	Religious Institutions Faith-based and Funerary					Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments). C. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way. D. 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. E. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP) F. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet. G. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, Conditional Use Permit . H. 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.
Construction-Related Businesses							
22	Construction-Related	0.36; 0.41;	25%	4; 5;	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
	Businesses	0.41 ^A ; 0.55 ^B		8			nearby multistory mixed-use/residential developments. B. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140 , <i>OV Transitional Use Requirements</i> , for transitional use requirements. C. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Other							
23	Kiosk						A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.
24	Vending carts			±; ±; ±	85%; 15%		B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.

TABLE NOTES:

A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater

B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date

(Ord. 2642; Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2958; Ord. 2978)

Effective on: 11/30/2019

21.12.060 OV Zone 3.

A. **Purpose.** Zone 3 encompasses a majority of the southwest quadrant of the Overlake Village, except for the land bordering 152nd Avenue NE. Regional retail is emphasized here as part of mixed-use developments. This land area has the highest visibility and is located along this zone's highest trafficked corridors.

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.

OV Zone 3 - 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							

B. *Maximum Development Yield.*

Table 21.12.060A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35
Height	5 stories	TDRs or GBP: 1 story Incentive	9 stories		

Table 21.12.060A Maximum Development Yield				
	Base	Bonuses Available, and Quantity	Max.	Illustrations
		Program: 4 stories		

C. 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 OV-3 Zone (Residential)</u>					
<u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>					
<u>Residential Use Category</u>	<u>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>Housing Services for the Elderly</u>	<u>Housing Services for the Elderly</u>	<u>P</u>	<u>I</u>	<u>600-699</u>

<u>Table ##.##.###.# General Allowed Uses and Cross-References in OV-3 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. Gasoline service;</u> <u>2. Outdoor automobile sales and service; and</u> <u>3. Rental storage and mini-warehouses.</u>		<u>N</u>		
<u>Business and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Food and Beverage</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Pet and Animal Sales and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Hotels, Motels, and Other Accommodation Services</u>	<u>Hotels, Motels, and Other Accommodation Services</u>	<u>P</u>	<u>R</u>	<u>300-399</u>
<u>Marijuana retail sales</u>	<u>Marijuana retail sales</u>	<u>P</u>		
<u>Manufacturing and Wholesale Trade</u>	<u>Manufacturing and Wholesale Trade</u>	<u>L</u>	<u>M, F, H</u>	<u>100-199</u>
<u>1. Warehouse and storage services</u>		<u>N</u>		
<u>Artisanal Manufacturing, Retail Sales, and Service</u>		<u>L</u>	<u>M, F, H</u>	<u>100-199, 800-899, 900-999</u>
<u>Road, Ground Passenger, and Transit Transportation</u>	<u>Road, Ground Passenger, and Transit Transportation</u>	<u>P</u>		
<u>Rapid charging station</u>	<u>Rapid charging station</u>	<u>P</u>		
<u>Battery exchange station</u>	<u>Battery exchange station</u>	<u>P</u>		
<u>Communications and Information</u>	<u>Communications and Information</u>	<u>P</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>L, C</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>L, C</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Arts, Entertainment, Recreation, and Assembly</u>	<u>Arts, Entertainment, and Recreation</u>	<u>P</u>	<u>A</u>	<u>400-499, 500-599</u>
<u>Natural and Other Recreational Parks</u>	<u>Natural and other recreational parks</u>	<u>P</u>		<u>400-499</u>
<u>Day care center</u>	<u>Day care center</u>	<u>L</u>	<u>E</u>	<u>500-599</u>
<u>Educational</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>E</u>	<u>500-599</u>
<u>Institutional Health and Human Services</u>	<u>Health and Human Services</u>	<u>P</u>	<u>I</u>	<u>600-699, 700-799</u>
<u>Government and Administration</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>B</u>	<u>700-799</u>
<u>Faith-based and Funerary</u>	<u>Religious Institution</u>	<u>L, C</u>	<u>A, B, H, I, R, S</u>	<u>500-599</u>
<u>Construction-Related Businesses</u>	<u>Construction-Related Businesses</u>	<u>L</u>	<u>B</u>	

€D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 3. To use the chart, first 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 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or GBP; w / 50% Res.; w / IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
Residential							
1	Multifamily Structure	2.5; 2.5; 2.5; 4.0	25%	5; 6; 9	85%; 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	A. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) B. A traffic mitigation plan is required. The plan shall address traffic control, parking management
2	Mixed-Use Residential					Bed (0.75, 0.75)	
3	Dormitory					Bedroom (0.5, 1.0)	
4	Residential suite					See Special Regulations	
5	Housing Services for the Elderly						

Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							(including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
General sales or services							
6	<p>General Sales or Services Retail Sales</p> <p><u>Business and Service</u></p>	.36; .41; .41 ^A ; .55 ^B	25%	4; 5; 9	85%; 15%	1,000 SF GFA (2.0, 3.0)	<p>A. The following uses are not permitted:</p> <p>1. Gasoline service;</p> <p>2. Outdoor automobile sales and service; and</p> <p>3. Rental storage and mini-warehouses.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Automobile rental requires a conditional use permit (see RZC 21.76.070.K, <i>Conditional Use Permit</i>) and must comply with the following provisions:</p> <ol style="list-style-type: none"> 1. Shall not abut any residential zone. 2. Rental uses operating in mixed-use developments are limited to eight rental vehicles at any given time in existing parking spaces; additional vehicles may be stored on-site in a building or elsewhere given submittal and approval by the Technical Committee of a vehicle storage plan. 3. Vehicle display area shall be outside of required parking and landscape areas. 4. Vehicles shall be stored on paved surfaces.

Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
	<p>Food and Beverage</p> <p>Pet and Animal Sales and Service</p>						<p>5. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.</p> <p>6. Outdoor loudspeaker systems are prohibited.</p> <p>7. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.</p> <p>8. Vehicle repair shall be conducted indoors.</p> <p>D. Requires a conditional use permit if greater than 150,000 SF GFA. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>E. Parking standards for restaurant uses:</p> <p>1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0)</p> <p>2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0)</p> <p>F. 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>
7	Hotels, Motels and Other Accommodation Services	1.2; 1.2; 1.2; 1.35	25%	4; 5; 9	85%; 15%	Rental room (1.0, 1.0)	
8	Marijuana retail sales	.36; .41;	0%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements.

Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
		.41 ^A ; .55 ^B					B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of <u>gross floor area</u> for the retail components of mixed-use developments.
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	.36; .41; .41 ^A ; .55 ^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. Warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Shall be considered a transitional use. See RZC 21.12.140 , <i>OV Transitional Use Requirements</i> , for transitional use requirements.
	Artisanal Manufacturing, Retail Sales, and Service					1,000 sq ft gfa (2.0, 3.0)	
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation					1,000 sq ft gfa (2.0, 3.0)	
11	Rapid charging station	.36; .41; .41 ^A ; .55 ^B	25%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-

Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							use/residential developments, RZC 21.04.030 Comprehensive Allowed Uses Chart.
12	Battery exchange station						A. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
14	Local Utilities						Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K , <i>Conditional Use Permit</i> . See RZC 21.56 , <i>Wireless Communication Facilities</i> , for specific development requirements.
15	Regional Utilities						
16	Wireless Communication Facilities		0%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	
Arts, Entertainment, and Recreation							
17	Arts, Entertainment, and Recreation Arts, Entertainment, Recreation, and Assembly	.36; .41; .41 ^A ; .55 ^B	25%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	
18	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to	

Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
						accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions							
19	Education, Public Administration, Health Care, and other Institutions, except those listed below <u>Educational</u>					See Special Regulations	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.
	<u>Government and Administration</u>						
20	<u>Institutional</u> Health and Human Services	.36;	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. Provisions for day care centers: 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any property line. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone.
	<u>Day Care Centers</u>	.41; .41 ^A ; .55 ^B					
21	Religious Institutions <u>Faith-based and Funerary</u>					Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	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 aisle space, but excluding stage, podium, lobby, and space for musical instruments). 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. C. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring

Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							<p>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. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>G. 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>
Construction-Related Businesses							
22	Construction-Related Businesses	.36; .41; .41 ^A ; .55 ^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>B. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p>
Other							
23	Kiosk			±			A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.
24	Vending carts			±	85%; 15%		B. Shall not reduce or interfere with functional use.

Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.

TABLE NOTES:

- A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater.
- B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date.

(Ord. 2642; Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2978)

Effective on: 11/30/2019

21.12.070 OV Zone 4.

A. **Purpose.** Zone 4 provides for redevelopment of a unique 28-acre, sloped site located at the core of the Overlake Village. This site is intended to provide a compact, mixed-use development with substantial residential development, as well as employment, retail and services, which are integrated with a major urban neighborhood public park that provides a central gathering place through plazas and green spaces. The substantial residential component is intended to achieve a site that is active during the day and during the evening, supports retail and other commercial space that is developed on the site, and supports the site as a transit-oriented place. For that reason, a 50 percent minimum residential floor area requirement is established. With its central location and proximity to major employers, the site is well-suited for pedestrian- and transit-supportive development. The design and development of this district will be controlled by a Master Plan. The Master Plan ensures that development here carries out the vision for Overlake.

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.

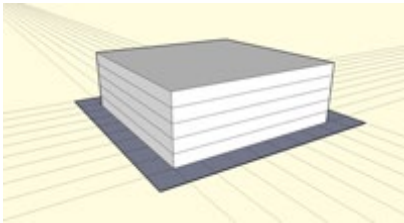
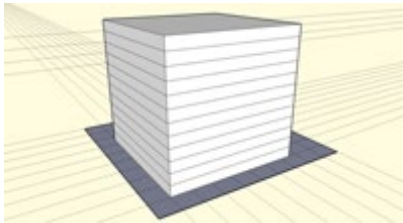
3. General Interpretation & Application Rules

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.

OV Zone 4 - 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							

B. Maximum Development Yield.

Table 21.12.070A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	2.9	TDRs or GBP: 0.05 Incentive Program: 2.25	5.2	Example of a 5-story building with FAR = 2.9 	Example of 9-story building with FAR = 5.2 
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 6 stories	12 stories		

C. 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.

Table ##.##.###.# General Allowed Uses and Cross-References in OV-4 Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
<u>Residential Use Classification</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>Housing Services</u>	<u>Housing Services</u>	<u>P</u>	<u>I</u>	<u>600-699</u>

	for the Elderly	for the Elderly		
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Table ##.##.###.# General Allowed Uses and Cross-References in OV-4 Zone (Nonresidential)				
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
<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>
Retail Sales	General Sales or Services	L	M	
1. Gasoline service; 2. Outdoor automobile sales, rental and service; and 3. Rental storage and mini-warehouses.		N		
Business and Service	General Sales or Services	L	M	
Food and Beverage	General Sales or Services	L	M	
Pet and Animal Sales and Service	General Sales or Services	L	M	
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	P	R	300-399
Marijuana retail sales	Marijuana retail sales	P		
Manufacturing and Wholesale Trade	Manufacturing and Wholesale Trade	L	M, F, H	100-199
1. Wholesale trade establishments, warehouse, and storage services		N		
Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
1. Wholesale trade establishments		N		
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	P		
Rapid charging station	Rapid charging station	P		
Battery exchange station	Battery exchange station	P		
Communications and Information	Communications and Information	P		
Local utilities	Local utilities	L, C		
Regional utilities	Regional utilities	L, C		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	P	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	L	E	500-599
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	E	500-599
Institutional Health and Human Services	Health and Human Services	P	I	600-699, 700-799
Government and	Education, Public	P	B	700-799

Administration	Administration, Health Care, and Other Institutions, except those listed below			
Construction-Related Businesses	Construction-Related Businesses	<u>L</u>	<u>B</u>	

€ D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 4. To use the chart, first 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 21.12.070B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or GBP; w / IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
Residential							
1	Multifamily Structure	2.5; 2.5; 4.0	50%	5; 6; 12	85%; 20%	Unit (1.0, 2.25) plus 1 guest	A. An applicant may use an alternate method to calculate the 50 percent minimum residential floor area requirement for a proposed Master Plan. If used, the alternative method shall be described in a Development Agreement for the proposed Master Plan, and shall meet the intent of the 50 percent residential floor area requirement, which is described above in RZC 21.12.070.A , <i>Purpose</i> . B. 2. Height not to exceed 125 feet through Overlake Village Incentive Program.
2	Mixed-Use Residential					space per 4 units for projects of 6 units or more	
3	Dormitory					Bed (0.75, 0.75)	
4	Residential suite					Bedroom (0.5, 1.0)	
5	Housing Services for the Elderly					See Special Regulations	

Table 21.12.070B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
							Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) C. 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.
General sales or services							
6	General Sales or Services Retail Sales <u>Business and Service</u>	.4; .47; 1.0	50%	4; 5; 10	85%; 20%	1,000 sq ft gfa (2.0, 3.0)	A. The following uses are not permitted: 1. Gasoline service; 2. Outdoor automobile sales, rental and service; and 3. Rental storage and mini-warehouses. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Limited to less than 75,000 square feet gross floor area in a single use. D. Height not to exceed 126 feet through Overlake Village Incentive Program. E. 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. F. Parking standards for restaurant uses:

Table 21.12.070B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
	Food and Beverage Pet and Animal Sales and Service						1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0) 2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0) G. Parking for the following uses may be reduced as described below provided the Technical Committee finds there is sufficient data and analysis upon which the reduction is based to demonstrate that adequate parking will be provided, including shared parking: 1. Parking for sit-down and carry-out restaurants may be reduced to not less than two (2) spaces per 1,000 square feet gross floor area; 2. Parking for restaurants, cafes or delis with less than 750 square feet gross floor area may be reduced to zero spaces.
7	Hotels, Motels and Other Accommodation Services	.4; .47; 1.2	50%	4; 5; 12	85%; 20%	Rental room (1.0, 1.0)	Height not to exceed 135 feet through Overlake Village Incentive Program.
8	Marijuana retail sales	.4; .47; 1.0	0%	4; 5; 10	85%; 20%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. 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.
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	.4; .47; 1.0	50%	4; 5; 10	85%; 20%	1,000 sq ft gfa (2.0, 3.0)	A. Wholesale trade establishments and warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.

Table 21.12.070B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
							C. Height not to exceed 126 feet through Overlake Village Incentive Program.
	Artisanal Manufacturing, Retail Sales, and Service					1,000 sq ft gfa (2.0, 3.0)	
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation					1,000 sq ft gfa (2.0, 3.0)	Height not to exceed 126 feet through Overlake Village Incentive Program.
11	Rapid charging station		50%			Adequate to accommodate peak use	A. Height not to exceed 126 feet through Overlake Village Incentive Program. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments, RZC 21.04.030 Comprehensive Allowed Uses Chart.
12	Battery exchange station	.4; .47; 1.0		4; 5; 10	85%; 20%		A. Height not to exceed 126 feet through Overlake Village Incentive Program. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
13	Communications and Information						A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Height not to exceed 126 feet through Overlake Village Incentive Program.
14	Local Utilities					Adequate to accommodate peak use	A. Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, Conditional Use Permit
15	Regional Utilities		0%				B. Height not to exceed 126 feet through Overlake

Table 21.12.070B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
							Village Incentive Program.
16	Wireless Communication Facilities						See RZC 21.56. <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment, and Recreation							
17	Arts, Entertainment, and Recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	.4; .47; 1.0	50%	4; 5; 10	85%; 20%	Adequate to accommodate peak use	Height not to exceed 126 feet through Overlake Village Incentive Program.
18	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions							
19	Education, Public Administration, Health Care, and other Institutions, except those listed below <u>Educational Government and Administration</u>	.4; .47; 1.0	50%	4; 5; 10	85%; 20%	See Special Regulations	A. Religious institutions not permitted. B. Height not to exceed 126 feet through Overlake Village Incentive Program. C. 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.

Table 21.12.070B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
20	<u>Institutional Health and Human Services</u> <u>Day Care Centers</u>					1,000 sq ft gfa (2.0, 3.0)	A. Provisions for day care centers: 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any property line. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone. B. Height not to exceed 126 feet through Overlake Village Incentive Program.
Construction-Related Businesses							
21	Construction-Related Businesses	.4; .47; 1.0	50%	4; 5; 10	85%; 20%	1,000 sq ft gfa (2.0, 3.0)	A. Shall include a showroom open to the general public. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Height not to exceed 126 feet through Overlake Village Incentive Program.
Other							
22	Kiosk						A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.
23	Vending carts			±; ±; ±	85%; ±5%		B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.

(Ord. 2642; Ord. 2803; Ord. 2836; Ord. 2919; Ord. 2978)

Effective on: 11/30/2019

21.12.080 OV Zone 5.

A. **Purpose.** Zone 5 is located north of the SR 520 interchange and encompasses approximately 1.7 acres of the Overlake Village. Commercial uses are emphasized here due to the site's location next to the freeway interchange, highly trafficked arterial, and the immediately surrounding employment campuses. Residential uses are permitted but not required.

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.

OV Zone 5 - Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Building Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & Enclosures		Environmental Regulations	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas
Impervious Surface	Lighting		Open Space	Neighborhood				Wireless Communication Facilities
Setbacks	Hazardous Liquid Pipelines							

B. Maximum Development Yield.

Table 21.12.080A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	Incentive Program: 1.3	5	Example of a 5-story building with FAR = 3.7	Example of 5-story building with FAR = 5
Height	5 stories	None in this example	5 stories		

C. 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.

Table ##.##.###.# General Allowed Uses and Cross-References in OV-5 Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
<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>

	Dormitory	Dormitory	P	R	200-299
	Residential Suite	Residential Suite	P	R	200-299
	Housing Services for the Elderly	Housing Services for the Elderly	P	I	600-699

Table ###.###.###.# General Allowed Uses and Cross-References in OV-5 Zone (Nonresidential)				
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
Nonresidential Use Class	Former Use Classification (prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
Retail Sales	General Sales or Services	L	M	
1. Gasoline service; 2. Outdoor automobile sales, rental and service; and 3. Rental storage and mini-warehouses.		N		
Business and Service	General Sales or Services	L	M	
Food and Beverage	General Sales or Services	L	M	
Pet and Animal Sales and Service	General Sales or Services	L	M	
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	P	R	300-399
Marijuana retail sales	Marijuana retail sales	P		
Manufacturing and Wholesale Trade	Manufacturing and Wholesale Trade	L	M, F, H	100-199
1. Wholesale trade establishments, warehouse, and storage services		N		
Artisanal Manufacturing, Retail Sales, and Service		L	M, F, H	100-199, 800-899, 900-999
1. Wholesale trade establishments		N		
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	P		
Rapid charging station	Rapid charging station	P		
Battery exchange station	Battery exchange station	P		
Communications and Information	Communications and Information	P		
Local utilities	Local utilities	L, C		
Regional utilities	Regional utilities	L, C		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	P	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	L	E	500-599
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	E	500-599

Institutional Health and Human Services	Health and Human Services	P	I	600-699, 700-799
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	P	B	700-799
Construction-Related Businesses	Construction-Related Businesses	L	B	

€ D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 5. To use the chart, first 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 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
Residential							
1	Multifamily Structure					Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	
2	Mixed-Use Residential					Bed (0.75, 0.75)	
3	Dormitory					Bedroom (0.5, 1.0)	
4	Residential suite	2.5; 2.5; 4.0	0%	5; 5; 5	85%; 15%		
5	Housing Services for the Elderly					See Special Regulations	A. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)

Table 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
							4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) B. 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.
General sales or services							
6	General Sales or Services <u>Retail Sales</u> <u>Business and Service</u> <u>Food and Beverage</u> <u>Pet and Animal Sales and Service</u>	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. The following uses are not permitted: 1. Gasoline service; 2. Outdoor automobile sales, rental and service; and 3. Rental storage and mini-warehouses. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Limited to less than 75,000 sq ft gross floor area in a single use. D. Parking standards for restaurant uses: 1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0) 2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0) E. 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.
7	Hotels, Motels and Other Accommodation Services	1.2; 1.2; 1.35	0%	4; 5; 5	85%; 15%	Rental room (1.0, 1.0)	
8	Marijuana retail	.36;	0%	4; 5; 5	85% /	1,000 sq ft gfa	A. See RZC 21.41 Marijuana-related uses for additional

Table 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
	sales	.41; .55			15%	(2.0, 3.0)	requirements. B. 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.
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft (2.0, 3.0)	A. Wholesale trade establishments and warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Shall be considered a transitional use. See RZC 21.12.140 , <i>OV Transitional Use Requirements</i> , for transitional use requirements.
	<u>Artisanal Manufacturing, Retail Sales, and Service</u>					<u>1,000 sq ft (2.0, 3.0)</u>	
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation					1,000 sq ft gfa (2.0, 3.0)	
11	Rapid charging station	.36; .41; .55	0%	4; 5; 5	85%; 15%	Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments, RZC 21.04.030 Comprehensive Allowed Uses Chart.

Table 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
12	Battery exchange station						A. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
14	Local 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> .
15	Regional Utilities				Requires a conditional use permit. See RZC 21.76.070.K , <i>Conditional Use Permit</i> .		
16	Wireless Communication Facilities				See RZC 21.56 . <i>Wireless Communication Facilities</i> , for specific development requirements.		
Arts, Entertainment, and Recreation							
17	Arts, Entertainment, and Recreation Arts, Entertainment, Recreation, and Assembly	.36; .41; .55	0%	4; 5; 5	85%; 15%	Adequate to accommodate peak use	
18	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions							

Table 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
19	Education, Public Administration, Health Care, and other Institutions, except those listed below <u>Educational</u>	.36; .41; .55	0%	4; 5; 5	85%; 15%	See Special Regulations	A. Religious institutions 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.
	<u>Government and Administration</u>						
20	<u>Institutional</u> Health and Human Services					1,000 sq fg gfa (2.0, 3.0)	A. Provisions for day care centers: 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any property line. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone.
	<u>Day Care Centers</u>						
Construction-Related Businesses							
21	Construction-Related Businesses	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140 , <i>OV Transitional Use Requirements</i> , for transitional use requirements.
Other							
22	Kiosk			1; 1; 1	85%; 15%		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with
23	Vending carts						

Table 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
							Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.