

Exhibit 10

RZC 21.08 RESIDENTIAL REGULATIONS

21.08.360 Residential Innovative Zone

A. **Purpose.** The purpose of the Residential Innovative zone is to:

1. Implement the goals, policies, and purposes described in the Redmond Comprehensive Plan and Redmond Zoning Code for Low Moderate Density zones and for the Residential Innovative Zone.
2. Provide a type of single-family housing (smaller dwelling units such as a cottage, size-limited dwelling or duplex) that responds to changing household sizes and ages (e.g., small families, single-person households, retirees).
3. Provide opportunities for households of various sizes, ages, and incomes to live in a neighborhood by promoting diversity in the size, type and price of new single-family development.
4. Blend new development with existing residential development to help maintain neighborhood character.
5. Help to provide appealing and active streetscapes that promote a more walkable and enjoyable neighborhood experience for residents and avoid concentrations of a single housing type or size in one location by interspersing dwellings and lots of various sizes within a residential development.

B. **Applicability.** The Residential Innovative zone may be applied to areas of the City designated Single-Family Urban.

C. **Requirements for Smaller Dwelling Units.** Applications for subdivisions, short plats, and binding site plans with sites 30,500 square feet and greater shall include smaller dwellings units as a minimum of 20 percent of the greater of: (1) number of proposed dwelling units on the site, excluding cottage housing density bonus or other bonuses, or (2) net buildable area multiplied by the site's allowed or "zoned" density. See RZC 21.08.170.D.4 for calculation of net buildable area. The smaller dwelling unit(s) shall be a size-limited dwelling, a two-unit attached dwelling unit, or cottage as defined by 21.78, *Definitions*. An existing dwelling on the site that meets the Zoning Code requirements with regard to size may be counted towards the requirement for smaller dwellings.

Effective on: 4/16/2011