## ATTACHMENT N

CODE

### CITY OF REDMOND ORDINANCE NO.

AN ORDINANCE OF THECITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND ZONING CODE ARTICLE 1 ZONE BASED REGULATIONS AS PART OF A PERIODIC REWRITING OF DEVELOPMENT REGULATIONS, HEREIN REFERRED TO AS THE REDMOND ZONING CODE (RZC) REWRITE PROJECT PHASE 2, TO PROVIDE TIMELY IMPROVEMENTS AND MAINTENANCE TO ZONING THE REDMOND CODE AND ΤO PROVIDE CONFORMANCE WITH STATE LEGISLATIVE UPDATES, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

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

WHEREAS, the Growth Management Act requires that development regulations must be consistent with and implement comprehensive plans adopted pursuant to the act; and

WHEREAS, the Growth Management Act clarifies that the use of implement in text context of WAC 365-196-800 connotes not only a lack of conflict but also a sufficient scope to fully carry out the goals, vision, policies, standards, and directions contained in the comprehensive plan; and

WHEREAS, City staff has identified, within the Redmond Zoning Code, opportunities for improvements to consistency between the Redmond Comprehensive Plan and development regulations, as well as to the format and structure, terminology, and narrative of the development regulations; for strategic and timely revisions to further reflect the City's goals, vision, functional and strategic plans, and priorities; and to portions of the development regulations for conformance with updated laws and regulations; and

WHEREAS, state agencies received 60-day notice of the proposed amendments on August 18, 2023; and

WHEREAS, a State Environmental Policy Act (SEPA) checklist was prepared, and a Determination of Non-significance was issued on August 1, 2023, for the proposed amendments; and

WHEREAS, the Technical Committee reviewed and approved the proposed amendments and on August 30, 2023, made a recommendation for approval of the amendments to the Planning Commission; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed amendments on September 27, 2023, to receive public comment, and held the public hearing open through October 25, 2023, to receive additional written comment; and

WHEREAS, the Planning Commission received testimony from four individuals regarding the proposed amendments and requested resolution of the issues to be reflected in the Commission's issues matrix, approved by the Commission on October 25, 2023; and

WHEREAS, upon completion of the public hearing the Planning Commission issued findings, conclusions, and recommendations in a report to the Redmond City Council dated November 1, 2023; and WHEREAS, the City Council held public meetings on December 5, 2023; January 16, 2024; January 23, 2024; and February 20, 2024, to consider the proposed amendments and the Planning Commission's recommendation; and

WHEREAS, notice of City Council action on this proposed amendment was provided on January 30, 2024; and

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

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

<u>Section 1</u>. <u>Classification</u>. The amendments set forth by this ordinance are of a general and permanent nature and shall become a part of the Redmond Zoning Code.

<u>Section 2</u>. <u>Findings and Conclusions.</u> In support of the proposed amendments to the Redmond Zoning Code, the City Council hereby adopts the findings and conclusions contained in the Planning Commission Report dated November 1, 2023, including all related attachments and exhibits.

<u>Section 3.</u> <u>Amendments to Redmond Zoning Code (RZC)</u> <u>Chapter 21.10 Downtown Regulations.</u> The provisions of RZC Section 21.10.030 Old Town (OT) Zone, paragraph C. Regulations Common to All Uses; paragraph D. General Allowed Uses and Cross-References; and paragraph E. Allowed Uses and Basic Development Standards are hereby amended to read as follows:

### RZC 21.10.030 Old Town (OT) Zone.

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C. Regulations Common to All Uses.

Table 21.10.030B				
Regulations Common to All Uses				
Front Setback (distance from back of curb)				
Front and side street (commercial use)	Downtown	Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.		
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.		
<u>Critical Aquifer</u> <u>Recharge Areas</u>		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.		

D. General Allowed Uses and Cross-References.

Table 21.10.030.2. General Allowed Uses and Cross-References in OT Zone (Nonresidential) Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted

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Nonresidential Use	Former Use	Use	Buil	ITE
Class	Classification (Prior	Perm	ding	Trip
	to Dec. 31, 2021)	issi	Cod	Gener
		ons	е	ation
			Occu	Manu
			panc	al La
			У	nd
			Clas	Use
			S	Code
Retail sales	General sales or	L	М	
	services			
Excluding the following		Ν		
that are not permitted				
uses:				
1. Gas station.				
2. Auto repair.				
3. Automobile sales with				
outdoor display and				
storage.				
4. Rental storage				
and mini-warehouses.				
Business and service	General sales or			
	services			
Food and beverage	General sales or			
	services			
Pet and animals sales	General sales or			
and service	services			
Hotels, motels, and	Hotels, motels, and	Р	R	300 -
other accommodation	other accommodation			399
services	services			
[MARIJUANA] Cannabis	[MARIJUANA] Cannabis	Р		
retail sales	retail sales			
Artisanal		L	М, F,	100 -
manufacturing, retail			н	199,
sales, and service				800 -
				899,
				900 -
				999
Automobile parking	Automobile parking	L	S	
facilities	facilities			
Excluding the following		N		
that are not permitted		L ¥		
uses:				
1. Surface parking lots.				
Sarrace Parking 1005.			1	

Road, ground passenger,	Road, ground passenger,	L		
and transit	and transit			
transportation	transportation			
1. [ <del>LIMITED</del> ] Is limited		L		
to regional light rail				
transit				
system and office uses				
only.				
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and	Communications and	Р		
information	information			
Local utilities	Local utilities	P		
Wireless	Wireless	P		
communication facilities	communication facilities			
Arts, entertainment,	Arts, entertainment, and	P	A	400 -
recreation, and assembly				499,
				500 -
				599
Natural and other	Natural and other	Р		400 -
recreational parks	recreational parks			499
Day care center	Day care center	Р	E	500 -
				599
Educational	Education, public	P	E	500 -
	administration, health			599
	care, and other			
	institutions, except			
	those listed below			
Institutional health and	. 1	Ρ	I	600 -
human services	administration, health			699,
	care, and other			700 -
	institutions, except those listed below			799
		D	D	700
Government and	Education, public	P	В	700 - 799
administration	administration, health care, and other			799
	institutions, except			
	those listed below			
Faith-based and funerary		L	А, В,	500 -
			н, I,	
			R, S	
Excluding the following		N		
that are not permitted				
uses:				
1. Crematorium.				
·				

mah la	21 10 0200					
	Table 21.10.030C					
Allow	ved Uses and Ba	asic Development S	Standards			
Sec-	Use	Parking Ratio:	Special Regulations			
tion		Unit of Measure				
		(Minimum				
		Required;				
		Maximum				
		Allowed)				
	1	ALIOWED				
Resic	lential <sup>1</sup>					
Gener	al Sales or Se	ervice				
10 []	MARIJUANA]	1,000 sq.	See RZC Chapter 21.41, [MARIJUANA]			
C	annabis	ft. gfa (2.0,	Cannabis-Related Uses, for			
r	etail sales	5.0)	additional requirements.			
		•				

<u>Section 4.</u> <u>Amendments to Redmond Zoning Code (RZC)</u> <u>Chapter 21.10 Downtown Regulations.</u> The provisions of RZC Section 21.10.040 Anderson Park (AP) Zone, paragraph C. Regulations Common to All Uses; paragraph D. General Allowed Uses and Cross-References; and paragraph E. Allowed Uses and Basic Development Standards are hereby amended to read as follows:

RZC 21.10.040 Anderson Park (AP) Zone.

C. Regulations Common to All Uses.

Table 21.10.040B				
	Regulations Common to All Uses			
Front Setback	(distance from back of curb)			

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Front and	See Man	Sethadka along
	See Map	Setbacks along
side street (commercial	10.3,	Downtown streets are
use)	Downtown	regulated by the Downtown
	Pedestrian	Pedestrian System which
	System	specifies street
		frontage standards between
		the street curb and the
		face of buildings,
		depending on site location.
	1	
Drive-through	n/a	Drive-through facilities
		are prohibited except where
		expressly permitted in the
		Allowed Uses and
		Basic Development Standards
		table below.
Critical Aquifer		Some land uses and
Recharge Areas		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.

D. General Allowed Uses and Cross-References.

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Table 21.10.040.2. General Allowed Uses and Cross-References in AP Zone (Nonresidential)

Nonresidential Use	Former Use	Use	Buil	ITE
Class	Classification (Prior	Perm	ding	Trip
	to Dec. 31, 2021)	issi	Cod	Gener
		ons	е	ation
			Occu	Manu
			panc	al La
			У	nd
			Clas	Use
			S	Code
Retail sales	General sales or	L	М	
	services			

Excluding the following		N		
that are not permitted				
uses:				
1. Gas station.				
2. Auto repair.				
3. Automobile sales with				
outdoor display and				
storage.				
4. Rental storage				
and mini-warehouses.				
Business and service	General sales or	-		
	services			
Food and beverage	General sales or			
	services			
Pet and animals sales	General sales or			
and service	services			
Hotels, motels, and	Hotels, motels, and	P	R	300 -
other accommodation	other accommodation			399
services	services			
[MARIJUANA] Cannabis	[MARIJUANA] Cannabis	P		
retail sales	retail sales			
Artisanal		L	М, F,	100 -
manufacturing, retail			Н	199,
sales, and service				800 -
				899,
				900 -
				999
Automobile parking	Automobile parking	L	S	
facilities	facilities			
Excluding the following		Ν		
that are not permitted				
uses:				
1. Surface parking lots.				
Road, ground passenger,	Road, ground passenger,	L		
and transit	and transit			
transportation	transportation			
1. [LIMITED] Is limited		L		
to regional light rail				
transit				
system and office uses				
only.				
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and	Communications and	Р		
information	information			

Local utilities	Local utilities	P		
Wireless	Wireless	P		
communication facilities	communication facilities			
Arts, entertainment, recreation, and assembly	Arts, entertainment, and recreation	P	A	400 - 499, 500 - 599
Natural and other	Natural and other	P		400 -
recreational parks	recreational parks			499
Day care center	Day care center	P	E	500 - 599
Educational	Education, public administration, health care, and other institutions, except those listed below	P	Ε	500 - 599
Institutional health and human services	Education, public administration, health care, and other institutions, except those listed below	P	I	600 - 699, 700 - 799
Government and administration	Education, public administration, health care, and other institutions, except those listed below	P	В	700 - 799
Faith-based and funerary	Religious institution	L	A, B, H, I, R, S	
Excluding the following		N		
that are not permitted				
uses:				
1. Crematorium.				

Table	Table 21.10.040C					
Allo	Allowed Uses and Basic Development Standards					
Sec- tion	Use	Parking Ratio: Unit of Measure (Minimum Required;	Special Regulations			

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		Maximum	
		Allowed)	
Res	idential <sup>1</sup>		
Gen	eral Sales or Se	rvice	
10	[MARIJUANA]	1,000 sq.	See RZC Chapter 21.41, [MARIJUANA]
	Cannabis	ft. gfa (2.0,	<b>Cannabis</b> -Related Uses, for
	retail sales	5.0)	additional requirements.

<u>Section 5.</u> <u>Amendments to Redmond Zoning Code (RZC)</u> <u>Chapter 21.10 Downtown Regulations.</u> The provisions of RZC Section 21.10.050 Town Center (TWNC) Zone, paragraph C. Regulations Common to All Uses; paragraph E. General Allowed Uses and Cross-References; and paragraph F. Allowed Uses and Basic Development Standards are hereby amended to read as follows:

RZC 21.10.050 Town Center (TWNC) Zone.

C. Regulations Common to All Uses.

	Table 21.10.050B				
Regulat	ions Common	to All Uses			
Front Setback (distance	from back of	f curb)			
Front and	See RZC	A. Setbacks along Downtown			
side street (commercial	21.10.150.	streets are regulated by			
use)	Map 10.4,	the Downtown Pedestrian			
	Town	System which specifies			
	Center	street frontage standards			
	Pedestrian	between the street curb and			
	System	the face of buildings,			
		depending on site location.			

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		B. Shall comply with Downtown Design Standards		
		for the Town Center Zone.		
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and		
		Basic Development Standards		
		table below.		
Critical Aquifer		Some land uses and		
Recharge Areas		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.		

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E. General Allowed Uses and Cross-References.

Table 21.10.050.2. General Allowed Uses and Cross-References in TWNC Zone (Nonresidential)

N	- Not Permitted			
Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Per mis sio ns	Bui ldi ng Cod e Occ upa ncy Cla ss	ITE Trip Generati on Manua l Land Use Code
Retail sales	General sales or services	L	М	
Excluding the following		Ν		
that are not permitted				
uses:				
1. Gas station.				
2. Automobile sales with				
outdoor display and				
storage.				

3. Rental storage				
and mini-warehouses.				
Business and service	General sales or services	L	М	
	General sales or services	L	M	
Food and beverage Pet and animal sales and				
	General sales or services	L	М	
service		-	-	2.0.0
Hotels, motels, and	Hotels, motels, and other	Ρ	R	300 -
other accommodation	accommodation services			399
services		_		
[MARIJUANA] Cannabis	[MARIJUANA] Cannabis	Ρ		
retail sales	retail sales			
Artisanal		L	Μ,	100 -
manufacturing, retail			F,	199,
sales, and service			Η	800 -
				899,
				900 -
		<b> </b>		999
Automobile parking	Automobile parking	L	S	
facilities	facilities			
Excluding the following		Ν		
that are not permitted				
uses:				
1. Surface parking lots.				
Road, ground passenger,	Road, ground passenger,	L		
and transit	and transit			
transportation	transportation			
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and	Communications and	Р		
information	information			
Local utilities	Local utilities	Р		
Wireless	Wireless	Р		
communication facilities	communication facilities			
Arts, entertainment,	Arts, entertainment, and	Р	А	400 -
recreation, and assembly	recreation			499,
_				500 -
				599
Natural and other	Natural and other	Р	İ	400 -
recreational parks	recreational parks			499
Day care center	Day care center	Р	Е	500 -
	<sup>→</sup> <sup>→</sup>			599
Educational	Education, public	Р	Е	500 -
-	administration, health			599
	care, and other			
	institutions, except			
	those listed below			
		1	1	

Institutional health and human services	Education, public administration, health care, and other institutions, except those listed below	P	I	600 - 699, 700 - 799
Government and administration	Education, public administration, health care, and other institutions, except those listed below	P	В	700 - 799
Faith-based and funerary	Religious institution	Ц	A, B, H, I, R, S	500 - 599
Excluding the following that are not permitted uses: 1. Crematorium.		N		

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Tab	Table 21.10.050D							
All	owed Uses and Ba	asic Development S	Standards					
Sec	- Use	Parking Ratio:	Special Regulations					
tio	n	Unit of Measure						
		(Minimum						
		Required;						
		Maximum						
		Allowed)						
Res	idential <sup>1</sup>							
Gen	eral Sales or Se	ervice						
10	[MARIJUANA]	1,000 sq.	See RZC Chapter 21.41, [MARIJUANA]					
	Cannabis	ft. gfa (2.0,	<b>Cannabis</b> -Related Uses, for					
	retail sales	5.0)	additional requirements.					

Section 6. Amendments to Redmond Zoning Code (RZC)

Chapter 21.10 Downtown Regulations. The provisions of RZC Section

21.10.060 Bear Creek (BC), Valley View (VV), and Trestle (TR) Zones, paragraph C. Regulations Common to All Uses; paragraph D. General Allowed Uses and Cross-References; and paragraph E. Allowed Uses and Basic Development Standards are hereby amended to read as follows:

RZC 21.10.060 Bear Creek (BC), Valley View (VV), and Trestle

(TR) Zones.

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C. Regulations Common to All Uses.

	Table 21.10.060B						
	Regulation	ns Common to All Uses					
Regulation	Standard	Notes and Exceptions					
Front and	See Map	A. Setbacks along Downtown streets					
side street	10.3,	are regulated by the Downtown					
(commercial	Downtown	Pedestrian System which specifies					
use)	Pedestrian	street frontage standards between					
,	System	the street curb and the face of					
		buildings, depending on site					
		location.					
Drive-	n/a	Drive-through facilities are					
through	11/ a	prohibited except where expressly					
ciirougii							
		permitted in the Allowed Uses and					
		Basic Development Standards table					
		below.					
Critical		Some land uses and activities are					
Aquifer		prohibited in Critical Aquifer					
Recharge		Recharge Areas I and II. Refer to					
Areas		RZC 21.64.050.C Prohibited Land Uses					
		and Activities in Critical Aquifer					
		Recharge Areas I and II for more					
		information.					

D. General Allowed Uses and Cross-References.

# Table 21.10.060.2. General Allowed Uses and Cross-References in BC, VV, TR Zones (Nonresidential)

Use Permissions: P - Permitted; L - Limited; C - Conditional;

N	- Not Permitted			
Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Per iss ons	m l i n c e O u n	cc Land pa Use cy Code la
Retail sales	General sales or services	L	М	
Excluding the following that are not permitted		Ν		
<pre>uses: 1. Automobile sales with outdoor display and storage. 2. Major Auto Repair. 3. Rental storage and mini-warehouses.</pre>				
Business and service	General sales or services	L	М	
Food and beverage	General sales or services	L	М	1
Pet and animal sales and service	General sales or services	L	М	
Hotels, motels, and other accommodation services	Hotels, motels, and other accommodation services	Ρ	R	300 - 399
[MARIJUANA] Cannabis retail sales	[MARIJUANA] Cannabis retail sales	Ρ		
Artisanal manufacturing, retail sales, and service		L	М, F, Н	100 - 199, 800 - 899, 900 - 999
Automobile parking facilities	Automobile parking facilities	L	S	
Excluding the following that are not permitted uses: 1. Surface parking lots.		N		
Road, ground passenger, and transit transportation	Road, ground passenger, and transit transportation	L, N		

N - Not Permitted

		1		
1. Vehicle storage <u>is</u>				
prohibited in Valley				
View [ <del>ZONE</del> ] <b>zoning</b>				
district.				
2. Is limited to office				
use only in the Valley				
View zoning district.				
[ <del>2. REGIONAL</del> ] <b>3. Is</b>				
limited to regional				
light rail transit				
system and office use				
only in Bear Creek and				
Trestle [ <del>ZONES</del> ] <b>zoning</b>				
district.				
[ <del>3</del> ] <b>4</b> . Vehicle storage <b>is</b>				
limited to light rail				
vehicles in Trestle				
[ZONE] zoning district.				
Rapid charging station	Rapid charging station	L		
		1	1	
Faith-based and funerary	Religious institution	L	•	500 -
			в,	599
			н,	
			I,	
			R,	
			S	
Excluding the following		Ν		
that are not permitted				
uses:				
1. Crematorium.				

	Table 21.10.060C Allowed Uses and Basic Development Standards					
Sec- tion	Use	Parking Ratio: Unit of Measure (Minimum Required; Maximum Allowed)	Special	Regulations		
Resid	Residential <sup>1</sup>					
Gener	General Sales or Service					

10	[MARIJUANA]	1,000 sq.	See RZC Chapter 21.41, [MARIJUANA]
	Cannabis	ft. gfa (2.0,	<b>Cannabis</b> -Related Uses, for
	retail sales	5.0)	additional requirements.

<u>Section 7.</u> <u>Amendments to Redmond Zoning Code (RZC)</u> <u>Chapter 21.10 Downtown Regulations.</u> The provisions of RZC Section 21.10.070 Sammamish Trail (SMT) Zone, paragraph C. Regulations Common to All Uses; paragraph D. General Allowed Uses and Cross-References; and paragraph E. Allowed Uses and Basic Development Standards are hereby amended to read as follows:

RZC 21.10.070 Sammamish Trail (SMT) Zone.

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C. Regulations Common to All Uses.

Table 21.10.070B						
	Regulations Common to All Uses					
Regulation	Standard	Notes and Exceptions				
Front and	See Map	Setbacks along Downtown streets are				
side street	10.3,	regulated by the Downtown Pedestrian				
(commercial	Downtown	System which specifies street				
use)	Pedestrian	frontage standards between the				
	System	street curb and the face of				
		buildings, depending on site				
		location.				
Drive-	n/a	Drive-through facilities are				
through		prohibited except where expressly				
		permitted in the Allowed Uses and				
		Basic Development Standards table				
		below.				
Critical		Some land uses and activities are				
Aquifer	Aquifer prohibited in Critical Aquifer					
		Recharge Areas I and II. Refer to				

Recharge	RZC 21.64.050.C Prohibited Land Uses
Areas	and Activities in Critical Aquifer
	Recharge Areas I and II for more
	information.

D. General Allowed Uses and Cross-References.

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Table 21.10.070.2. General Allowed Uses and Cross-References in SMT Zone(Nonresidential)

	N - NOT Per			
Nonresidential Use	Former Use	Use	Building	ITE Trip
Class	Classification	Permission	Code	Generatio
	(Prior to Dec.	S	Occupanc	n Manual
	31, 2021)		y Class	Land Use
				Code
Retail sales	General	L	М	
	sales or			
	services			
Excluding the		Ν		
following that are				
not permitted uses:				
1. Gas station.				
2. Auto repair.				
3. Automobile sales				
with outdoor				
display and				
storage.				
4. Rental storage				
and mini-				
warehouses.				
			N	
Business and	General	L	М	
service	sales or			
	services			
Food and beverage	General	L	М	
	sales or			
	services			
Pet and animal	General	L	М	
sales and service	sales or			
	services			
Hotels, motels, and	Hotels,	Р	R	300 -
other accommodation	motels, and			399
services	other			
00111000	001101		1	1

		1	T	1
	accommodatio			
	n services			
[ <del>MARIJUANA</del> ]	[MARIJUANA]	Р		
<u>Cannabis</u> retail	Cannabis			
sales	retail sales			
Artisanal		L	M, F, H	100 -
manufacturing, reta				199,
il sales, and				800 -
service				899,
				900 -
				999
Automobile parking	Automobile	L	S	
facilities	parking			
_	facilities			
Excluding the		N		
following that are				
not permitted uses:				
1. Surface				
parking lots.				
Road, ground	Road, ground	L		
passenger, and	passenger,			
transit	and transit			
transportation	transportati			
01010 <sup>1</sup> 010001011	on			
1. [ <del>LIMITED</del> ] Is				
<b>limited</b> to regional				
light rail system				
and office uses				
only.				
2. Vehicle storage is				
limited to light rail				
vehicles.				
Rapid charging	Rapid	L		
station	charging			
	station			
				·
Faith-	Religious	L	А, В,	500 -
based and funerary	institution		н, I,	599
			R, S	
Excluding the		N	-	
following that are				
not permitted uses:				
1. Crematorium.				
	1	1	1	1

Tab	Table 21.10.070C								
All	Allowed Uses and Basic Development Standards								
	Sec- Use Parking Ratio: Special Regulations								
tio	n	Unit of Measure (Minimum							
		Required;							
		Maximum							
		Allowed)							
Res	idential <sup>1</sup>								
Gen	eral Sales or Se	ervice							
10	[MARIJUANA]	1,000 sq.	See RZC Chapter 21.41, [MARIJUANA]						
	Cannabis	ft. gfa (2.0,	Cannabis-Related Uses, for						
	retail sales 5.0) additional requirements.								

<u>Section 8.</u> <u>Amendments to Redmond Zoning Code (RZC)</u> <u>Chapter 21.10 Downtown Regulations.</u> The provisions of RZC Section 21.10.080 Town Square (TSQ) Zone, paragraph C. Regulations Common to All Uses; paragraph D. General Allowed Uses and Cross-References; and paragraph E. Allowed Uses and Basic Development Standards are hereby amended to read as follows:

RZC 21.10.080 Town Square (TSQ) Zone.

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C. Regulations Common to All Uses.

	Table 21.10.080B					
	Regulation	ns Common to All Uses				
Regulation	Regulation Standard Notes and Exceptions					
Front and	Front and See Map A. Setbacks along Downtown streets					
side street 10.3, are regulated by the Downtown						
	Downtown	Pedestrian System which specifies				

(commercial use)	Pedestrian System	street frontage standards between the street curb and the face of buildings, depending on site location.
Drive- through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
<u>Critical</u> <u>Aquifer</u> <u>Recharge</u> <u>Areas</u>		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.

D. General Allowed Uses and Cross-References.

...

Table 21.10.080.2. General Allowed Uses and Cross-References in TSQ Zone(Nonresidential)

ľ					
Nonresidential Use Class	Former Use Classification (Prior to	Use	-	Bui	ITE
	Dec. 31, 2021)	Per		ldi	Trip
		ssi s	on	ng Cod	Genera tion M
		5		e	anual
				0cc	Land
				upa	Use
				ncy	Code
				Cla ss	
Retail sales	General sales or services	T,	М	55	
	General Sales Of Services	 _	141		
Excluding the following		Ν			
that are not permitted					
uses:					
1. Gas station.					
2. Auto repair.					
3. Automobile sales					
with outdoor display					
and storage.					
4. Rental storage and					
mini-warehouses.					
Business and service	General sales or services	L	М		
Food and beverage	General sales or services	L	М		

		1	1	[]
Pet and animal sales	General sales or services	L	М	
and service				
Hotels, motels, and	Hotels, motels, and other	Ρ	R	300 -
other accommodation	accommodation services			399
services				
[MARIJUANA] Cannabis	[MARIJUANA] Cannabis	Р		
retail sales	retail sales			
Artisanal		L	Μ,	100 -
manufacturing, retail			Ε,	
sales, and service			-, Н	800 -
				899,
				900 -
				999
Automobile parking	Automobile parking	P		555
facilities	facilities	L		
	Tactificies	NT		
Excluding the following		Ν		
that are not permitted				
uses: 1. Surface				
parking lots.				
Road, ground passenger,	Road, ground passenger,	L		
and transit	and transit			
transportation	transportation			
1. [LIMITED] Is limited		L <u>,</u>		
to office use only.		N		
2. Vehicle storage <u>is</u>				
not				
permitted.				
Rapid charging station	Rapid charging station	L		
Faith-	Religious institution	L	A,	500 -
based and funerary	_		в,	599
_			Н,	
			I,	
			г, R,	
			S	
Excluding the following		N	~	
that are not permitted		± 4		
uses:				
1. Crematorium.				
		<u> </u>	I	

Table 21.10.080C Allowed Uses and Basic Development Standards

Sec	- Use	Parking Ratio:	Special Regulations
tic	on	Unit of Measure	
		(Minimum	
		Required;	
		Maximum	
		Allowed)	
Res	idential <sup>1</sup>		
Gen	eral Sales or Se	ervice	
10	[MARIJUANA]	1,000 sq.	See RZC Chapter 21.41, [MARIJUANA]
	Cannabis	ft. gfa (2.0,	<b>Cannabis</b> -Related Uses, for
	retail sales	5.0)	additional requirements.

<u>Section 9.</u> <u>Amendments to Redmond Zoning Code (RZC)</u> <u>Chapter 21.10 Downtown Regulations.</u> The provisions of RZC Section 21.10.090 River Bend (RVBD) Zone, paragraph C. Regulations Common to All Uses; paragraph D. General Allowed Uses and Cross-References; and paragraph E. Allowed Uses and Basic Development Standards are hereby amended to read as follows:

RZC 21.10.090 River Bend (RVBD) Zone.

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C. Regulations Common to All Uses.

	Table 21.10.090B					
	Regulation	ns Common to All Uses				
Regulation	Standard	Notes and Exceptions				
Front and See Map Setbacks along Downtown streets are						
side street	10.3,	regulated by the Downtown Pedestrian				
(commercial Downtown System which specifies street						
use) Pedestrian frontage standards between the						
	System	street curb and the face of				

		buildings, depending on site location.
Drive-	n/a	Drive-through facilities are
through		prohibited except where expressly
		permitted in the Allowed Uses and
		Basic Development Standards table
		below.
Critical		Some land uses and activities are
Aquifer		prohibited in Critical Aquifer
Recharge		Recharge Areas I and II. Refer to
Areas		RZC 21.64.050.C Prohibited Land Uses
		and Activities in Critical Aquifer
		Recharge Areas I and II for more
		information.

D. General Allowed Uses and Cross-References.

...

Table 21.10.090.2. General Allowed Uses and Cross-References in RVBD Zone(Nonresidential)

Nonresidential	Former Use	Use	Building	ITE Trip
Use Class	Classification	Permissions	Code	Generation
	(Prior to Dec. 31,		Occupancy	Manual
	2021)		Class	Land Use
				Code
Retail sales	General sales or	L	М	
	services			
Excluding the		N		
following				
that are not				
permitted				
uses:				
1. Rental				
storage and				
mini-				
warehouses.				
Business and	General sales or	L	М	
service	services			
Food and	General sales or	L	М	
beverage	services			

Pet and	General sales or	L	М	
animal sales	services			
and service				
Hotels,	Hotels, motels,	Р	R	300 - 399
motels, and	and other			
other	accommodation			
accommodation	services			
services				
[MARIJUANA]	[ <del>MARIJUANA</del> ]	Р		
Cannabis	<b>Cannabis</b> retail			
retail sales	sales			

Tab	Table 21.10.090C						
All	Allowed Uses and Basic Development Standards						
Sec tio		Parking Ratio: Unit of Measure (Minimum Required;	Special Regulations				
		Maximum					
		Allowed)					
Res	idential <sup>1</sup>						
Gen	eral Sales or Se	ervice					
10	[MARIJUANA]	1,000 sq.	See RZC Chapter 21.41, [MARIJUANA]				
	Cannabis	ft. gfa (2.0,	Cannabis-Related Uses, for				
	retail sales	5.0)	additional requirements.				
		•	·				

<u>Section 10.</u> <u>Amendments to Redmond Zoning Code (RZC)</u> <u>Chapter 21.10 Downtown Regulations.</u> The provisions of RZC Section 21.10.100 River Trail (RVT), Carter (CTR), and East Hill (EH) Zone, paragraph C. Regulations Common to All Uses; and paragraph D. General Allowed Uses and Cross-References are hereby amended to read as follows:

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RZC 21.10.100 River Trail (RVT), Carter (CTR), and East Hill (EH) Zone.

C. Regulations Common to All Uses.

	ш	-1 - 01 10 100p		
		ble 21.10.100B		
	Regulatio	ns Common to All Uses		
Regulation	Standard	Notes and Exceptions		
Front and	See Map	A. Setbacks along Downtown streets		
side street	10.3,	are regulated by the Downtown		
(commercial	Downtown	Pedestrian System which specifies		
use)	Pedestrian	street frontage standards between		
	System	the street curb and the face of		
	4	buildings, depending on site		
		location.		
 Drive-	n/a	A. Drive-through facilities are		
through	11 <i>/</i> a	prohibited except where expressly		
CIII Ougii		permitted in the Allowed Uses and		
		-		
		Basic Development Standards table		
		below.		
Critical		Some land uses and activities are		
Aquifer		prohibited in Critical Aquifer		
Recharge		Recharge Areas I and II. Refer to		
Areas		RZC 21.64.050.C Prohibited Land Uses		
		and Activities in Critical Aquifer		
		Recharge Areas I and II for more		
		information.		

D. General Allowed Uses and Cross-References.

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Table 21.10.100.2. General Allowed Uses and Cross-References in RVT, CTR, EH Zone(Nonresidential)

Use	Bui	ITE
Per	ldi	Trip
mis	ng	Generat
sio	Cod	ion Man
ns	е	ual Lan
	Per mis sio	Per ldi mis ng sio Cod

			0c	c d Use
			up	a Code
			nc Cl	-
			ss	
Retail sales	General sales or services	L	М	
Excluding the following		Ν		
that are not permitted				
uses:				
1. Gas station.				
2. Auto repair.				
3. Automobile sales with				
outdoor display and				
storage.				
4. Rental storage and				
mini-warehouses.				
5. Uses requiring or				
utilizing outdoor				
storage.				
Business and service	General sales or services	L	М	
Food and beverage	General sales or services	L	М	
Pet and animal sales and	General sales or services	L	М	
service				
Road, ground passenger,	Road, ground passenger,	L		
and transit	and transit			
transportation	transportation			
1. [ <del>LIMITED</del> ] Is limited		L <u>,</u>		
to office use only.		N		
2. Vehicle and outside				
storage <u>is</u> prohibited.				
Communications and	Communications and	Р		
information	information			
Faith-based and funerary	Religious institution	L	A,	500 -
			в,	599
			Н,	
			I,	
			R,	
			S	
Excluding the following		Ν		
that are not permitted				
uses:				
1. Crematorium.				

Section 11. Amendments to Redmond Zoning Code (RZC) Chapter 21.13 Southeast Redmond Regulations. The provisions of RZC Section 21.13.120 MDD Site Standards, Table 21.13.120A Site Standards, are hereby amended to read as follows:

RZC 21.13.120 MDD Site Standards.

	Tak	ole 21	.13.1	.20A		
		te St				
	MDD	MDD	MDD	MDD	MDD	Notes
	1	2	3	4	5	
Maximum lot	70%	65%	55	55%	55%	
coverage by structures			00			
Maximum impervious	75%	70%	Ba	70%	70%	
surface area			se			
			:			
			70			
			90			
			Ma x.			
			x. wi			
			th			
			in			
			се			
			nt			
			iv			
			es			
			:			
			75 응			
Minimum landscaping	25%	30%	40	30%	40%	1. Ecological
			00			score of 30 or
						greater required.
						2. See
						RZC 21.60.040.C,
						Landscaping, for
						landscape design
Minimum lond over fi	70	70	70	70	70	standards.
Minimum land area for stormwater infiltration	78	7%	7%	78	7%	<u>A.</u> Stormwater shall be
Stormwater Infilitiation						infiltrated. See
						Initituated. See

	1 5 0	1.50			150	RZC 21.17.010.E, Surfac e Water Management 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.
Minimum residential usable open space	15%	15%	No stano d	dar	15%	See RZC 21.13.190, MDD Residential Usable Open Space.

Section 12. <u>Amendments to Redmond Zoning Code (RZC) Chapter</u> 21.13 Southeast Redmond Regulations. The provisions of RZC Section 21.13.150 MDD Floor Area, Table 21.13.150. MDD Floor Area, are hereby amended to read as follows:

RZC 21.13.150 MDD Floor Area.

Table 21.13.150. MDD Floor Area

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	[ <del>N/A</del> ] <u>No</u> 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

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

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Section 13. Amendments to Redmond Zoning Code (RZC) Chapter 21.14 Commercial Regulations. The provisions of RZC Section 21.14.010 Neighborhood Commercial 1 (NC-1), paragraph C. Regulations Common to All Uses.; and paragraph E. General Allowed Uses and Cross-References. are hereby amended to read as follows: RZC 21.14 Commercial Regulations.

21.14.010 Neighborhood Commercial 1 (NC-1).

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C. Regulations Common to All Uses.

	Table 21.14.010B			
	Regulation	s Common	to All Uses	
	Regulation	Standa rd	Exceptions	
Minim um	Lot Frontage ([ <del>FT</del> ] <b>feet</b> )	80		
	[ <del>SETBACKS (FT)</del> ]			
	Front and Street	15	A. As part of a binding	
	Setbacks (feet)		site plan, site plan	
	Side and Rear	10	entitlement, or master	
	Setbacks (feet)		planned development,	
			required setbacks may be	
			modified as follows:	
			1.	
			Side setback distances may	

be modified to permit a
zero side setback to
accommodate clustering.
2. Front setbacks may be
1
modified from
private streets and access
corridors, provided
front setbacks are
maintained from all
public streets.
Setbacks for structures abu
tting residential
zones shall not be
modified.
B. Fences, landscaping,
flagpoles, street furniture
, transit shelters,
and slope stability structu
res are permitted
in setback areas, provided
that all other applicable
requirements are met; no
other structures, and
no accessory structures are
allowed in setback areas.
C. Projections or
Equipment. Attached or
detached
mechanical structures or
equipment, including but
not limited to, electrical
equipment boxes, heat
pumps, air conditioners,
emergency generators, and
water pumps are allowed in
a street setback. However,
mechanical structures or
equipment are not allowed
in a
required setback abutting a
residential zone. Where
there is no alternative
location and the equipment
will generate no noise,
electrical
or utility equipment
boxes may be located in
DONCO May DE LOCALEA IN

		5
Landscaping	30 percen t	<pre>a setback abutting a residential zone. A. Parking lots shall include interior landscaping. All Neighborhood Commercial parking lots shall apply landscaping standards. Parking lots with less than 20 spaces shall apply landscaping standards for 20 to 150 spaces in RZC 21.32.070.B, General Requirements. B. Landscaped areas adjacent to front and side streets and pedestrian plazas shall be Type III, Low-Cover (RZC 21.32.080, Types of Planting). C. A minimum of seven percent of required landscaped areas shall be constructed as a public plaza or courtyard. D. The gross floor area of multi-seasonal, public plazas and courtyards that include a combination of seating, overhead cover from the elements, and heating may be multiplied by 1.50 for calculating required landscaping. E. Up to encebalf of the</pre>
		<pre>landscaped areas shall be constructed as a public plaza or courtyard. D. The gross floor area of multi-seasonal, public plazas and courtyards that include a combination of seating, overhead cover from the elements, and heating may be multiplied</pre>

Hours of Operation	<ul> <li>A. Sunday - No earlier than</li> <li>7:00 a.m. and no later than</li> <li>9:00 p.m.</li> <li>B. Monday through Thursday</li> <li>- No earlier than 6:00 a.m.</li> <li>and no later than 9:00 p.m.</li> <li>C. Friday and Saturday - No</li> <li>earlier than 7:00 a.m. and</li> <li>no later than 11:00 p.m.</li> </ul>
Drive-through	Drive-through facilities are prohibited with the exception of drive-up stands.
<u>Critical Aquifer</u> <u>Recharge Areas</u>	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.

E. General Allowed Uses and Cross-References.

Table 21.14.010.2. General Allowed Uses and Cross-References in NC-1 Zone (Nonresidential)

Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted

Nonresidential	Former Use	Use	Building	ITE Trip
Use Class	Classification	Permission	Code	Generation
	(Prior to Dec.		Occupancy	Manual
	31, 2021)		Class	Land Use
				Code
Retail sales	Consumer goods sales or service, other than heavy or durable	P	М	800 - 899

•••

	Grocery, food,	Р	М	800 - 899
		L	1.1	000 099
	beverage, and			
	dairy			
Communications	Communications	L		
and	and			
information	information			
1. [ <del>LIMITED</del> ]		L		
Is limited to				
libraries.				
Local	Local	Р		
utilities	utilities			
Government and	Government	L	В	700 - 799
administration	functions			
Excluding the		N		
following that				
are not				
permitted				
uses:				
1. Maintenance				
shops.				
Water-	Water-	L		400 - 499
enjoyment use	enjoyment use			

Section 14. Amendments to Redmond Zoning Code (RZC) Chapter 21.14 Commercial Regulations. The provisions of RZC Section 21.14.015 Neighborhood Commercial 2 (NC-2), paragraph C. Regulations Common to All Uses.; and paragraph E. General Allowed Uses and Cross-References. are hereby amended to read as follows: RZC 21.14 Commercial Regulations.

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21.14.015 Neighborhood Commercial 2 (NC-2).

C. Regulations Common to All Uses.

	Table 21.14.015B Regulations Common to All Uses					
	Regulation	Standard	Exceptions			
Mini	[ <del>SETBACKS (FT)</del>	-]				
mum	Front 15 and Street Setbacks (feet)	15	A. As part of a binding site plan, site plan entitlement, or master planned development, required setbacks may be modified			
	(feet) Side and Rear Setbacks (feet)	10	required setbacks may be modified as follows: 1. Side setback distances may be modified to permit a zero side setback to accommodate clustering. 2. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets Setbacks for structures abutting residential zones shall not be modified. B. 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, and no accessory structures are allowed in setback areas. C. Projections or Equipment. Attached or detached mechanical structures or equipment, including but not limited to, electrical equipment boxes, heat pumps, air conditioners, emergency generators, and water pumps are allowed in a street setback. However, mechanical structures or equipment are not allowed in a required setback abutting a residential zone. Where there is no alternative location and the equipment will generate no noise, electrical or utility equipment boxes may be located in			

			a gothagk abutting a regidential
			a setback abutting a residential
		0.5	zone.
	Landscaping	25 percent	A. Parking lots shall include
			interior landscaping. All
			Neighborhood Commercial
			parking lots shall apply
			landscaping standards.
			Parking lots with less than 20
			spaces shall apply landscaping
			standards for 20 to 150 spaces in
			RZC 21.32.070.B, General
			Requirements.
			B. Landscaped areas adjacent to
			front and
			side streets and pedestrian
			plazas shall be Type III, Low Cover
			(RZC 21.32.080, Types of Planting).
			C. A minimum of seven percent of
			required landscaped
			areas shall be constructed as a
			public plaza or courtyard.
			D. The gross floor area of multi-
			seasonal, public plazas and
			courtyards that include a
			combination of seating, overhead
			cover from the elements, and
			heating may be multiplied by 1.50
			for calculating required
			landscaping.
			E. Up to one-half of the required
			landscaped area may be at other
			levels if it is in a
			publicly accessible and usable
			common area.
			F. Required landscaping may include
			on-site stormwater
			management facilities such
			as runoff dispersion areas.
Maxi	Impervious	70 percent	
mum	Surface Area		
	Height (feet)	35	Maximum height in shoreline areas
			is 35 feet, except that structures,
			including bridges, that support
			a regional light rail transit
			system may be higher than 35 feet
			but shall be no higher than is
			reasonably necessary to address the
	l		I reasonably necessary to address the

			engineering, operational,
			environmental, and regulatory
			issues at the location of
			the structure. (SMP)
	FAR		
_	Commercial	0.30	A. Base floor area ratio, in
	Residential	0.30	total, shall not exceed 0.60 FAR.
	10010010101		B. Each commercial
			establishment shall not exceed
			5,000 square feet gross floor area,
			unless otherwise specified.
			C. A commercial use that provides
			and dedicates the
			following may increase their
			commercial floor area ratio as
			specified:
			1. Community Gathering amenities, a
			maximum increase of 0.05 FAR, by
			dedicating a combination of at
			-
			least two of the following at no
			less than eight percent of the
			final gross floor area:
			a. Outdoor, multi-seasonal, public
			plaza or courtyard as defined
			below, refer to landscaping
			section.
			b. Community meeting space.
			c. Children's play space.
			2. Open Space, a maximum increase
			of 0.05 FAR, by dedicating no less
			than 40 percent of the
			original lot area as open
			space. Critical areas apply toward
			the 40 percent.
			D. Residential use FAR is additive
			to the commercial use FAR.
			E. RZC 21.20, Affordable Housing,
			and RZC 21.67, Green Building and
			Green Infrastructure Incentive
			Program, incentives are additive to
			the residential portion of
			the site as follows:
			1. Bonus market-rate residential
			FAR is permitted as an incentive at
			a 1:1 ratio for residential FAR
			provided as affordable housing for
			a maximum density bonus of an

	Site Size (acreage)	3	<pre>additional 0.05 Residential FAR. For example: each 1,000 square feet of affordable housing at 80 percent or less of the area median income yields an additional 1,000 square feet of bonus market rate housing, up to a total 0.05 Residential FAR. 2. Green building is calculated based on the point system in RZC 21.67, Green Building and Green Infrastructure Incentive Program, and is calculated at 0.05 FAR bonus based on the respective technique and incentive. For example: 3- acre site x 0.30 Residential FAR = 39,204 Residential square feet x 0.05 Green FAR = 1,960 square feet. A. Commercial uses are permitted on sites of up to three acres in size.</pre>
			<pre>size. B. Sites of more than three acres shall apply a lot line revision to establish no greater than three acres for the NC-2 zone. C. Critical areas and associated buffers are exempt from the lot line revision requirement. Additional acreage that is designated as a critical area or associated buffer may be retained and shall be designated as preserved.</pre>
•••	Drive-through		Drive-through facilities are
	DIIVE-CHIOUGH		prohibited with the exception of drive-up stands.
	Critical		Some land uses and activities are
	Aquifer		prohibited in Critical Aquifer
	Recharge		Recharge Areas I and II. Refer to
	Areas		RZC 21.64.050.C Prohibited Land
			Uses and Activities in Critical
			Aquifer Recharge Areas I and II for
			more information.
L			

E. General Allowed Uses and Cross References.

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Table 21.14.015.2. General Allowed Uses and Cross-References in NC-2 Zone (Nonresidential)

				· · · · · · · · · · · · · · · · · · ·
Nonresidential	Former Use	Use	Building	ITE Trip
Use Class	Classification	Permissions	Code	Generation
	(Prior to Dec.		Occupancy	Manual Land
	31, 2021)		Class	Use Code
Retail sales	Automobile	L	М	800 - 899
	sales,	P	М	800 - 899
	service, or	P	М	800 - 899
	rental	P	М	800 - 899
	establishment;			
	consumer goods			
	sales or			
	service, other			
	than heavy or			
	durable;			
	grocery, food,			
	beverage, and			
	dairy; health			
	and personal			
	care			
1.		L		
[AUTOMOBILE]				
If automobile				
sales,				
services, or				
rental				
establishments				
<u>/</u>				
then shall be				
limited to				
gasoline				
service only.				
Business and	Finance and	L	В	700 - 799,
service	insurance; rea			900 - 999,
	l estate			600 - 699
	services; prof			for
	essional			veterinary
	services			

			I	
Excluding the		N		
following that				
are not				
permitted				
uses:				
1. Self-				
storage				
facilities.				
Food and	Full-service	Р	А	900 - 999
beverage	restaurant; ca	_		
Deverage	feteria or			
	limited-			
	service			
	restaurant			
Artisanal		L	М, F, H	100 - 199,
manufacturing,				800 - 899,
retail sales,				900 - 999
				900 - 999
and service				
Rapid charging	Rapid charging	L		
station	station			
Battery	Battery	L		
exchange	exchange			
station	station			
		т.		
Communications	Communications	L		
and	and			
information	information			
1. [ <del>LIMITED</del> ]		L		
Is limited to				
libraries				
only.				
Local	Local	P		
utilities	utilities			
Government and	Public	L	В	700 - 799
administration	administration		-	
	; other			
	government			
	functions			
Excluding the		N		
following that				
are not				
permitted				
uses:				
1. Maintenance				
shops.				

<u>Section 15.</u> <u>Amendments to Redmond Zoning Code (RZC)</u> <u>Chapter 21.14 Commercial Regulations.</u> The provisions of RZC Section 21.14.020 General Commercial, paragraph C. Regulations Common to All Uses.; paragraph D. General Allowed Uses and Cross-References.; and paragraph E. Allowed Uses and Basic Development Standards. are hereby amended to read as follows:

RZC 21.14 Commercial Regulations.

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21.14.020 General Commercial.

C. Regulations Common to All Uses.

		m - 1- 1 - 01 - 1	14 0000				
	Table 21.14.020B						
	Regulations Common to All Uses						
	Regulation	Standard	Exceptions				
Min	Lot Frontage ([ <del>FT</del> ]	30					
imu	<b>feet</b> )						
m	[ <del>SETBACKS (FT)</del> ]						
	Front Setback (feet)	10	A. A 10-foot rear and				
	Street <b>Setback</b>	10	side setback shall apply if				
	(feet)		a structure abuts property in a				
			residential zone.				
			B. As part of a binding site				
			plan, site plan entitlement,				
			or master planned development,				
			required setbacks may be modified				
			as follows:				
			1. Side setback distances may be				
			modified to permit a zero				
			side setback to accommodate				
			clustering.				
			2. Front setbacks may be modified				
			from private streets and access				
			corridors, provided				
			front setbacks are maintained				
			from all public streets.				

		1	
			C. Fences, landscaping,
			flagpoles, street furniture,
			transit shelters
			and slope stability structures ar
			e permitted in setback areas,
			provided that all other
			applicable requirements are met;
			no other structures, and
			no accessory structures are
			allowed in setback areas.
			D. Projections or equipment.
			Attached or detached
			mechanical structures or
			equipment, including but not
			limited to, electrical equipment
			boxes, heat pumps, air
			conditioners, emergency
			generators, and water pumps are
			allowed in a street setback.
			However, mechanical structures or
			equipment are not allowed in a
			required setback abutting a
			residential zone. Where there is
			no alternative location and the
			equipment will generate no noise,
			electrical or utility equipment
			boxes may be located in
			a setback abutting a residential
			zone.
			E. Setbacks may be reduced by 50
			percent if located adjacent to a
			nonresidential zone and reduced
			by 25 percent if located adjacent
			to a residential zone through the
			GBP.
	Landscaping	25	
		percent	
		1	
	Drive-through	n/a	A. Drive-through facilities are
			permitted.
			B. Adequate vehicle queuing
			space shall be provided outside
			the public right-of-way, on-
			site vehicular circulation
			aisles, and the area between
			the building and the street.
L			

	C. Type II landscaping shall screen drive- through lanes.
<u>Critical Aquifer</u> <u>Recharge Areas</u>	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.

D. General Allowed Uses and Cross-References.

...

Table 21.14.020.2. General Allowed Uses and Cross-References in GC Zone (Nonresidential)

		-	ITE Trip
Classification	Use	Code	Generation
(Prior to Dec.	Permissions	Occupancy	Manual Land
31, 2021)		Class	Use Code
Automobile	L	М	800 - 899
sales,			
service, or			
rental			
establishment;			
heavy consumer			
goods sales or			
service;			
durable			
consumer goods			
sales or			
service;			
consumer goods			
sales or			
service, other			
-			
and			
beverage; conv			
enience			
	(Prior to Dec. 31, 2021) Automobile sales, service, or rental establishment; heavy consumer goods sales or service; durable consumer goods sales or service; consumer goods sales or service, other than heavy or durable; grocery, food and beverage; conv	Classification Use (Prior to Dec. Permissions 31, 2021) Automobile L sales, service, or rental establishment; heavy consumer goods sales or service; durable consumer goods sales or service; consumer goods sales or service, other than heavy or durable; grocery, food and beverage; conv	Classification Use Code Occupancy (Prior to Dec. Permissions Code Occupancy 31, 2021) L M Automobile L M sales, service, or rental establishment; heavy consumer goods sales or service; durable consumer goods sales or service; consumer goods sales or service; other than heavy or durable; grocery, food and beverage; conv

				1
	store; health			
	and personal			
	care			
1. Includes		Р		
Drive-through				
facilities.				
Business and	Finance and	P	В	600 - 699
Service	insurance; rea	-		for
DETATCE	l estate			
				veterinary,
	services; prof			700 - 799,
	essional			900 - 999
	services; admi			
	nistrative			
	services; pers			
	onal services			
1. Includes		Р		
Drive-through				
facilities.				
[MARIJUANA]	[MARIJUANA]	Р	R	882
Cannabis	Cannabis			
retail sales	retail sales			
Food and	Full-service	Р	А	900 - 999
beverage	restaurant; ca			
	feteria or			
	limited			
	service			
	restaurant; ba			
	r or drinking			
	place			
1. Includes		P		
Drive-through				
facilities.				

E. Allowed Uses and Basic Development Standards.

	e 21.14.020C wed Uses and B	Basic Deve	elopmen	t Standard	ls
Sec- tion	Use	Maximums Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP	Parking Ratio: Unit of Measure (Minimum Required; Maximum Allowed)	Special Regulations

•••

Re	Residential <sup>1</sup>							
Ge	eneral sales	or	service	es				
4	Business	2	0.35	1,000 sq.	Α.			
	and	;	;	ft. gfa (4.0	Adequate vehicle queuing			
	service	3	0.70	, 5.0)	space shall be provided			
					outside the public right-			
					of-way, on-site vehicular			
					circulation aisles, and			
					the area between			
					the building and			
					the street.			
					B. Type II			
					landscaping shall screen			
					drive-through lanes.			
5	[ <del>MARIJUANA</del>				See RZC			
	] <u>Cannabis</u>				Chapter 21.41, [MARIJUANA			
	retail				] <b>Cannabis</b> -Related Uses,			
	sales				for additional			
					requirements.			

Section 16. Amendments to Redmond Zoning Code (RZC) Chapter 21.14 Commercial Regulations. The provisions of RZC Section 21.14.030 Business Park, paragraph A. Purpose.; paragraph C. Regulations Common to All Uses.; and paragraph D. General Allowed Uses and Cross-References.; and E. Allowed Uses and Basic Development Standards. are hereby amended to read as follows: RZC 21.14 Commercial Regulations.

21.14.030 Business Park.

A. Purpose. The purpose of the Business Park (BP) zone is to provide business and manufacturing employment opportunities that complement commercial activities that are typically found in the Downtown, involve limited outdoor storage, and include a high level of amenities. The Business Park zone provides areas to locate research and development, software development, advanced technology industries, wholesale businesses, manufacturing businesses with largely indoor operations, offices associated with these uses, and uses that require large floor plates such as major medical facilities. Compatible uses that directly support surrounding business park uses, such as restaurants, fitness centers, and [MARIJUANA] cannabis retail sales, are allowed. Mixed-use development is also allowed. This zone is not intended for uses that primarily serve the general public.

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C. Regulations Common to All Uses.

	Table 21.14.030B					
	Regulations Common to All Uses					
	Regulation Standard Exceptions					
Minim	Tract	1.5	Regulation does not apply to:			
um	Area		A. Unoccupied			
	(acres)	accessory utility facilities, or				
	B. Building pad sites where the					
			pad site and the property leased for			
			parking, landscaping, or other purposes			
			exceed the minimum tract area.			
	Lot Front	30				
	age ([ <del>FT</del> ]					
	feet)					
	[SETBACKS	<del>(FT)</del> ]				
	Front	30	A. Side and rear setback distances may be			
	and Stree		modified to permit zero side and			

I		
t		rear setbacks to accommodate joint
Setbacks		wall construction and clustering
(feet)		of buildings.
Rear	20	B. Front setbacks may be modified from
Setbacks		private streets and access corridors,
(feet)		provided front setbacks are maintained
Side	40	from all public streets.
Setbacks	10	C. Fences, landscaping,
		flagpoles, street furniture, transit
(feet)		shelters
		and slope stability structures are
		permitted in setback areas, provided that
		all other requirements are met; no
		other structures, and no accessory
		structures are permitted
		in setback areas.
		D. Setbacks from Willows Road north of NE
		95th Street shall average 100 feet and in
		no instance be less than 75 feet.
		This setback shall also apply to parking
		areas.
		E. Setbacks may be reduced by 50 percent
		if located adjacent to a nonresidential
		zone and reduced by 25 percent if located
		adjacent to a residential zone through
		RZC 21.67, Green Building and Green
		Infrastructure Incentive Program (GBP),
		except as required along Willows Road
		north of NE 95th Street, as provided
		above.
Landscapi	20	
ng	percent	
		·
Drive-	n/a	Drive-through facilities are prohibited
through		except where expressly permitted
		elsewhere in this section.
Critical		Some land uses and activities are
Aquifer		prohibited in Critical Aquifer Recharge
Recharge		Areas I and II. Refer to RZC 21.64.050.C
Areas		Prohibited Land Uses and Activities in
111603		Critical Aquifer Recharge Areas I and II
		for more information.

D. General Allowed Uses and Cross-References.

## Table 21.14.030.2. General Allowed Uses and Cross-References in BP Zone (Nonresidential)

	Formon Hac		Duilding	THE Hoin
Managaidantial	Former Use	TT	Building	ITE Trip
Nonresidential	Classification		Code	Generation
Use Class	(Prior to Dec.	Permissions	Occupancy	
	31, 2021)		Class	Use Code
Retail sales	Automobile	L, C	М	800 - 899
	sales,			
	service, or			
	rental			
	establishment;			
	heavy consumer			
	goods sales or			
	service;			
	durable			
	consumer goods			
	sales or			
	service;			
	convenience			
	use			
1. [ <del>LIMITED</del> ]		L, N		
Is limited to				
automobile				
sales,				
service, or				
rental				
establishment;				
heavy consumer				
goods sales or				
service;				
durable				
consumer goods				
sales or				
service;				
convenience				
use.				
2.				
[ <del>AUTOMOBILE</del> ]				
If automobile				
sales,				
service, or				
rental				
establishments				

				1
<u>, then is</u>				
limited to				
gasoline				
service only.				
3. [Heavy] If				
heavy consumer				
goods, sales,				
or service,				
[and] or if				
durable				
consumer				
goods, sales,				
or service <u>,</u>				
then is				
limited to				
rental				
and repair of				
goods only.				
4.				
Supermarkets				
are				
prohibited.				
-		L	D	700 700
Business and	Finance and		В	700 - 799,
service	insurance; per			900 - 999,
	sonal			600 - 699
	services; prof			
	services; prof essional			
	essional			
	essional services; admi			
	essional services; admi nistrative			
	essional services; admi nistrative services; serv ices to			
	essional services; admi nistrative services; serv ices to buildings or			
1 [ <del>I.IMITED</del> ]	essional services; admi nistrative services; serv ices to	T.		
1. [ <del>LIMITED</del> ] Is limited to	essional services; admi nistrative services; serv ices to buildings or	L		
Is limited to	essional services; admi nistrative services; serv ices to buildings or	L		
<b>Is limited</b> to uses that	essional services; admi nistrative services; serv ices to buildings or	L		
<b>Is limited</b> to uses that primarily	essional services; admi nistrative services; serv ices to buildings or	L		
<b>Is limited</b> to uses that primarily serve business	essional services; admi nistrative services; serv ices to buildings or	L		
<pre>Is limited to uses that primarily serve business clients.</pre>	essional services; admi nistrative services; serv ices to buildings or dwellings			
<b>Is limited</b> to uses that primarily serve business clients. Food and	essional services; admi nistrative services; serv ices to buildings or dwellings Full-service	L	A	900 - 999
<pre>Is limited to uses that primarily serve business clients.</pre>	essional services; admi nistrative services; serv ices to buildings or dwellings Full-service restaurant; ca		A	900 - 999
<b>Is limited</b> to uses that primarily serve business clients. Food and	essional services; admi nistrative services; serv ices to buildings or dwellings Full-service restaurant; ca feteria or		A	900 - 999
<b>Is limited</b> to uses that primarily serve business clients. Food and	essional services; admi nistrative services; serv ices to buildings or dwellings Full-service restaurant; ca		A	900 - 999
<b>Is limited</b> to uses that primarily serve business clients. Food and	essional services; admi nistrative services; serv ices to buildings or dwellings Full-service restaurant; ca feteria or		A	900 - 999
<b>Is limited</b> to uses that primarily serve business clients. Food and	essional services; admi nistrative services; serv ices to buildings or dwellings Full-service restaurant; ca feteria or limited		A	900 - 999
<b>Is limited</b> to uses that primarily serve business clients. Food and	essional services; admi nistrative services; serv ices to buildings or dwellings Full-service restaurant; ca feteria or limited service restaurant; ba		A	900 - 999
<b>Is limited</b> to uses that primarily serve business clients. Food and	essional services; admi nistrative services; serv ices to buildings or dwellings Full-service restaurant; ca feteria or limited service		A	900 - 999

… Automobile	Automobile	L	S-2	
parking	parking	_		
facility	facility			
Excluding the	racificy	N		
following that				
are not				
permitted				
uses:				
1. Storage of				
impounded,				
abandoned, or				
-				
damaged vehicl				
es. Communications	Communications	P		
and	and	L _		
information	information			
 Arts,	Amusement,	L	А	400 - 499,
entertainment,	sports, or		A	500 - 599
recreation,	recreation			500 599
	establishment			
and assembly 1. [ <del>LIMITED</del> ]	estabilisiilleiit	L		
Is limited				
to athletic				
club or				
fitness				
center only.	<b>⊅</b> _l] ↓	0	7	400 400
Adult	Adult	С	A	400 - 499
entertainment	entertainment			
facilities	facilities	~		500 500
Educational	Grade	С	E	500 - 599
	schools; colle			
	ges and			
	universities;			
	technical,			
	trade, and			
	other			
	specialty			
	schools			
Secure	Secure	P		
community	community			
transition	transition			
facility	facility			

Institutional health and human services	Ambulatory and outpatient care services	L	I	600 - 699
1. [ <del>LIMITED</del> ] <b>Is limited</b> to medical diagnostic and short-term treatment facilities where treatment lasts less than 24 hours	Cale Services	L		
only. 				

## E. Allowed Uses and Basic Development Standards.

Та	Table 21.14.030C										
Al	lowed	Uses a	and 1	Basic	Deve	elopm	ent Sta	anda	rds		
Se	Sec- Use			Ma	Maximums		Parking		Special	Regula	tions
ti	on			Hei		FAR	Ratio:				
				t			Unit o	f			
					tor		Measur	-			
					s)		(Minim				
					0	w/o	-	ed			
					R	TDR	-				
				or		or	Maximu				
				_		GBP	Allowe	a)			
					TDR	-					
				or GB		w/T DR					
				GB	P	or					
						GBP					
Re	sident	ial <sup>1</sup>				021	l				
Ge	neral	Sales	or	Servic	es						
5	[MARIC	JUANA	4	0.45	1,0	000 s	q.	Α.	See RZC		
	] Canr	nabis	;	;			(2.0	Cha	pter 21.	41, [	MARIJUANA
	retail	L	5	1.0		3.0)	·				ed Uses,
	sales								additic		
					1				quirement		
									-		

Section 17. Amendments to Redmond Zoning Code (RZC) Chapter 21.14 Commercial Regulations. The provisions of RZC Section 21.14.040 Manufacturing Park, paragraph C. Regulations Common to All Uses.; paragraph D. General Allowed Uses and Cross-References.; and paragraph E. Allowed Uses and Basic Development Standards are hereby amended to read as follows:

RZC 21.14 Commercial Regulations.

21.14.040 Manufacturing Park.

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...

C. Regulations Common to All Uses.

	Table 21.14.040B						
			non to All Uses				
			Exceptions				
Minimu	Tract Area	1.5	Regulation does not apply to:				
m	(acres)		A. Unoccupied				
			accessory utility facilities,				
			or				
			B. Building pad sites where				
			the pad site and the property				
			leased for parking,				
			landscaping, or other purposes				
			exceed the minimum tract area.				
	Lot Frontage ([ <del>F</del>	30					
	[∰] <b>feet</b> )						
	[ <del>SETBACKS (FT)</del> ]						
	Front and street	30	A. Side and				
	setbacks (feet)		rear setback distances may be				
	Rear and side	10	modified to permit zero side				
	setbacks (feet)		and rear setbacks to				
			accommodate joint				
			wall construction and				
			clustering of buildings.				
			B. Front setbacks may be				
			modified from				
			private streets and access				

r	1	1	1
	Landscaping	20	<pre>corridors, provided front setbacks are maintained from all public streets. C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures and no accessory structures are permitted in setback areas. D. Setbacks may be reduced to 50 percent if located adjacent to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through the GBP.</pre>
		percen	
		t	
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
	<u>Critical Aquifer</u> <u>Recharge Areas</u>		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.

D. General Allowed Uses and Cross References.

Table 21.14.040.1. General Allowed Uses and Cross-References in MP Zone (Nonresidential)

		TT	D	- mm
Nonresidential	Former Use	Use	Buildi	ITE
Use Class	Classification	Permissi	ng	Trip
	(Prior to Dec. 31,	ons	Code	Generat
	2021)		Occupa	ion
			ncy	Manual
			Class	Land
				Use
				Code
Retail sales	Automobile sales,	L, C	М	800 -
	service, or rental	_, _		899
	establishment;			0 9 9
	heavy consumer			
	_			
	goods sales or			
	service; durable			
	consumer goods			
	sales or service;			
	consumer goods			
	sales or service,			
	other than heavy			
	or durable; health			
	and personal care			
1. [ <u>HEAVY</u> ] <b>If</b>	-	L		
heavy consumer				
goods, sales,				
or service,				
then is limited				
to repair and				
_				
rental of goods				
and membership				
wholesale/retai				
l warehouse.				
2. [Membership]				
If membership				
wholesale/retai				
l warehouses <u>,</u>				
then is limited				
to Southeast				
Redmond				
neighborhood				
only.				
Business and	Real estate	L	В	700 -
service	services; finance			799,
	and			900 -
	insurance; profess			999
	Tuburance, proress			555

	I		
	ional		
	services; administ		
	rative		
	services; personal		
	services; services		
	to buildings and		
	dwellings		
1. [ <del>REAL</del> ] <b>If</b>		L	
real estate			
services, then			
is limited			
to mini-			
warehouse/self-			
storage only.			
2. [Health] If			
health and			
personal care,			
and finance and			
insurance limit			
ed to			
Manufacturing			
Park Overlay			
only.			
3. [PROFESSIONA			
⊥] If			
professional			
services, then			
is limited			
to research and			
development ser			
-			
vices and other			
uses that			
support another			
permitted use			
within the MP			
zone only.			
4. [ADMINISTRAT			
<del>IVE</del> ] <u>If</u>			
administrative			
services, then			
is limited			
to corporate			
headquarters			
and regional			
offices associa			
ted			
with manufactur			
	l		

		1	r	
ing and				
wholesale				
trade uses				
within an MP				
zone in Redmond				
only.				
5. [ <del>PERSONAL</del> ]				
If personal				
services, then				
is limited to				
the				
Manufacturing				
Park Overlay				
-				
only.				
Food and	Full-service	L	А, В,	100 -
beverage	restaurant; cafete		F	199,
	ria or limited			700 -
	service			799,
	restaurant; bar or			900 -
	drinking			999
	place; caterer; fo			555
	-			
	od service			
	contractor			
Pet and animal	Pet and animal	L	В	800 -
sales and	sales or services			899
service	(except			
	veterinary);			
	animal kennel /			
	shelter			
1. [ <del>PET AND</del>	Shereer	L		
ANIMAL SALES OR				
SERVICES ] Is				
limited to the				
Manufacturing				
Park and				
Overlay only.				
Manufacturing	Manufacturing and	L	M, F,	100 -
and wholesale	wholesale trade		н	199
trade	mioresure craue			1.7.7
LLAUE				l
		1 -	1 -	100
Arts,	Amusement, sports	L	A	400 -
entertainment,	or recreation			499,
recreation, and	establishment			500 -
assembly				599
1. [ <del>limited</del> ] Is		L	1	
limited				
to athletic				
			1	

		-		1
club or fitness				
center only.				
Adult	Adult	С	A	400 -
entertainment	entertainment			499
facilities	facilities			
Educational	Technical, trade,	С	E	500 -
	and other			599
	specialty schools			
1. [ <del>limited</del> ] is		С		
limited to				
technical,				
trade, and				
other specialty				
schools only.				
Secure	Secure community	P	I	500 -
community	transition			599
transition	facility			
facility				
Institutional	Ambulatory and	L	I	600 -
health and	outpatient care			699
human services	services			
1. [ <del>limited</del> ] is				
limited to				
ambulatory and				
outpatient care				
services only.				
2. [ <del>LIMITED</del> ] <b>Is</b>				
limited to				
Manufacturing				
Park Overlake				
only.				
	•	•	4	
l				

## E. Allowed Uses and Basic Development Standards.

	01 14 0400									
Table	Table 21.14.040C									
Allo	wed Uses and Bas	ic Deve	elopm	ent Standa	rds					
Sec-	Use	Maximu	ms	Parking	Special Regulations					
tion		Heigh	FAR	Ratio:						
		t		Unit of						
		(Stor		Measure						
		ies)		(Minimum						
		w/o	w/o	Required						
		TDR	TDR	;						
		or	or							

•••

				GBP w/T or GBP	DR	GBP ; w/T DR or GBP	Maximum Allowe		
Ge	ene	ral Sales	or S	Service	S				
5	Ca re	MARIJUANA] .nnabis tail les	4; 5	0.5; 1.0				the Ove 14. Ove B. 21. Car for	Allowed only within Manufacturing Park erlay as shown on Map 1, Manufacturing Park erlay. See RZC Chapter 41, [MARIJUANA] mabis-Related Uses, c additional quirements.

...

<u>Section 18.</u> <u>Amendments to Redmond Zoning Code (RZC)</u> <u>Chapter 21.14 Commercial Regulations.</u> The provisions of RZC Section 21.14.050 Industry, paragraph C. Regulations Common to All Uses.; and paragraph D. General Allowed Uses and Cross-References. are hereby amended to read as follows:

RZC 21.14 Commercial Regulations.

21.14.050 Industry.

•••

C. Regulations Common to All Uses.

	Table 21.14.050B						
	Regula	tion	s Comm	on	to All Uses		
Regulation Standard				E	xceptions		
Minim	Minim Tract Area (acres)				Regulation does not apply		
um	um				to:		

accessory utility facilities         , or         B. Building pad sites where         the pad site and the         property leased for parking,         landscaping, or other         purposes exceed the minimum         tract area.         Lot Frontage ([FT]]         Front and street         setbacks (feet)         Rear and side         lot setbacks (feet)         Rear and side         setbacks area         setbacks area         nodified from         private streets and access         corridors, provided         front setbacks area		1	
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Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.		
Critical Aquifer		Some land uses and		
Recharge Areas		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.		

D. General Allowed Uses and Cross-References.

Table 21.14.050.1. General Allowed Uses and Cross-References in I Zone (Nonresidential)

Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted

Nonresidential Use Class	Former Use Classificat ion (Prior to Dec. 31, 2021)	Use Permissio ns	Buildin g Code Occupan cy Class	ITE Trip Generati on Manual Land Use Code
Retail sales	Automobile sales, service, or rental establishme nt	L	M	800 - 899
<pre>1. [LIMITED] Is     limited to     automobile repair o     nly.     Business and     service</pre>	Professiona l services	L	В	700 - 799,

		900 - 999
1. [ <del>LIMITED</del> ] <u>Is</u>	L	555
<b>limited</b> to research		
and		
development only.		

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<u>Section 19.</u> <u>Amendments to Redmond Zoning Code (RZC)</u> <u>Chapter 21.14 Commercial Regulations.</u> The provisions of RZC Section 21.14.070 Bear Creek Design District, paragraph C. Regulations Common to All Uses.; and paragraph D. General Allowed Uses and Cross References. are hereby amended to read as follows: RZC 21.14 Commercial Regulations.

21.14.070 Bear Creek Design District.

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C. Regulations Common to All Uses.

1. Maximum height of structures or portions of structures located above parking shall not include the distance between the finished grade of the parking surface and the structure, or the stories of the structure devoted to parking.

2. Maximum height in shoreline areas is 30 feet.

3. Impervious surface area resulting directly from the Bear and Evans Creek Trail and Greenway is exempt from impervious surface area calculations. 4. Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards tables below.

5. 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.

D. General Allowed Uses and Cross-References.

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Table 21.14.070.2. General Allowed Uses and Cross-References in BCDD Zone (Nonresidential)

Nonresidenti al Use Class	Former Use Classificati on (Prior to Dec. 31, 2021)	Use Permiss ions	Buildi ng Code Occupa ncy Class	ITE Trip Genera tion Manual Land Use Code	Nonreside ntial Use Class
Business and service	Finance and insurance	L	N	В	700 - 799
	Insulance				
 Institutiona l health and human services	Ambulatory or outpatient care services; nu rsing, supervision, and other rehabilitati	L	Ν	I	600 - 699

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welfare, and					
charitable					
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Section 20. Amendments to Redmond Zoning Code (RZC) Chapter 21.16 Site Requirements, Measurements, and Other Applicable Regulations. The provisions of RZC Chapter 21.16 Site Requirements, Measurements, and Other Applicable Regulations, section 21.16.030 Other Applicable Regulations are hereby amended to read as follows:

RZC 21.16 Site Requirements, Measurements, and Other Applicable Regulations.

21.16.030 Other Applicable Regulations.

K. Historic and [ARCHAEOLOGICAL] Cultural Resources. [IF YOUR PROPOSAL INVOLVES A DESIGNATED HISTORIC LANDMARK, PROPERTY ON WHICH HISTORIC DESIGNATION IS SOUCHT, PROPERTY THAT HAS A HIGH PROBABILITY OF CONTAINING ARCHAEOLOGICAL ARTIFACTS, OR PROPERTY ON WHICH SOMEONE HAS DISCOVERED ARCHAEOLOGICAL ARTIFACTS, SEE] **All** projects involving ground disturbing activities including demolition, clearing, or grading, or involving modifications to designated historic resources, identified in RZC Appendix 5. Redmond Heritage Resource Register, must comply with RZC 21.30, Historic and Archaeological Resources and RZC Appendix 9. Cultural Resources Management Procedures. Proposals involving designated historic resources must also comply with RZC Appendix 4. Historic Landmarks Care and Restoration.

<u>Section 21</u>. <u>Severability.</u> 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.

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Section 22. Effective Date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this \_\_\_\_\_ day of February, 2024.

CITY OF REDMOND

## ANGELA BIRNEY, MAYOR

ATTEST:

(SEAL)

CHERYL XANTHOS, MMC, CITY CLERK

APPROVED AS TO FORM:

DANIEL KENNY, CITY ATTORNEY

FILED WITH THE CITY CLERK: PASSED BY THE CITY COUNCIL: SIGNED BY THE MAYOR: PUBLISHED: EFFECTIVE DATE: ORDINANCE NO.