

21.13.120 MDD Site Standards.

Table 21.13.120A Site Standards						
	MDD1	MDD2	MDD3	MDD4	MDD5	Notes
FAR for residential uses	Base: 0.74 Max with incentives: 1.64	Base: 0.76 Max with incentives: 1.91	Base: 0.90 (0.99 with required affordable housing) Max with incentives: 1.35	Base: 0 Max: 0	Base: 0.5 Max with incentives: 1.65	
FAR for non-residential uses	Base: 0.76 Max with incentives: 1.66	Base: 0.74 Max with incentives: 1.89	Base: 0.90 Max with incentives: 0.90	Base: 0.5 Max with incentives: 1.4	Base: 0 Max with incentives: 1.15 or amount existing on June 17, 2017, whichever is greater	
Combined FAR	Min: 1.5 Max: 3.0	Min: 1.5 Max: 2.54	Max: 1.35	Min: 0.5 Max: 1.4	Min: 0.5 Max: 2.0	
Required residential floor area as percentage of total floor area	Min: 25%	Min: 50%	No standard	0%	Min: 50%	
Maximum lot coverage by structures	70%	65%	55%	55%	55%	
Maximum impervious surface area	75%	70%	Base: 70% Max with incentives: 75%	70%	70%	
Minimum landscaping	25%	30%	40%	30%	40%	A. Ecological score of 30 or greater required B. See RZC 21.32.040 Landscape Area Requirements for

RZC ReWrite: Amendments for clarity and cross-references.

Table 21.13.120A Site Standards						
	MDD1	MDD2	MDD3	MDD4	MDD5	Notes
						<u>minimum landscape area provisions and</u> RZC 21.60.040.C, Landscaping for landscape design standards
Minimum land area for stormwater infiltration	7%	7%	7%	7%	7%	<u>A.</u> Stormwater shall be infiltrated. See RZC 21.17.010.E, Surface Water Management <u>B. Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC 21.64.050.C Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II for more information.</u>
Minimum residential usable open space	15%	15%	No standard		15%	See RZC 21.13.190, Residential Usable Open Space

Commented [KD1]: Added cross-reference for clarification of minimum landscape area code provisions including impervious and hardscape surfaces.

Commented [KD2]: Per Annual Code Cleanup, a cross-reference in the respective allowed use tables to this code section would ensure transparency. Restricted land uses are listed in 21.64 regarding CARA restrictions though are not identified similarly within the zoning designations -- a common starting point for applicants to consider siting a new development or land use.

(Ord. 2883)

Effective on: 6/17/2017

RZC ReWrite: Amendments for clarity and cross-references.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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