

Redmond 2050 - purpose is to improve usability and implement measures that would accommodate the growth allocated to Overlake and further the community's goals for maximizing transit-oriented development (including equitable TOD) near light rail, environmental sustainability and resiliency, housing affordability, and non-motorized travel.

Chapter 21.12 OVERLAKE REGULATIONS

Sections:

- [21.12.010](#) — ~~Overlake Village Purpose. [REPEALED]~~
- [21.12.020](#) — ~~OV Master Planning. [REPEALED]~~
- [21.12.030](#) — ~~OV Subarea Map. [REPEALED]~~
- [21.12.035](#) — ~~Regulations Common to All Uses [REPEALED].~~
- [21.12.040](#) — ~~OV Zone 1. [REPEALED]~~
- [21.12.050](#) — ~~OV Zone 2. [REPEALED]~~
- [21.12.060](#) — ~~OV Zone 3. [REPEALED]~~
- [21.12.070](#) — ~~OV Zone 4. [REPEALED]~~
- [21.12.080](#) — ~~OV Zone 5. [REPEALED]~~
- [21.12.090](#) — ~~OV Floor Area. [REPEALED]~~
- [21.12.100](#) — ~~OV Building Height. [REPEALED]~~
- [21.12.110](#) — ~~OV Parking Standards. [REPEALED]~~
- [21.12.120](#) — ~~OV Residential Usable Open Space. [REPEALED]~~
- [21.12.130](#) — ~~OV Landscaping. [REPEALED]~~
- [21.12.140](#) — ~~OV Transitional Use Requirements. [REPEALED]~~
- [21.12.150](#) — ~~OV Street Cross Sections. [REPEALED]~~
- [21.12.160](#) — ~~OV Urban Pathway. [REPEALED]~~
- [21.12.170](#) — ~~OV Incentive Program. [REPEALED]~~
- [21.12.180](#) — ~~OBAT Purpose. [REPEALED]~~
- [21.12.190](#) — ~~OBAT Maximum Development Yield. [REPEALED]~~
- [21.12.200](#) — ~~OBAT Regulations Common to All Uses. [REPEALED]~~
- [21.12.210](#) — ~~OBAT Allowed Uses and Basic Development Standards. [REPEALED]~~
- [21.12.220](#) — ~~OBAT Capacity Phasing. [REPEALED]~~
- [21.12.230](#) — ~~References. [REPEALED]~~

- [21.12.300](#) — Overlake Zoning Districts
- [21.12.305](#) — References
- [21.12.310](#) — Overlake Master Planning
- [21.12.400](#) — Overlake Land Use Regulations
- [21.12.410](#) — Residential Allowed Uses.
- [21.12.420](#) — Non-Residential Allowed Uses.
- [21.12.500](#) — Overlake Development Standards
- [21.12.510](#) — Street typology and Relationship to Buildings
- [21.12.520](#) — Minimum Green Building Requirements
- [21.12.600](#) — Overlake Incentive Package

21.12.300 Overlake Zoning Districts**A. The purposes of the Overlake zoning district regulations are to:**

1. Implement the vision and policies for the Overlake neighborhood, Overlake Metro Center, and Overlake zoning districts as set forth in the Redmond Comprehensive Plan;
2. Allow for densities that accommodate the jobs and housing growth allocations and that maximize transit-oriented development potential;
3. Encourage a broad mix of medium- and high-density uses and amenities in order to: achieve a vibrant, engaging metropolitan growth center that is equitable, sustainable, and resilient; enliven the area in the evening; and contribute to a sense of place;
4. Promote compact development forms that:
 - a. Are pedestrian- and bicycle-friendly;
 - b. Are conducive to and supportive of transit use and provide a variety of mobility options for community members of all ages and abilities;
 - c. Provide for commercial uses and flex spaces on the ground floor along arterials while allowing residential uses on the ground floor of development along local streets;
5. Allow additional building height and density and other approved incentives to facilitate:
 - a. Achieving sustainable, equitable transit-oriented development, with higher bonuses available for properties closer to the light rail stations;
 - b. Provision of public and private infrastructure, green buildings, affordable housing, open space, and other city goals to implement the Redmond Comprehensive Plan;
6. Provide affordable housing unit options and accessible and universally-designed housing units in the Metro Center for community members with disabilities; and
7. Use SEPA planned actions and exemptions to efficiently accomplish environmental review within the Overlake Metro Center; and
8. Encourage use of environmentally sustainable site design and building features, urban tree canopy management, and enhanced use of landscaping to buffer and mitigate urban impacts (heat, noise, etc.) and provide places of refuge and rest.

B. Overlake Village (OV) Purpose.

1. Promote mixes of medium- and high-density residential and commercial uses with substantial residential development integrated into a pedestrian- and bicycle-friendly urban neighborhood;

2. Promote a mix of cultural, entertainment, educational, retail, restaurants, professional offices, services, and uses that meet needs of residents and employees, enliven the area in the evening, and contribute to a sense of place;
3. Maximize opportunities for equitable transit-oriented development and transit-supportive uses; and
4. Honor and acknowledge the rich multicultural community in Overlake and display this identity through site design, building design, and streetscape improvements.

C. Overlake Business and Advanced Technology (OBAT) Purpose.

1. Provide a high-wage employment area that accommodates advanced technology, research and development, corporate offices, high technology manufacturing and similar uses to serve City and regional economic goals;
2. Provide medium- and high-density employment and housing uses;
3. Encourage walking, bicycling, carpools, vanpools, and transit use; and
4. Provide convenience commercial and neighborhood services, arts, cultural, and entertainment uses and other transit-supportive uses in the transit-oriented development focus area.








D. Overlake Urban Multifamily (OUMF) Purpose.

1. Enhance compatibility between the uses and densities in the Overlake Metro Center and neighboring residential areas;
2. Permit medium-density urban multi-family residences in either mixed-use developments or single-use structures; and
3. Permit a full range of public services and facilities uses that primarily serve the residents of the neighborhood, such as retail (including grocery stores), neighborhood services, educational, childcare, community centers, social services, and other supportive uses in mixed-use residential buildings.

21.12.305 **References.**

- The Overlake Metropolitan Growth Center (Metro Center) has been established pursuant to regional planning policies as governed by the Puget Sound Regional Council (<https://www.psrc.org/planning-2050/vision-2050>)
- For incentives available to properties outside of the Overlake Metro Center, see:
 - RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP)
 - RZC 21.20 Affordable Housing
- For information on how to measure various site requirements like height and setbacks, see RZC 21.16.020, How to Measure Site Requirements.

- The following table provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this neighborhood. See RZC 21.16.030, Other Applicable Regulations, for information on other standards that may apply to you.

| Regulations Table | | | | | | | |
|---|---------------------------------------|---|--|--|--|--|--|
| Land & Structure  | | Transportation  | Environment  | Community  | Process  | Money  | Other  |
| Building Height | Fences | Parking Standards | Landscaping | Historical & Archeological Resources | Review Procedures | Development Fees | Special Regulations |
| Density | Signs | Transportation Standards | Trees | Design Standards | Permits | Doing Business | Public View Corridors & Gateways |
| Impervious Surface | Outdoor Storage, Display & Enclosures | | Environmental Regulations | Affordable Housing | Development Services | Incentive package | Transition Overlay Areas |
| Setbacks | Lighting | | Open Space | Neighborhood | | | Wireless Communication Facilities |
| | Hazardous Liquid Pipelines | | Green Building Program | | | | |

21.12.310 Overlake Master Planning

Master Plans are required in Overlake Metro Center [where any of the following apply:](#)

1. All developments encompassing at least three acres and optional for sites under three acres-; or
2. **A Future Development Plan** will be required with the Master Plan application if the proposed development is less than 70% of the Maximum Base FAR w/o Incentives (see Table 21.12.500). The Future Development Plan must illustrate the conceptual layout of lots, building sites, trails, open space, and other infrastructure or site features in conformance with the standards herein and demonstrate how the site retains the potential for future development that would result in a total site development equal to or greater than 70% of max baseline capacity.
 - b. Staff will review the proposal and any applicable Future Development Plan to ensure:
 - i. Buildings or lots are not in conflict with plans for future infrastructure (including roads, trails, and utilities) as approved in an adopted Comprehensive Plan, Capital Improvement Plan, Transportation Improvement Plan, Non-Motorized Trails Plan, or similar Plan adopted by the Redmond City Council; and
 - ii. The project is not developed in a manner that precludes future urban densities.
 - c. The plan must show how space is allocated to allow for potential development in the future.
 - i. Required open space must be calculated and the plan shall demonstrate available space to meet the required open space.

- ii. Required parking must be calculated and the plan shall demonstrate available space to meet all on-site parking minimums. A shared parking factor may be utilized for these calculations if applicable.
- d. The Planning Director may approve an alternative to the minimum future density if site conditions limit potential future development (i.e. due to topography, critical areas, significant tree groves, etc.).

21.12.400 Overlake Land Use Regulations

The following tables contains the basic zoning regulations that apply to uses within the Overlake Village (OV), Overlake Business and Advanced Technology (OBAT), and Overlake Urban Multifamily (OUMF) zoning districts. Uses that are not listed below nor within the associated definition of the individual use category or class shall be classified by the Code Administrator based on the purpose and intent of the zone within which the use is proposed.

Use Permissions: P - Permitted; L - Limited; C – Conditional [Use Permit Required](#); N - Not Permitted

References are provided for assistance in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City’s Business Licensing system. Additional information specific to the intended use by be necessary.

21.12.410 Residential Allowed Uses.

| Table 21.12.410 Residential Allowed Uses | | | | |
|---|---------------------------|----------------------|----------------------|---|
| Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted | | | | |
| Use Class | Overlake Zoning Districts | | | References |
| | OV | OBAT | OUMF | Notes |
| High Density Residential | | | | |
| Multifamily structures (stand-alone) | L ¹ | L ¹ | P | |
| Mixed-Use Residential | P | P | P | |
| Residential Suite | L ¹ | L ¹ | P | |
| Group Home/Congregate Housing | L/C ^{1,2,3} | L/C ^{1,2,3} | L/C ^{1,2,3} | Residential Care Facility requires conditional use permit |

Notes:

- 1 Stand-alone multifamily structures are allowed as part of a mixed-use development where provisions are adopted to ensure that the multifamily will not be subdivided after development. An exception may be made if:
 - site conditions (such as parcel size and/or slope) substantially limit mixed-use viability; or
 - where a stand-alone building is allowed in the Overlake Village Urban Multifamily (OUMF) zoning district; or
 - where the street frontage is only to a Neighborhood Street (see RZC 21.12.510).
- 2 [Permanent supportive housing](#), as defined under RCW [36.70A.030](#), and [transitional housing](#), as defined under RCW Chapter [84.36](#), are allowed in all land use districts where residential dwellings and/or hotel uses are allowed, subject to RZC [21.57.010](#), [Permanent Supportive Housing](#), [Transitional Housing](#), and [Emergency Housing](#).

3 Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed, subject to RZC 21.57.020, Emergency Shelter and Emergency Housing.

21.12.420 Non-Residential Allowed Uses.

| Table 21.12.420 Non-Residential Allowed Uses | | | | | | |
|---|---------------------------|------|------------------|--|--|--|
| Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted | | | | | | |
| Use Class | Overlake Zoning Districts | | | Exclusions (Uses Not Allowed) | References & Notes | |
| | OV | OBAT | OUMF | | Building Code Occupancy Class & Cross References | |
| General sales or services | | | | | | |
| Retail Sales ¹ | L, C | L, C | L | Exceptions (Not Permitted) in OV & OUMF: <ul style="list-style-type: none"> Gasoline service; Automobile sales or repair/service establishment; Rental storage and mini-warehouses; and <i>Animal shelter</i> | M | Conditional Use permit required for auto rental Conditional Use permit for auto repair (allowed in OBAT only) |
| Cannabis retail sales ¹ | P | P | N | | | See also RZC 21.41 |
| Business and Service | P | P | L ¹ | | M | |
| Food and Beverage ³ | P | P | L ¹ | | M | |
| Pet and animal sales and service ¹ | P | P | N | | | For veterinary, see Business and Service |
| Hotels, Motels, and Other Accommodation Services ^{1,6} | P | P | N | | R | |
| Manufacturing and Wholesale Trade | | | | | | |
| Manufacturing and Wholesale Trade ^{2,4} | L | L | N | Exception (Not Permitted) in OV & OUMF: <ul style="list-style-type: none"> Warehouse and storage services Exception (Not Permitted) in OV, OBAT, & OUMF: <ul style="list-style-type: none"> Outdoor storage Hazardous waste treatment and storage | M, F, H | |
| Artisanal Manufacturing, Retail Sales, and Service ¹ | P | P | L ^{1,2} | | M, F, H | |
| Arts, Entertainment, and Recreation | | | | | | |
| Arts, Entertainment, Recreation, and Assembly ^{1,6} | P/L | P/L | L | Outdoor Golf Course not permitted | A | |

| Table 21.12.420 Non-Residential Allowed Uses | | | | | | |
|---|---------------------------|------|------|---|--|--|
| Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted | | | | | | |
| Use Class | Overlake Zoning Districts | | | Exclusions (Uses Not Allowed) | References & Notes | |
| | OV | OBAT | OUMF | | Building Code Occupancy Class & Cross References | |
| Natural and Other Recreational Parks | P | P | P | | | |
| Transportation, Communication, Information, and Utilities ¹ | L/C | L/C | L/C | Permitted Limited to <ul style="list-style-type: none"> Road, ground passenger, and transit transportation Rapid charging station Battery exchange station Communications and Information Wireless Communication Facilities Postal services? Courier and messenger services? | | Local and regional utilities require conditional use permit. See RZC 21.76.070.K, Conditional Use Permit. See RZC 21.56, Wireless Communication Facilities, for additional specific development requirements. |
| Education, Public Administration, Health Care, and other Institutions | P/C | P/C | L | Funerary uses not permitted in OUMF | | Funerary uses require conditional use permit |
| Construction-Related Businesses | N | N | N | | | Administrative office/business functions are allowed |

NOTES:

¹ Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.

² Limited to less than 75,000 square feet gross floor area in a single use.

³ Food trucks, kiosks, and vending carts:

a. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.

b. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.

⁴ Membership wholesale/retail warehouse limited to showroom only with a maximum size of 75,000 square feet gross floor area.

21.12.500 Overlake Development Standards.

The following table contains the basic zoning regulations that apply to development within the Overlake Village (OV), Overlake Business and Advanced Technology (OBAT), and Overlake Urban Multifamily (OUMF) zones.

| Table 21.12.500 Overlake Development Standards | | | | |
|---|---|---|--|--|
| Development Standards | Overlake Zoning Districts | | | Notes |
| | OV | OBAT | OUMF | |
| Base FAR ¹ (w/o Incentives) | 5 | 3 | 3 | |
| MAX FAR with incentives | FAR max waved when maximizing incentive program | Outside TOD Focus Area: max 9.5 FAR Inside TOD Focus Area: FAR max waved when maximizing incentive program | | See 21.12.600 for incentive related adjustments to FAR ³ |
| Min Height | 4 stories or 45 feet, whichever is less ² | in TOD Focus Area: 4 stories or 45 feet whichever is less ² Elsewhere: 3 stories or 35 feet, whichever is less ² | 3 stories or 35 feet, whichever is less ² | |
| Base Max Height (w/o Incentives) | Mixed-use: 14 stories or 150 feet, whichever is less ^{3,4} Non-residential: 8 stories or 120 feet, whichever is less ^{3,4} | Mixed-use: 14 stories or 150 feet, whichever is less ^{3,4} Non-residential: 8 stories or 120 feet, whichever is less ^{3,4} | 8 stories or 85 feet, whichever is less ³ | |
| Max Height with Incentives | 300 ft ^{4b} | Outside TOD Focus Area: 230 ft ⁴ Inside TOD Focus Area: 300 ft ^{4b} | 160 ft ⁴ | See 21.12.600 for incentive related adjustments to building height. |
| Ground Floor Ceiling Height (min) in TOD Focus Area | 16 ft ^{5,6} | 16 ft ^{5,6} | 14 ft ⁵ | Ground floor ceiling height not applicable outside of TOD Focus Area |
| Max. Impervious Surface | 100% ⁷ | 80% | 60% | |

NOTES:

1. The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded and no building is less than the minimum building height. Where publicly-accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC 21.12.600.5 (see note 1 for Table 21.12.600.D.5.a), the FAR for those spaces may be excluded from max FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC 21.62.030.1.2 plaza and open space design criteria.
2. Portions of a building may be lower than the minimum building height providing that 80% of the building meets or exceed minimum building height. Covered entryway features, including port-cochere pick up and drop-off zones, are exempt from minimum building height requirements.
3. Max height is limited to 3 stories or 35 feet, whichever is less, within 150 ft of adjacent Neighborhood Residential zoning districts or equivalent zoning district outside of Redmond.

4. Building Height Exemptions:

- a. Max building height does not include mechanical equipment (see RZC 21.60.040.7.b for rooftop screen design standards).
- b. Where rooftop amenities are offered, including restaurants, observation areas, childcare and activity spaces, and services for tenants and/or are publicly accessible, those amenity spaces may exceed the max building height by one story or 14 ft, whichever is greater, but may not exceed 30 stories.
- c. Max building height may be exceeded for ground floor ceiling heights in greater than the minimum required (see note 6b below).

5. Exemptions from ground floor ceiling height requirements:

- a. Buildings where 100% of residential units are Affordable Housing units meeting the affordability threshold of RZC 21.20, and
- b. where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways.

6. A minimum of 50% of the first-floor space must meet the min ceiling height. At no point do the first-floor non-residential spaces have a ceiling height of less than 14 ft.

- a. Where first floor ceiling height varies, the tallest ceiling height heights shall be provided on street frontage, spaces fronting urban pathways and/or mid-block connections, and in parking garage loading/unloading and waste pickup areas.
- b. For portions of the building that have a first-floor ceiling height greater than 14 ft, the additional ground floor ceiling height may increase the max building height (example: if first floor is 20 ft, the max building height increase by 6 ft (20-14=6)).

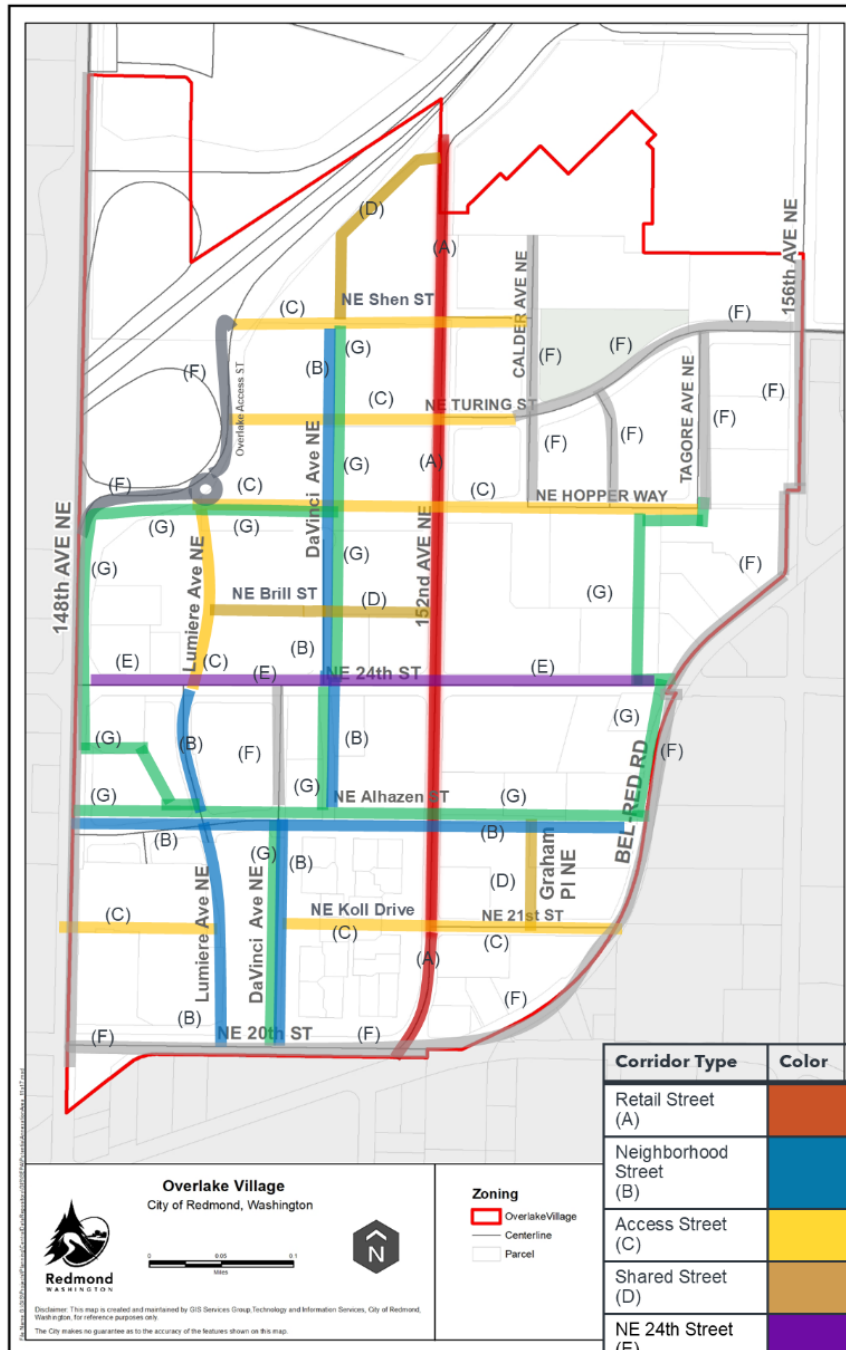
7. Other regulations will impact the impervious surface area and may result in less than 100%, including open space and landscaping requirements, parking, mid-block connections, utility easements, stormwater management, etc.

21.12.510 Street Typology and Relationship to Buildings

A. Improvements less than 30 inches above grade, including decks, patios, walks and driveways, are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.

B. Overlake Village

Figure 21.12.510.B Overlake Village Street Map



Locations for streets, pathways are conceptual and subject to refinement through the master planning or other planning processes.

There are roads that are included in development agreements or master plans and may deviate from code.

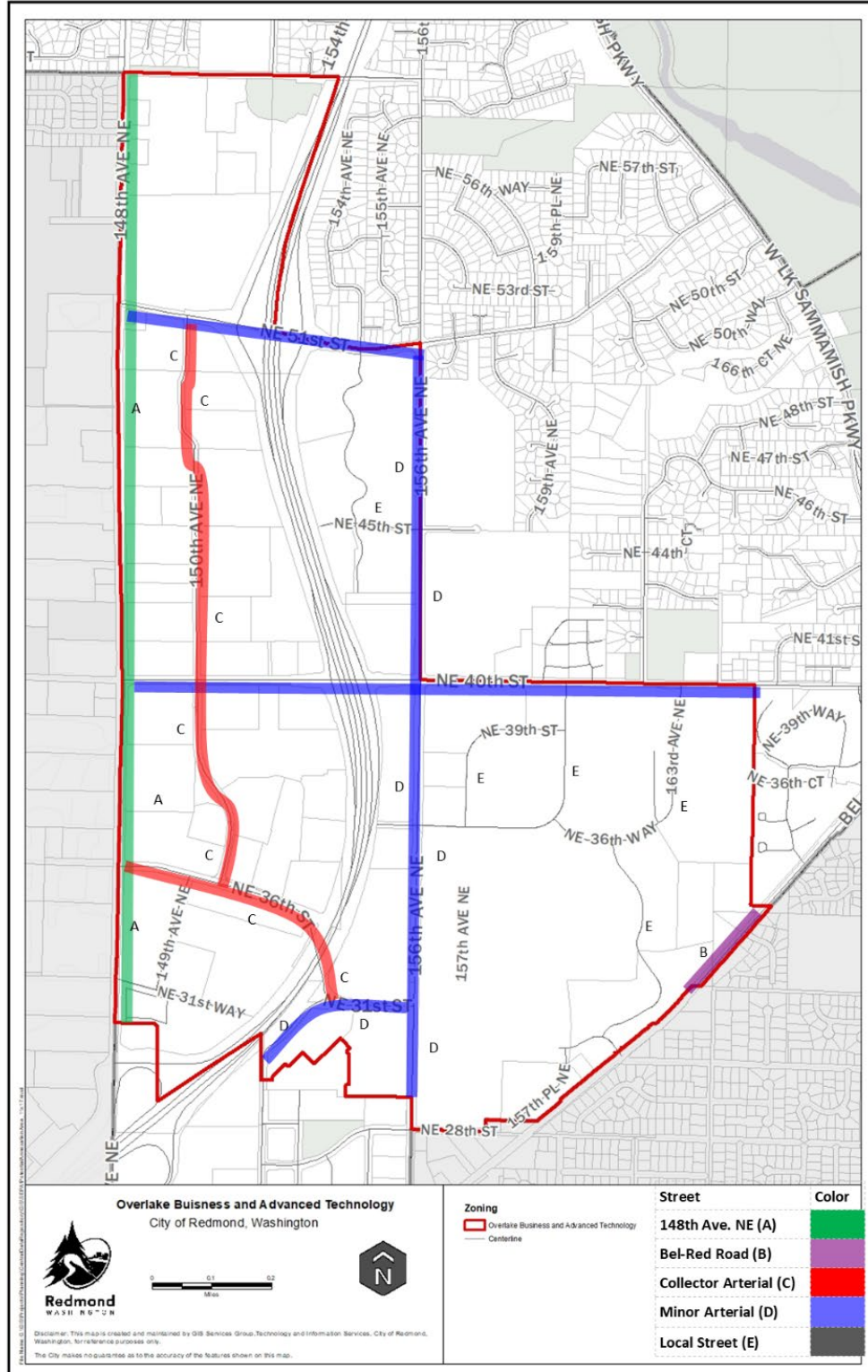
1. The table below sets standards that contribute to an attractive public realm.
2. Improvements less than 30 inches above grade, including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters, and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.

Table 21.12.510.B – Overlake Village Building and Street Relationships

| | | Street Type | | | | | |
|--------------------|---|---|---|---|---------------------------------------|---|---|
| | | Retail (A) | Neighborhood (B) | Access(C) | Shared (D) | NE 24 th St.(E) | Other (F) |
| Building Placement | Minimum setback (side, rear) | 0 feet | 0 feet | 0 feet | 0 feet | 0 feet | 0 feet |
| | Front and side façade zone | 0-10 feet | 0-10 feet | 0-15 feet | 0-10 feet | 0-15 feet | 0-15 feet |
| | Minimum building edge in façade zone | 80% | 50% | 50% | 80% | 50% | 50% |
| Building Design | Building orientation | Building fronts shall be oriented, in priority order, to: Retail Street, Neighborhood Street, NE 24 th St., Other Street, Access Street, or Shared Street. | | | | | |
| | Ground floor finish level above sidewalk grade | Maximum 6 inches | Residential use: 2 to 5 feet Non-residential use: maximum 6 inches | Residential use: 2 to 5 feet Non-residential use: maximum 6 inches | Non-residential use: maximum 6 inches | Residential use: 2 to 5 feet Non-residential use: maximum 6 inches | Residential use: 2 to 5 feet Non-residential use: maximum 6 inches |
| | Maximum distance between ground floor non-residential entries | 50 feet | 50 feet | no standard | 50 feet | no standard | no standard |
| | Minimum ground floor non-residential depth | 20 feet | no standard | no standard | no standard | no standard | no standard |
| | Residential privacy standards | RZC 21.62.020.F.1 applies | | | | | |
| | | | | | | | |
| Building use | Ground floor pedestrian-oriented uses | Required | no standard | no standard | no standard | no standard | no standard |
| | Ground floor residential uses | Prohibited | no standard | no standard | Prohibited | no standard | no standard |
| Public Realm | Width from zero-setback building edge to back of curb | 26 feet, see RZC Appendix 7 | 15-25 feet, see RZC Appendix 7 | 14 feet, see RZC Appendix 7 | 20 feet, see RZC Appendix 7 | 21.5 feet, see RZC Appendix 7 | 12-18 feet, see RZC Appendix 7 |

C. OBAT and OUMF Zones

Figure 21.12.510.C – OBAT and OUMF Street Map



1. The tables below set standards that contribute to an attractive public realm.
2. Improvements less than 30 inches above grade, including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters, and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.

Table 21.12.510.C – OBAT and OUMF Building and Street Relationships in TOD Focus Area

| | | Street Type | | | |
|--------------------|---|--|---|---|------------------------------|
| | | 148 th Ave. NE(A) | Minor Arterial (D) | Collector Arterial (C) | Local Street (E) |
| Building Placement | Minimum setback (side, rear) | 0 feet | 0 feet | 0 feet | 0 feet |
| | Front and side façade zone | 0-20 feet | 0-20 feet | 0-20 feet | NS |
| | Minimum building edge in façade zone | 50% | 50% | 50% | 50% |
| Building Design | Building orientation | Building fronts shall be oriented to, in priority order: 148 th Ave. NE, Minor Arterial, Collector Arterial, Local Street | | | |
| | Ground floor finish level above sidewalk grade | Residential use: 2 to 5 feet Non-residential use: maximum 6 inches | Residential use: 2 to 5 feet Non-residential use: maximum 6 inches | Residential use: 2 to 5 feet Non-residential use: maximum 6 inches | NS |
| | Maximum distance between ground floor non-residential entries | 50 feet | 50 feet | 50 feet | NS |
| | Residential privacy standards | RZC 21.62.020.F.1 applies | | | |
| Public Realm | Width from zero-setback building edge to back of curb | 13-17 feet, see RZC Appendix 7 | 8-20 feet, see RZC Appendix 7 | 13 feet, see RZC Appendix 7 | 5-6 feet, see RZC Appendix 7 |

Table 21.12.540B – OBAT and OUMF Building and Street Relationships Outside TOD Focus Area

| | | Street Type | | | | |
|--------------------|--|---|-----------------------------|---|---------------------------|------------------------------|
| | | 148 th Ave. NE (A) | Bel-Red Rd. (B) | Minor Arterial (D) | Collector Arterial (C) | Local Street (E) |
| Building Placement | Minimum setback (front and street) | 20 feet for buildings less than 20 feet in height; 30 feet for all other buildings | 120 feet | 0 feet | 0 feet | 10 feet |
| | Minimum setback (side and rear) | 0 feet | 0 feet | 0 feet | 0 feet | 0 feet |
| | Front and side façade zone | NS | NS | 0-20 feet | 0-20 feet | NS |
| | Minimum supplemental buffer (street) | 200 feet for buildings north of NE 51 st St. | 100 feet | 50 feet only for buildings on north side of NE 40 th St. between 159 th Ave. NE and the 16500 block | NS | See Figure 21.12.540C |
| Building Design | Building orientation | Building fronts shall be oriented to, in priority order: 148 th Ave. NE, Bel-Red Rd., Minor Arterial, Collector Arterial, Local Street | | | | |
| | Ground floor finish level above sidewalk grade | Residential use: 2-5 feet | Residential use: 2-5 feet | Residential use: 2-5 feet | Residential use: 2-5 feet | Residential use: 2-5 feet |
| | Residential privacy standards | RZC 21.62.020.F.1 applies | | | | |
| Public Realm | Width from zero-setback building edge to curb face | 13-17 feet, see RZC Appendix 7 | 11 feet, see RZC Appendix 7 | 8-20 feet, see RZC Appendix 7 | NS | 5-6 feet, see RZC Appendix 7 |

21.12.520 Green Building Requirements**A. Purpose.**

1. To implement the vision for Overlake as adopted in the Redmond Comprehensive Plan and the Environmental Sustainability Action Plan;
2. To reduce the negative impact of development on the natural environment through green development techniques in new development or major redevelopment within the Overlake Metro Center.

B. Applicability. The provisions of this section apply to new developments in the Overlake Metro Center and apply to all building types.

C. Minimum Green Building Standards.**1. Building Performance Standard.**

- i. Achieve any Green Building Rating or Certification System* that requires a modeled site Energy Use Intensity (EUI) adhering to either a Tier 1 or Tier 2 EUI target (EUI_t) from Section E, Table 1 in Appendix 10. Tier 2 minimum, with Tier 1 eligible for incentives as shown in 21.12.600.
- ii. Demonstrate compliance with the Washington State Clean Buildings Performance Standard within 24 months of at least 75% occupancy adhering to a Tier 1 or 2 EUI_t.
- iii. Share energy benchmarking data with the City of Redmond via Energy Star Portfolio Manager.

2. Washington State Energy Code. The Washington State Energy Code for Commercial (WSEC-C) and Residential (WSEC-R) buildings requires a sufficient number of credits from efficiency packages as described in WSEC sections C406 or R406.

3. Energy Management. Earn Green Lease Leaders Certification Silver or greater. Gold and Platinum Certification eligible for incentives program as shown in 21.12.600).

4. Carbon. Calculate the embodied carbon baseline and show at least a 10% reduction. Achieving a 20% or greater reduction is eligible for incentives as shown in 21.12.600.

D. Compliance Procedures.

1. The use of ANSI/ASHRAE/IES Standard 100-2018 Energy Efficiency in Existing Buildings as adopted by reference with the exceptions noted in Chapter 194-50 of the Washington Administrative Code (WAC), the Washington Clean Buildings Performance Standard;
2. Compliance with Chapter 194-50 WAC as amended by ARZ Appendix 10 (see RZC 21.67.030.D for prescribed methods for compliance with 195-50 WAC and see also the relevant amendments to Chapter 194-50 WAC as published in RZC Appendix 10, Green Buildings Incentive Program Requirements);
3. Certification with a third-party Green Building Rating or Certification System that requires energy performance modeling, performed by a registered design professional, able to demonstrate and report a modeled EUI that meets the EUI_t described in RZC 21.67;

4. Compliance with additional Washington State Energy Code commercial (WSEC-C) or residential (WSEC-R) credits from Table C/R406 as described in RZC Appendix 10, Green Building Incentive Program Requirements.
5. Compliance procedures of RZC Appendix 10, Section D shall apply.

NOTE: Section 600 will be posted separately for review and public hearing.