

20C.30.62 Innovative Housing Demonstration Projects.

20C.30.62-010 Findings – Purpose.

The Redmond City Council makes the following findings:

- (1) The purpose of this interim zoning division is to allow development of a limited number of projects to evaluate opportunities to increase the availability of innovative housing in Redmond's single-family neighborhoods.
- (2) The innovative housing styles that will be allowed in all R-4 through R-8 zones under this division include but are not limited to cottages, compact single-family homes, and multiplex structures (duplexes, triplexes, and fourplexes) designed to look like single-family homes. Accessory dwelling units (ADUs) that are incorporated as part of the innovative housing are also encouraged. The City will consider other housing styles that meet the intent of this division. Multiplex structures are not an allowed housing style within the "Wedge" subarea of the North Redmond neighborhood.
- (3) The goals of innovative housing demonstration projects are to:
 - (a) Increase housing supply and the choice of housing styles available in the community.
 - (b) Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes and mixes of income levels.
 - (c) Promote high-quality design.
 - (d) Allow flexibility in site and design standards while promoting projects that are compatible with existing single-family developments.
 - (e) Help identify a work plan and any zoning code amendments that are necessary to support the development of innovative housing choices within single-family neighborhoods in Redmond.
- (4) Until permanent ordinances regarding innovative housing projects can be implemented, there is a need to allow a limited number of regulated innovative housing projects.
- (5) Following expiration of the ordinance codified in this division, City staff shall produce a report evaluating how well the project achieved the goals of the ordinance and the goals of the enabling Comprehensive Plan policy language. (Ord. 2463; Ord. 2409; Ord. 2265)

20C.30.62-020 Development Guide Amendment.

- (1) A zoning change applicable to all properties in the R-4 through R-8 zones is hereby established to allow the development standards contained in this division to apply for eligible innovative housing demonstration projects.
- (2) The change to the R-4 through R-8 zones shall be applicable only to those developments that comply with the provisions of this division, and which have been authorized to proceed pursuant to this division.
- (3) Developments not considered under the provisions of this division are subject to the development standards contained in this chapter and all other applicable sections of the Redmond Community Development Guide. (Ord. 2409; Ord. 2265)

20C.30.62-030 Submittal of Innovative Housing Demonstration Project.

- (1) **Timing.** Upon the effective date of the ordinance codified in this division, the City shall immediately begin accepting applications for innovative housing demonstration project proposals. The Innovative Housing Demonstration Program shall expire five years following its adoption, or when five projects developed under this division are completed, whichever occurs first, unless extended by the City Council, or unless the City Council specifically authorizes additional projects as provided for in this division.
- (2) **Number of Developments.** Except as described below, the City may approve up to five innovative housing demonstration projects, with no more than two projects demonstrating the same single housing type within any calendar year or within any single neighborhood, unless additional projects are allowed by the City Council as follows:
 - (a) The City Council may authorize the submittal of proposed innovative housing demonstration project proposals in addition to those described in subsection (2) of this section, provided such proposed projects demonstrate exceptional design quality and exceptional consistency with the requirements and parameters of this division.
 - (b) Proposals not authorized for submittal by the City Council may be resubmitted for consideration at the beginning of the next calendar year as long as the ordinance codified in this division remains in effect.
 - (c) For purposes of this division, the first calendar year shall begin on the effective date of the ordinance codified in this division, and then on January 1st thereafter.
- (3) **Materials.** Applications for an innovative housing demonstration project shall be made on forms provided by the City and shall include the following materials:

- (a) A site plan of the proposed development, indicating property lines, proposed setbacks, and lot coverage calculations. The site plan shall also include the location of all adjacent structures and distance to property lines, and the footprint of any existing structures on the property.
 - (b) Conceptual drawings of the proposed innovative housing type, including building footprints and building elevations, floor plans, and roof plans.
 - (c) A description of how the proposed development is consistent with the surrounding neighborhood character and neighborhood design standards.
 - (d) A description of how the proposed development complies with all the criteria and project parameters for an innovative housing demonstration project as described in this division.
 - (e) A description of the proposed unit type, including proposed square footage, unit mix, and number of bedrooms per unit.
 - (f) General information about the site including the number of dwelling units allowed by the zone and the number of proposed dwelling units, open space allowed and proposed, impervious surface allowed and proposed, and building height allowed and proposed.
 - (g) Photographs of the subject and adjacent properties keyed to the site plan.
 - (h) Additional information as required by the application forms provided by the City or deemed necessary by the review panel to consider the application.
 - (i) A conceptual site plan, including building footprint(s), demonstrating the type of development that would likely occur if the site were developed under the City's traditional zoning and design standards for the site.
- (4) Applications submitted under this division shall be available for public review for a minimum of two weeks prior to the neighborhood meeting described in RCDG [20C.30.62-040](#). (Ord. 2409; Ord. 2265)

20C.30.62-040 Neighborhood Meeting Required.

- (1) Developers of innovative housing projects submitted under this division shall schedule and host a neighborhood meeting following the guidelines established by the Planning Department and including attendance by City staff. The neighborhood meeting shall be held within two to eight weeks following submittal.
- (2) Notice of the neighborhood meeting shall be mailed to all property owners and residents within 500 feet of the proposed project with details of the proposed project, including a description of any modification or flexibility in site design standards that has been requested. The City shall also make every effort to include parties who have expressed an interest in the innovative housing program and shall work with the media to inform the community about the proposed developments.
- (3) Following the neighborhood meeting, the applicant shall consider public input received during the neighborhood meeting and consider recommendations, if any, for revising the proposed innovative housing project to respond to neighborhood concerns. Any revisions to the proposal shall be provided to the City within 90 days of the neighborhood meeting. (Ord. 2409; Ord. 2265)

20C.30.62-050 Authorization to Proceed.

- (1) Within six weeks of submittal of any revisions to the proposal that are made as a result of the neighborhood meeting, a review panel as described below shall decide which proposals will be authorized to submit development review applications pursuant to RCDG [20C.30.62-060](#). The review panel shall consider recommendations of staff, with input from the Technical Committee, to determine which applications submitted under this division will be authorized to proceed to the next level of review. The review panel shall consider applications based on the responses to the criteria for consideration contained in this division. The review panel shall consist of the following representatives to be appointed by the Mayor:
 - (a) One member of the Redmond Planning Commission.
 - (b) Two members of the Redmond Design Review Board.
 - (c) One member of the Redmond Technical Committee.
 - (d) One citizen representative, in the following priority:
 - (i) A member of any active Citizen Advisory Committee (CAC) for the neighborhood in which the project is located.
 - (ii) A member of a Neighborhood Citizen Committee for the neighborhood in which the project is located.
 - (iii) A member of any former Citizen Advisory Committee for the neighborhood in which the project is located.
 - (iv) A member of any active CAC from a neighborhood other than one in which the project is located.

- (e) In instances where there is no representative as described in subsection (1)(d) of this section, a second member of the Planning Commission shall be appointed to serve on the review panel.
 - (f) In addition to the five-member review panel identified in subsection (1) of this section, a Youth Advocate member is encouraged to participate on the review panel as a nonvoting member.
- (2) In addition to the requirements contained in this division, the review panel shall use the following criteria in determining which applications will be authorized to proceed to the next level of review:
- (a) Consistency with the intent of the innovative housing goals of providing a variety of housing choices (specifically demonstrating, but not limited to, those housing styles identified in this division), compatibility with surrounding single-family development, and improving housing affordability options.
- (3) Following authorization from the review panel to proceed, the applicant shall submit to the City an application for a site plan entitlement to be considered under the City of Redmond Type II permit process, unless another permit process is required.
- (4) Decisions of the review panel in selecting proposals that are authorized to proceed as innovative housing demonstration projects may be appealed to the City Council. (Ord. 2409; Ord. 2265)

20C.30.62-060 Permit Process.

- (1) Within six months following authorization from the review panel to proceed, the applicant shall submit the appropriate development review applications as described below. The applicant may request of the Code Administrator, in writing, a maximum extension of six months, provided it is demonstrated to the City's reasonable satisfaction that progress has been made in preparing the submittal.
- (a) Except for innovative housing demonstration projects that involve a subdivision as defined by the City of Redmond Community Development Guide, the City shall use a Type II review process as described in RCDG [20F.30.35](#) to review and decide on innovative housing demonstration projects, with the additional requirements as described in subsection (3) of this section.
 - (b) For innovative housing demonstration projects that involve a subdivision as defined by RCDG [20A.20.190](#), the City shall use a Type III review process as described in RCDG [20F.30.40](#) to review and decide on innovative housing demonstration projects, with the additional requirements as described in subsection (3) of this section.
- (2) In addition to complying with the approval criteria stated for a Type II or a Type III review process, the applicant must demonstrate that:
- (a) Except as otherwise provided in this division, the proposal is compatible with surrounding development with respect to building heights, roof forms, property lines, parking location and screening, access, and lot coverage.
 - (b) The proposal provides elements that contribute to a sense of community within the development by including elements such as but not limited to front entry porches, common open space, and common buildings or common spaces within buildings.
- (3) The applicant may propose additional modifications to the development standards requirements of the Redmond Community Development Guide upon demonstration that such modifications are important to the success of the proposal as an innovative housing project and are necessary to meet the intent of this division. The City shall prioritize review of any RCDG modifications that are deemed appropriate to allow for prompt consideration by the Planning Commission and City Council.
- (4) In order to meet the goals of the Innovative Housing Demonstration Program, there will be flexibility with regard to some normally applicable regulations and requirements. Standards listed in this subsection as well as parameters identified in RCDG [20C.30.62-070](#) will apply to innovative housing demonstration projects and will prevail if they conflict with existing regulations. Unless otherwise specified in RCDG [20C.30.62-070](#), all other regulations and requirements of the City of Redmond will continue to apply, except that applicants may propose additional modifications to the Redmond Community Development Guide, as provided for in this subsection.
- (a) The minimum lot size, restriction of not more than one dwelling unit per lot, and minimum number of required parking spaces found in the Redmond Community Development Guide shall be replaced by the standards identified in RCDG [20C.30.62-070](#).
 - (b) Planning application fees for the review of the proposed project shall be based on the number of single-family units that would be allowed by the underlying zone, regardless of the number of units being built under this division.
 - (c) Impact fees under the Redmond Community Development Guide shall be determined based on the impacts associated with the proposed development, and may be adjusted administratively upon demonstration that the impacts will be the same or less than those associated with a traditional development.
 - (d) Storm water fees and utility hook-up fees shall be determined based on the actual anticipated usage or on a per unit basis, whichever is less.

(5) The City's approval of an innovative housing project does not constitute approval of a subdivision, a short plat, site plan entitlement, or a binding site plan, nor does it exempt the project from proceeding under the review requirements for a Type II or Type III development review process, whichever applies, or from obtaining all necessary permits required under the International Building Code.

(6) The City of Redmond reserves the right to deny an application for development under this division without prejudice. (Ord. 2409; Ord. 2265)

20C.30.62-070 Application Parameters.

This table sets forth parameters applicable to innovative housing project applications.

Parameters	
Housing Types	<ul style="list-style-type: none"> ℞ Any attached or detached single-family housing type, as defined by the Redmond Community Development Guide. ℞ Ownership housing is preferred, but projects that include a component of rental housing, such as accessory dwelling units as part of the single-family development, are also encouraged.
Design Standards	<ul style="list-style-type: none"> ℞ Except as specified below, regardless of the neighborhood in which the proposed development is located, the City's standards for residential design for the Grass Lawn Neighborhood shall apply, while allowing flexibility when necessary to meet the intent of this division. ℞ Projects located in neighborhoods with adopted neighborhood residential design standards shall comply with applicable design standards for those neighborhoods, while allowing flexibility when necessary to meet the intent of this division. ℞ Any innovative housing development proposals located in the Willows/Rose Hill Neighborhood shall not preclude construction of the innovative housing development detailed in the Willows/Rose Hill Neighborhood Plan.
Site Requirements	<ul style="list-style-type: none"> ℞ Projects which meet ordinary lot standards for the zone in which the development is located are preferred. However, modifications to the minimum lot size, setbacks, lot coverage, minimum lot width circle, minimum lot frontage, minimum building separation, and maximum impervious surface area may be considered if it is demonstrated that said modifications are required for construction of the proposed housing type. ℞ Any modification to the lot standards shall minimize adverse impacts on adjoining properties.
Unit Size Limits	<ul style="list-style-type: none"> ℞ There shall be no minimum size requirements for the individual units, provided units meet the minimum livability standards as defined by the Building Code. ℞ For projects that include "size limited" housing units, a covenant restricting any increases in unit size after initial construction may be recorded against the property. ℞ Projects that include a mix of unit sizes within a single development are preferred, including homes that provide ground floor master suites or similar configurations with all living areas on one level.
Number of Units	<ul style="list-style-type: none"> ℞ Projects proceeding under this division shall be allowed no more than two times the density that is allowed by the underlying zone. ℞ Limitations on the number of units allowed per lot are waived. ℞ Existing single-family homes may remain on the subject property and will be counted as units in the total unit count.
Locations	<ul style="list-style-type: none"> ℞ Citywide in all R-4 through R-8 residential zoning districts. The City encourages projects located near transit service.
Number of Developments	<ul style="list-style-type: none"> ℞ Up to five, with no more than two projects demonstrating the same single housing type within any calendar year and within any one neighborhood. ℞ The City Council may authorize additional projects per RCDG 20C.30.62-030(2).
Public Notice	<ul style="list-style-type: none"> ℞ Neighborhood meeting, including City staff attendance, required prior to submittal of application for Type II or Type III permit review. ℞ Normal publishing and posting after application received. ℞ Mailing of notice to adjacent residents and property owners within 500 feet of the proposed development after application received.
Access Requirements and Utilities	<ul style="list-style-type: none"> ℞ The applicant shall work directly with the Public Works and Fire Departments to determine general flexibility for utility standards, road widths, public versus private, and turn-around requirements. ℞ The applicant shall verify with the Public Works Department that adequate water, sewer, and storm water capacity exists to service the proposed development.
Development Size	<ul style="list-style-type: none"> ℞ A maximum of 12 units shall be permitted as part of any innovative housing demonstration project.
Ownership Structure	<ul style="list-style-type: none"> ℞ Subdivision. ℞ Condominium. ℞ Single owner for entire project (to allow rental).
Community Buildings	<ul style="list-style-type: none"> ℞ Shall be clearly incidental in use and size to the primary residential units. ℞ Shall be commonly owned by the residents of the development, unless otherwise approved by the Technical Committee.
Accessory Dwelling Units	<ul style="list-style-type: none"> ℞ May be considered as part of any submittal.
ADA Compliance	<ul style="list-style-type: none"> ℞ Developments which include a portion of the units that are fully accessible under the provisions of the Americans with Disabilities Act, exclusive of such requirements under the Building Code, are strongly encouraged.
Affordability	<ul style="list-style-type: none"> ℞ Except as provided below, developers are strongly encouraged to include housing units that provide for a broad mix of income levels, including a portion of the units that are affordable to households earning 80 percent or less of the King County median income. ℞ The provisions of RCDG 20D.30.10, Affordable Housing, and RCDG 20D.30.15, Affordable Senior Housing Bonus, shall not be waived through this division.
Parking	<ul style="list-style-type: none"> ℞ Unless otherwise approved, the following minimum parking standards shall apply:

	<ul style="list-style-type: none"> • One stall per unit for units under 700 square feet in size. • One and one-half stalls per unit for units 700 to 1,000 square feet in size. • Two stalls per unit for units over 1,000 square feet in size. <p>ℳ Shall be provided on the subject property.</p> <p>ℳ Should be screened from public streets and adjacent residential uses by landscaping or architectural screening.</p> <p>ℳ Shall be located in clusters of not more than six adjoining spaces.</p> <p>ℳ Shall not be located in the front yard setback, except on a corner lot where it shall not be located in the front yard between the entrance to any cottage and the front property line.</p> <p>ℳ May be located between or adjacent to structures if it is located toward the rear of the structure and is served by an alley or driveway.</p> <p>ℳ All parking structures shall have a pitched roof design with a minimum slope of 4:12.</p>
Trip Generation	ℳ The review panel may consider the number of vehicle trips that will be generated by a proposed innovative housing demonstration project in determining its appropriateness for the location.
Critical Areas	ℳ All proposed innovative housing demonstration projects shall meet the criteria of the City's Critical Areas Ordinance (Chapter 20D.140 RCDG).

(Ord. 2409; Ord. 2265)

This version of the Redmond Community Development Guide is effective through April 15, 2011.

The new Zoning Code, effective April 16, 2011, is available here:
<https://www.redmond.gov/659/Zoning-Code> (<https://www.redmond.gov/659/Zoning-Code>)

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