



REDMOND ZONING CODE REWRITE—PHASE 2

Residential Types Continued from Phase 1

Standardizing and streamlining residential development types



We look forward to your comments. Please scan and use RZC Rewrite Let's Connect webpage to share your comments with the project team. Your feedback will help us prepare code amendments for formal review beginning Q1 2023.
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Staff proposes changes to various sections of the zoning code to provide specificity, streamline review processes, and address the code from a diversity, equity and inclusion standpoint.

Diversity, equity and inclusion. The amendments to the residential development standards include the removal of language which included requirements which become either cost, space, or design prohibitive, creating barriers to affordable housing.

Small Lot Short Plats. Staff proposes to allow small lot short plats in all residential neighborhoods. This section also provides flexibility for lots not meeting the size requirements for a small lot short plat. Additional language has been proposed for the size, location and height of the buildings allow on the new lot.

Residential Suites. The current RZC only addresses residential suites in the zone specific development standards table, but does not include other specific codes. The amendments will add specific codes for the residential suites.

Live/Work Units. This type of development is not specified in the current RZC. The amendments to the code will include specific codes and design standards for the live/work units.

Topic	Current Code	Preliminary Draft	Stakeholder Comments (August 2022)	Refined Draft
Small Lot Short Plats	RZC 21.08.170.E.2.a.ii	<ul style="list-style-type: none"> Relocated to RZC 21.74.030 Decision Criteria and Procedures. Allows for parcels at least 200-percent of the average lot size of underlying zone to short subdivide the parcel to create a separate lot. Allows for parcels 180 percent of the required minimum average lot size of the underlying zone to short subdivide for an affordable unit. Incorporates size, height, and parking requirements. 	None.	No change since preliminary draft
Residential Development and Architectural, Site and Landscape Design Regulations	RZC 21.08.180	Removes neighborhood specific requirements which become either cost, space, or design prohibitive which creates barriers to affordable housing. Examples include:	None.	No change since preliminary draft
Attached Dwelling Units	RZC 21.08.260	<ul style="list-style-type: none"> Language prohibiting attached dwelling units in the North Redmond Wedge subarea Detailed design requirements for attached dwelling units Different review processes for attached dwelling units for specific neighborhoods, such as North Redmond 	None.	No change since preliminary draft
Live/Work Units	RZC 21.35	<ul style="list-style-type: none"> The business of the live/work unit shall not count more than 20% of the required General Sales and Services The minimum size of the live/work unit is 600 square feet The business shall occupy a minimum of 50% of the gross floor area 	None.	No change since preliminary draft

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