

The majority of regulations related to Overlake are found in Redmond Zoning Code (RZC) Chapter 21.12. The Planning Commission has previously reviewed most of these changes, so this table focuses on status updates. Where noted below, links have been provided to previous documents with draft language. See also the [overview of RZC 21.12 updates](#).

For questions on these code updates, please contact Beckye Frey, Principal Planner, at bfrey@redmond.gov.

OLD Section	NEW Section	Status	Description	Proposed Revision
21.12.010 Overlake Village Purpose	21.12.300 Overlake Zoning Districts	Edit made	Bring up to date and match policy revisions	See purpose statement revisions
21.12.020 OV Master Planning	21.12.510 Overlake Master Planning	Underway	Bring up to date and streamline review process	Considering revisions to: <ul style="list-style-type: none"> • Decouple from Development Agreement process (includes an edit in another chapter of code) • Move A.1 provisions for flexibility across a site to be a citywide standard and not specific to Overlake (replace with a cross-reference; includes an edit in another chapter of code) • Remove 50% bonus (outdated incentive, replaced with new incentive package)
21.12.030 OV Subarea Map	n/a	DELETED	Removing subareas from Overlake, revising to Metro Center in/out	n/a
21.12.035 Regulations Common to All Uses	21.12.400 Overlake Land Use Regulations	Edits made	Expand uses to be a 24-hour neighborhood	See summary of uses
21.12.040 - 080 OV Zone 1-5	21.12.400 Overlake Land Use Regulations 21.12.500 Overlake Development Standards	Edits made	Moved and consolidated	Only ONE Overlake Village zoning district moving forward - many edits made to consolidate zones (see zoning district overview)

Attachment B - Overlake Code Updates Status Chart for RZC 21.12 sections

OLD Section	NEW Section	Status	Description	Proposed Revision
21.12.090 OV Floor Area.	21.12.500 Overlake Development Standards	Underway, dependent upon Preferred Alternative analysis	Moved and consolidated	Staff is reviewing the growth allocations to Overlake and will base the new FAR off the analysis of the additional capacity needed as indicated by the Preferred Alternative. Staff is looking at increasing the base FAR allowed without the incentive program (potentially around 4) and coupling that with an increase in affordable housing and green building requirements (the same approach taken with previous upzoning actions in Marymoor Village and Downtown).
21.12.100 OV Building Height	21.12.500 Overlake Development Standards	Underway, dependent upon Preferred Alternative analysis	Moved and consolidated	Staff is reviewing the growth allocations to Overlake and will base the new FAR off the analysis of the additional capacity needed as indicated by the Preferred Alternative.
21.12.110 OV Parking Standards	TBD	Being reviewed	Bring up to date and match policy revisions	Parking ratio information being consolidated as part of RZCRW Phase 2; further consolidation under consideration as part of Redmond 2050.
21.12.120 OV Residential Usable Open Space.	Moving to RZC Chapter 21.36 Open Space	Underway - See Memo	Moved and consolidated Other updated needed	See memo and Attachment C
21.12.130 OV Landscaping	Moving to RZC Chapter 21.32 Landscaping	Underway - See Memo	Moved and consolidated Other updated needed	See memo and Attachment C
21.12.140 OV Transitional Use Requirements	n/a	n/a	Deleted - out of date	n/a
21.12.150 OV Street Cross Sections	Chapter will be updated with references to an updated TMP and Appendix 7	Underway	Transitioning to streets-based system for setbacks, build-to lines, and street cross-sections. Cross-sections may be moved to TMP.	See streets/transportation revision proposal summary

OLD Section	NEW Section	Status	Description	Proposed Revision
21.12.160 OV Urban Pathway	To be determined if it will be completely incorporated into streets-based system in 21.12.150 (OV Street Cross Sections)	Underway	Transitioning to streets-based system for setbacks, build-to lines, and street cross-sections. Urban Pathway revisions being considered based on feedback (TBD)	See streets/transportation revision proposal summary
21.12.170 OV Incentive Program	21.12.600 Overlay Incentive Package	Underway, pending consultant evaluation outcomes	NEW Incentive Package	See Incentive Package overview
21.12.180 OBAT Purpose	21.12.300 Overlay Zoning Districts	Edit made	Bring up to date and match policy revisions	See purpose statement revisions
21.12.190 OBAT Maximum Development Yield	21.12.400 Overlay Land Use Regulations 21.12.500 Overlay Development Standards	Deleted	Consolidating and eliminating confusing language	n/a
21.12.200 OBAT Regulations Common to All Uses	21.12.400 Overlay Land Use Regulations	Edit Made	Moved and consolidated	See summary of uses
21.12.210 OBAT Allowed Uses and Basic Development Standards	21.12.400 Overlay Land Use Regulations	Edit Made	Moved and consolidated Removed use-based development standards	See summary of uses
21.12.220 OBAT Capacity Phasing	n/a	Deleted	Out of Date	
21.12.230 References	21.12.305 References	Edit made	Minor edits to expand cross-references	See edits on top of page three of Planning Commission memo from 10/12/22

Attachment B - Overlake Code Updates Status Chart for RZC 21.12 sections

OLD Section	NEW Section	Status	Description	Proposed Revision
N/A - NEW	21.12.520 Transit-Oriented Development (TOD) Focus Area	Drafted	New section to implement the TOD Focus Areas. Note: May not stay in 21.12 as we are also considering TOD Focus Areas for Downtown and Marymoor	Planning Commission review in March/April
N/A - NEW	21.12.700 Overlake Multicultural District	Drafted	New section to kick of the 'international district' concept. Proposing re-naming for this district, based on community comments (feedback appreciated).	Planning Commission review in March/April