

21.13.150 MDD Floor Area.

- A. All legal lots are allowed the greater of either the maximum allowed FAR or 10,000 square feet of buildings provided all other applicable site requirements are met.
- B. The FAR for nonresidential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for.
- C. Floor area ratio calculations shall be based on the gross site area prior to any provision of space for public amenities. (Ord. 2883)
- D. Each zone has a minimum FAR, the minimum FAR is the minimum required FAR for a development proposal requiring a land use permit, excluding administrative modifications. In no case shall proposed FAR exceed the maximum combined FAR.

Table RZC 21.16.150 MDD Floor Area

Applicability: This table summarized the permitted FAR for different types of uses based on their MDD Zone Designation.

Base FAR = The Floor Area Ratio allowed for a given use without any incentives.

Max FAR w/ Incentives = The Floor Area Ratio a given use cannot exceed even after utilizing applicable incentives listed in RZC 21.13.220

Use Type		MDD 1	MDD 2	MDD 3	MDD 4	MDD 5
Required residential floor area as percentage of total floor area	Percentage	Min: 25%	Min: 50%	No standard	0% No standard	Min: 50%
Residential	Base FAR Max FAR w/ Incentives	0.74 1.64	0.76 1.91	0.99 1.35	N/A	0.5 1.65

Commented [KD1]: Amendment for clarity and consistency throughout the code.

Non-Residential	Base FAR Max FAR w/ Incentives	0.76 1.66	0.74 1.89	0.90 0.90	0.5 1.4	0 1.15*
Hotel/Motel/ Other Accommodation Services	Base FAR Max FAR w/ Incentives	0.76 1.66	0.74 1.89	0.90 0.90	0.5 1.4	0.5 1.15*
Combined FAR Minimum	Minimum	1.5	1.5	N/A	0.5	0.5
Combined FAR Maximum (Mixed Use)	Maximum	3.0	2.54	1.35	1.4	2.0

Notes:

* Or amount existing on June 17, 2017, whichever is greater

Effective on: 6/17/2017

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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