

***Administrative Note: The following portions of the Redmond Zoning Code are proposed for amendment as recommended per the following Redmond Zoning Code ReWrite Phase 1 Components:***

- ***Format and Organizational Enhancements (Wayfinding)***
- ***Residential Use Typology Establishment and Clarifications***
- ***Nonresidential Allowed Use Simplification, Broadening, and Flexibility***

#### 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

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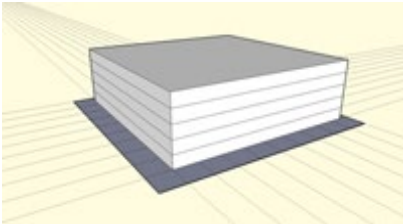
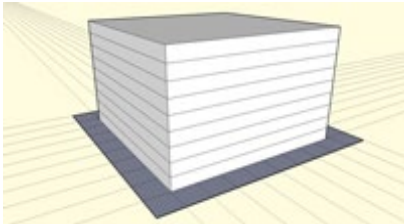
21.12.040 OV Zone 1.

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.

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)	<del>3.7</del>	<del>TDRs or GBP: 0.05 Incentive Program: 1.69</del>	<del>5.35</del>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p><del>Example of a 5-story building with FAR = 3.7</del></p>  </div> <div style="text-align: center;"> <p><del>Example of 9-story building with FAR = 5.35</del></p>  </div> </div>
	<p><a href="#">Refer to RZC 21.12.090 for floor area ratios.</a></p>			
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 current 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. Additional information specific to the intended use may be necessary.

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

<b>Table ###.###.###.# General Allowed Uses and Cross-References in OV-1 Zone (Residential)</b>					
<b>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</b>					
<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>

<b>Table ###.###.###.# General Allowed Uses and Cross-References in OV-1 Zone (Nonresidential)</b>				
<b>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</b>				
<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>		

<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>P</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>L, C</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>P</u>		
<u>Large Satellite Dishes / Amateur Radio Tower</u>	<u>Large Satellite Dishes / Amateur Radio Tower</u>	<u>P</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</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 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	<del>Max. FAR</del>	Min. Res. Floor Area	Max. Height		Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		<del>Base; w/ TDRs or GBP; w/ 50% Res; w/ IP</del>		Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR		
<b>Residential</b>							
1	Multifamily Structure	<del>2.5;</del> <del>2.5;</del>	50%			Unit (1.0, 2.25) plus 1 guest	Maximum building height of nine stories may be achieved through RZC

Table 21.12.040B Allowed Uses and Basic Development Standards							
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		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
2	Mixed-Use Residential	<del>2.5;</del> 4		5;	85%	space per 4 units for projects of 6 units or more	<a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
3	Dormitory			6;	/	Bed (0.75, 0.75)	
4	Residential suite			8	15%	Bedroom (0.5, 1.0)	
5	Housing Services for the Elderly	<del>2.5;</del> <del>2.5;</del> <del>2.5;</del> 4	50%	5;	85%	See Special Regulations	<p>A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a>, <i>OV Incentive Program</i>, 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"> <li>1. Multifamily housing for senior citizens: Unit (0.5, 2.0)</li> <li>2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0)</li> <li>3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)</li> <li>4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)</li> </ol> <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>
<b>General sales or services</b>							

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§	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			
6	<del>General Sales or Services Retail Sales</del>	<del>0.36; 0.41; 0.41<sup>A</sup>; 0.55<sup>B</sup></del>	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. <del>The following uses are not permitted:</del></p> <p><del>1. Gasoline service;</del></p> <p><del>2. Outdoor automobile sales, rental or service; and</del></p> <p><del>3. Rental storage and mini-warehouses.</del></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. Limited to less than 75,000 square feet gross floor area in a single use.</p> <p>D. Maximum building height of 9 stories may be achieved through RZC <a href="#">21.12.170</a>, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</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>
	<del>Business and Service</del>						
	<del>Food and Beverage</del>						
	<del>Pet and Animal Sales and Service</del>						
7	Hotels, Motels and Other Accommodation Services	<del>1.2; 1.2; 1.2; 1.35</del>	50%	4; 5; 8	85% / 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying



Table 21.12.040B Allowed Uses and Basic Development Standards							
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		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
							the Regional Stormwater Management Facility incentive.
8	Marijuana retail sales	<del>0.36; 0.41; 0.41<sup>A</sup></del> <del>0.55<sup>B</sup></del>	0%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC <a href="#">21.41</a> 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.
<b>Manufacturing and Wholesale Trade</b>							
9	Manufacturing and Wholesale Trade	<del>0.36;</del> <del>0.41;</del> <del>0.41<sup>A</sup>;</del> <del>0.55<sup>B</sup></del>	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	<del>A. Warehouse and storage services not permitted.</del> 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 <a href="#">21.12.140</a> , <i>OV Transitional Use Requirements</i> for transitional use requirements. D. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	<u>Artisanal Manufacturing, Retail Sales, and Service</u>					1,000 sq ft gfa (2.0, 3.0)	
<b>Transportation, Communication, Information, and Utilities</b>							

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 / IP		Base; w / TDRs or GBP; w / IP			
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 <a href="#">21.12.170</a> , <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 <a href="#">21.12.170</a> , <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 multi-story mixed-use/residential developments, RZC <a href="#">21.04.030</a> Comprehensive Allowed Uses Chart.
12	Battery exchange station						
13	Communications and Information		50%		4; 5; 8	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 nearby multistory mixed-use/residential developments. B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <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 <a href="#">21.76.070.K</a> , <i>Conditional Use Permit</i> .

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 / IP		Base; w / TDRs or GBP; w / IP			
							B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
15	Regional Utilities			A. Requires a conditional use permit. See RZC <a href="#">21.76.070.K</a> , <i>Conditional Use Permit</i> . B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <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 <a href="#">21.56</a> , <i>Wireless Communication Facilities</i> , for			

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 / TDR; w / GBP; w / 40% Res; w / IP		Base; w / TDRs or GBP; w / IP			
				specific development requirements. B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.			
17	Wireless Communication Facilities			A. See RZC <a href="#">21.56</a> . Wireless Communication Facilities, for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV</i>			

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 / IP		Base; w / TDRs or GBP; w / IP			
				Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.			
<b>Arts, Entertainment, and Recreation</b>							
18	<del>Arts, Entertainment, and Recreation</del> <u>Arts, Entertainment, Recreation, and Assembly</u>	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	50%	4; 5; 8	85% / 15%	Adequate to accommodate peak use	Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <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)	
<b><del>Education, Public Administration, Health Care, and other Institutions</del></b>							
20	<del>Education, Public Administration, Health Care, and other Institutions, except those listed below</del> <u>Educational</u>	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	50%	4; 5; 8	85% / 15%	See Special Regulations	A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <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

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§	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			
							after considering the probable number of employees, etc.
	<u>Government and Administration</u>						
21	<u>Institutional</u> Health and Human Services  <u>Day Care Center</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 <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
22	<u>Religious Institutions</u> <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. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.  <del>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).</del>  <del>C. Storage locations of buses/vans over 10,000 gvwt shall be shown on a plan and</del>

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		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
							<p><del>screened from neighboring properties or right of way.</del></p> <p><del>D. B. 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.</del></p> <p><del>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)</del></p> <p><del>F. Maximum height for separate structures on site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.</del></p> <p><del>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.</del></p> <p><u>C. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.</u></p>
Construction-Related Businesses							
23	Construction-Related Businesses	<p><del>0.36;</del></p> <p><del>0.41;</del></p> <p><del>0.41<sup>A</sup>;</del></p> <p><del>0.55<sup>B</sup></del></p>	50%	<p>4;</p> <p>5;</p> <p>8</p>	<p>85%</p> <p>/</p> <p>15%</p>	1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC <a href="#">21.12.140</a>, <i>OV Transitional Use Requirements</i> for transitional use requirements.</p>

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§	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			
							B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170, OV Incentive Program</a> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
<b>Other</b>							
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 <a href="#">21.76.070.K, Conditional Use Permit</a> .
25	Vending carts			1; 1; 1	85% / 15%		

**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



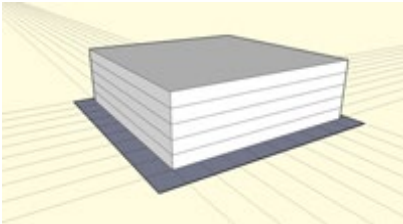
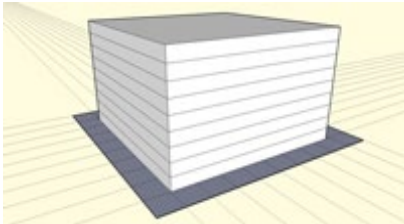
21.12.050 OV Zone 2.

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.

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.*

Table 21.12.050A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	<b>Illustrations</b>	
Floor area ratio (FAR)	<del>3.7</del>	<del>TDRs or GBP: 0.05 Incentive Program: 1.69</del>	<del>5.35</del>	<del>Example of a 5-story building with FAR = 3.7</del>	<del>Example of 9-story building with FAR = 5.35</del>
	<u>Refer to RZC 21.12.090 for floor area ratios.</u>				
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 current 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. Additional information specific to the intended use by be necessary.

Uses that are not listed below nor within the associated definition of the individual use category or class shall be classified 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</u>	<u>ITE Trip Generation</u>

				<u>Occupancy Class</u>	<u>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-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>

<a href="#">Natural and Other Recreational Parks</a>	<a href="#">Natural and other recreational parks</a>	<a href="#">P</a>		<a href="#">400-499</a>
<a href="#">Day care center</a>	<a href="#">Day care center</a>	<a href="#">L</a>	<a href="#">E</a>	<a href="#">500-599</a>
<a href="#">Educational</a>	<a href="#">Education, Public Administration, Health Care, and Other Institutions, except those listed below</a>	<a href="#">P</a>	<a href="#">E</a>	<a href="#">500-599</a>
<a href="#">Institutional Health and Human Services</a>	<a href="#">Health and Human Services</a>	<a href="#">P</a>	<a href="#">I</a>	<a href="#">600-699, 700-799</a>
<a href="#">Government and Administration</a>	<a href="#">Education, Public Administration, Health Care, and Other Institutions, except those listed below</a>	<a href="#">P</a>	<a href="#">B</a>	<a href="#">700-799</a>
<a href="#">Faith-based and Funerary</a>	<a href="#">Religious Institution</a>	<a href="#">L, C</a>	<a href="#">A, B, H, I, R, S</a>	<a href="#">500-599</a>
<a href="#">Construction-Related Businesses</a>	<a href="#">Construction-Related Businesses</a>	<a href="#">L</a>	<a href="#">B</a>	

**€ 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	<del>Max. FAR</del>	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		<del>Base; w/ TDRs or GBP; w/ 80% Res; w/ IP</del>		Base; w / TDRs or GBP; w / IP			
<b>Residential</b>							
1	Multifamily Structure	<del>2.5;</del> <del>2.5;</del>	25%		85%; 15%	Unit (1.0, 2.25) plus 1 guest	Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive</i>

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 / IP		Base; w / TDRs or GBP; w / IP			
2	Mixed-Use Residential	<del>2.5;</del> 4.0				space per 4 units for projects of 6 units or more	<i>Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
3	Dormitory					Bed (0.75, 0.75)	
4	Residential suite					Bedroom (0.5, 1.0)	
5	Housing Services for the Elderly			5; 6; 8		See Special Regulations	<p>A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a>, <i>OV Incentive Program</i>, 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"> <li>Multifamily housing for senior citizens: Unit (0.5, 2.0)</li> <li>Nursing home or long-term care facility: 4 patient beds (1.0, 1.0)</li> <li>Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)</li> <li>Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)</li> </ol> <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>
<b>General sales or services</b>							

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 / IP		Base; w / TDRs or GBP; w / IP			
6	<del>General Sales or Services Retail Sales</del>  <u>Business and Service</u>  <u>Food and Beverage</u>  <u>Pet and Animal Sales and Service</u>	<del>0.36;</del> <del>0.41;</del> <del>0.41<sup>A</sup>;</del> <del>0.55<sup>B</sup></del>	25%	<del>4;</del> <del>5;</del> <del>9</del>	<del>85%;</del> <del>15%</del>	1,000 sq ft gfa (2.0, 3.0)	<p>A. <del>The following uses are not permitted:</del></p> <ol style="list-style-type: none"> <li><del>1. Gasoline service;</del></li> <li><del>2. Outdoor automobile sales, rental or service;</del></li> <li><del>3. Rental storage and mini-warehouses.</del></li> </ol> <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. Requires a conditional use permit if greater than 150,000 SF GFA. See RZC <a href="#">21.76.070.K</a>, <i>Conditional Use Permit</i></p> <p>D. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a>, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>E. Parking standards for restaurant uses:</p> <ol style="list-style-type: none"> <li>1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0)</li> <li>2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0)</li> </ol> <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>

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	<del>Max. FAR</del> <del>Base; w / TDRs or GBP; w / IP</del>	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
7	Hotels, Motels and Other Accommodation Services	<del>1.2;</del> <del>1.2;</del> <del>1.2;</del> <del>1</del>	25%	4; 5; 8	85%; 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
8	Marijuana retail sales	<del>0.36;</del> <del>0.41;</del> <del>0.41<sup>A</sup>;</del> <del>0.55<sup>B</sup></del>	0%	4; 5; 9	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC <a href="#">21.41</a> 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.
<b>Manufacturing and Wholesale Trade</b>							
9	Manufacturing and Wholesale Trade	<del>0.36;</del> <del>0.41;</del> <del>0.41<sup>A</sup>;</del> <del>0.55<sup>B</sup></del>	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. <del>Warehouse and storage services not permitted.</del> 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 <a href="#">21.12.140</a> , <i>OV Transitional Use Requirements</i> , for transitional use requirements. D. Maximum building height of 9 stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	<u>Artisanal Manufacturing.</u>					<u>1,000 sq ft gfa (2.0, 3.0)</u>	

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR <del>0.36</del> Base; w/ TDRs or GBP; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	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
	<u>Retail Sales, and Service</u>						
<b>Transportation, Communication, Information, and Utilities</b>							
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 <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
11	Rapid charging station	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	25%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <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..
12	Battery exchange station						A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <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.



Table 21.12.050B Allowed Uses and Basic Development Standards								
§	Use	<del>Max. FAR</del> <del>Base+ w/ TDRs or GBP; w/ SDR; Res+ w/ IP</del>	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
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 <a href="#">21.12.170</a> , 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 <a href="#">21.76.070.K</a> , <i>Conditional Use Permit</i> . B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
15	Regional Utilities							
16	Wireless Communication Facilities		0%				Adequate to accommodate peak use	A. See RZC <a href="#">21.56</a> , <i>Wireless Communication Facilities</i> , for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
<b>Arts, Entertainment, and Recreation</b>								
17	<del>Arts, Entertainment, and Recreation</del>	<del>0.36; 0.41;</del>	25%	4; 5; 8	85%; 15%		Adequate to accommodate peak use	Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR w/ ± TDRs or GBP; w/ ± SR; 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
	<u>Arts, Entertainment, Recreation, and Assembly</u>	0.41 <sup>A</sup> ; 0.55 <sup>B</sup>					the Regional Stormwater Management Facility incentive.
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	<del>Education, Public Administration, Health Care and other Institutions, except those listed below</del> <u>Educational</u> <u>Government and Administration</u>	0.36; 0.41; 0.41 <sup>A</sup> ; 0.55 <sup>B</sup>	25%	4; 5; 8	85%; 15%	See Special Regulations	A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170, OV Incentive Program</a> , 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					1,000 sq ft gfa (2.0, 3.0)	A. Provisions for day care centers:

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
		<del>Max. FAR</del> w/ <del>TDRs</del> or <del>GBP</del> w/ <del>SUP</del> <del>Res.</del> w/ <del>IP</del>		Base; w / TDRs or GBP; w / IP			
	<u>Day Care Centers</u>						<p>1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0).</p> <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 <a href="#">21.12.170</a>, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
21	<u>Religious Institutions</u> <u>Faith-based and Funerary</u>					<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 <a href="#">21.12.170</a>, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p><del>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).</del></p> <p><del>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.</del></p> <p><del>D-B.</del> 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>

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 / IP		Base; w / TDRs or GBP; w / IP			
		<del>0.36; 0.41; 0.41<sup>A</sup>; 0.55<sup>B</sup></del>					<p><del>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)</del></p> <p><del>F. Maximum height for separate structures on site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.</del></p> <p><del>G. C. Requires a conditional use permit if 750 seats or greater. See RZC <a href="#">21.76.070.K</a>, Conditional Use Permit.</del></p> <p><del>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.</del></p> <p><del>D. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.</del></p>
Construction-Related Businesses							
22	Construction-Related Businesses	<del>0.36; 0.41; 0.41<sup>A</sup>; 0.55<sup>B</sup></del>	25%	4; 5; 8	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 <a href="#">21.12.140</a>, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p> <p>C. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a>, <i>OV Incentive Program</i>, on those properties eligible for and applying</p>

Table 21.12.050B Allowed Uses and Basic Development Standards								
§	Use	<del>Max. FAR</del>	Min. Res. Floor Area	<del>Base; w / TDRs or GBP; w / IP</del>	<del>Max. Height</del>	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		<del>Base; w / TDRs or GBP; w / IP</del>		<del>Max. Height</del>				
								the Regional Stormwater Management Facility incentive.
<b>Other</b>								
23	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.
24	Vending carts			1; 1; 1	85%; 15%			
<b>TABLE NOTES:</b>								
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

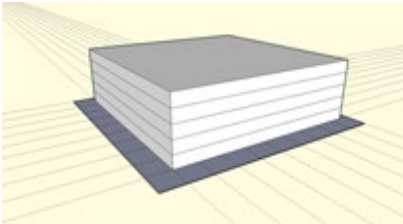
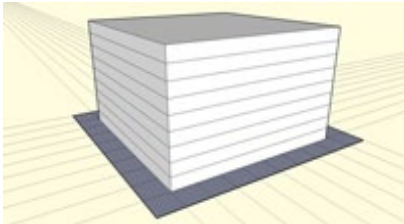
21.12.060 OV Zone 3.

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.

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.

<b>OV Zone 3 - Regulations Table</b>								
<b>Land &amp; Structure</b> 		<b>Transportation</b> 	<b>Environment</b> 	<b>Community</b> 	<b>Process</b> 	<b>Money</b> 	<b>Incentives</b> 	<b>Other</b> 
<b>Building Height</b>	<b>Fences</b>	<b>Parking Standards</b>	<b>Landscaping</b>	<b>Historical &amp; Archeological Resources</b>	<b>Review Procedures</b>	<b>Development Fees</b>	<b>Transfer Development Rights Program</b>	<b>Special Regulations</b>
<b>Density</b>	<b>Signs</b>	<b>Transportation Standards</b>	<b>Trees</b>	<b>Design Standards</b>	<b>Permits</b>	<b>Doing Business</b>	<b>Green Building Incentive Program</b>	<b>Public View Corridors &amp; Gateways</b>
<b>Impervious Surface</b>	<b>Outdoor Storage, Display &amp; Enclosures</b>		<b>Environmental Regulations</b>	<b>Affordable Housing</b>	<b>Development Services</b>		<b>General Incentive Information</b>	<b>Transition Overlay Areas</b>
<b>Setbacks</b>	<b>Lighting</b>		<b>Open Space</b>	<b>Neighborhood</b>				<b>Wireless Communication Facilities</b>
	<b>Hazardous Liquid Pipelines</b>							

B. **Maximum Development Yield.**

Table 21.12.060A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	<del>3.7</del>	<del>TDRs or GBP: 0.05 Incentive Program: 1.69</del>	<del>5.35</del>	<del>Example of a 5-story building with FAR = 3.7</del>	<del>Example of 9-story building with FAR = 5.35</del>
	<u>Refer to RZC 21.12.090 for floor area ratios.</u>				
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 generally aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City’s Business Licensing system. Addition information specific to the intended use may be necessary.

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</u>	<u>ITE Trip Generation</u>

				<u>Occupancy Class</u>	<u>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>



<a href="#">Natural and Other Recreational Parks</a>	<a href="#">Natural and other recreational parks</a>	<a href="#">P</a>		<a href="#">400-499</a>
<a href="#">Day care center</a>	<a href="#">Day care center</a>	<a href="#">L</a>	<a href="#">E</a>	<a href="#">500-599</a>
<a href="#">Educational</a>	<a href="#">Education, Public Administration, Health Care, and Other Institutions, except those listed below</a>	<a href="#">P</a>	<a href="#">E</a>	<a href="#">500-599</a>
<a href="#">Institutional Health and Human Services</a>	<a href="#">Health and Human Services</a>	<a href="#">P</a>	<a href="#">I</a>	<a href="#">600-699, 700-799</a>
<a href="#">Government and Administration</a>	<a href="#">Education, Public Administration, Health Care, and Other Institutions, except those listed below</a>	<a href="#">P</a>	<a href="#">B</a>	<a href="#">700-799</a>
<a href="#">Faith-based and Funerary</a>	<a href="#">Religious Institution</a>	<a href="#">L, C</a>	<a href="#">A, B, H, I, R, S</a>	<a href="#">500-599</a>
<a href="#">Construction-Related Businesses</a>	<a href="#">Construction-Related Businesses</a>	<a href="#">L</a>	<a href="#">B</a>	

**€ 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	<del>Max. FAR</del>	Min. Res. Floor Area	<del>Max. Height</del>	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		<del>Base; w/ TDRs or GBP; w/ SRP; Res. w/ IP</del>		<del>Base; w/ TDRs or GBP; w/ IP</del>			
<b>Residential</b>							
1	Multifamily Structure	<del>2.5;</del> <del>2.5;</del>	25%		85%; 15%	Unit (1.0, 2.25) plus 1 guest space	

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 / TDR; or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
2	Mixed-Use Residential	<del>2.5;</del> 4.0				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			5; 6; 9		See Special Regulations	<p>A. Parking requirements are as follows:</p> <ol style="list-style-type: none"> <li>1. Multifamily housing for senior citizens: Unit (0.5, 2.0)</li> <li>2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0)</li> <li>3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)</li> <li>4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)</li> </ol> <p>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.</p>
<b>General sales or services</b>							

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 / TDR; or GBP; w / Res. w / IP		Base; w / TDRs or GBP; w / IP			
6	<p><del>General Sales or Services Retail Sales</del></p> <p><u>Business and Service</u></p>	<p><del>.36;</del> <del>.41;</del> <del>.41<sup>A</sup>;</del> <del>.55<sup>B</sup></del></p>	25%	<p>4;</p> <p>5;</p> <p>9</p>	<p>85%;</p> <p>15%</p>	<p>1,000 SF GFA (2.0, 3.0)</p>	<p><del>A. The following uses are not permitted:</del></p> <p><del>1. Gasoline service;</del></p> <p><del>2. Outdoor automobile sales and service; and</del></p> <p><del>3. Rental storage and mini-warehouses.</del></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 <a href="#">21.76.070.K</a>, <i>Conditional Use Permit</i>) and must comply with the following provisions:</p> <ol style="list-style-type: none"> <li>1. Shall not abut any residential zone.</li> <li>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.</li> <li>3. Vehicle display area shall be outside of required parking and landscape areas.</li> <li>4. Vehicles shall be stored on paved surfaces.</li> </ol>

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 / Res. w / IP		Base; w / TDRs or GBP; w / IP			
	<p><u>Food and Beverage</u></p> <p><u>Pet and Animal Sales and Service</u></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 <a href="#">21.76.070.K, Conditional Use Permit.</a></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	<del>1.2;</del> <del>1.2;</del> <del>1.2;</del> <del>1.35</del>	25%	4; 5; 9	85%; 15%	Rental room (1.0, 1.0)	

Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	<del>Max. FAR</del> <del>Base; w / TDRs or GBP; w / IP</del>	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
8	Marijuana retail sales	<del>.36;</del> <del>.41;</del> <del>.41<sup>A</sup>;</del> <del>.55<sup>B</sup></del>	0%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC <a href="#">21.41</a> 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 <u>gross floor area</u> for the retail components of mixed-use developments.
<b>Manufacturing and Wholesale Trade</b>							
9	Manufacturing and Wholesale Trade	<del>.36;</del> <del>.41;</del> <del>.41<sup>A</sup>;</del> <del>.55<sup>B</sup></del>	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 <a href="#">21.12.140</a> , <i>OV Transitional Use Requirements</i> , for transitional use requirements.
	<u>Artisanal Manufacturing, Retail Sales, and Service</u>					<u>1,000 sq ft gfa (2.0, 3.0)</u>	
<b>Transportation, Communication, Information, and Utilities</b>							
10	Road, Ground Passenger and Transit Transportation	<del>.36;</del> <del>.41;</del> <del>.41<sup>A</sup>;</del>	25%	4; 5;	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	
11	Rapid charging station	<del>.36;</del> <del>.41;</del> <del>.41<sup>A</sup>;</del> <del>.55<sup>B</sup></del>		9		Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible

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 / IP		Base; w / TDRs or GBP; w / IP			
							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 <a href="#">21.12.170, OV Incentive Program</a> , 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 <a href="#">21.76.070.K, Conditional Use Permit</a> . See RZC <a href="#">21.56, Wireless Communication Facilities</a> , for specific development requirements.
15	Regional Utilities						
16	Wireless Communication Facilities						
<b>Arts, Entertainment, and Recreation</b>							

Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w/ TDRs or GBP; w/ SRAs 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
17	<del>Arts, Entertainment, and Recreation Arts, Entertainment, Recreation, and Assembly</del>	<del>.36; .41; .41<sup>A</sup>; .55<sup>B</sup></del>	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 accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions							
19	<del>Education, Public Administration, Health Care, and other Institutions, except those listed below</del> <u>Educational Government and Administration</u>	<del>.36; .41; .41<sup>A</sup>; .55<sup>B</sup></del>	25%	4; 5; 9	85%; 15%	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.
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.

Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAM	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDR; or GBP; w / SR; Res; w / IP		Base; w / TDRs or GBP; w / IP			
21	<u>Religious Institutions Faith-based and Funerary</u>					<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><del>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).</del></p> <p><del>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.</del></p> <p><del>C. A. 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.</del></p> <p><del>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)</del></p> <p><del>E. Maximum height for separate structures on-site, such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.</del></p> <p><del>F. B. Requires a conditional use permit if 750 seats or greater. See RZC <a href="#">21.76.070.K</a>, <i>Conditional Use Permit</i>.</del></p> <p><del>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.</del></p>



Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAM	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			
							<a href="#">C. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.</a>
<b>Construction-Related Businesses</b>							
22	Construction-Related Businesses	<del>.36;</del> <del>.44;</del> <del>.44<sup>A</sup>;</del> <del>.55<sup>B</sup></del>	25%	4; 5; 9	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 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 <a href="#">21.12.140, OV Transitional Use Requirements</a> , for transitional use requirements.
<b>Other</b>							
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			1; 1; 1	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.

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 / IP		Base; w / TDRs or GBP; w / IP			

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.

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
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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.*

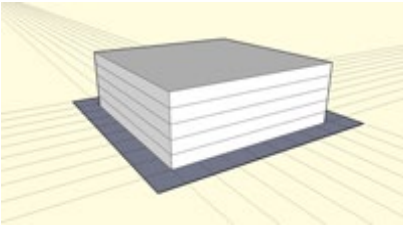
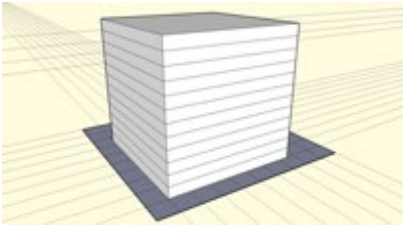
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	<del>2.9</del>	<del>TDRs or GBP: 0.05 Incentive Program: 2.25</del>	<del>5.2</del>	<del>Example of a 5-story building with FAR = 2.9</del>	<del>Example of 9-story building with FAR = 5.2</del>
		<a href="#">Refer to RZC 21.12.090 for floor area ratios.</a>			
Height	5 stories	TDRs or GBP: 1 story	12 stories		

Table 21.12.070A Maximum Development Yield				
	Base	Bonuses Available, and Quantity	Max.	Illustrations
		Incentive Program: 6 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 generally aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City’s Business Licensing system. Addition information specific to the intended use may be necessary.

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-4 Zone (Residential)</u>					
<u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>					
<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 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-4 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 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. Wholesale trade establishments, 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>1. Wholesale trade establishments</u>		<u>N</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>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 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	<del>Max. FAR</del> <del>Base; w/ TDRs</del> <del>or</del> <del>GBP; w/ IP</del>	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
<b>Residential</b>							
1	Multifamily Structure	<del>2.5;</del> <del>2.5;</del> <del>4.0</del>	50%	5; 6; 12	85%; 20%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	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 <a href="#">21.12.070.A</a> , <i>Purpose</i> . B. 2. Height not to exceed 125 feet through Overlake Village Incentive Program.
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					See Special Regulations	

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
							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) 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	<del>General Sales or Services</del> <u>Retail Sales</u>  <u>Business and Service</u>	<del>4;</del> <del>47;</del> <del>10</del>	50%	4; 5; 10	85%; 20%	1,000 sq ft gfa (2.0, 3.0)	A. <del>The following uses are not permitted:</del> <del>1. Gasoline service;</del> <del>2. Outdoor automobile sales, rental and service; and</del> <del>3. Rental storage and mini-warehouses.</del> 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.

Table 21.12.070B Allowed Uses and Basic Development Standards							
§	Use	<del>Max. FAR</del> <del>Base; w/ TDRs</del> <del>or</del> <del>GBP; w/ IP</del>	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
	<u>Food and Beverage</u>						F. 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) 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.
	<u>Pet and Animal Sales and Service</u>						
7	Hotels, Motels and Other Accommodation Services	<del>.4;</del> <del>.47;</del> <del>1.2</del>	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	<del>.4;</del> <del>.47;</del> <del>1.0</del>	0%	4; 5; 10	85%; 20%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC <a href="#">21.41</a> 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.
<b>Manufacturing and Wholesale Trade</b>							



Table 21.12.070B Allowed Uses and Basic Development Standards							
§	Use	<del>Max. FAR</del> <del>Base; w/ TDRs</del> <del>or</del> <del>GBP; w/ IP</del>	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
9	Manufacturing and Wholesale Trade	<del>4;</del> <del>47;</del> <del>10</del>	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. C. Height not to exceed 126 feet through Overlake Village Incentive Program.
	<u>Artisanal Manufacturing, Retail Sales, and Service</u>					<u>1,000 sq ft gfa (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)	Height not to exceed 126 feet through Overlake Village Incentive Program.
11	Rapid charging station	<del>4;</del> <del>47;</del> <del>10</del>	50%	4; 5; 10	85%; 20%	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						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.

Table 21.12.070B Allowed Uses and Basic Development Standards							
§	Use	<del>Max. FAR</del> <del>Base; w/ TDRs</del> <del>or</del> <del>GBP; w/ IP</del>	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
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. Height not to exceed 126 feet through Overlake Village Incentive Program.
14	Local Utilities		0%			Adequate to accommodate peak use	A. Requires a conditional use permit if 40 feet in height or greater. See RZC <a href="#">21.76.070.K</a> , <i>Conditional Use Permit</i>
15	Regional Utilities						B. Height not to exceed 126 feet through Overlake 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	<del>Arts, Entertainment, and Recreation</del> <u>Arts, Entertainment, Recreation, and Assembly</u>	<del>.4;</del> <del>.47;</del> <del>1.0</del>	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							

Table 21.12.070B Allowed Uses and Basic Development Standards							
§	Use	<del>Max. FAR</del> <del>Base; w/ TDRs</del> <del>or</del> <del>GBP; w/ IP</del>	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
19	<del>Education, Public Administration, Health Care, and other Institutions, except those listed below</del> <u>Educational</u>	<del>.4;</del> <del>.47;</del> <del>1.0</del>	50%	4; 5; 10	85%; 20%	See Special Regulations	A. <del>Religious institutions not permitted.</del> 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.
	<u>Government and Administration</u>						
20	<u>Institutional</u> Health and Human Services	<del>.4;</del> <del>.47;</del> <del>1.0</del>	50%	4; 5; 10	85%; 20%	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.
	<u>Day Care Centers</u>						
Construction-Related Businesses							
21	Construction-Related Businesses	<del>.4;</del> <del>.47;</del> <del>1.0</del>	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.

Table 21.12.070B Allowed Uses and Basic Development Standards							
§	Use	<del>Max. FAR</del> <del>Base FAR</del> <del>TDRs</del> <del>or</del> <del>GBP</del> <del>w/ IP</del>	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
							C. Height not to exceed 126 feet through Overlake Village Incentive Program.
<b>Other</b>							
22	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.
23	Vending carts			1; 1; 1	85%; 15%		









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

Effective on: 11/30/2019

### 21.12.080 OV Zone 5.

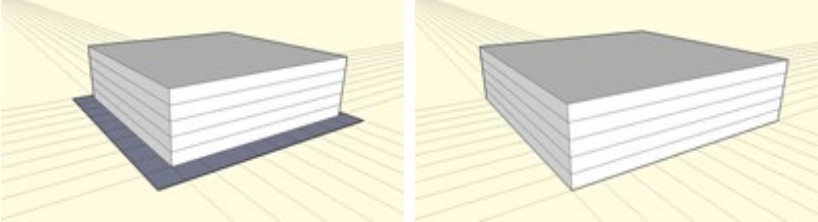
A. **Purpose.** Zone 5 is located north of the SR 520 interchange and encompasses approximately 1.7 acres of the Overlake Village. Commercial uses are emphasized here due to the site's location next to the freeway interchange, highly trafficked arterial, and the immediately surrounding employment campuses.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

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.*

	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	<del>Incentive Program: 1.3</del>	5	Example of a 5-story building with FAR = 3.7	Example of 5-story building with FAR = 5
	Refer to RZC 21.12.090 for floor area ratios.				
Height	5 stories	None in this example	5 stories		

Table 21.12.080A Maximum Development Yield				
	Base	Bonuses Available, and Quantity	Max.	Illustrations
				

**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 generally aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City’s Business Licensing system. Addition information specific to the intended use may be necessary.

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.

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

	<a href="#">Residential Suite</a>	<a href="#">Residential Suite</a>	<a href="#">P</a>	<a href="#">R</a>	<a href="#">200-299</a>
	<a href="#">Housing Services for the Elderly</a>	<a href="#">Housing Services for the Elderly</a>	<a href="#">P</a>	<a href="#">I</a>	<a href="#">600-699</a>

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

<a href="#">Educational</a>	<a href="#">Education, Public Administration, Health Care, and Other Institutions, except those listed below</a>	<a href="#">P</a>	<a href="#">E</a>	<a href="#">500-599</a>
<a href="#">Institutional Health and Human Services</a>	<a href="#">Health and Human Services</a>	<a href="#">P</a>	<a href="#">I</a>	<a href="#">600-699, 700-799</a>
<a href="#">Government and Administration</a>	<a href="#">Education, Public Administration, Health Care, and Other Institutions, except those listed below</a>	<a href="#">P</a>	<a href="#">B</a>	<a href="#">700-799</a>
<a href="#">Construction-Related Businesses</a>	<a href="#">Construction-Related Businesses</a>	<a href="#">L</a>	<a href="#">B</a>	

**E 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	<del>Max. FAR</del> <del>Base; w/ FAR</del> <del>or</del> <del>GBP;</del> <del>w/ IP</del>	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
<b>Residential</b>							
1	Multifamily Structure					Unit (1.0, 2.25) plus 1 guest space per 4 units	
2	Mixed-Use Residential	<del>2.5;</del> <del>2.5;</del> <del>4.0</del>	0%	5; 5; 5	85%; 15%	space for projects of 6 units or more	
3	Dormitory					Bed (0.75, 0.75)	
4	Residential suite					Bedroom (0.5, 1.0)	



Table 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	<del>Max. FAR</del> <del>Base; w/ TDRs</del> <del>or</del> <del>GBP; w/ IP</del>	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
5	Housing Services for the Elderly					See Special Regulations	<p>A. Parking requirements are as follows:</p> <ol style="list-style-type: none"> <li>Multifamily housing for senior citizens: Unit (0.5, 2.0)</li> <li>Nursing home or long-term care facility: 4 patient beds (1.0, 1.0)</li> <li>Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)</li> <li>Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)</li> </ol> <p>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.</p>
<b>General sales or services</b>							
6	<del>General Sales or Services</del> <u>Retail Sales</u>  <u>Business and Service</u>  <u>Food and Beverage</u>	<del>.36;</del> <del>.41;</del> <del>.55</del>	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. <del>The following uses are not permitted:</del></p> <ol style="list-style-type: none"> <li><del>Gasoline service;</del></li> <li><del>Outdoor automobile sales, rental and service; and</del></li> <li><del>Rental storage and mini-warehouses.</del></li> </ol> <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. Limited to less than 75,000 sq ft gross floor area in a single use.</p> <p>D. Parking standards for restaurant uses:</p> <ol style="list-style-type: none"> <li>Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0)</li> <li>Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0)</li> </ol>

Table 21.12.080B 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
	<u>Pet and Animal Sales and Service</u>						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	<del>1.2;</del> <del>1.2;</del> <del>1.35</del>	0%	4; 5; 5	85%; 15%	Rental room (1.0, 1.0)	
8	Marijuana retail sales	<del>.36;</del> <del>.41;</del> <del>.55</del>	0%	4; 5; 5	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC <a href="#">21.41</a> 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	<del>.36;</del> <del>.41;</del> <del>.55</del>	0%	4; 5; 5	85%; 15%	1,000 sq ft (2.0, 3.0)	A. <del>Wholesale trade establishments and warehouse and storage services not permitted.</del> 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 <a href="#">21.12.140</a> , <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							

Table 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	<del>Max. FAR</del> <del>Base; w/ TDRs</del> <del>or</del> <del>GBP; w/ IP</del>	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
10	Road, Ground Passenger and Transit Transportation					1,000 sq ft gfa (2.0, 3.0)	
11	Rapid charging station					Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <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.
12	Battery exchange station	<del>.36;</del> <del>.41;</del> <del>.55</del>	0%	4; 5; 5	85%; 15%	Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <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 <a href="#">21.76.070.K</a> , <i>Conditional Use Permit</i> .

Table 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	<del>Max. FAR</del> <del>Base; w/ TDRs</del> <del>or</del> <del>GBP; w/ IP</del>	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
15	Regional Utilities						Requires a conditional use permit. See RZC <a href="#">21.76.070.K</a> , <i>Conditional Use Permit</i> .
16	Wireless Communication Facilities						See RZC <a href="#">21.56</a> , <i>Wireless Communication Facilities</i> , for specific development requirements.
<b>Arts, Entertainment, and Recreation</b>							
17	<del>Arts, Entertainment, and Recreation</del> <u>Arts, Entertainment, Recreation, and Assembly</u>	<del>.36;</del> <del>.41;</del> <del>.55</del>	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)	
<b>Education, Public Administration, Health Care, and other Institutions</b>							
19	<del>Education, Public Administration, Health Care, and other Institutions, except those listed below</del> <u>Educational</u>	<del>.36;</del> <del>.41;</del> <del>.55</del>	0%	4; 5; 5	85%; 15%	See Special Regulations	<del>A. Religious institutions not permitted.</del> 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.

Table 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	<del>Max. FAR</del> <del>Base; w/ TDRs</del> <del>or</del> <del>GBP; w/ IP</del>	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
	<u>Government and Administration</u>						
20	<u>Institutional Health and Human Services</u>  <u>Day Care Centers</u>					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.
<b>Construction-Related Businesses</b>							
21	Construction-Related Businesses	<del>.36;</del> <del>.41;</del> <del>.55</del>	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 <a href="#">21.12.140</a> , <i>OV Transitional Use Requirements</i> , for transitional use requirements.
<b>Other</b>							
22	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.
23	Vending carts			1; 1; 1	85%; 15%		

