

CODE

**CITY OF REDMOND
ORDINANCE NO. 2733**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND COMPREHENSIVE PLAN AND ZONING CODE TO REPEAL POLICY HO-33 RELATING TO THE INNOVATIVE HOUSING DEMONSTRATION PROGRAM; TO IMPROVE CLARITY AND CONSISTENCY FOR HOUSING-RELATED REGULATIONS INCLUDING LOWERING HEIGHT LIMITS FOR DETACHED ACCESSORY DWELLING UNITS AND HOMES BUILT WITHIN A SMALL-LOT SHORT PLAT; REVISING STANDARDS FOR ATTACHED DWELLING UNITS DEVELOPED UNDER THE AFFORDABLE HOUSING EXCEPTION; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Growth Management Act requires that development regulations shall be subject to continuing evaluation and review; and

WHEREAS, on July 30, 2014, the Redmond City Council adopted Ordinance No. 2700, which established the general scope and schedule for Redmond's 2013-2014 Comprehensive Plan Annual Update; and

WHEREAS, one of the Comprehensive Plan amendments proposed for consideration under Ordinance No. 2700 is the review of housing-related items in the Redmond Comprehensive Plan in response to the Zoning Code Rewrite process; and

WHEREAS, the Innovative Housing Demonstration Program terminated on August 23, 2013, and related policy and regulations should be repealed in the Comprehensive Plan and Zoning Code; and

WHEREAS, the proposed housing-related amendments will remove duplicative language, as well as improve clarity and consistency in the Redmond Zoning Code; and

WHEREAS, state agencies received 60-day notice of the proposed amendments on November 7, 2013; and

WHEREAS, a Washington State Environmental Policy Act checklist was prepared and a Determination of Non-Significance was issued on November 12, 2013, for the proposed amendments; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed amendments on December 4, 2013, to receive public comment; and

WHEREAS, upon completion of the public hearing, the Planning Commission issued its findings, conclusions, and recommendations in a report to the Redmond City Council dated December 10, 2013; and

WHEREAS, the City Council held public meetings on January 21, 2014, and February 18, 2014, to consider the proposed amendments and the Planning Commission's recommendation; and

WHEREAS, the City Council has determined to adopt the amendments set forth in this ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Classification. The amendments set forth in Exhibit 1 and Exhibit 2 to this ordinance are of a general and permanent nature and shall become a part of the Redmond Comprehensive Plan and Zoning Code, respectively.

Section 2. Findings and Conclusions. In support of the proposed amendments to the Redmond Comprehensive Plan and Zoning Code, the City Council hereby adopts the findings and conclusions contained in the Planning Commission Report dated December 10, 2013, including all related attachments and exhibits.

Section 3. Redmond Comprehensive Plan Amended. The Comprehensive Plan is hereby amended to repeal Housing Element Policy HO-33 relating to the Innovative Housing Demonstration Program as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. Redmond Zoning Code Amended. The following chapters of the Redmond Zoning Code are hereby amended as shown in Exhibit 2 attached hereto and incorporated herein by this reference as set forth in full:

- 21.08, Residential Regulations
- 21.20, Affordable Housing
- 21.74, Land Division

Section 5. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid

or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 6. Effective Date. This ordinance shall take effect five days after passage and publication of an approved summary consisting of the title.

ADOPTED by the Redmond City Council this 18th day of March, 2014.

CITY OF REDMOND


JOHN MARCHIONE, MAYOR

ATTEST:


MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:


JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: March 4, 2014
PASSED BY THE CITY COUNCIL: March 18, 2014
SIGNED BY THE MAYOR: March 25, 2014
PUBLISHED: March 24, 2014
EFFECTIVE DATE: March 29, 2014
ORDINANCE NO. 2733

YES: Allen, Carson, Flynn, Margeson, Myers, Shutz, Stilin

Repeal Comprehensive Plan Policy HO-33:

~~Support the Innovative Housing Program that helps promote City goals for affordability, high quality design and housing to meet a diversity of household sizes, types and age ranges. Allow for flexibility in density and design standards to promote the pilot program.~~

ARTICLE I ZONE BASED REGULATIONS

RZC 21.08 RESIDENTIAL REGULATIONS

21.08.170 Site Requirements for Residential Zones

- A. **Purpose.** The purpose of this section is to establish basic site requirements for residential zones in Redmond. These requirements implement Redmond's Comprehensive Plan, the Growth Management Act, the Multicounty Planning Policies, and the County-Wide Planning Policies, while also protecting Redmond's residential areas from public nuisances, incompatible uses, and other hazards.
- B. **Site Requirements in Zone Use Charts.** Each zone use chart in RZC 21.08.020 through 21.08.140 sets forth the basic dimensional standards for residential development in that zoning district. RZC 21.08.150 through 21.08.200 provide additional general requirements applicable to all zoning districts. Some site requirements may be modified as provided in RZC 21.08.150 through 21.08.200, and as provided in RZC 21.08.350, Innovative Housing Demonstration Projects.
- C. **Allowed Density.**
1. Purpose. The purpose of the allowed density requirement is to:
 - a. Help maintain a consistent and compatible land use pattern in Redmond's residential neighborhoods;
 - b. Serve Redmond's planned housing needs; and
 - c. Prevent public nuisances that result from a lack of adequate open space and the over utilization of public facilities.
 2. Requirements. The allowed density, as shown in each residential zone use chart in RZC 21.08.020 through 21.08.140, represents the maximum number of dwelling units that may occupy an acre of land, exclusive of bonuses and exclusive of accessory dwelling units.
 3. Calculations. When calculating allowed density for any given site in the City, the gross area of the site is multiplied by the allowed density per acre that applies to the zone where the site is located. The result is the maximum number of units (other than ADUs) that may occupy that site. Please note that any available density bonuses are calculated on the base density.
- E. **Minimum Average Lot Size.**

1. Purpose. The purpose of the average lot size requirement is to:
 - a. Allow for the development of consistent and compatible land use patterns throughout Redmond’s residential neighborhoods; and
 - b. Minimize public nuisances that may result from a lack of adequate open space and the over utilization of public facilities.

2. Requirements.
 - a. Explanation. The zone use charts in RZC 21.08.020 through 21.08.140 establish the minimum average lot size for each residential zone in Redmond. The average lot size of all lots created through the subdivision or short subdivision process must meet, at a minimum, this average lot size requirement. However, this requirement may be modified under the following circumstances:
 - i. Green Building and Green Infrastructure Program. The owner may participate in the Green Building and Green Infrastructure Incentive Program (see RZC 21.67), and create a lot or lots which do not meet the minimum average lot size for the underlying zone by meeting all program requirements; or
 - ii. Small Lot Short Plats. The owner of any lot in the Bear Creek, Education Hill, Idylwood, or Overlake Residential Neighborhoods which is at least 200 percent of the required minimum average lot size in the underlying residential zone and which contains an existing detached dwelling unit may short subdivide the lot in order to create a separate fee simple lot which does not meet the minimum average lot size for the underlying zone if the dwelling unit to be constructed on the newly created lot meets all of the following requirements:
 - a. Only one detached dwelling unit shall be allowed on the lot.
 - b. The dwelling unit on the lot shall not exceed 1,000 square feet in total area, excluding any garage area. The dwelling unit and any garage shall not exceed 1,500 square feet in total area. A covenant shall be recorded against the title of the lot prohibiting expansion of the dwelling unit.
 - c. The dwelling unit on the lot must conform to all setback, lot coverage restrictions and any other standards or regulations required of a detached dwelling unit in a residential zone.
 - d. The maximum height of any portion of the roof, except chimneys or cupolas shall not exceed 25 feet anywhere on the site.
 - e. Two off-street parking places are required. Parking spaces must be paved and may include private attached garages, carports, or other off-street areas reserved for vehicles. No detached garages are allowed.

e.f. The dwelling unit must be affordable to an individual or family that has an annual income that is 120 percent or less of the annual median income defined in RZC 21.20, Affordable Housing. (Ord. 2642)

21.08.220 Accessory Dwelling Units

A. **Purpose.** The purpose of the accessory dwelling unit (ADU) provisions is to:

1. Provide a housing type that responds to changing needs and lifestyles (e.g., small families, retired couples) and that allows persons of all ages and incomes to live in a neighborhood by promoting diversity in the size, type, and price of new single-family development;
2. Enhance opportunities for ownership housing;
3. Better utilize existing infrastructure and community resources;
4. Add to Redmond's stock of affordable dwelling units; and
5. Protect neighborhood character and stability by ensuring that ADUs are compatible with surrounding land uses according to the conditions of this division and by blending new development with existing residential development.

B. **Applicability.** The provisions of this section apply to all accessory dwelling units.

C. **Requirements.**

1. Number of ADUS. One ADU shall be allowed on each residential lot as in conjunction with any new or existing detached single-family dwelling unit in the City of Redmond.
2. Location.
 - a. An ADU may be added to or included within the primary unit, or located in a detached structure on the same lot as the primary dwelling unit.
 - b. Detached ADUs and the primary dwelling unit must each conform to all setback, height, and lot coverage restrictions, and any other standards or regulations required of a detached dwelling unit in a residential zone.
 - b.c. For detached ADUs the maximum height of any portion of the roof, except chimneys or cupolas, shall not exceed 25 feet anywhere on the site. The maximum height for a detached ADU that is contained within an accessory structure is 28 feet.
3. Size/Scale.
 - a. The total square footage of a detached ADU shall not exceed 40 percent of the total square footage of the primary dwelling unit and the accessory dwelling unit combined, excluding any garage area, and in no case shall it exceed 1,000 square feet.

- b. In no case shall the ADU exceed 1,500 square feet in total area. If an ADU occupies an entire single floor, the Technical Committee may allow for an increase in the allowed size of the ADU in order to efficiently use all of the floor area, so long as all other standards of this section are met.
4. Subdivision. An ADU shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit.
5. Occupancy - ADUs. Either the primary dwelling unit or the ADU must be occupied by an owner of the property. The owner-occupied unit shall not be rented to others. A permit authorizing an ADU shall not be issued until the City receives proof of recordation of an instrument requiring owner occupancy, on-site parking, and compliance with the requirements of this section.
6. Parking. One off-street parking space is required for an ADU in addition to the parking required for the primary dwelling unit. Parking spaces must be paved and may include private driveways, garages, carports, or off-street areas reserved for vehicles.
7. Exterior Modification ADUs. Only one entrance on the front of the primary dwelling unit is permitted. Additional entrances are permitted on the side and rear of the primary structure. The Technical Committee may allow both entrances to the primary and accessory units to be located on the front of the structure where design, site layout, and construction considerations significantly hinder other options. Additions to an existing structure or the development of a newly constructed detached ADU shall be designed consistent with the existing facade, roof pitch, siding, and windows of the primary dwelling unit.
8. Home business shall be allowed, subject to existing regulations, in both the ADU and the primary unit.
- ~~8.9. Affordable Requirement. ADUs shall not be used to meet any requirement to provide affordable dwelling units per RZC 21.20 Affordable Housing.~~
- 9.10. Applicable Codes - ADUs. The portion of the single-family dwelling in which the accessory dwelling unit is proposed must comply with all standards for health and safety contained in all applicable codes, with the exception of the ceiling height requirements of the International Building Code. The Building Official may waive the ceiling height requirements of this chapter if it is determined that the structure was built in compliance with past building code requirements.
- D. **Cancellation.** Cancellation of the ADU approval may be accomplished by the owner recording a document with the King County Department of Public Records and Elections against the title removing the ADU restriction described in subsection C.5 of this section. The cancellation document will confirm that the property has reverted to use as a single dwelling unit and that the former ADU is not to be used as a separate dwelling unit. The property owner shall provide

proof of recordation to the Administrator. Cancellation may also occur as a result of an enforcement action.

21.08.260 Attached Dwelling Units

A. Purpose. The purpose of this section is to:

1. Enhance opportunities for ownership housing;
2. Reduce development costs related to construction and the provision of utilities which in turn may help to reduce housing prices in support of affordability goals;
3. More effectively set aside critical areas and natural resources as open space than would otherwise be allowed through the subdivision process; and
4. Achieve the planned density for a site that may not otherwise be met due to environmental and other physical constraints.

B. Applicability.

1. Generally. Unless otherwise specified in subsections B.2 and B.3 of this section, attached dwelling units are allowed through a conditional use permit process in zones R-4 through R-6. Attached dwelling units are allowed outright in zones R-8 through R-20, and three-unit attached dwelling units and four-unit attached dwelling units are allowed outright in the R-30 zone unless otherwise provided in subsections B.2 and B.3.
2. Willows/Rose Hill Neighborhood.
 - a. Two-unit attached dwelling units are an allowed use on individual lots in Single-Family Urban zones in the Willows/Rose Hill Neighborhood, provided, that a minimum of 70 percent of the total dwelling units within the single-family portion of each residential subarea of the Willows/Rose Hill Neighborhood shall remain detached single-family dwellings.
 - b. Three-unit attached dwelling units and four-unit attached dwelling units may be allowed on individual lots as part of a preliminary plat application in Single-Family Urban zones only as part of the demonstration project provided for in Policy N-WR-E-4 of the Redmond Comprehensive Plan to evaluate compatibility with the Willows/Rose Hill Neighborhood.
3. Bear Creek, Education Hill, Grass Lawn, North Redmond, and Overlake Neighborhoods.
 - a. Two-unit attached dwelling units are an allowed use on individual lots in Single-Family Urban zones ~~in the Education Hill Neighborhood.~~
 - b. Three-unit attached dwelling units and four-unit attached dwelling units are allowed on individual lots in Single-Family Urban zones, with public notification and at least

one neighborhood meeting required. The public notification and neighborhood meeting is not required in R-8 zones.

C. **Requirements.** Attached dwelling units are subject to all of the land use, density, site requirements and development standards of the underlying zone with the following exceptions:

1. **Minimum Lot Size.** The minimum lot size for attached dwelling units in R-4, R-5 and R-6 zones shall be based on a percentage of the average lot size of the underlying zone as presented in the zone use chart for the residential zone. (See RZC 21.08.020 through 21.08.140.)
 - a. The minimum lot size for a two-unit attached dwelling unit is equal to 150 percent of the average lot size for the underlying zone.
 - b. The minimum lot size for a three-unit attached dwelling unit is equal to 200 percent of the average lot size for the underlying zone.
 - c. The minimum lot size for a four-unit attached dwelling unit is equal to 250 percent of the average lot size for the underlying zone.
2. **Lot Division.**
 - a. For ground-oriented, side-by-side attached dwelling units, a single lot that meets the minimum lot size requirement of this section may be divided into separate lots and ownerships as part of the approval process. If separate lots are created, interior side setback standards no longer apply.
 - b. Where structures are built over property lines, or property lines are created which divide structures, and ownership is or can be divided, the entire structure shall meet the requirements of the City's RMC Title 15, Buildings and Construction, based on the gross square footage of the structure before division and not based on the square footage of the individual units after division. A perpetual joint ownership and management agreement shall be created to manage contracts for the monitoring, maintenance, and emergency repair service for all fire protection systems for the entire structure.
3. **Density.**
 - a. Bear Creek, Education Hill, Grass Lawn, North Redmond Neighborhoods.
 - i. The allowed number of dwelling units for two-unit attached dwelling units shall be determined solely by the minimum lot size and lot division provisions of subsections C.1 and C.2 of this section.

- ii. The allowed number of dwelling units for three-unit attached dwelling units and four-unit attached dwelling units shall not exceed the allowed number of detached single-family dwelling units, exclusive of any other bonuses.
- b. All Other Areas. The allowed number of dwelling units for two-unit, three-unit, and four-unit attached dwelling units shall not exceed the allowed number of detached dwelling units.

4. Design.

- ~~a. Attached dwelling units in Single Family Urban zones shall be visually separated from existing single-family uses located outside of the proposed subdivision. Visual separation shall be achieved through a combination of site planning, landscaping, fencing and natural screening.~~
- ~~b. All attached dwelling units in the Single Family Urban zones shall have the following design features in addition to those required by the City's adopted design standards:~~
 - ~~i. A pitched roof covered with nonmetallic material.~~
 - ~~ii. An entry which can be seen from the street and is noticeable from the street.~~
 - ~~iii. Frames around each window.~~
 - ~~iv. The height, bulk, and scale shall be consistent with the nearby residential uses.~~

e.a. All attached dwelling units in Single Family Urban zones shall meet the following design requirements in addition to those required by the City's adopted design standards, RZC 21.08.180 Residential Development and Architectural, Site and Landscape Design Regulations subsections C.4.a and C.4.b above:

- i. Maintain the traditional character and quality of detached single-family dwelling units by using design elements, such as single points of entry noticeable from the street, pitched roofs, visible trim or framing around windows, porches, and chimneys.
- ii. Be consistent in height, bulk, scale and style with nearby single-family residential uses.
- ~~iii.~~ No side-by-side mirror image duplex designs shall be permitted.
- ~~iv.~~ Locate surface parking for attached dwelling units in groups of no more than three stalls to appear more consistent with parking for single-family detached dwellings in the area. If parking areas include more than three stalls, they should be visually separated from the street or common areas through site planning, landscaping, or natural screening.

d.b. New applications for three-unit and four-unit attached dwelling units in the Education Hill Neighborhood shall be accepted for ~~sites~~ lots no less than 500 feet of

each other and new applications for duplex structures shall be accepted for ~~sites lots~~ no less than 250 feet of each other until an evaluation of compatibility with the neighborhood subarea is completed. See Education Hill Neighborhood Plan Policy N-EH-20 and N-EH-21 in the Redmond Comprehensive Plan.

5. Review and Decision Procedures.

a. Bear Creek, Education Hill, Grass Lawn, North Redmond, Willows/Rose Hill and Overlake Neighborhoods.

- i. Review and decision for two-unit attached dwelling units shall occur through the Type I process.
- ii. Review and decision for three-unit and four-unit attached dwelling units shall occur through the Type II process; in the Willows/Rose Hill it shall occur through the Type III process.

~~b. Willows/Rose Hill Neighborhood:~~

- ~~i. Review and decision for two-unit attached dwelling units shall occur through the Type I process, subject to the requirements of this section and RZC 21.08.180. Residential Development and Architectural, Site and Landscape Design Regulations.~~
- ~~ii. Review and decisions for three-unit and four-unit attached dwelling units shall occur through the Type III process.~~

6. Affordable Housing Exception. In order to meet the City's objective of providing opportunities for the ownership of affordable family-size housing the following exceptions to the requirements of RZC 21.20, Affordable Housing, and some other requirements specifically provided for in this section apply:

~~a. Two-unit attached dwelling units made affordable to households earning 80 percent or less of King County median income are allowed on individual lots in R-4, R-5 and R-6 zones through the conditional use permit process unless otherwise provided by a neighborhood plan or neighborhood specific regulations.~~

a. Two-unit attached dwelling units made affordable to households earning 80 percent or less of King County median income under the requirements specifically provided for in this section are allowed as part of a preliminary plat application for residential subdivisions of 10 units or more.

b. Two-unit attached dwelling units meeting the affordability requirements of this section shall not be subject to the density requirements set forth in the zone summary for the residential zone district, or the minimum lot size requirements of subsection C.1 of this section, but shall be subject to the minimum lot size

requirements of the underlying zone as set forth in the zone use chart for the residential zone. (See RZC 21.08.020 through 21.08.140.)

- ~~c. Each two-unit attached dwelling unit meeting the affordability requirements of this section must include at least three bedrooms.~~
- ~~d. No more than two two-unit attached dwelling units meeting the affordability requirements of this section may be sited adjacent to each other in the same development. Adjacency is defined as nearest, immediately adjoining, and having a common boundary. Therefore, two-unit attached dwelling units shall be separated by other land uses, dedicated open space, or streets. Where a tract or easement is used as a separator, such tract or easement shall be:
 - ~~i. Dedicated or otherwise restricted in use so that it will remain in place for as long as the duplexes are present;~~
 - ~~ii. No less than 35 feet in width, the minimum width for a local access street; and~~
 - ~~iii. Contiguous with other~~~~
- ~~e. Two-unit attached dwelling units meeting the affordability requirements of this section shall not be subject to the attached dwelling unit design requirements of subsection C.4 of this section, with the exception of subsection C.4.c of this section, which has standards requiring that attached dwelling units shall be of a similar design and appearance to single-family homes located in the area.~~
- ~~f. A covenant agreement, in a form to be approved by the City, as required by RZC 21.20.040 must be recorded for all two-unit attached dwelling units allowed under this section and meeting the affordability requirements of this section. This covenant agreement shall appear on the deed to the property requiring all affordable housing units created under this section to remain as affordable for a 30-year period. This covenant agreement shall run with the land, binding on the assigns, heirs and successors of the applicant.~~

21.08.350 Innovative Housing Demonstration Projects

Repealed

(No changes to rest of chapter)

ARTICLE II CITYWIDE REGULATIONS

RZC 21.20 AFFORDABLE HOUSING

21.20.030 General Requirements and Incentives

- A. Pursuant to RCW 36.70A.540, the City finds that the higher income levels specified in the definition of “affordable housing” set forth in the definitions section of this Zoning Code are necessary to address local housing market conditions in the City. The income levels specified in the definitions section of this Zoning Code shall therefore be used in lieu of the “low-income household” income levels set forth in RCW 36.70A.540.
- B. Unless otherwise specified in RZC 21.20, *Affordable Housing*, 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.
- C. At least one bonus market-rate unit is permitted for each affordable housing unit provided, up to 15 percent above the maximum allowed density. For example, if the maximum allowed density for the site is 20 units per acre, the density bonus shall not exceed three units per acre, yielding a total allowed density, with bonus, of 23 units per acre, or 20 units + 15 percent bonus = 23 units. In areas where density limitation is expressed as a Floor Area Ratio (FAR), density bonuses will be calculated as an equivalent FAR bonus.
- D. Each low cost – affordable housing unit provided counts as two affordable housing units for the purpose of satisfying the affordable unit requirement under subsection RZC 21.20.030.B of this section. For purposes of computing bonus market-rate units under subsection RZC 21.20.030.C of this section, two bonus market-rate units are permitted for each affordable housing - low cost unit provided, up to 20 percent above the maximum density permitted on the site.
- E. The number of required affordable housing units is determined by rounding fractional numbers up to the nearest whole number from 0.5. In single-family zones, the required number of affordable housing units shall be calculated as a minimum of 10 percent of the greater of: (1) proposed dwelling units on the site, excluding cottage housing density bonus or other bonuses, or (2) net buildable area multiplied by the site’s allowed density.
- F. The affordable housing units and the bonus market-rate units shall not be included in the total number of the housing units when determining the number of required affordable housing units.
- G. Depending on the level of affordability provided, the affordable housing units may be eligible for the impact fee waivers described in RMC 3.10.070.
- H. Urban Centers Requirements

1. Overlake.
 - a. 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.
 - b. Affordable Housing requirements are optional for the first 100 housing units approved to be developed in the Overlake Village zones and that otherwise would be required to be affordable units per this section. Each proposed development site may qualify for waiver of no more than 25 units of affordable housing. For purposes of this subsection, development site is measured for the project as a whole, including the total area proposed for development or included as part of a master plan.
2. Downtown. Development in Downtown will receive a square footage density credit equal to the square footage of the affordable housing units provided on-site, or the square footage of the affordable housing units provided off-site pursuant to RZC 21.20.050, *Alternative Compliance Methods*. This square footage credit can be converted to TDRs pursuant to RZC 21.48.010.G, *Affordable Housing Bonus*. The bonus is subject to the limitations of RZC 21.10.110.B, *Downtown Height Limit Overlay*.

L. Measurement in square feet of floor area of all affordable units shall be defined by the gross leasable area within the unit.

L. Cottages, duplexes and size-limited dwellings may be used to meet the requirements of this section.

~~K. Accessory Dwelling Units (ADUs) shall not be used to meet the requirements of this section.~~

21.20.060 Supplemental Requirements

A. Willows/Rose Hill Neighborhood.

- ~~1. Development of a size limited dwelling, a duplex unit, or cottage may be used to meet affordability requirements.~~
- ~~2.1.~~ As provided for in Comprehensive Plan policy N-WR-E-7, the allowed density shall be seven units per acre for a demonstration project in which at least 20 percent of the total dwelling units are affordable. Other bonuses allowed by the RZC may be used in addition to this bonus.
- ~~3. In addition to meeting the provisions in RZC 21.20.050, *Alternative Compliance Methods*, a project proponent who proposes off-site location of affordable housing units shall locate~~

~~the dwellings within the Willows/Rose Hill Neighborhood unless there is no feasible site. If no site in the neighborhood is feasible, the preferred alternative compliance method is construction of affordable housing elsewhere in the City.~~

~~B. North Redmond Neighborhood.~~

- ~~1. Development of a size limited dwelling, a duplex unit, or cottage may be used to meet affordability requirements.~~

~~C. Education Hill Neighborhood.~~

- ~~1. Development of a size limited dwelling, a duplex unit, or cottage dwelling unit may be used to meet affordability requirements.~~
- ~~2. In addition to meeting the provisions in RZC 21.20.050, Alternative Compliance Methods, a project proponent who proposes off-site location of affordable housing units shall locate the dwellings within the Education Hill Neighborhood unless there is no feasible site. If no site in the neighborhood is feasible, the preferred alternative compliance method is construction of affordable housing elsewhere in the City.~~

21.74.030 Decision Criteria and Procedures

H. Unit Lot Subdivisions.

- Applicability.* The provisions of this section apply exclusively to the unit lot subdivision of land for attached dwelling units that have land use approval through RZC 21.76.070.Y, Site Plan Entitlement; RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP); and RZC 21.76.07.P, Master Planned Development; ~~and RZC 21.08.350, Innovative Housing Demonstration Projects;~~
- Approval Process.* A unit lot subdivision shall follow the procedures established in RZC 21.76.050.G, Type II Review, if nine or fewer unit lots are proposed. Preliminary unit lot subdivisions shall follow the procedures established in RZC 21.76.050.H, Type III Review, if ten or more unit lots are proposed. Final unit lot subdivisions of ten or more lots shall follow the procedures established in RZC 21.74.030.G, Final Subdivision Procedures, of this chapter for final plats.
- Compliance with Prior Approvals.* Sites developed or proposed to be developed with single-family attached dwelling units may be subdivided into individual unit lots as provided herein. The development as a whole shall conform to the regulations of the zone that the site is located in and to the plans that were granted approval through provisions of this code, either: RZC 21.76.070.Y, Site Plan Entitlement; RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP); or RZC 21.76.070.P, Master Planned Development; ~~or RZC 21.08.350, Innovative Housing Demonstration Projects.~~