

LAND USE CHANGES



TESTING PHASE
Nov/Dec 2022

Testing Phase for Code Revisions

Updates to the Redmond Zoning Code and Redmond Municipal Code will be required to implement the updated Comprehensive Plan. Over November and December of 2022, staff will be testing code update concepts with community stakeholders.

Enclosed you will find the proposed concept(s) for the update and the existing code language. Staff will be holding open houses and a virtual workshop to discuss these changes and other code updates proposed (see Redmond Zoning Code Rewrite information at <https://www.letsconnectredmond.com/rzrewrite>) on the following dates:

- **Open Houses at City Hall** - drop in as time allows
 - November 30, from noon to 1:00 p.m.
 - December 1, from 5:30 to 7:00 p.m.
 - December 7, from 4:30 to 6:00 p.m.
- **Virtual Technical Testing** on TEAMS, December 5, from 2:30 to 4:00 p.m., to work with staff while exploring development scenarios based on draft code. (Register for this hands-on event by emailing Principal Planner Kimberly Dietz at kdietz@redmond.gov).

The amendments are in draft form; your feedback will help staff ensure the code's accuracy and ease of use. The City Council's action is anticipated during Q3-Q4 2023.

Please provide feedback to the staff contact for this update:

Becky Frey, Principal Planner
bfrey@redmond.gov
www.redmond.gov/Redmond2050

Code Update Timeline:

- Nov-Dec 2022 Finalize Draft Proposals
 Testing Phase / Review
- Jan-Feb 2023 Finalizing Code Amendments
- Spring 2023 Planning Commission Review
 Public Hearing
- Summer 2023 City Council Review
- **Summer/Fall 2023 Adoption**

Contents

1. Summary of Proposed Changes
2. Feedback Needed
3. Proposed Update
4. Existing Code

PART ONE: SUMMARY OF PROPOSED CHANGE

Staff proposes to consolidate Overlake land use regulations into two tables and review allowed uses to ensure that uses that are a part of the intent for Metro Centers and transit-supportive uses are incorporated, as well as community priorities.

Updates in uses were reviewed for consistency with community input received in the last few years, which included expanding and/or ensuring food, art and culture related uses were allowed. Staff is also proposing to add a few uses to the Not Allowed lists.

Please note that additional work is needed to determine if uses that are Limited in the existing use tables need to stay Limited or can be transitioned to Permitted.

Related Resources

The Planning Commission reviewed and discussed updates to uses in the Overlake zoning districts at their meeting on October 12, 2022.

- [Planning Commission Memo](#)
- [Attachment - Purpose Statement and Land Use Draft Revisions](#)
- [Presentation](#)
- [Video](#) (topic starts at 43:20)

PART TWO: FEEDBACK NEEDED

Uses Tailored for a Full-Service Neighborhood

Generally, staff is proposing rolling-up the use chart into higher-level groups of uses. In some cases this significantly changes the allowed uses. For instance, in OBAT the only food-related use currently allowed is a convenience store. The proposed revision would allow all food-related uses in OBAT, including restaurants, etc., to ensure that the daily needs of residents can be met within a short walk. This also allows for food trucks, farmers markets, commercial kitchens, etc., which were all requested by the community.

Another major change is the opening-up of retail and removing many use-specific limitations (see the Basic Development Standards tables in 21.12). Like the expansion of food uses, the goal was to ensure that we allow all the uses necessary for daily life to be within these districts.

New Multifamily District

For the Overlake Urban Multifamily (OVMF) zoning district, we utilized the OV-1 standards as a starting place and received direction from the Planning Commission to also allow uses like neighborhood services, education and daycare.

PART THREE: PROPOSED UPDATE (DRAFT)

21.12.400 Overlake Land Use Regulations

The following tables contains the basic zoning regulations that apply to uses within the Overlake Village (OV), Overlake Business and Advanced Technology (OBAT), and Overlake Urban Multifamily (OVMF) zoning districts. 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.

Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted

References are provided for assistance 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.

21.12.410 Residential Allowed Uses.

Table 21.12.410 Residential Allowed Uses					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
Use Class	Overlake Zoning Districts			References	
	OV	OBAT	OVMF	Building Code Occupancy Class	See Also
Medium and High Density Residential					
Multifamily structures (stand-alone) ¹	N	N	P	R	
Mixed-Use Residential ¹	P	P	P	R	
Residential Suite ¹	P	P	P	R	
Group Home/Congregate Housing ^{2,3} Residential Care Facility requires conditional use permit	P/C	P/C	C	R/I	RZC 21.57.010 RZC 21.57.020

Notes:

1. May allow for up to two-story residential uses with separate ground floor access for each dwelling unit.
- 2 [Permanent supportive housing](#), as defined under RCW [36.70A.030](#), and [transitional housing](#), as defined under RCW Chapter [84.36](#), are allowed in all land use districts where residential dwellings and/or hotel uses are allowed, subject to RZC [21.57.010](#), [Permanent Supportive Housing](#), [Transitional Housing](#), and [Emergency Housing](#).
- 3 Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed, subject to RZC 21.57.020, Emergency Shelter and Emergency Housing.

21.12.420 Non-Residential Allowed Uses.

Table 21.12.420 Non-Residential Allowed Uses						
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted						
Use Class	Overlake Zoning Districts			Notes / Exclusions	References	
	OV	OBAT	OVMF		Building Code Occupancy Class	
General sales or services						
Retail Sales ¹	L, C	L	L	Exceptions (Not Permitted) in OV & OVMF: <ul style="list-style-type: none"> Gasoline service; Automobile sales, rental, or service establishment; Rental storage and mini-warehouses; and Animal shelter 	M	
Cannabis retail sales ¹	P	P	N			RZC 21.41
Business and Service	L	L	L		M	
Food and Beverage ²	P	P	C		M	
Hotels, Motels, and Other Accommodation Services ^{1,6}	P	P	N		R	
Manufacturing, Wholesale Trade, Transportation & Communications						
Manufacturing and Wholesale Trade ^{3,6}	L	L	N	Exception (Not Permitted) in OV & OVMF: <ul style="list-style-type: none"> Warehouse and storage services Exception (Not Permitted) in OV, OBAT, & OVMF: <ul style="list-style-type: none"> Outdoor storage Hazardous waste treatment and storage 	M, F, H	
Artisanal Manufacturing, Retail Sales, and Service ^{1,6}	P	P	N		M, F, H	
Construction-Related Businesses	N	N	N			
Transportation, Communication, Information, and Utilities ⁶	P/L/C		L/C			RZC 21.76.070.K , RZC 21.56
Arts, Entertainment, Education and Public Administration						
Arts, Entertainment, Recreation, and Assembly ^{1,6}	P	P	L	Exception (Not Permitted) in OVMF: <ul style="list-style-type: none"> Road, Ground Passenger, and Transit Transportation Heliport 	A	

¹ Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. Limited to less than 75,000 square feet gross floor area in a single use.

Table 21.12.420 Non-Residential Allowed Uses

Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted

Use Class	Overlake Zoning Districts			Notes / Exclusions	References	
	OV	OBAT	OVMF		Building Code Occupancy Class	
				<ul style="list-style-type: none"> • Automobile Parking Facilities • Large Satellite Dishes / Amateur Radio Tower 		
Natural and Other Recreational Parks	P	P	P			
Education, Public Administration, Health Care, and other Institutions ^{4,6}	P/L	P	L			
Religious Institutions ^{5,6}	P	P	P			

Notes:

- 1 Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. Limited to less than 75,000 square feet gross floor area in a single use.
- 2 Kiosks and vending cards:
 - 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.
- 3 Membership wholesale/retail warehouse limited to showroom only in Overlake Village zoning district, with a maximum size of xxx sq ft
- 4 Play equipment shall be located no less than 10 feet from any property line.
- 5 Provisions for religious institutions:
 - A. Seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments).
 - C. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way.
 - D. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.
 - E. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)
 - F. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.
6. A traffic mitigation plan is required for facilities above ____ sq ft. 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.

PART FOUR: EXISTING CODE

The above proposed code section and tables will replace the following:

- [RZC 21.12.035 Regulations Common to All Uses](#)
- [RZC 21.12.040.C OV Zone 1. General Allowed Uses and Cross-References](#)
- [RZC 21.12.040.D OV Zone 1. Allowed Uses and Basic Development Standards](#)
- [RZC 21.12.050.C OV Zone 2. General Allowed Uses and Cross-References](#)
- [RZC 21.12.050.D OV Zone 2. Allowed Uses and Basic Development Standards](#)
- [RZC 21.12.060.C OV Zone 3. General Allowed Uses and Cross-References](#)
- [RZC 21.12.060.D OV Zone 3. Allowed Uses and Basic Development Standards](#)
- [RZC 21.12.070.C OV Zone 4. General Allowed Uses and Cross-References](#)
- [RZC 21.12.070.D OV Zone 4. Allowed Uses and Basic Development Standards](#)
- [RZC 21.12.080.C OV Zone 5. General Allowed Uses and Cross-References](#)
- [RZC 21.12.080.D OV Zone 5. Allowed Uses and Basic Development Standards](#)
- [RZC 21.12.140 OV Transitional Use Requirements](#) (propose to repeal - out of date)
- Part of [Table 21.12.200.A OBAT Regulations Common to All Uses](#)
- [RZC 21.12.210 OBAT Allowed Uses and Basic Development Standards](#). See sections A & B.

Please note: Due to the zoning district consolidation, where Overlake Village zones 1 through 5 are proposed to be combined into one Overlake Village district, the existing code is significantly longer than the proposed. The proposed code is further condensed by pulling all uses into a table with each zoning district represented in a column in the table.

Due to the length of the existing code excerpts please access the code online via the links provided.