

The following sections of the Redmond Zoning Code (RZC) have been identified as sections needing to be updated to be consistent with the policy updates and growth allocations for Overlake.

For several sections, the RZC Rewrite (RZCRW) team is also making edits ad noted in the table. Where sections are edited by both teams, we will typically only bring them forward once, with the package that is ready the soonest. There will be some exceptions, such as for the Affordable Housing section, so that improvements can be made without having to wait for all edits to be completed.

Items show in **red strike-through and underline** are from RZCRW edits, items in **blue strike-through and underline** are Redmond 2050 edits. Ellipses (“...”) indicate that related code sections exist above or below but are not included for brevity.

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

RZC 21.04 GENERAL PROVISIONS

Section	Status	Description	Proposed Revision
21.04.010.A.2 Land Use Zones Introduction.	Edit Made	Combining OV1-5 New OVMF district	21.04.010 Land Use Zones Introduction. ... 2. Establishment of Zones. Zoning districts in the City of Redmond are hereby established as follows: <ul style="list-style-type: none"> ... Overlake Mixed-Use (OV) zones – OV1, OV2, OV3, OV4, OV5, OBAT, OVMF
Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones	Underway	District updates (combining columns, etc.)	Planning Commission review in March/April

NOTE: RZCRW is also making edits to RZC 21.04 to update nomenclature and to allow arts, entertainment, recreation, and assembly in the Regional Retail zoning district.

RZC 21.20 AFFORDABLE HOUSING

Section	Status	Description	What updated
21.20.030	Edit Made	Proposing increased baseline FAR with increased requirements for affordable housing and green building	<p>C. At least 10 percent of the units in new housing developments in those areas specified in RZC 21.20.020, Applicability, of 10 units or greater must be affordable housing units <u>except in the Overlake Metro Center shall be at least 15 percent (see 21.20.060.D.1)</u> .</p> <p>15 percent affordable is a placeholder pending outcomes from inclusionary zoning and MFTE program evaluation.</p>
21.20.060.D.1 Supplemental Requirements	Edit Made	<p>Proposing increased baseline FAR with increased requirements for affordable housing and green building</p> <p>Referencing Overlake Incentive Package for additional incentives</p>	<p><u>1. Overlake.</u></p> <p><u>a. For developments within the Overlake Metro Center, at least 15 percent of the units in new housing developments of 10 units or greater must be affordable housing units.</u></p> <p><u>b. In portions of Overlake where density limits are expressed as a Floor Area Ratio, the bonus above the maximum residential FAR expressed in RZC 21.12, Overlake Regulations, is two times the equivalent floor area for each affordable unit provided. The bonus residential floor area may be used to increase building height by up to one story above the base standards shown in RZC 21.12, Overlake Regulations. The bonuses granted under this provision are in addition to any bonuses granted for senior housing under RZC 21.20.070, Affordable Senior Housing.</u></p> <p><u>c. For additional incentives in Overlake, see 21.12.170.</u></p>

NOTE: RZCRW is also making edits to implement the Housing Action Plan.

RZC 21.32 LANDSCAPING

Section	Status	Description of Edit Under Consideration
OLD 21.32.040	Underway	Confirm/update landscape area requirements section (Overlake reference in 040), especially impervious surface requirements - remove conflict with RZC 21.12
OLD 21.32.060	Underway	Update landscape points for Overlake column (table in 060)
NEW 21.32.070 Urban	Underway	<ul style="list-style-type: none"> • Confirm that Overlake urban landscaping standards match vision and include the urban forms requested • Ensure podium-top and rooftop landscaping is included and how it relates to minimum landscaping requirements are clear - consider a cross reference to development standards table • Remove standards for OV5 (combining all OV districts into one). Resolve any conflicts to the consolidation of districts. • Landscaping can include hardscaping -15 percent impervious requirements need clarity.

NOTE: RZCRW is consolidating landscaping requirements from other sections of code and making additional updates.

RZC 21.36 OPEN SPACE

Section	Status	Description of Edit Under Consideration
21.36.040 Urban	RZCRW team has entered their comments, Redmond2050 edits and underway	<ul style="list-style-type: none"> • Same issues as landscaping, need to confirm Overlake urban open space needs/comments are incorporated, how podium-top and rooftop spaces and other urban open space options are represented (need to confirm - may or may not require additional edits) • How to fold in the universal design and CPTED goals • How to incorporate Parks and Trails Commission request to consider connecting podium-top spaces (creating open space amenities at upper stories level between buildings, potentially over woonerfs, pedestrian pathways, etc.)

Section	Status	Description of Edit Under Consideration
B. 21.12.120 OV Residential Usable Open Space. Applicability.	Moved, but not yet edited	<ul style="list-style-type: none"> Confirm if updates needed Applies to OV and OBAT zones. RZCRW team is striking “Usable”
21.36.040070 Design Requirements.	Underway	Adding in open space consolidation/connection considerations

NOTE: RZCRW is consolidating open space requirements from other sections of code and making additional updates.

RZC 21.48 TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM

Section	Status	Description	What updated
21.48.010.C Sending Area Properties.	Edit made Stormwater staff reviewing to see if other edits are needed	Removed out-of-date reference to high-capacity transit corridor preservation since RZCRW is proposing to repeal RZC 21.28.	2. The following criteria must also be met: ... b. The land shall not have been granted a reasonable use exception under RZC 21.76.070.U, Reasonable Use Exception (Critical Areas/Hazardous Liquid Pipelines, etc. and High-Capacity Transit Corridor Preservation). Nothing in this chapter shall require that a reasonable use exception granted under the Reasonable Use Provision equal the economic value of the TDRs granted under this division.
21.48.010.D Receiving Area Properties	Edit made	Added OVMF as receiving area	D. Receiving Area Properties. Properties eligible to use development rights transferred from sending areas are those within the following zones: all Downtown zones, Overlake Village (OV); General Commercial (GC); Overlake Business and Advanced Technology (OBAT); <u>Overlake Urban Multifamily (OVME)</u> ; Regional Retail Design District (RR); Business Park (BP); Manufacturing Park (MP); and Industry (I).

Section	Status	Description	What updated														
Table 21.48.010B Calculating Development Rights	Edit made	Added OVMF with 14, (the existing OV & OBAT number)	<table border="1"> <thead> <tr> <th colspan="2">Table 21.48.010B Calculating Development Rights</th> </tr> <tr> <th><u>Sending Area by</u> Zone</th> <th>Transferable Development Rights per Acre of Eligible Land</th> </tr> </thead> <tbody> <tr> <td>...</td> <td>...</td> </tr> <tr> <td>OV</td> <td>14</td> </tr> <tr> <td>OVMF</td> <td>14</td> </tr> <tr> <td>OBAT</td> <td>14</td> </tr> <tr> <td>...</td> <td>...</td> </tr> </tbody> </table>	Table 21.48.010B Calculating Development Rights		<u>Sending Area by</u> Zone	Transferable Development Rights per Acre of Eligible Land	OV	14	OVMF	14	OBAT	14
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21.48.010 .F. Use of Development Rights.	Edit made Stormwater staff reviewing to see if any other edits are needed	Added language that TDR can go above 1 story as allowed in the Overlake Incentive Package (F.1.c) Struck F.1.d parking section (out of date due to other parking regulation updates taking place)	<p>1. Each development right may be used as a right for any one of the following, subject to the limitations of this division and other zoning code chapters:</p> <ul style="list-style-type: none"> a. To authorize an additional 8,712 square feet of gross floor area; b. To increase the maximum impervious surface or maximum lot coverage by 8,712 square feet, provided that the total increase does not exceed 10 percent of the allowed maximum square footage for the site; or c. To increase the height of a structure, including above-ground structured parking, by one story across each 8,712-square-foot increment of gross floor area or parking floor plate. In no case shall total building height be greater than one story above the height allowed by the underlying zone except as permitted in TOD Focus Areas as part of the Overlake Incentive Package (21.12.600) ; the height bonus shall not apply to structures within the shoreline jurisdiction or within the Downtown height limit overlay areas; or. d. Adding up to five parking stalls, provided that the total number of parking stalls for the development, including all bonuses provided by this division, shall not exceed: 														

Section	Status	Description	What updated
			<p>i. 25 percent above the maximum allowed by the underlying zone in the Downtown and Overlake Neighborhoods; or ii. 30 percent above the maximum allowed by the underlying zone in all other neighborhoods; iii. Five stalls per 1,000 square feet of gross floor area; iv. This bonus shall not be combined with any other parking ratio bonus. v. Repealed.</p> <p>2. A fraction of a development right shall be entitled to the corresponding fraction of any of the above. 3. A land use application using Transferred Development Rights shall contain a statement describing the amount of the development rights proposed to be used and how the development rights are proposed to be used.</p>

RZC 21.50 TRANSITION OVERLAY ZONES

Section	Status	Description of Edit Under Consideration
21.50.020 Transition Overlay Areas.	Underway	Section requires a 150 or 300 ft buffer on OBAT properties that are adjacent to zones that are not Overlake zoning districts, and is applicable on top of the base zoning development standards. This impacts the ability to provide urban forms and build-to lines. Staff is proposing an amendment to provide an exception to this Transition Overlay Zone requirement within the Overlake Metro Center,

RZC 21.52 TRANSPORTATION STANDARDS

Section	Status	Description of Edit Under Consideration
21.52.040	Underway	Review and potentially update references to Overlake in the sight distance requirements

Sight Clearance at Intersections.		(040) related to 100 percent lot coverage, corner treatments, wayfinding and entryway monuments
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NOTE: RZCRW is making several edits to this chapter as well as several transportation and parking edits related to Redmond 2050 that are note specific to Overlake. Those other edits are not included here as they are covered in other documents/review cycles.

DESIGN STANDARDS

Section	Status	Description of Edit Under Consideration
21.58.020. E. Administrative Design Flexibility	Underway	<ul style="list-style-type: none"> Confirm if any edits will be made related to International District, Metro Center, TOD Focus Areas, etc. Need to reflect new Overlake code provisions and universal design (edits TBD)
RZC 21.60 Citywide Design Standards	Underway	<ul style="list-style-type: none"> City is consolidating citywide standards into tables, etc. with columns for centers applicability/variables, but this work will take additional time to implement, so staff is working on edits that implement the specific Overlake pieces and lay the groundwork for future streamlining and other usability enhancements. Towers code edits may reside in either 21.60 or 21.62.
RZC 21.62 Urban Centers Standards	Underway	<p>Draft design guidelines were published in 2022 for review and testing phase. Edits are being made based on feedback received.</p> <p>Need to address anything that will be specifically required due to the TOD Focus Area and the updated green building standards (similar to affordable housing baseline adjustment - increase FAR will be accompanied by increased requirements).</p>

NOTE: RZCRW is making several edits to this chapter as well as several transportation and parking edits related to Redmond 2050 that are note specific to Overlake. Those other edits are not included here as they are covered in other documents/review cycles.

RZC 21.70 OVERLAKE PLANNED ACTION

Section	Status	Description of Edit Under Consideration
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Updates for process, monitoring, and eligibility	Underway	Working with BERK to update per lessons learned from work to date.
Mitigation and updates to total covered	Underway	Working with BERK to update sections that are not tied to the Preferred Alternative. Edits won't be completed until after analysis of Preferred Alternative is complete.

RZC 21.78 DEFINITIONS

Section	Status	Description	What updated
C Definitions	Added	Countywide Growth Centers. Countywide Industrial Centers.	<p><u>Countywide Growth Centers</u> . <u>Serve important roles as places for equitably concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment.</u></p> <p><u>Countywide Industrial Centers</u>. <u>Serve as important local industrial areas. These areas support equitable access to living wage jobs and serve a key role in the county's manufacturing/industrial economy.</u></p>
E Definitions			<p><u>Equitable Transit-Oriented Development (TOD)</u>. <u>Mixed-use, transit-served neighborhoods that provide housing and transportation choices, a mix of services, amenities and businesses, and greater social and economic opportunity for current and future residents. See also Transit-Oriented Development.</u></p>
M Definitions	Added	Metropolitan Growth Centers (Metro Centers)	<p><u>Metropolitan Growth Centers (Metro Centers)</u>. <u>Serve a regional role with dense jobs and housing and are planned for accommodating significant growth. Serve as major transit hubs for the region with high-quality transit service. They also provide regional services and are major civic and</u></p>

Section	Status	Description	What updated
			cultural centers.
T Definitions	Edit made	Struck Transitional Uses. - out of date Added Transit-Oriented Development	Transitional Uses. Uses allowed in Overlake Village Zones 1, 2, 3, and 5 during a transitional period in which properties in the zones are expected to redevelop from their existing uses to uses that meet the vision for Overlake Village established in the Redmond Comprehensive Plan. Transit-Oriented Development (TOD). Medium and high-density, mixed-use development within walking distance of a high-capacity transit station. The location, design, and mix of uses in a TOD emphasize pedestrian-oriented environments and encourage the use of public transportation.
U Definitions	Added	Urban Growth Center (Urban Center)	Urban Growth Center (Urban Center). Serve an important regional role, with dense existing jobs and housing, high-quality transit service, and planning for significant growth. These centers may represent areas where major investments - such as high-capacity transit -offer new opportunities for growth.
Affordable Commercial	Underway	Definition Needed	TBD
Group Home / Congregate Housing	Underway	Proposing a roll-up of uses into a larger category - need to finalize what term and definition.	TBD

NOTE: RZCRW is making several edits to this chapter as well.

RZC Appendix 7 Overlake Village Street Requirements

The Street Requirements is a guide to the right-of-way, roadway, and sidewalks in Overlake Village. Appendix 7 only includes select streets. The current update will develop a system that is easier to understand and implement that includes all streets in Overlake Village. Appendix 7 will need to either be repealed or amended to include additional streets and standards.