CITY OF REDMOND ORDINANCE NO.

ORDINANCE OF THECITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND ZONING CODE (RZC) AS A PERIODIC REWRITING OF DEVELOPMENT REGULATIONS, HEREIN REFERRED TO AS THE RZC REWRITE PHASE 1, TO PROVIDE TIMELY, FOUNDATIONAL IMPROVEMENTS TO THE RZC AND FOR CONCURRENCE WITH STATE AND FEDERAL LEGISLATIVE UPDATES AND UPDATES STANDARDS SPECIFICATIONS, 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, WAC 365-196-800 establishes that "implement" 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 RZC, 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 May 28, 2021; and

WHEREAS, a State Environmental Policy Act checklist was prepared, and a Determination of Non-significance was issued on June 18, 2021 for the proposed amendments; and

WHEREAS, the Technical Committee reviewed and recommended approval of the proposed amendments and on August 4, 2021; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed amendments on September 8, 2021 and September 22, 2021 to receive public comment; and

WHEREAS, the Planning Commission received testimony from three 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 27, 2021; 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 10, 2021; and

WHEREAS, the City Council held public meetings on January 11, 2022, January 18, 2022, February 8, 2022, and May 3, 2022 to consider the Planning Commission's recommendation; and

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WHEREAS, members of the community provided comment regarding interim amendments to RZC section 21.12.170 OV (Overlake)

Incentive Program regarding equivalent certification programs to LEED Certification/Green Building; and

WHEREAS, the City Council directed staff to resolve the concerns regarding RZC section 21.12.170; and

WHEREAS, the City Council remanded to the Planning Commission the recommended amendments to RZC section 21.10.050 Town Center (TWNC) Zone and RZC subsection 21.62.020.I Downtown Design Standards - Town Center Zone involving the Redmond Town Center incentive package, minimum retail provisions, and references to the 1995 Redmond Town Center Master Plan and Design Guidelines; and

WHEREAS, the City Council directed staff to submit the remainder of amendments to the RZC for consideration of action by the City Council; and

WHEREAS, a notice of the City Council's action on this proposed amendment was provided on May 31, 2022; 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:

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

Section 2. Findings and Conclusions. 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 10, 2021, including all related attachments and exhibits.

Section 3. Amendments to Redmond Zoning Code (RZC)

Chapter 21.04 General Provisions. The provisions of RZC Chapter

21.04, Section 21.04.010 is hereby amended to include the following

new provisions of Paragraph B. Interpretation and Application, and

Section 21.04.030 is hereby amended to read as follows:

NEW SECTION. RZC 21.04.010.B Interpretation and Application.

B. Interpretation and Application

1. How Terms Are Defined

For the purpose of Title 21, certain terms, phrases,
words and their derivatives shall have the meanings
set forth in this title. Where terms are not defined,
they shall have their ordinarily accepted meanings
within the context with which they are used.
Webster's Third New International Dictionary of the
English Language, Unabridged, copyright 1986 and as

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subsequently amended, shall be considered as providing ordinarily accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

2. Conflict with Other Code Sections

In the event of a conflict between provisions within this ordinance, the provision imposing the greater restriction shall control, unless otherwise provided.

3. General Interpretation & Application Rules

In the interpretation and application of this title, the provisions set out shall be held to be minimum requirements. It is not intended by this title to repeal, abrogate, annul or in any way impair or interfere with any other provisions of law or ordinance or any regulations or permits adopted or issued pursuant to law.

RZC 21.04.030 Comprehensive Allowed Uses Chart.

A. Generally. This chart is meant to serve as a compilation of permitted uses within each of the individual zone summaries. It does not include all the specific use limitations or requirements that may apply. Please refer

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- to the individual zone summaries for special use requirements or limitations.
- B. Use Permissions. The permissions of use classes are indicated with the following: "P" where a use class is permitted; "L" where a use class is limited by special regulations; "C" where a Conditional Use permit applies; and "N" where a use class is not permitted. When combined, such as "P/C", special regulations or conditions might also apply based on location of the use, site aspects, or adjacent use classes.
- C. Interpretation of Comprehensive Allowed Use Charts by the Code Administrator.
 - 1. Director's Authority.
 - In the case of a question as to the inclusion or exclusion of a particular proposed use in a particular use category, the Code Administrator shall have the authority to make the final determination. The Code Administrator shall make the determination according to the characteristics of the operation of the proposed use and based upon the Code Administrator's interpretation of the Standard Land Use Coding Manual, the Standard Industrial Classification Manual and the North American Industry Classification System.

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2. Conflict.

In the case of a conflict between the Zoning districts

(contained in RZC 21.06 through RZC 21.14) and the

Comprehensive Allowed Use Charts, the Comprehensive

Allowed Use Chart contained in RZC Chapter 21.04 shall prevail.

3. Appeal.

An applicant may appeal the final decision of the Code

Administrator pursuant paragraph RZC 21.76.070.D.,

Administrative Interpretation and the procedures set

forth in RZC Article VI.

B-D. Residential Zones.

Table 21.04.030A											
Comprehensive Allowed Uses Chart: Residential Zones1,2											
Online Users: Click on District Abbreviation to View Map> RA5 R1 R3 R4, R6 R8 R1N R12, R18, R18, R20, R30 R10 R3									NDD1		
Residential											
Detached dwelling unit	₽ <u>L</u>	P	P	P	P	P	P	P	P	P	P
Size-limited dwelling	N	Р	Р	Р	P	Р	Р	P	Р	P	P

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Table 21.04.030A

Comprehensive Allowed Uses Chart: Residential Zones^{1,2}

Online Users: Click on District Abbreviation to View Map> Cottage	UR	RA5	R1	R3	R4,	R6	R8	RIN	R12, R18, R20, R30	MDD3	NDD1
-											
Accessory dwelling unit	P	Р	P	P	P	P	P	P	P	P	P
Tiny home	<u>L</u>	<u>P</u>	<u>P</u>	<u>P</u>							
Attached dwelling unit	N	N	N	N	P/C	P/C	P/C	P/C	P/C	Р	P
Stacked flat	N	N	N	N	P/C	P/C	P/C	P/C	P/C	<u>P</u>	<u>P</u>
Courtyard apartment	N	N	N	N	P/C	P/C	P/C	P/C	P/C	<u>P</u>	<u>P</u>
Manufactured home	N	P	Р	Р	Р	Р	Р	Р	Р	Р	Р
Multifamily structure	N	N	N	N	N	N	N	N	P	P	Р
Dormitory	N	N	N	N	N	N	N	N	N	Р	N
Residential suite	N	N	N	N	N	N	N	N	N	Р	N
Mixed-use residential structure	N	N	N	N	N	N	N	N	N	N	N

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Comp	rehens	sive A		ble 21 d Uses			identi	al Zoı	nes ^{1,2}		
Online Users: Click on District Abbreviation to View Map>	UR	RA5	R1	R3	R4,	R6	R8	RIN	R12, R18, R20, R30	MDD3	NDD1
Housing services	N	N	N	N	N	N	N	N	P/C	P	Р
Adult family home	N	Р	P	P	P	Р	P	Р	P	P	P
Long-term care	N	N	N	N	N	N	N	N	С	P	P
Residential care	N	С	С	С	С	С	С	С	С	P	Р
Retirement residence	N	N	N	N	P/C	P/C	P/C	С	P/C	P	Р
General Sales or Sen	rvice	•	•			•	•	•	•		
General Sales or Service Retail Sales	N	N	N	N	<u>N</u>	N	N	N	N	N	N
Automobile sales, rental, or service establishment											
Heavy consumer goods sales, rental, or service											

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Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones^{1,2} R12, Online Users: Click R4, R18, on District UR RA5 R1 R3 R6 R8 RIN MDD3 NDD1 R5 R20, Abbreviation to View Map --> R30 Durable consumer goods sales, rental, and service Consumer goods, other Membership wholesale / retail warehouse beverage, or dairy sales Marijuana retail Ν Ν Ν Ν Ν Ν Ν Ν Ν sales Health and personal care Convenience store Finance and insurance Real estate

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services

Table 21.04.030A

Comprehensive Allowed Uses Chart: Residential Zones^{1,2} R12, Online Users: Click R4, R18, on District UR RA5 R1 R3 R6 R8 RIN MDD3 NDD1 R5 R20, Abbreviation to View Map --> R30 Professional services **Administrative** Services to buildings or dwellings Travel arrangement and reservation services Investigation and security services Business and Ν Ν Ν Ν Ν Ν Ν Ν Ν Ν Ν Service Full-service restaurant Cafeteria or limited-service restaurant

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Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones^{1,2} R12, Online Users: Click R4, R18, on District UR RA5 R1 R3 R6 R8 RIN MDD3 NDD1 R5 R20, Abbreviation to View Map --> R30 Bar or drinking place Caterer Food service contractor Food and Beverage Ν Ν Ν Ν Ν Ν Ν Ν Ν Ν Animal kennel/shelter Personal services Pet and animal Ν С N Ν Ν Ν Ν Ν Ν Ν sales or <u>and</u> service (except <u>for</u> veterinary, see Business and Service) Hotels, motels, and L/CL/C L other accommodation services Bed and breakfast P/C P/C inn

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			Ta	ble 21	.04.0	30A					
Comp	rehens	sive A	llowed	d Uses	Chart	: Res	identi	al Zoı	nes¹,²		
Online Users: Click on District Abbreviation to	UR	RA5	R1	R3	R4,	R6	R8	RIN	R12, R18, R20,	MDD3	NDD1
View Map>									R30		
Hotel or motel											
Manufacturing and Wh	nolesa	le Tra	ade	ı	ı	ı					I
Manufacturing and Wholesale trade	N	N	N	N	N	N	N	N	N	N	N
Artisanal	N	N	N	N	N	N	N	N	N	N	N
Manufacturing, Retail Sales, and Service	=	=	=	=	=	=	=	=	=	-	
Marijuana processing	N	N	N	N	N	N	N	N	N	N	N
Transportation, Comm	l nunica	tion,	Infor	<u>Mation</u>	l, and	Utili	l ties				
Automobile Parking Facility	N	N	N	N	N	N	N	N	N	N	N
Rail transportation	N	N	N	N	N	N	N	N	N	N	N
Road, ground passenger, and transit transportation	N	N	N	N	Р	N	N	N	N	N	N

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Table 21.04.030A

Comprehensive Allowed Uses Chart: Residential Zones^{1,2}

									R12,		
Online Users: Click on District Abbreviation to View Map>	UR	RA5	R1	R3	R4,	R6	R8	RIN	R18, R20,	MDD3	NDD1
Truck and freight transportation services	N	N	N	N	N	N	N	N	N	N	N
Postal services	N	N	N	N	N	N	N	N	N	N	N
Courier and messenger services	N	N	N	N	N	N	N	N	N	N	N
Heliport	N	С	С	С	С	С	С	С	С	N	N
Float plane	N	С	С	С	С	С	С	С	С	N	N
Rapid charging station	N	N	N	N	N	N	N	N	N	N	N
Battery exchange	N	N	N	N	N	N	N	N	N	N	N
Communications and Information	N	N	N	N	N	N	N	N	N	N	N
Wireless Communication Facilities	P	P	P	Р	P	P	Р	P	Р	Р	Р
Local utilities	Р	Р	Р	Р	P	P	P	Р	Р	Р	Р

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Comp	rehens	sive A			.04.0 Chart		identi	al Zoı	nes ^{1,2}		
Online Users: Click on District Abbreviation to View Map>	UR	RA5	R1	R3	R4,	R6	R8	RIN	R12, R18, R20, R30	MDD3	NDD1
Regional utilities	С	С	С	С	С	С	С	С	С	С	С
Solid waste	N	N	N	N	N	N	N	N	N	N	N
transfer and											
recycling											
Hazardous waste	N	N	N	N	N	N	N	N	N	N	N
treatment and											
storage, incidental											
Hazardous waste	N	N	N	N	N	N	N	N	N	N	N
treatment and											
storage, primary											
Water extraction	N	N	N	N	N	N	N	N	N	N	N
well											
Arts, Entertainment	and R	ecreat	ion		I	I		I	I	L	
Arts,	N	<u>C</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>		<u>L</u>
entertainment, and											
recreation, and											
assembly											
Performing arts or											
supporting											
establishment											

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Table 21.04.030A

Comprehensive Allowed Uses Chart: Residential Zones^{1,2}

				ı	ı	1	I	ı	ı	ı	
Online Users: Click on District		RA5	R1	R3	R4,	R6	R8	RIN	R12, R18, R20,	MDD3	NDD1
Abbreviation to					11.5				1120,		
View Map>									R30		
Sports team or club											
venue											
Museums and other											
special purpose											
recreational											
institutions											
Zoos, Botanical											
Gardens, Arboreta,											
Etc.											
Amusement, sports,											
or recreation											
establishment											
Golf course	С	С	С	С	С	С	С	С	С	N	N
Natural and other	<u>L</u>	L/C	L/C	<u>L/C</u>	<u>L/C</u>	L/C	<u>L/C</u>	<u>L/C</u>	<u>L/C</u>	<u>L</u>	<u>L</u>
recreational parks											
Adult entertainment	N	N	N	N	N	N	N	N	N	N	N
facilities											
Community indoor		e	P		P						
recreation											

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Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2}													
Online Users: Click on District Abbreviation to View Map>	UR	RA5	R1	R3	R4,	R6	R8	RIN	R12, R18, R20, R30	MDD3	NDD1		
Parks, open space, trails and gardens	P	P/C	P	Đ									
Athletic, sports, and play fields	E	E	E	E	e	E	C	C	E				
Marine recreation	e	e	e	e	e	e	е	e	е				
Commercial swimming pool	E	e	e	E	e	e	E	E	E				
Education, Public Ad	dminis	tratio	on, He	alth C	Care, a	and ot	her I	nstitu	tions				
Education, Public Administration, Health Care, and other Institutions	N	N	<u>C</u>	N	N								
Educational services													
Grade schools			e	e	e	e	e	e	e				
Colleges and universities													
Technical, trade,													

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Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones^{1,2} R12, Online Users: Click R4, R18, on District UR RA5 R1 R3 R6 R8 RIN MDD3 NDD1 R5 R20, Abbreviation to View Map --> R30 Public administration Government functions, other Public safety С С С С С С С Ν Ν Government and Administration Institutional, N Health, and $\frac{h}{L}$ uman sServices Ambulatory or outpatient services Nursing, supervision, and other rehabilitative services Day care center N Ν С С С С С N Family day care

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provider

Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones^{1,2} R12, Online Users: Click R4, R18, on District R3 UR RA5 R1 R6 R8 RIN MDD3 NDD1 R5 R20, Abbreviation to View Map --> R30 Social assistance, welfare, and charitable service Religious Ν N PL/C PLPLPLN Ν PLPL $\frac{PL}{}$ /C /C /C /C /C institutions Faith-/C Based and Funerary Funeral homes and services Cremation services and cemeteries Associations, nonprofit organizations, etc. (can be incorporated into business, may span more than one use) = L

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Secure community

transition facility

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Comp	rehens	sive A		ble 21			identi	al Zoı	nes ^{1,2}				
_	I	I	<u> </u>	I	<u> </u>	I	I	<u> </u>	1				
Online Users: Click									R12,				
on District	UR	RA5	R1	R3	R4,	R6	R8	RIN	R18,	MDD3	NDD1		
Abbreviation to	UK	KAJ	KI	KS	R5	KO	Ko	KIN	R20,	כטטואן	INDDI		
View Map>									R30				
-													
Construction related business													
Construction $\underline{\underline{N}}$													
related business													
Mining and Extraction Establishments													
Mining and	N	N	N	N	N	N	N	N	N	N	N		
extraction													
establishment													
Agriculture	I	I		I		I	I		I		I		
Crop production	P	P	P	P	P	P	N	P	N	N	N		
Marijuana	Р	N	N	N	N	N	N	N	N	N	N		
production													
Animal production	Р	Р	Р	N	N	N	N	N	N	N	N		
Equestrian facility	Р	Р	С	С	С	С	С	С	N	N	N		
Other			1		1			1	1	1	1		
Drive-up stand													
Roadside produce	Р	P	Р	P	P	Р	P	Р	P	P	P		
stand													

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Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones^{1,2} R12, Online Users: Click R4, R18, on District UR RA5 R1 R3 R6 R8 RIN MDD3 NDD1 R5 R20, Abbreviation to View Map --> R30 Home business P P P P (Admin Note: capture in primary use) Automobile parking facilities (Admin Note: moved to transportation category) Kiosk Vending cart Water-enjoyment use N Ν Ν Ν Ν Ν Ν Wetland mitigation N Ν Ν N Ν Ν Ν Ν N Ν Ν banking Piers, docks, and Ν Ν floats Water-oriented Ν Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ν Ν accessory structure

Notes:

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- 1. Permanent Supportive Housing, as defined under RCW Chapter 36.70A, and Transitional Housing, as defined under RCW Chapter 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010, Permanent Supportive Housing, Transitional Housing, and Emergency Housing.
- 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010, Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.
- C-D. Nonresidential Zones.

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Table 21.04.030B													
Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}													
Online Users: Click on District Abbreviation to View Map>	NC-	NC-	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2,	MDD4		
Residential													
Detached dwelling unit	Р	P	N	N	N	N	N	Р	N	N	N		
Size-limited dwelling	P	Р	N	N	N	N	N	N	N	N	N		
Cottage	P	P	N	N	N	N	N	N	N	N	N		
Accessory dwelling unit	Р	P	N	N	N	N	N	N	N	N	N		
Tiny home	N	N	N	N	N	N	N	N	N	N	N		
Attached dwelling unit	Р	P	N	N	N	N	N	N	N	N	N		
Stacked flat	N	N	N	N	N	N	N	N	N	N	N		
Courtyard apartment	N	N	N	N	N	N	N	N	N	N	N		
Manufactured home	P	Р	N	N	N	N	N	N	N	N	N		
Multifamily structure	Р	Р	Р	N	N	N	N	Р	N	N	N		
Dormitory	N	N	N	N	N	N	N	<u>N</u>	N	N	N		

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Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}													
Online Users: Click on District Abbreviation to View Map>	NC-	NC-	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2,	MDD4		
Residential suite	N	N	N	N	N	N	N	N	N	N	N		
Mixed-use residential structure	Р	P	Р	Р	N	N	N	N	N	N	N		
Housing services for the elderly	N	N	N	N	N	N	N	Р	N	N	N		
Adult family home	<u>P</u>	<u>P</u>	N	N	N	N	N	<u>P</u>	N	N	N		
Long-term care facility	N	N	N	N	N	N	N	Р	N	N	N		
Residential care facility	N	N	N	N	N	N	N	Р	N	N	N		
Retirement	N	N	N	N	N	N	N	P	N	N	N		
General Sales or S	ervice	9					•				I		
General Sales or Service Retail Sales	<u>L</u>	<u>L</u>	<u>L</u>	L/C	<u>L</u>	<u>L</u>	<u>L</u>	N	N	P L	<u>L</u>		
Automobile sales, rental, or service establishment		Đ	P	E	P	P				4			

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Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones^{1,2} Online Users: NDD2, NC-NC-Click on District GC ВР MP I RR BCDD1 BCDD2 MDD4 Abbreviation to 1 NDD3 View Map --> Heavy consumer P goods sales,

rental, or											
service											
Durable consumer			P	P	P		P			P	P
goods sales,											
rental, and											
service											
Consumer goods,	P	P	P		P		P			P	P
other											
Membership					P						
wholesale /											
retail warehouse											
Grocery, food,	P	P	P				P			P	
beverage, or											
dairy sales											
Marijuana retail	N	N	Р	Р	Р	N	Р	N	N	N	N
sales											
Health and		P	P		P					P	
personal care											
Convenience store			P	P						P	
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Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones^{1,2} Online Users: NDD2, NC-NC-Click on District GC lΙ RR BCDD1 BCDD2 MDD4 ВP MP NDD3 Abbreviation to 1 View Map --> Finance and P P P P insurance P Real estate services Professional services **Administrative** P P services P P P P Services to buildings or dwellings Travel Ν arrangement and reservation services Investigation and Ν security services Business and L L L L L N L Service Full-service

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restaurant

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones^{1,2} Online Users: NDD2, NC-NC-Click on District GC BCDD1 BCDD2 MDD4 BP MP II RR NDD3 Abbreviation to 1 View Map --> Cafeteria or P P P P P C P P limited-service restaurant Bar or drinking place Caterer Food service contractor Food and Beverage $\underline{\mathbf{L}}$ $\underline{\mathbf{L}}$ L Ρ L/C N Ν Ρ Ρ $\underline{\mathbf{L}}$ $\underline{\mathbf{L}}$ Animal P Ρ Ρ Ρ Ν N N N N N N kennel/shelter Personal services P Pet and animal Ν Ν Ν Ν sales or and service (except for veterinary, see Business and Service) Hotels, motels, Ν N Ν Ν Ν L N N N $\underline{\mathbf{L}}$ and other

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Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}												
Online Users: Click on District Abbreviation to View Map>	1	NC-	GC	ВР	MP	I	RR	BCDD1	BCDD2	NDD2,	MDD4	
accommodation services												
Bed and breakfast												
Hotel or motel			P				P					
Manufacturing and Wholesale Trade												
Manufacturing and Wholesale trade	N	N	N	Р	Р	Р	Р	N	N	Р	Р	
Manufacturing, Retail Sales, and Service	L	L	Р	Р	P	P	<u>N</u>	N	N	N	<u>N</u>	
Marijuana processing	N	N	N	Р	P	Р	P	N	N	N	N	
Transportation, Co	mmunic	cation	, Info	rmatio	on, an	d Util	lities					
<u>Automobile</u> Parking Facility	N	N	N	<u>P</u>	<u>N</u>	N	N	N	N	N	<u>N</u>	
Rail transportation	N	N	N	Р	P	Р	N	N	N	P	Р	

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Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones^{1,2} sers:

Online Users:											
Click on District	NC-	NC-	GC	BP	MP	I	RR	DCDD1	BCDD2	NDD2,	MDD4
Abbreviation to	1	2	GC	DF	ME	1	KK	PCDDI	БСДД	NDD3	MDD4
View Map>											
view map											
Road, ground	N	\underline{N}	Р	P	P	P	N	N	N	P	P
passenger, and											
transit											
transportation											
Truck and freight	N	N	N	N	Р	Р	N	N	N	P	P
transportation											
services											
Towing operators	N	N	N	N	N	N	N	N	N	N	P
and auto											
impoundment yards											
Postal services	N	N	N	N	Р	N	N	N	N	P	P
Courier and	N	N	N	P	N	N	N	N	N	P	N
messenger											
services											
Heliport	N	N	N	С	С	С	N	N	N	N	С
Float plane	N	N	N				N	N	N	N	
facility											
Rapid charging	Р	Р	P	P	P	P	Р	N	N	P	P
station											
Battery exchange	P	Р	P	P	P	P	P	N	N	P	P
station											

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Table 21.04.030B

Comprehensive Allowed Uses Chart: Nonresidential ${\tt Zones^{1,2}}$

1											
Online Users: Click on District Abbreviation to View Map>	NC-	NC-	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2,	MDD4
Communications and Information	P	P	P	P	P	P	P	N	N	P	P
Wireless Communication Facilities	P	P	P	P	P	P	P	P	N	P	P
Local utilities	P	P	P	P	P	P	N	N	N	P	P/C
Regional utilities	С	С	С	P	Р	P	N	N	N	P	P/C
Solid waste transfer and recycling	N	N	N	N	P	P	N	N	N	P	N
Hazardous waste treatment and storage, incidental	N	N	P	P	P	P	N	N	N	P	N
Hazardous waste treatment and storage, primary	N	N	N	N	С	P	N	N	N	С	N
Water extraction	N	N	N	N	N	N	N	N	N	N	N
Arts. Entertainmer	ıt anı	d Recr	eation	<u>. </u>		1	1	1	1	1	

Arts, Entertainment, and Recreation

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				ΔM	$N \cap$	

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential ${\tt Zones^{1,2}}$ Online Users: NDD2, NC-NC-Click on District GC RR BCDD1 BCDD2 MDD4 BP MP I NDD3 Abbreviation to 1 View Map --> Arts, L L L L Ρ P L entertainment, and recreation, and assembly Performing arts P or supporting establishment Sports team or club venue Museums and other special purpose recreational institutions Zoos, Botanical Gardens, Arboreta, Etc. P P recreation establishment Golf course Ν Ν Ν Ν Ν Ν Ν

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Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}											
Online Users: Click on District Abbreviation to View Map>	1	NC-	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2,	MDD4
Natural and other	P <u>L</u>	P <u>L</u>	<u>P</u> <u>L</u>	P <u>L</u>	P <u>L</u>	P <u>L</u>		P <u>L</u>	P <u>L</u>	P <u>L</u>	P <u>L</u>
recreational park											
Adult	N	N	N	С	С	С	С	N	N	N	N
entertainment											
facilities											
Community indoor											
recreation											
Parks, open											
space, trails and											
gardens											
Athletic, sports,											
and play fields											
Marine recreation											
Commercial											
swimming pool											
Education, Public	Admini	strat	ion, H	lealth	Care,	and o	other	Institu	tions		
Education, Public	N	N	N	<u>L</u>	<u>L</u>	N	<u>L</u>	<u>L</u>	N	P	P
Administration,											
Health Care, and											
other											
Institutions											

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$\label{eq:table 21.04.030B} \mbox{Comprehensive Allowed Uses Chart: Nonresidential Zones}^{1,2}$

Online Users: Click on District Abbreviation to	NC-	NC-	GC	ВР	MP	I	RR	BCDD1	BCDD2	NDD2,	MDD4
View Map>											
Educational										P	P
services											
Grade schools				P						Đ	P
Colleges and				P				P		P	P
universities											
Technical, trade,				P	P		P			P	P
specialty schools											
Public		P	P				P			P	P
administration											
Government	P	P	P							P	P
functions, other											
Public safety	<u>L</u>	<u>L</u>	P	N	N	N	<u>L</u>	N	N	P	Р
Government and											
Administration											
Institutional,	N	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	N	N	<u>L</u>	N	P	Р
Health and <u>hHuman</u>											
sServices											
Ambulatory or		P	P	P	P			P		P	P
outpatient											
services											

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Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones^{1,2} Online Users: NDD2, NC-NC-Click on District GC ВР MP I RR BCDD1 BCDD2 MDD4 NDD3 Abbreviation to 1 View Map --> Nursing, P P supervision, and other rehabilitative services Day care center Ν Ρ Ρ Ρ P Ρ Ν Ρ Ρ Family day care N N N N Р N N N provider P P Social assistance, welfare, and charitable service Religious Ν Ρ N N N P/C Ρ institutions \underline{L}/C Faith-Based and

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Funerary

services

Funeral homes and

			Т	able 2	21.04.	030B					
Comp	rehens	ive A	llowed	Uses	Chart	: Noni	reside	ntial Z	ones ^{1,2}		
Online Users: Click on District Abbreviation to View Map>	NC-	NC-	GC	ВР	MP	I	RR	BCDD1	BCDD2	NDD2,	MDD4
Cremation			P							P	P
services and											
Associations,				P						P	P
nonprofit											
organizations,											
etc.											
Secure community	N	N	N	С	С	С	N	N	N	N	N
transition											
facility											
Construction relat	ed bus	siness	I								
Construction	N	N	N	Р	Р	Р	N	N	N	Р	Р
related business											
Mining and Extract	ion Es	tabli	l shment	l .s							
Mining and	N	N	N	N	N	С	N	N	N	N	N
extraction											
establishment											
Agriculture	l		ı	l	<u> </u>	l	<u> </u>				
Crop production	N	N	N	N	N	N	N	P	Р	Р	N
Marijuana	N	N	N	N	N	N	N	Р	N	N	N
production											

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			Т	able 2	21.04.	030B					
Comp	rehens	sive A	llowed	Uses	Chart	: Noni	reside	ntial Z	ones ^{1,2}		
Online Users: Click on District Abbreviation to View Map>	NC-	NC-	GC	ВР	MP	I	RR	BCDD1	BCDD2	NDD2,	MDD4
Animal production	N	N	N	N	N	N	N	N	N	N	N
Equestrian	N	N	N	N	N	N	N	N	N	N	N
facility											
Other		l	l			l		<u> </u>			
Drive-up stand	Р	Р	Р	Р	Р					Р	Р
Roadside produce	N	N	N	N	N	N	N	N	N	Р	N
stand											
Home business											
(capture in											
primary use)											
Automobile				P						P	
parking											
facilities											
Kiosk	Р	Р	Р	Р	Р					Р	Р
Vending cart	Р	Р	Р	Р	Р					Р	P
Water-enjoyment	Р	Р	Р	Р	Р	N	N	N	N	N	N
use											
Wetland	N	N	N	N	N	N	N	Р	Р	N	N
mitigation											
banking											

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Table 21.04.030B													
Comp	Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}												
Online Users:													
Click on District	NC-	NC-	GC	GC BP		I	RR	BCDD1	BCDD2	NDD2,	MDD4		
Abbreviation to	1	2			MP	_				NDD3			
View Map>													
Piers, docks, and	N	N	N	N	N	N	N	N	N	N	N		
floats													
Water-oriented	N	N	N	N	N	N	N	N	N	N	N		
accessory													
structure													

Notes:

- 1. Permanent Supportive Housing, as defined under RCW Chapter 36.70A, and Transitional Housing, as defined under RCW Chapter 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010, Permanent Supportive Housing, Transitional Housing, and Emergency Housing.
- 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010, Permanent Supportive Housing,

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Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.

D—E. Mixed Use Zones.

			Table	21.04	.030C								
Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}													
	OT,												
	AP,												
	TWNC,												
Online Users:		RVT,	ov1,										
Click on District		CTR,	ov2,	OV4	ov5	OBAT	MDD1	MDD2	MDD5	NWDD			
Abbreviation to View Map>	TR,	EH	ov3										
view nap >	SMT,												
	TSQ,												
	RVBD												
Residential													
	N	N	N	N	N	N	N	N	N	N			
unit													
Size-limited	N	N	N	N	N	N	N	N	N	N			
dwelling													
Cottage	N	N	N	N	N	N	N	N	N	N			
Accessory	N	N	N	N	N	N	N	N	N	N			
dwelling unit													

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Table 21.04.030C												
Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}												
	OT,											
	AP,											
	TWNC,											
Online Users:	BC,	RVT,	ov1,									
Click on District		CTR,	ov2,	ov4	ov5	OBAT	MDD1	MDD2	MDD5	NWDD		
Abbreviation to View Map>	TR,	EH	ov3									
View Map>	SMT,											
	TSQ,											
	RVBD											
Tiny home	N	N	N	N	N	N	N	N	N	N		
Attached dwelling	N	N	N	N	N	N	N	N	P	Р		
unit												
Stacked flat	<u>P</u>	<u>P</u>	N	N	N	N	N	N	<u>P</u>	<u>P</u>		
Courtyard	<u>P</u>	<u>P</u>	N	N	N	N	N	N	<u>P</u>	<u>P</u>		
apartment												
Manufactured home	N	N	N	N	N	N	N	N	N	N		
Multifamily	P	P	P	P	P	P	P	P	P	Р		
structure												
Dormitory	Р	Р	Р	Р	Р	Р	Р	Р	Р			
Residential suite	P	P	P	P	P	P	P	P				

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Table 21.04.030C												
Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}												
	OT,											
	AP,											
	TWNC,											
Online Users:	BC,	RVT,	OV1,									
Click on District	vv,	CTR,	ov2,	ov4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD		
Abbreviation to	TR,	EH	ov3									
View Map>	SMT,											
	TSQ,											
	RVBD											
Mixed-use	Р	Р	Р	Р	P	Р	Р	Р	Р	Р		
residential												
structure												
Housing services	Р	Р	Р	Р	Р	N	Р	P	Р	N		
for the elderly												
Adult family home	N	N	N	N	N	N	N	N	N	N		
Long-term care	Р	Р	Р	Р	P	N	P	P	P	N		
facility												
Residential care	P	P	P	P	P	N	P	P	P	N		
facility												
Retirement	Р	Р	Р	Р	P	N	Р	Р	Р	N		
residence												
General Sales or Service												

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Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}												
Comp	rehensiv	e All	owed U	ses Ch	nart:	Mixed	Use Zo	nes ^{1,2}				
Online Users: Click on District Abbreviation to View Map>	VV,	RVT, CTR, EH	OV1, OV2, OV3	OV4	ov5	OBAT	MDD1	MDD2	MDD5	NWDD		
Canada Calas au	D. I	D 1	T.	D. I	D 1	- D	D 1	D. I	D 1	NT.		
Service Retail	<u>₽ L</u>	P <u>L</u>	P L/C	P <u>L</u>	P <u>L</u>	L/C	P <u>L</u>	<u>₽ L</u>	<u>₽ L</u>	N		
Sales												
Automobile sales,	P	P	P/C	P	P		P	₽	P			
rental, or service establishment												
Heavy consumer	P	P	P/C	P	P		P	P	P			
goods sales,												
rental, or												
Durable consumer	P	P	P/C	P	P		P	P	P			
goods sales,	T T	*	170	-	-		T T	-	<u> </u>			
rental, and												
service												

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Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}												
Comp	rehensiv	ze All	owed U	ses Ch	nart:	Mixed	Use Zo	nes¹,²				
	OT,											
	AP,											
	TWNC,											
Online Users:	BC,	RVT,	ov1,									
Click on District	VV,	CTR,	ov2,	ov4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD		
Abbreviation to	TR,	EH	ov3									
View Map>	SMT,											
	TSQ,											
	RVBD											
Consumer goods,	P	P	P/C	P	P		P	P	P	P		
other												
Membership												
wholesale /												
retail warehouse												
Grocery, food,	P	P	P/C	P	P		P	P	P	P		
beverage, or												
dairy sales												
Marijuana retail	P	N	P	P	P	N	N	N	N	N		
sales												
Health and	P	P	P/C	P	P		P	P	P	P		
personal care												
Convenience store	P	P	P/C	P	P		P	P	P			

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Table 21.04.030C												
Compi	rehensiv	e All	owed U	ses Ch	nart:	Mixed	Use Zo	nes¹,²				
	OT,											
	AP,											
	TWNC,											
Online Users:	BC,	RVT,	ov1,									
Click on District	vv,	CTR,	ov2,	ov4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD		
Abbreviation to	TR,	EH	ov3									
View Map>	SMT,											
	TSQ,											
	RVBD											
Finance and	P	P	P/C	P	P		P	P	P	P		
insurance												
Real estate	P	₽	P/C	P	P	₽	P	P	P	P		
services												
Professional	P	₽	P/C	P	P		P	P	P	₽		
services												
Administrative	P	P	P/C	P	P		P	P	P			
services												
Services to	P	P	P/C	P	P		P	P	P			
buildings or dwellings												
Travel	P	P	P/C	P	P		P	P	P			
arrangement and												

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Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}													
Compi	T	re all	owea u	ses Ci	iart:	т	use Zo	nes-/-	T	1 1			
	OT,												
	AP,												
	TWNC,												
Online Users:	BC,	RVT,	ov1,										
Click on District	VV,	CTR,	ov2,	ov4	ov5	OBAT	MDD1	MDD2	MDD5	NWDD			
Abbreviation to	TR,	EH	ov3										
View Map>	SMT,												
	TSQ,												
	RVBD												
reservation													
services													
Investigation and	P	P	P/C	P	P		P	P	P				
security services													
Business and	<u>P</u>	<u>P</u>	P/C	<u>P</u>	<u>P</u>	<u>L</u>	<u>P</u>	<u>P</u>	P/C	<u>L</u>			
<u>Service</u>													
Full-service	P	P	P/C	P	P		P	P	P	P			
restaurant													
Cafeteria or	P	P	P/C	P	P		P	P	P	P			
limited-service													
restaurant													
Bar or drinking	P	P	P/C	P	P		P	P	P				
place													
Caterer	P	P	P/C	P	P		P	P	P				

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Table 21.04.030C													
Compi	Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}												
	OT,												
	AP,												
	TWNC,												
Online Users:	BC,	RVT,	ov1,										
Click on District			ov2,	0774	ov5	ORAT	MDD1	MDD2	MDD5	NWDD			
Abbreviation to				0 4	0 0 3	OBAT	MDDI	MDDZ	MDDS	NWDD			
View Map>		EH	OV3										
	SMT,												
	TSQ,												
	RVBD												
Food service	P	P	P/C	P	P		P	P	P				
contractor													
Food and Beverage	<u>P</u>	<u>P</u>	P/C	<u>P</u>	<u>P</u>	N	<u>P</u>	<u>P</u>	<u>P</u>	<u>L</u>			
Animal	P	P	P/C	P	P		P	P	P				
kennel/shelter													
Personal services	P	P	P/C	P	P		P	P	P	P			
Pet and animal	P	P	P/C	P	P	N	P	P	P	N			
sales or <u>and</u>													
service (except													
<u>for</u> veterinary,													
see Business and													
Service)													
Hotels, motels,	P	N	P	P	P	N	P	P	P	N			
and other													

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Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}												
Compi	rehensiv	7e All	owed U	ses Ch	nart:	Mixed	Use Zo	nes ^{1,2}				
	OT,											
	AP,											
	TWNC,											
Online Users:	BC,	RVT,	ov1,									
Click on District		CTR,		ov4	ov5	OBAT	MDD1	MDD2	MDD5	NWDD		
Abbreviation to	TR,	EH	ov3									
View Map>	SMT,											
	TSQ,											
	RVBD											
accommodation												
services												
Bed and breakfast	P		P	P	P		P	P	P			
inn												
Hotel or motel	P		P	₽	₽		P	P	₽			
Manufacturing and	Wholesa	le Tra	ıde	ı	l							
Manufacturing and	N	N	P	P	P	P	P	P	P	N		
Wholesale trade												
<u>Artisanal</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>		
Manufacturing,												
Retail Sales, and												
<u>Service</u>												
Marijuana	N	N	P	P	P	Р	N	N	N	N		
processing												

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				7.10	No	
				ΔM	IXIC	

			Table	21.04	.030C					
Comp	rehensiv	ze All	owed U	ses Ch	nart:	Mixed	Use Zo	nes¹,²		
Online Users: Click on District Abbreviation to View Map>	VV,	RVT, CTR, EH		OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Transportation, Co	mmunica	tion,	Infor	mation	, and	Ut.ili1	ties			
	T	ı	ı	I		I	ı	I_	l	
Automobile Parking Facility	<u>P</u>	N	N	N	<u>N</u>	N	<u>P</u>	<u>P</u>	N	N
Rail transportation	N	N	N	N	N	N	N	<u>N</u>	N	N
Road, ground passenger, and transit transportation	P	P	P	P	P	P	P	P	P	P
Truck and freight transportation services	N	N	N	N	N	N	N	N	N	N
Towing operators and auto	<u>N</u>	N	N	N	N	N	Р	Р	Р	N

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			Table	21.04	.030C					
Comp	rehensiv	e All	owed U	ses Ch	nart:	Mixed	Use Zo	nes¹,²		
	OT,									
	AP,									
	TWNC,									
Online Users:	BC,	RVT,	ov1,							
Click on District	VV,	CTR,	ov2,	ov4	ov5	OBAT	MDD1	MDD2	MDD5	NWDD
Abbreviation to	TR,	EH	ov3							
View Map>	SMT,									
	TSQ,									
	RVBD									
impoundment										
yards										
Postal services	N	N	N	N	N	N	N	N	N	N
Courier and	N	N	N	N	N	N	N	N	N	N
messenger										
services										
Heliport	N	N	N	N	N	N	N	N	N	N
Float plane	N	N	N	N	N	N	N	N	N	N
facility										
Rapid charging	Р	N	Р	Р	Р	Р	Р	P	Р	Р
station										
Battery exchange	P	N	P	P	P	Р	Р	P	P	N
station										

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			Table	21.04	.030C					
Compi	rehensiv	e All	owed U	ses Ch	nart:	Mixed	Use Zo	nes¹,²		
	OT,									
	AP,									
	TWNC,									
Online Users:		RVT,	ov1,							
Click on District		CTR,	ov2,	ov4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Abbreviation to View Map>	TR,	ЕН	OV3							
view map	SMT,									
	TSQ,									
	RVBD									
Communications and Information	P	P	P	P	P	P	P	P	P	N
and information										
Wireless	P	P	P	P	P	P	P	P	P	Р
Communication										
Facilities										
Local utilities	P	P	P/C	P/C	P/C	P/C	P/C	P/C	P/C	Р
Regional	N	N	P/C	P/C	P/C	С	P/C	P/C	P/C	С
utilities										
Solid waste	N	N	N	N	N	N	N	N	N	N
transfer and										
recycling										
Hazardous waste	N	N	N	N	N	N	N	N	N	N
treatment and										

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			Table	21.04	.030C					
Compi	rehensiv	ve All	owed U	ses Ch	nart:	Mixed	Use Zo	nes¹,²		
	OT,									
	AP,									
	TWNC,									
Online Users:	BC,	RVT,	ov1,							
Click on District	vv,	CTR,	ov2,	ov4	ov5	OBAT	MDD1	MDD2	MDD5	NWDD
Abbreviation to	TR,	EH	ov3							
View Map>	SMT,									
	TSQ,									
	RVBD									
storage,										
incidental										
Hazardous waste	N	N	N	N	N	N	N	N	N	N
treatment and										
storage, primary										
Water extraction	N	N	N	N	N	N	N	N	<u>N</u>	N
well										
Arts, Entertainmen	t and R	ecreat	ion	ı	ı	1	1	ı	1	
Arts,	Р	<u>L</u>	Р	P	P	Р	Р	P	Р	<u>L</u>
entertainment,										
and recreation,										
and assembly										

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			Table	21.04	.030C					
Comp:	rehensiv	e All	owed U	ses Ch	nart:	Mixed	Use Zo	nes ^{1,2}		
Online Users: Click on District		RVT,	OV1,	ov4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Abbreviation to View Map>	TR,	ЕН	OV3							
Performing arts or supporting establishment	P		P	Đ	Đ	Đ	P	Đ	P	
Sports team or club venue	P		₽	₽	₽	₽	₽	₽	Đ	
Museums and other special purpose recreational institutions	₽		Đ	Đ	Đ	Đ	P	Đ	₽	
Zoos, Botanical Cardens, Arboreta, Etc.	Đ		Đ	P	₽	Đ	P	P	P	
Amusement, sports, or	₽	P	₽	P	₽	₽	P	P	P	P

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			Table	21.04	.030C					
Comp	rehensiv	ze All	owed U	ses Ch	nart:	Mixed	Use Zo	nes ^{1,2}		
Online Users: Click on District Abbreviation to View Map>	VV,	RVT, CTR, EH		ov4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
recreation establishment	RVBD									
Golf course	N	N	N	N	N	N	N	N	N	N
Natural and other recreational park	P <u>L</u>	P <u>L</u>	P <u>L</u>	P <u>L</u>	₽ <u>L</u>	P <u>L</u>	P <u>L</u>	₽ <u>L</u>	₽ <u>L</u>	P
Adult entertainment facilities	N	N	N	N	N	N	N	N	N	N
Community indoor										₽
Parks, open space, trails and gardens										₽

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Compi	rehensiv		Table owed U			Mixed	Use Zo	nes ^{1,2}		
Online Users: Click on District Abbreviation to View Map>	VV,	RVT, CTR, EH		OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Athletic, sports, and play fields										
Marine recreation Commercial swimming pool										
Education, Public	Adminis	tratio	on, Hea	alth C	are, a	and oth	ner Ins	stituti	ons.	
Education, Public Administration, Health Care, and other	Р	P	Р	Р	Р	Р	P	P	Р	
Institutions										
Educational services	P	P	P	P	P	P	P	P	P	
Grade schools	P	P	P	P	P	P	P	P	P	

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			Table	21.04	.030C					
Compi	rehensiv	e All	owed U	ses Ch	nart:	Mixed	Use Zo	nes¹,²		
	OT,									
	AP,									
	TWNC,									
Online Users:	BC,	RVT,	ov1,							
Click on District	VV,	CTR,	ov2,	ov4	ov5	OBAT	MDD1	MDD2	MDD5	NWDD
Abbreviation to View Map>	TR,	EH	ov3							
view Map>	SMT,									
	TSQ,									
	RVBD									
Colleges and	P	P	P	P	P	P	P	P	P	
universities										
Technical, trade,	P	₽	P							
specialty schools										
Public	P	₽	₽	P	₽	P	₽	P	P	
administration										
Government	P									
functions, other										
Public safety	P	P	P	P	P	P	P	P	P	N
Administration										
	_	_	_	_	_	_	_	_		
Institutional, Health and hHuman	P	P	P	P	P	P	P	P	P	N
sServices										

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			Table	21.04	.030C					
Compi	rehensiv	e All	owed U	ses Ch	nart:	Mixed	Use Zo	nes¹,²		
Online Users: Click on District Abbreviation to View Map>	VV, TR, SMT,	RVT, CTR, EH		OV4	ov5	OBAT	MDD1	MDD2	MDD5	NWDD
	TSQ,									
Ambulatory or	P	P	P	P	P	P	P	P	P	
eutpatient services										
Nursing, supervision, and other	₽	₽	₽	₽	₽	₽	₽	₽	₽	
rehabilitative services										
Day care center	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Family day care	Р	P	P	Р	Р	Р	P	Р	P	N
Social assistance, welfare, and	₽	P	P	P	P	P	P	P	₽	

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			Table	21.04	.030C					
Compi	rehensiv	e All	owed U	ses Ch	nart:	Mixed	Use Zo	nes¹,²		
	OT,									
	AP, TWNC,									
Online Users:		RVT,	OV1,							
Click on District		CTR,	ov2,	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Abbreviation to View Map>	TR,	ЕН	OV3							
1200 100	SMT,									
	TSQ,									
	RVBD									
charitable										
service										
Religious	Р	Р	P/C	<u>L</u>	<u>L</u>	P/C	<u>L</u>	₽ L	₽L	N
institutions										
Faith-Based and										
<u>Funerary</u>										
Funeral homes and	P	P	P							
services										
Cremation	P	₽	P	P	P	P				
services and										
cemeteries										
Associations,	P	₽	₽	P	P		₽	P	P	P
nonprofit										

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			Table	21.04	.030C					
Compi	rehensiv	ze Allo	owed U	ses Ch	nart:	Mixed	Use Zo	nes¹,²		
	OT,									
	AP,									
	TWNC,									
Online Users:	BC,	RVT,	ov1,							
Click on District	vv,	CTR,	ov2,	ov4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Abbreviation to	TR,	EH	ov3							
View Map>	SMT,									
	TSQ,									
	RVBD									
organizations,										
etc.										
Secure community	N	N	N	N	N	N	N	N	N	N
transition										
facility										
Construction relat	ed busi	ness								
Construction	N	N	Р	Р	Р	Р	Р	Р	Р	N
related business										
Mining and Extract	ion Est	ablish	ments							
Mining and	N	N	N	N	N	N	N	N	N	N
extraction										
establishment										
Agriculture	I	I	<u> </u>	1	<u> </u>	I	I	ı	I	
Crop production	N	N	N	N	N	N	N	N	N	N

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Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
Compi	relielist	ve all		ses Ci	iait.	Mixeu	USE 20	nes		
	OT,									
	AP,									
	TWNC,									
Online Users:		RVT,	ov1,							
Click on District		CTR,	ov2,	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Abbreviation to View Map>	TR,	EH	ov3							
view nap >	SMT,									
	TSQ,									
	RVBD									
Marijuana	N	N	N	N	N	N	N	N	N	N
production										
Animal production	N	N	N	N	N	N	N	N	N	N
Equestrian	N	N	N	N	N	N	N	N	N	N
facility										
Other							I			
Drive-up stand								P	P	
Roadside produce	N	N	N	N	N	N	N	N	N	N
stand										
Home business										
(capture in										
primary use)										

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Table 21.04.030C										
Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
	OT,									
	AP, TWNC,									
Online Users:		RVT,	ov1,							
Click on District		CTR,	ov2,	ov4	ov5	OBAT	MDD1	MDD2	MDD5	NWDD
Abbreviation to View Map>	TR,	ЕН	OV3							
	SMT,									
	TSQ,									
Automobile	P						P	P		
parking facilities										
Kiosk	P		P	P	P		P	P	P	
Vending cart	Р		Р	Р	Р		Р	Р	Р	
Water-enjoyment use	N	N	N	N	N	N	N	N	N	N
Wetland	N	N	N	N	N	N	N	N	N	N
mitigation banking										
Piers, docks, and floats	N	N	N	N	N	N	N	N	N	N

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Table 21.04.030C										
Compi	Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}									
	OT, AP, TWNC,									
Online Users:		RVT,	OV1,							
Click on District		CTR,	ov2,	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Abbreviation to View Map>	TR,	EH	ov3							
	SMT,									
	TSQ,									
	RVBD									
Water-oriented	N	N	N	N	N	N	N	N	N	N
accessory										
structure										

Notes:

1. Permanent Supportive Housing, as defined under RCW Chapter 36.70A, and Transitional Housing, as defined under RCW Chapter 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010, Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

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2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010, Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.

Section 4. Amendments to Redmond Zoning Code (RZC)

Chapter 21.06 Urban Recreation. The provisions of RZC Chapter

21.06, Sections 21.06.010 Urban Recreation Zone, Paragraph A.

Purpose, C. General Allowed Uses and Cross-References, and D.

Allowed Uses and Special Regulations; 21.06.020 Allowed Uses; and

21.06.030 Accessory Uses are hereby amended to read as follows:

RZC 21.06.010 Urban Recreation Zone

A. Purpose.

The Urban Recreation zone is meant to provide for limited urban uses on lands inappropriate for more intense urban development due to: (1) extensive environmentally critical areas, natural hazards, or significant natural or cultural resources; and (2) extreme cost or difficulty in extending public

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facilities. This zone provides for suitable urban uses, such as recreational uses needed to serve Redmond and the region.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Table 21	.06.### U	rban Recreation	Regulations	Table				
Land & S	tructure	Transportati on	Environmen t	Community	Process	Money —	Incentive <u>s</u>	Other Other
Floor Area Ratio (FAR)	<u>Fences</u>	Parking Standards	Landscapin g	Historica 1 & Archeolog ical Resources	Review Procedur es	Developm ent Fees	Transfer Developme nt Rights Program	Special Regulations
Buildin g Height	Signs	Transportati on Standards	Trees	<u>Design</u> <u>Standards</u>	<u>Permits</u>	<u>Doing</u> <u>Business</u>	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoo r Storag e, Displa y & Enclos ures		Environmen tal Regulation s	Affordabl e Housing	Developm ent Services		General Incentive Informati on	Transition Overlay Areas
Impervi ous Surface	Lighti ng		Open Space	Neighborh ood				Wireless Communicati on Facilities

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Setback	Hazard				
s	ous				
	<u>ous</u> Liquid				
	Pipeli				
	nes				

C. General Allowed Uses and Cross-References.

The following tables provide references for each of the

allowed use classes for the zone. References are

provided for assistance in associating the current use

classes with the use classes and associated

definitions that were in effect prior to December 31,

2021. Additional references assist in generally

aligning use classes with the Redmond Building Code,

Institute of Transportation Engineers (ITE) Trip

Generation Manual, and the City's Business Licensing

system. Additional information specific to the

intended use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

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for applicability based on the purpose and intent of the zone within which the use is proposed.

Table 21.06.###.# General Allowed Uses and Cross-References in UR Zone (Residential)

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

Residential	<u>Residential</u>	Former Use	<u>Use</u>	Building	ITE Trip
<u>Use Category</u>	<u>Use Class</u>	Classification	Permissions	Code	<u>Generation</u>
		(Prior To Dec.		<u>Occupancy</u>	Manual Land
		31, 2021)		Class	<u>Use Range</u>
Low Density	Detached	Detached	<u>L</u>	<u>R</u>	200-299
Residential	Dwelling Unit	Dwelling Unit			
	Accessory	Accessory	<u>L</u>	<u>R</u>	200-299
	Dwelling Unit	Dwelling Unit			
	(ADU)	(ADU)			

Table 21.06.###.# General Allowed Uses and Cross-References in UR Zone (Nonresidential)

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

Nonresidential Use Class	Former Use	<u>Use</u>	Building	ITE Trip
	Classification (prior	<u>Permissions</u>	<u>Code</u>	<u>Generation</u>
	to Dec. 31, 2021)		<u>Occupancy</u>	Manual Land
			Class	<u>Use Code</u>
Hotels, Motels and Other	Bed and Breakfast Inn	<u>L, C</u>	<u>R</u>	300-399
Accommodation Services				

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1. Limited to Bed and				
Breakfast Inn				
Local Utilities	Local Utilities	<u>P</u>		
Regional Utilities	Regional Utilities	<u>C</u>		
Wireless Communication	Wireless	<u>P</u>		
<u>Facilities</u>	Communication			
	<u>Facilities</u>			
Natural and Other	Parks, Open Space,	<u>L</u>		400-499
Recreational Parks	Trails and Gardens			
Arts, Entertainment,	Athletic, Sports, And	<u>C</u>	<u>A</u>	400-499,
Recreation, And Assembly	Play Fields; Marine			500-599
1. Limited to:	Recreation;			
a. <u>Athletic,</u>	Commercial Swimming			
Sports, and	Pools			
Play Fields;				
b. <u>Marine</u>				
Recreation;				
c. <u>Commercial</u>				
<u>Swimming</u>				
<u>Pools</u>				
Golf Course	Golf Course	<u>C</u>	<u>A</u>	400-499
Family Day Care Provider	Family Day Care	<u>P</u>	<u>R</u>	500-599
	Provider			
Crop Production	Crop Production	<u>P</u>	<u>U</u>	
Equestrian Facility	Equestrian Facility	<u>P</u>	<u>U</u>	
Animal Production	Animal Production	<u>P</u>	<u>U</u>	
Roadside Produce Stand	Roadside Produce	<u>P</u>		
	Stand			
	•			

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 ϵ D. Allowed Uses and Special Regulations.

The following table contains special zoning regulations that apply to uses in the UR zone. To use the chart, first read down the left-hand column titled "Use."

When you have located the use that interests you, read across to find regulations that apply to that use.

Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

		Table 21.06.010	DB
	Allo	wed Uses and Special	Regulations
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
Resident	ial		
1	Detached dwelling	Dwelling unit	Permitted use only for dwelling
	unit	(2.0)	units occupied by those engaged in
			crop production on the property or
			operating a stable on the property
			and accessory dwelling units.
2	Accessory dwelling	ADU (1.0)	One accessory dwelling unit is
	unit (ADU)		allowed for each allowed housing

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_				AM	No.	

	Table 21.06.010B				
	Allo	wed Uses and Special	Regulations		
Section	Use	Parking Ratio:	Special Regulations		
		Unit of measure			
		(Min. required;			
		Max. allowed)			
			unit. The accessory dwelling unit		
			shall comply with RZC 21.08.220,		
			Accessory Dwelling Units.		
<u>3</u>	Tiny home	Tiny home (1.0)	One tiny home is allowed for each		
			allowed dwelling unit. The tiny		
			home shall comply with RZC		
			21.08.220, Accessory Dwelling		
			<u>Units.</u>		
General	Sales or Service				
3	Bed & Breakfast	Rental room (1.0)	Limited to Bed and Breakfast Inns.		
	Inn Hotels,		A. Permitted use for inns Bed and		
	Motels, and Other		Breakfast Inns with two rooms or		
	<u>Accommodation</u>		less.		
	Services		B. Conditional Use Permit is		
			required for <u>Bed and Breakfast</u>		
			Inns with three to eight rooms.		
Transpor	tation, Communication	n, Information, and U	 tilities		
4	Local utilities	Adequate to			
5	Regional utilities	accommodate peak	A Conditional Use Permit is		
		use.	required.		
6	Wireless	N/A	See RZC 21.56, Wireless		
	Communication		Communication Facilities for		
	Communication				
	Facilities		specific development requirements.		
Arts, En		creation	specific development requirements.		

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		Table 21.06.010)B			
	Allowed Uses and Special Regulations					
Section	Use	Parking Ratio:	Special Regulations			
		Unit of measure				
		(Min. required;				
		Max. allowed)				
7	Parks, open space,	1,000 sq ft gfa	See RZC 21.06.060, Special Use			
	trails and gardens	(0, adequate to	Standards for Recreational Uses,			
	Natural and Other	accommodate peak	for specific regulations which may			
	Recreational Parks	use.)	apply to recreational uses.			
8	Athletic, sports,	Adequate to	A. A Conditional Use Permit is			
	and play fields	accommodate peak	required.			
	Arts,	use.	B. See RZC 21.06.060, Special Use			
	Entertainment,		Standards for Recreational Uses,			
	Recreation, And		for specific regulations which may			
	<u>Assembly</u>		apply to recreational uses.			
9	Golf course					
10	Marine recreation					
11	Commercial					
	swimming pools					
Educatio	n, Public Administrat	tion, Health Care and	l other Institutions			
12	Family day care	Vehicle used by	Family day care providers are			
	provider	the business	permitted as home businesses. See			
		(1.0).	RZC 21.08.340, Home Business, for			
			specific requirements for family			
			day care providers.			
Agricult	Agriculture					
13	Crop production	N/A				
14	Equestrian					
	facility					

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				AΜ	No.	

Table 21.06.010B					
Allowed Uses and Special Regulations					
Section	Use	Parking Ratio: Unit of measure (Min. required;	Special Regulations		
		Max. allowed)			
15	Animal production				
Other	Other				
16	Home Business	Vehicle used by the business (1.0).	See RZC 21.08.340, Home Business, for specific regulations which apply to home businesses.		
17	Roadside produce	N/A			

RZC 21.06.020 Allowed Uses

The Zone Use Chart for the Urban Recreation Zone lists the permitted and conditional uses allowed in the zone.

These uses were selected on the basis that they would generally not be adversely affected by natural hazards and would have minimal impact on the natural resources of the area, especially agricultural soils not used for nonagricultural urban uses, and would not place high demands on transportation, water, or sewer systems. Uses that are not listed are prohibited. All uses shall comply with the other applicable requirements of the Zoning Code.

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RZC 21.06.030 Accessory Uses

A. Accessory uses shall be permitted in conjunction with an allowed use. Accessory uses may include, but are not limited to, equipment storage, outbuildings, fences, kiosks, and parking (unless otherwise excluded by another provision of the Zoning Code, such as RZC 21.68.050.C Shoreline Environments, Permitted Uses and Activities Table).

Section 5. Amendments to Redmond Zoning Code (RZC)

Chapter 21.08 Residential Regulations. The provisions of RZC

Chapter 21.08 are hereby amended to include the new provisions of Section 21.08.015 General Residential Regulations, and sections 21.08.020 RA-5 Semirural Residential, 21.08.030 R-1 Single-Family Constrained Residential, 21.08.040 R-2 Single-Family Constrained Residential, 21.08.050 R-3 Single-Family Constrained Residential, 21.08.060 R-4 Single-Family Urban Residential, 21.08.070 RIN (Residential Innovative) Single-Family Urban Residential, 21.08.090 R-6 Single-Family Urban Residential, 21.08.090 R-6 Single-Family Urban Residential, 21.08.100 R-8 Single-Family Urban Residential, 21.08.110 R-12 Multifamily Urban Residential, 21.08.130 R-20

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Attachment F: Ordinance to Amend the Redmond Zoning Code

Multifamily Urban Residential, and 21.08.140 R-30 Multifamily Urban Residential are hereby amended to read as follows:

NEW SECTION. 21.08.015 General Residential Regulations.

- A. Purpose. The purpose of this division of the Zoning Code is to provide for:
 - 1. The specific characteristics of residential development that may take place in Redmond;
 - 2. A consistent and compatible residential land use
 pattern;
 - 3. The residential housing needs of Redmond community members;
 - 4. The public safety needs of Redmond community members.
- B. Relationship to Building and Construction Codes.

 Compliance with the general residential requirements
 of this Chapter does not relieve a unit owner from
 complying with any requirement set forth in RMC Title
 15, Buildings and Construction Code. In the event of a
 conflict between the requirements in this chapter and
 the requirements of the City's Buildings and

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Construction Code, the most restrictive requirement shall apply.

- C. Fractional Values. Whenever any calculation set forth in these regulations results in a fractional value, the fraction shall be rounded to the nearest whole number.
- <u>in RZC 21.08.020 through RZC 21.08.140 lists the</u>
 <u>categories of land uses that may be permitted and any kind of conditional review process which may be required.</u>

RZC 21.08.020 RA-5 Semirural Residential

A. Purpose. The RA-5 Semirural Residential zone maintains low, semirural residential densities within the Urban Growth Area on lands not suited to intense urban uses and not already characterized by urban development.

Densities in this zone cannot exceed one unit per five acres, exclusive of density bonuses. The Semirural Residential zone may be used to maintain the semirural character of lands with significant amounts of sensitive areas that make the land unsuited to urban development, that are characterized by urban

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development, and that are not appropriate for longterm agriculture or forestry use. Land uses other than residential that may be appropriate and are allowed in the Semirural Residential zone would include uses that do not impact the primarily residential character and uses of the zone.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

RA-5 Zo	RA-5 Zone Regulations Table									
Lan	.d &	Transportatio	Environment	Communit	Process	Money	Incenti	<u>Other</u>		
Structure				ŤŤŤ	<u></u>		ves			
Buildi	Fences	Parking	Landscaping	<u>Historic</u>	Review	Develop	<u>Transfe</u>	Special		
ng		Standards		<u>al &</u>	Procedur	ment_	<u>r</u> ,	Regulation		
<u>Height</u>				Archeolo	es	<u>Fees</u>	Develop	<u>s</u>		
				<u>gical</u> Resource			ment Rights			
				s			Program			
Densit	Signs	Transportatio	Trees	Design	Permits	Doing	Green	Public		
<u>y</u>		n Standards		Standard		Busines	Buildin	View		
_ -				s		s	g	Corridors		
				_		_	Incenti	& Gateways		
							<u>ve</u>			
							Program			
<u>Imperv</u>	<u>Outdoo</u>		Environment	<u>Affordab</u>	Developm		General	<u>Transition</u>		
ious	<u>r</u>		al Daniel	<u>le</u>	ent		Incenti	Overlay		
Surfac	Storag		Regulations	Housing	Services		<u>ve</u>	<u>Areas</u>		
<u>e</u>	<u>e,</u> Displa						Informa tion			
	у &						<u> </u>			
	Enclos									
	ures									

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Setbac	Lighti	Open Space	Neighbor		Wireless
ks	ng		-hood		Communicat
					<u>ion</u>
					<u>Facilities</u>
	Hazard				
	ous				
	Liquid				
	Pipeli				
	nes				

D. General Allowed Uses and Cross-References.

The following tables provide references for each of
the allowed use classes for the zone. References
are provided for assistance in associating the
current use classes with the use classes and
associated definitions that were in effect prior
to December 31, 2021. Additional references
assist in generally aligning use classes with the
Redmond Building Code, Institute of
Transportation Engineers (ITE) Trip Generation
Manual, and the City's Business Licensing system.
Additional information specific to the intended
use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use

category or class shall be classified by the Code

Administrator for applicability based on the

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purpose and intent of the zone within which the use is proposed.

Table 21.08.###.# General Allowed Uses and Cross-References in RA-5 Zone (Residential)

Residential	Residential	Former Use	<u>Use</u>	Building	ITE Trip
Use Category	<u>Use Class</u>	Classification	<u>Permissions</u>	<u>Code</u>	<u>Generation</u>
		(prior to Dec.		Occupancy	Manual Land
		31, 2021)		Class	<u>Use Code</u>
Low Density	Detached	Detached	<u>P</u>	<u>R</u>	200-299
Residential	dwelling unit	dwelling unit			
	<u>Size-limited</u>	<u>Size-limited</u>	<u>P</u>	<u>R</u>	200-299
	dwelling	dwelling			
	Accessory	Accessory	<u>P</u>	<u>R</u>	200-299
	dwelling unit	dwelling unit			
	(ADU)	(ADU)			
	Manufactured	Manufactured	<u>P</u>	<u>R</u>	200-299
	home	home			
	Tiny Homes		<u>P</u>	<u>R</u>	200-299
	Residential	Residential	<u>C</u>	<u>I</u>	200-299
	care facility	care facility			
	Adult family	Adult family	<u>P</u>	Ī	200-299
	homes	homes			

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Table ##.##.# General Allowed Uses and Cross-References in RA-5 Zone (Nonresidential)

Nonresidential Use Class	Former Use	<u>Use</u>	Building	ITE Trip
	Classification (prior to	Permissions	Code	<u>Generation</u>
	Dec. 31, 2021)		Occupancy	Manual Land
			Class	<u>Use Code</u>
Hotel, Motel, and Other	Bed and Breakfast Inn	<u>L</u>	<u>R</u>	300-399
Accommodation Services				
1. Limited to Bed and		L		
Breakfast				
Pet or Animal Sales and	Animal kennel	<u>L</u>	<u>B</u>	800-899
Services				
1. Limited to Animal		<u>L</u>		
kennel				
Local utilities	Local utilities	<u>P</u>		
Regional utilities	Regional utilities	<u>C</u>		
<u>Heliport</u>	<u>Heliport</u>	<u>C</u>		
Float plane facility	Float plane facility	<u>C</u>		
Wireless Communication	Wireless Communication	<u>P</u>		
<u>Facilities</u>	<u>Facilities</u>			
Arts, Entertainment,	Community indoor	<u>L, C</u>	<u>A</u>	400-499
Recreation, and Assembly	recreation; Athletic,			
	sports, and play fields;			
	Marine recreation;			
	Commercial swimming pool			
Natural and Other	Parks, open space,	<u>L, C</u>		400-499
Recreational Parks	trails and gardens			

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Golf course	Golf course	<u>C</u>	<u>A</u>	400-499
Government and	Public safety	<u>L, C</u>	<u>B</u>	700-799
Administration				
Family day care provider	Family day care provider	<u>L</u>	<u>R</u>	500-599
Crop production	Crop production	<u>P</u>		
Equestrian facility	Equestrian facility	<u>P</u>		
Animal production	Animal production	<u>P</u>		
Roadside produce stand	Roadside produce stand	<u>P</u>		
Pier, dock, float	Pier, dock, float	<u>P</u>		
Water-oriented accessory	Water-oriented accessory	<u>P</u>		
structure	structure			

→ E. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the RA-5 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses

not listed are not permitted.

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		Table 2	1.08.020C						
	Allowed Uses and Special Regulations								
Section	Use	Parking Ratio:	Special Regulations						
		Unit of							
		measure							
		(Minimum							
		required;							
		Maximum							
		allowed)							
Resident	zial ¹								
1	Detached	Dwelling unit							
	dwelling unit	(2.0)							
2	Size-limited	_							
	dwelling								
3	Accessory	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling						
	dwelling unit		Units, for specific regulations which may						
	(ADU)		apply.						
4	Tiny home	Tiny home	See RZC 21.08.220, Accessory Dwelling						
		(1.0)	Units, and RZC 21.08.170.E.2.a.ii Small						
			Lot Short Plats for specific regulations						
			which may apply.						
<u>45</u>	Manufactured	Dwelling unit	See RZC 21.08.320, Designated						
	home	(2.0)	Manufactured Homes, Manufactured Homes,						
			and Mobile Homes for specific regulations						
			which may apply.						
<u>56</u>	Residential	Dwelling unit	A Conditional Use Permit is required						
	care facility	(2.0)							
6 7	Adult family	-							
	homes								
General	Sales or Service	<u> </u>							

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Table 21.08.020C							
	Z.	allowed Uses and S	Special Regulations				
Section	Use	Parking Ratio:	Special Regulations				
		Unit of					
		measure					
		(Minimum					
		required;					
		Maximum					
		allowed)					
7	Bed and	Rental room	Limited to Bed and Breakfast Inns. No				
	Breakfast Inn	(1.0)	more than eight rental rooms are				
	Hotel, Motel,		permitted.				
	and Other						
	<u>Accommodation</u>						
	Services						
8	Animal kennel	N/A	Limited to Animal Kennels. A Conditional				
	Pet or Animal		Use Permit is required. See RZC				
	Sales and		21.08.250, Animal Boarding: Kennels,				
	Services		Shelters, and Equestrian Facilities, for				
			specific regulations which may apply.				
Transpor	tation, Communica	tion, Information	, and Utilities				
9	Local utilities	Adequate to					
10	Regional	accommodate	A Conditional Use Permit is required.				
	utilities	peak use.					
11	Heliport	N/A	A Conditional Use Permit is required.				
			Does not include medical airlift.				
			Permitted only abutting Lake Sammamish.				
12	Float plane		A. A Conditional Use Permit is required.				
	facility		Permitted only abutting Lake Sammamish.				

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		Table 2	1.08.020C
		Allowed Uses and S	Special Regulations
Section	Use	Parking Ratio:	Special Regulations
		Unit of	
		measure	
		(Minimum	
		required;	
		Maximum	
		allowed)	
			B. Piers, docks, and floats associated
			with the operation of float planes shall
			meet, as a minimum, the location criteria
			contained in RZC 21.68.070, In-Water
			Structures. Piers and docks are also
			subject to standards for residential
			piers and docks contained in RZC
			21.68.070.E, Piers, Docks, and Floats.
			(SMP)
			C. Only one float plane per lot is
			permitted. (SMP)
			D. Float planes shall observe speed
			regulations for watercraft and vessels
			contained in RMC 14.16.030, Speed
			Regulations, except that these speeds may
			be exceeded for a short duration of time
			during landing and takeoff of planes.
			(SMP)
			E. Float plane facilities or operation of
			float planes is prohibited on the

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		Table 21	1.08.020C
	A	allowed Uses and S	Special Regulations
Section	Use	Parking Ratio:	Special Regulations
		Unit of	
		measure	
		(Minimum	
		required;	
		Maximum	
		allowed)	
			Sammamish River, Bear Creek and Evans
			Creek. (SMP)
			F. Float plane facilities and operation
			shall comply with FAA standards,
			including standards for fueling, oil
			spill cleanup, firefighting equipment,
			and vehicle and pedestrian separation.
			(SMP)
13	Wireless		See RZC 21.56, Wireless Communication
	Communication		Facilities, for specific regulations that
	Facilities		may apply.
Arts, En	tertainment, and	Recreation	
14	Community	Adequate to	A Conditional Use Permit is required.
	indoor	accommodate	Includes noncommercial indoor recreation
	recreation	peak use.	uses, such as community clubhouses,
	Arts,		indoor swimming pools, and other similar
	Entertainment,		facilities.
	Recreation, and		A Conditional Use Permit is required for
	Assembly		Athletic, sports, and playfields, Marine
			recreation, and Commercial swimming
			pools.

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		Table 21	1.08.020C
	A	allowed Uses and S	Special Regulations
Section	Use	Parking Ratio:	Special Regulations
		Unit of	
		measure	
		(Minimum	
		required;	
		Maximum	
		allowed)	
15	Parks, open	1,000 sq ft	Permitted if public or noncommercial. A
	space, trails	gfa (0,	Conditional Use Permit is required for
	and gardens	adequate to	commercial facilities.
	Natural and	accommodate	
	Other	peak use).	
	Recreational		
	Parks		
16	Athletic,	Adequate to	A Conditional Use Permit is required.
	sports, and	accommodate	
	play fields	peak use.	
17	Golf course		
18	Marine		
	recreation		
19	Commercial		
	swimming pool		
Educatio	n, Public Adminis	tration, Health C	Care, and Other Institutions
20	Public safety	Adequate to	A Conditional Use Permit is required.
	Government and	accommodate	
	Administration	peak use.	
21	Family day care	Vehicle used	Family day care providers are permitted
	provider	by the	as home businesses. See RZC 21.08.340,
	1	1	

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Table 21.08.020C						
	P	allowed Uses and S	Special Regulations			
Section	Use	Parking Ratio:	Special Regulations			
		Unit of				
		measure				
		(Minimum				
		required;				
		Maximum				
		allowed)				
		business	Home Business, for specific regulations			
		(1.0).	which may apply.			
Agricult	ure	<u> </u>				
22	Crop production	N/A				
23	Equestrian		See RZC 21.08.250, Animal Boarding:			
	facility		Kennels, Shelters, and Equestrian			
			Facilities, for specific regulations			
			which may apply.			
24	Animal		All commercial livestock, dairy and fowl			
	production		enterprises must meet Seattle-King County			
			Health Department regulations and the			
			regulations of Redmond's Municipal Code.			
			Personal, noncommercial livestock, dairy,			
			and fowl activities are considered an			
			accessory use and are allowed in all			
			residential zones, provided that all			
			Health Department and Municipal Code			
			requirements are met.			
Other	I	ı				
25	Home Business	Vehicle used	See RZC 21.08.340, Home Business, for			
		by the	specific regulations which may apply.			
	l .	l .				

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		Table 21	1.08.020C
	A	allowed Uses and S	Special Regulations
Section	Use	Parking Ratio:	Special Regulations
		Unit of	
		measure	
		(Minimum	
		required;	
		Maximum	
		allowed)	
		business	
		(1.0).	
26	Roadside	N/A	
	produce stand		
27	Pier, dock,		See RZC 21.68.070, In-Water Structures,
	float		for special height, setback and area
			requirements (SMP).
38	Water-oriented		See RZC 21.68.070.G, Water-Oriented
	accessory		Accessory Structures, for special height,
	structure		setback and area requirements (SMP).

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

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RZC 21.08.030 R-1 Single-Family Constrained Residential.

A. Purpose. The R-1 Single-Family Constrained

Residential zone provides for low-density

residential at a base density of one dwelling per

acre on lands inappropriate for more intense

urban development due to significant

environmentally critical areas, extreme cost, or

difficulty in extending public facilities or the

presence of natural features Redmond is seeking

to retain.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

R-1 Zone	e Regulat:	ions Table						
Lan	id &	Transport	Environme	Community	Process	Money	Incentives	Other
Struc	cture	<u>ation</u>	<u>nt</u>	****	<u> </u>			
	⊗ I	(A)		WALANA .	=%		T	
4								
_	_	010	<u>I</u>					
Buildi	Fences	Parking	Landscapi	Historica	Review	Developm	Transfer	Special
ng		Standards	ng	1 &	Procedur	ent Fees	Developmen	Regulations
Height				Archeolog	es		t Rights	
							Program	

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Densit <u>Y</u>	Signs	Transport ation Standards	Trees	ical Resources Design Standards	<u>Permits</u>	Doing Business	Green Building Incentive	Public View Corridors & Gateways
Imperv ious	Outdoo r	Hazardous Liquid	Environme ntal	Affordabl e Housing	Developm ent		Program General Incentive	Transition Overlay
Surfac e	Storag e, Displa y & Enclos ures	Pipelines	Regulatio ns		Services		<u>Informatio</u> <u>n</u>	Areas
Setbac <u>ks</u>	Lighti ng		Open Space	Neighborh ood				Wireless Communicati on Facilities
FAR	Hazard ous Liquid Pipeli nes							

D. General Allowed Uses and Cross-References.

The following tables provide references for each of the

allowed use classes for the zone. References are

provided for assistance in associating the current use

classes with the use classes and associated

definitions that were in effect prior to December 31,

2021. Additional references assist in generally

aligning use classes with the Redmond Building Code,

Institute of Transportation Engineers (ITE) Trip

Generation Manual, and the City's Business Licensing

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system. Additional information specific to the
intended use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in R-1 Zone (Residential)

Residential	Residential	Former Use	<u>Use</u>	Building	ITE Trip
Use Category	<u>Use Class</u>	Classification	Permissions	Code	<u>Generation</u>
		(prior to Dec.		Occupancy	Manual Land
		31, 2021)		Class	<u>Use Code</u>
Low Density	Detached	Detached	<u>P</u>	<u>R</u>	200-299
Residential	dwelling unit	dwelling unit			
	<u>Size-limited</u>	<u>Size-limited</u>	<u>P</u>	<u>R</u>	200-299
	dwelling	dwelling			
	Accessory	Accessory	<u>P</u>	<u>R</u>	200-299
	dwelling unit	dwelling unit			
	(ADU)	(ADU)			
	Manufactured	Manufactured	<u>P</u>	<u>R</u>	200-299
	home	home			
	Tiny home		<u>P</u>	<u>R</u>	200-299

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Residential	Residential	<u>C</u>	Ī	600-699
care facility	care facility			
Adult family	Adult family	<u>P</u>	Ī	200-299
home	home			

Table ##.##.# General Allowed Uses and Cross-References in R-1 Zone (Nonresidential)

Nonresidential Use Class	Former Use	<u>Use</u>	Building	ITE Trip
	Classification (prior to	Permissions	<u>Code</u>	<u>Generation</u>
	Dec. 31, 2021)		<u>Occupancy</u>	Manual Land
			Class	<u>Use Code</u>
Hotel, Motel, and Other	Bed and Breakfast Inn	<u>L, C</u>	<u>R</u>	300-399
Accommodation Services				
1. Limited to Bed and		<u>L</u>		
Breakfast Inn				
Local utilities	Local utilities	<u>P</u>		
Regional utilities	Regional utilities	<u>C</u>		
Heliport	<u>Heliport</u>	<u>C</u>		
Float plane facility	Float plane facility	<u>C</u>		
Wireless Communication	Wireless Communication	<u>P</u>		
<u>Facilities</u>	<u>Facilities</u>			
Arts, Entertainment,	Community indoor	<u>L</u>	<u>A</u>	400-499
Recreation, and Assembly	recreation; Athletic,			
	sports, and play fields;			
	Marine recreation;			
	Commercial swimming pool			

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Natural and Other	Parks, open space,	<u>L, C</u>		400-499
Recreational Parks	trails and gardens			
Golf course	Golf course	<u>C</u>	<u>A</u>	400-499
Day care center	Day care center	<u>C</u>	<u>E</u>	500-599
Family day care provider	Family day care provider	<u>L</u>	<u>R</u>	<u>500-599</u>
Government and	Public safety	<u>C</u>	<u>B</u>	700-799
<u>Administration</u>				
Educational	Grade schools (K-12)	<u>C</u>	<u>E</u>	<u>500-599</u>
Faith-based and Funerary	Religious Institution	<u>L, C</u>	A, B, H,	500-599
			<u>I, R, S</u>	
Crop production	Crop production	<u>P</u>		
Equestrian facility	Equestrian facility	<u>P</u>		
Animal production	Animal production	<u>P</u>		
Roadside produce stand	Roadside produce stand	<u>P</u>		
Pier, dock, float	Pier, dock, float	<u>P</u>		
Water-oriented accessory	Water-oriented accessory	<u>P</u>		
structure	structure			

→ E. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-1 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land

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use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

	Table 21.08.030C						
	Allowed Uses and Special Regulations						
Section	Use	Parking Ratio:	Special Regulations				
		Unit of					
		measure					
		(Minimum					
		required;					
		Maximum					
		allowed)					
Resident	ial ¹						
1	Detached	Dwelling unit					
	dwelling unit	(2.0)					
2	Size-limited						
	dwelling						
3	Accessory	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling				
	dwelling unit		Units, for specific regulations which may				
	(ADU)		apply.				
4	Manufactured	Dwelling unit	See RZC 21.08.320, Designated				
	home	(2.0)	Manufactured Homes, Manufactured Homes,				
			and Mobile Homes, for specific				
			regulations which may apply.				
5	Tiny home	Tiny home	See RZC 21.08.220, Accessory Dwelling				
		(1.0)	Units, and RZC 21.08.170.E.2.a.ii Small				
			Lot Short Plats for specific regulations				
			which may apply.				

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		Table 21	1.08.030C
	Z.	allowed Uses and S	Special Regulations
Section	Use	Parking Ratio:	Special Regulations
		Unit of	
		measure	
		(Minimum	
		required;	
		Maximum	
		allowed)	
5 _6	Residential	See Special	A. A Conditional Use Permit is required.
	care facility Regulations		B. Parking requirements are as follows:
			1. Multifamily housing for senior
			citizens: Unit (0.5, 2.0)
6 - <u>7</u>	Adult family	Dwelling unit	
	home	(2.0)	
General	Sales or Service	I	
7	Bed and	Rental room	Limited to Bed and Breakfast Inns.
	Breakfast Inn	(1.0)	A. Permitted use if no more than two
	Hotel, Motel,		rental rooms.
	and Other		B. A Conditional Use Permit is required
	Accommodation		for inns with between three and eight
	Services		rooms.
Transpor	tation, Communica	tion, Information	n, and Utilities
8	Local utilities	Adequate to	
9	Regional	accommodate	A Conditional Use Permit is required.
	utilities	peak use.	
10	Heliport	N/A	A Conditional Use Permit is required.
			Does not include medical airlift.
			Permitted only abutting Lake Sammamish.
	l .	l	

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Table 21.08.030C						
	A	Allowed Uses and S	Special Regulations			
Section	Use	Parking Ratio:	Special Regulations			
		Unit of				
		measure				
		(Minimum				
		required;				
		Maximum				
		allowed)				
11	Float plane		A. A Conditional Use Permit is required.			
	facility		Permitted only abutting Lake Sammamish.			
			B. Piers, docks, and floats associated			
			with the operation of float planes shall			
			meet, as a minimum, the location criteria			
			contained in RZC <u>21.68.070</u> , In-Water			
			Structures. Piers and docks are also			
			subject to standards for residential			
			piers and docks contained in RZC			
			21.68.070.E, Piers, Docks, and Floats.			
			(SMP)			
			C. Only one float plane per lot is			
			permitted. (SMP)			
			D. Float planes shall observe speed			
			regulations for watercraft and vessels			
			contained in RMC <u>14.16.030</u> , Speed			
			Regulations, except that these speeds may			
			be exceeded for a short duration of time			
			during landing and takeoff of planes.			
			(SMP)			

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		Table 21	1.08.030C			
	<u>A</u>	allowed Uses and S	Special Regulations			
Section	Use	Parking Ratio:	Special Regulations			
		Unit of				
		measure				
		(Minimum				
		required;				
		Maximum				
		allowed)				
			E. Float plane facilities or operation of			
			float planes is prohibited on the			
			Sammamish River, Bear Creek and Evans			
			Creek. (SMP)			
			F. Float plane facilities and operation			
			shall comply with FAA standards,			
			including standards for fueling, oil			
			spill cleanup, firefighting equipment,			
			and vehicle and pedestrian separation.			
			(SMP)			
12	Wireless		See RZC 21.56, Wireless Communication			
	Communication		Facilities, for specific regulations that			
	Facilities		may apply			
Arts, En	itertainment, and	Recreation				
13	Community	Adequate to	Includes noncommercial indoor recreation			
	indoor	accommodate	uses, such as community clubhouses,			
	recreation	peak use.	indoor swimming pools, and other similar			
	Arts,		facilities.			
	Entertainment,		A Conditional Use Permit is required for			
	Recreation, and		Athletic, sports, and playfields, Marine			
	Assembly					

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		Table 21	1.08.030C
	A	allowed Uses and S	Special Regulations
Section	Use	Parking Ratio:	Special Regulations
		Unit of	
		measure	
		(Minimum	
		required;	
		Maximum	
		allowed)	
			recreation, and Commercial swimming
			pools.
14	Parks, open	1,000 sq ft	Permitted if public or noncommercial. A
	space, trails	gfa (0,	Conditional Use Permit is required for
	and gardens	adequate to	commercial facilities.
	Natural and	accommodate	
	Other	peak use)	
	Recreational		
	<u>Parks</u>		
15	Athletic,	Adequate to	A Conditional Use Permit is required.
	sports, and	accommodate	
	play fields	peak use.	
16	Golf course		
17	Marine		
	recreation		
18	Commercial		
	swimming pool		
Educatio	on, Public Adminis	tration, Health C	Care, and Other Institutions
19	Day care center	Employee (1.0)	A Conditional Use Permit is required. Day
			care uses are only permitted in a
			building or building complex used for
	<u> </u>		

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		Table 21	1.08.030C			
	P	allowed Uses and S	Special Regulations			
Section	Use	Parking Ratio:	Special Regulations			
		Unit of				
		measure				
		(Minimum				
		required;				
		Maximum				
		allowed)				
			other uses, such as a school, church,			
			meeting hall, or some other building used			
			for more than one purpose. See RZC			
			21.08.310, Day Care Centers, for specific			
			regulations which may apply.			
20	Family day care	Vehicle used	Family day care providers are permitted			
	provider	by the	as home businesses. See RZC 21.08.340,			
		business	Home Business, for specific regulations			
		(1.0).	which may apply.			
21	Public safety	Adequate to	A Conditional Use Permit is required.			
	Government and	accommodate				
	Administration	peak use.				
22	Grade schools					
	(K-12)					
	Educational					
23	Religious	1,000 sq. feet	A. Permitted use if less than 250 seats.			
	Institution	of GFA for	A Conditional Use Permit is required for			
	Faith-based and	assembly (1.0)	religious institutions faith-based			
	Funerary	or 5 fixed	organizations with between 250 and 750			
		seats (1.0); 3	seats. See RZC 21.08.280, Churches,			
		seats (1.0).	Temples, Synagogues and Other Places of			

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		Table 21	1.08.030C					
	Allowed Uses and Special Regulations							
Section	Use	Parking Ratio:	Special Regulations					
		Unit of						
		measure						
		(Minimum						
		required;						
		Maximum						
		allowed)						
			Worship Faith-Based and Funerary, for					
			specific regulations which may apply.					
			B. A traffic mitigation plan is required.					
			See RZC 21.08.280.C.5. Refer to RZC					
			21.08.280 Faith-Based and Funerary for					
			requirements concerning faith-based and					
			funerary uses.					
Agricult	ure	<u>I</u>						
24	Crop production	N/A						
25	Equestrian							
	facility							
26	Animal		All commercial livestock, dairy and fowl					
	production		enterprises must meet Seattle-King County					
			Health Department regulations and the					
			regulations of Redmond's Municipal Code.					
			Personal, noncommercial livestock, dairy,					
			and fowl activities are considered an					
			accessory use and are allowed in all					
			residential zones, provided that all					
			Health Department and Municipal Code					
			requirements are met.					

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	Table 21.08.030C						
	Allowed Uses and Special Regulations						
Section	Use	Parking Ratio:	Special Regulations				
		Unit of					
		measure					
		(Minimum					
		required;					
		Maximum					
		allowed)					
Other	<u>I</u>	<u>I</u>					
27	Home Business	Vehicle used	See RZC 21.08.340, Home Business, for				
		by the	specific regulations which may apply.				
		business					
		(1.0).					
28	Roadside	N/A					
	produce stand						
29	Pier, dock,		See RZC 21.68.070, In-Water Structures,				
	float		for special height, setback and area				
			requirements. (SMP)				
30	Water-oriented		See RZC 21.68.070.G, Water-Oriented				
	accessory		Accessory Structures, for special height,				
	structure		setback and area requirements. (SMP)				

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed,

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subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

RZC 21.08.040 R-2 Single-Family Constrained Residential.

A. Purpose. The R-2 Single-Family Constrained

Residential zone provides for low-density

residential at a base density of two dwellings

per acre on lands inappropriate for more intense

urban development due to significant

environmentally critical areas, extreme cost, or

difficulty in extending public facilities or the

presence of natural features Redmond is seeking

to retain.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

R-2 Zone Regulations Table							
Land & Structure	Transport ation	Environme nt	Communit Y	Process	Money	Incentives	Other

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4	<u>}</u>		<u></u>		<u> </u>		<u> </u>	
Buildi ng Height	Fences	Parking Standards	Landscapi ng	Historic al & Archeolo gical Resource s	Review Procedu res	Developm ent Fees	Transfer Development Rights Program	Special Regulation <u>s</u>
Densit Y	Signs	Transport ation Standards	Trees	Design Standard S	Permits	<u>Doing</u> <u>Business</u>	Green Building Incentive Program	Public View Corridors & Gateways
Imperv ious Surfac e	Outdoo r Storag e, Displa y & Enclos ures		Environme ntal Regulatio ns	Affordab le Housing	Develop ment Service s		General Incentive Information	Transition Overlay Areas
Setbac ks	<u>Lighti</u> <u>ng</u>		Open Space	Neighbor hood				Wireless Communicat ion Facilities
	Hazard ous Liquid Pipeli nes							

D. General Allowed Uses and Cross-References.

The following tables provide references for each of

the allowed use classes for the zone. References

are provided for assistance in associating the

current use classes with the use classes and

associated definitions that were in effect prior

to December 31, 2021. Additional references

assist in generally aligning use classes with the

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Redmond Building Code, Institute of

Transportation Engineers (ITE) Trip Generation

Manual, and the City's Business Licensing system.

Additional information specific to the intended

use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use

category or class shall be classified by the Code

Administrator for applicability based on the

purpose and intent of the zone within which the

use is proposed.

Table ##.##.##.#	General	Allowed	Uses	and	Cross-References	in	R-2	Zone
(Residential)								

Residential	Residential	Former Use	Use	Building	ITE Trip
<u>Use Category</u>	<u>Use Class</u>	Classification	<u>Permissions</u>	<u>Code</u>	<u>Generation</u>
		(prior to Dec.		<u>Occupancy</u>	Manual Land
		<u>31, 2021)</u>		<u>Class</u>	<u>Use Code</u>
Low Density	Detached	Detached	<u>P</u>	<u>R</u>	200-299
Residential	dwelling unit	dwelling unit			
	<u>Size-limited</u>	Size-limited	<u>P</u>	<u>R</u>	200-299
	dwelling	dwelling			

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Accessory	Accessory	<u>P</u>	<u>R</u>	200-299
dwelling unit	dwelling unit			
(ADU)	(ADU)			
Manufactured	Manufactured	<u>P</u>	<u>R</u>	200-299
home	home			
Tiny home		<u>P</u>	<u>R</u>	200-299
Residential	Residential	<u>C</u>	Ī	500-599
care facility	care facility			
Adult family	Adult family	<u>P</u>	Ī	200-299
home	home			

Table ##.##.# General Allowed Uses and Cross-References in R-2 Zone (Nonresidential)

<u>Use Class</u>	Former Use	<u>Use</u>	Building	ITE Trip
	Classification (prior to	Permissions	Code	<u>Generation</u>
	Dec. 31, 2021)		Occupancy	Manual Land
			Class	<u>Use Code</u>
Hotel, Motel, and Other	Bed and Breakfast Inn	<u>L</u>	<u>R</u>	300-399
Accommodation Services				
1. Limited to Bed and		<u>L</u>		
Breakfast Inn				
Local utilities	Local utilities	<u>P</u>		
Regional utilities	Regional utilities	<u>C</u>		
<u>Heliport</u>	<u>Heliport</u>	<u>C</u>		
Float plane facility	Float plane facility	<u>C</u>		

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Wireless Communication	Wireless Communication	<u>P</u>		
<u>Facilities</u>	<u>Facilities</u>			
Arts, Entertainment,	Community indoor	<u>L</u>	<u>A</u>	400-499
Recreation, and Assembly	recreation; Athletic,			
	sports, and play fields;			
	Marine recreation;			
	Commercial swimming pool			
Natural and Other	Parks, open space,	<u>L, C</u>		400-499
Recreational Parks	trails and gardens			
Golf course	Golf course	<u>C</u>	<u>A</u>	400-499
Day care center	Day care center	<u>C</u>	<u>E</u>	500-599
Family day care provider	Family day care provider	<u>L</u>	<u>R</u>	500-599
Government and	Public safety	<u>C</u>	<u>B</u>	700-799
Administration				
<u>Educational</u>	Grade schools (K-12)	<u>C</u>	<u>E</u>	500-599
Faith-based and Funerary	Religious Institution	<u>L, C</u>	A, B, H,	500-599
			<u>I, R, S</u>	
Crop production	Crop production	<u>P</u>		
Equestrian facility	Equestrian facility	<u>C</u>		
Animal production	Animal production	<u>P</u>		
Roadside produce stand	Roadside produce stand	<u>P</u>		
Pier, dock, float	Pier, dock, float	<u>P</u>		
Water-oriented accessory	Water-oriented accessory	<u>P</u>		
structure	structure			

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To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.08.040C							
Table 21.00.0400							
	Allowed Mass and Chariel Developing						
	Allowed Uses and Special Regulations						
Section	Use	Parking Ratio:	Special	Regulations			
		Unit of					
		measure					
		(Minimum					
		required;					
		Maximum					
		allowed)					
Residential ¹							
1	Data da d	D 11 ! ! !					
1	Detached	Dwelling unit					
	dwelling unit	(2.0)					
2	Size-limited						
	dwelling						

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Allowed Uses and Special Regulations Section Use Parking Ratio: Unit of measure (Minimum required; Maximum allowed) 3 Accessory dwelling unit (ADU) 4 Manufactured Dwelling unit (2.0) Manufactured Homes, Manufactured home (2.0) Manufactured Homes, for specific regulations and Mobile Homes, for specific regulations which may apply. 5 Tiny home Tiny home (1.0) See RZC 21.08.220, Accessory Manufactured Homes, for specific regulations which may apply. Lot Short Plats for specific which may apply. See Rzc 21.08.220, Accessory Accessory And Mobile Homes, for specific regulations which may apply. A Conditional Use Permit is which may apply. See Rzc 21.08.220, Accessory Accessory And Mobile Homes, for specific regulations which may apply. A Conditional Use Permit is parking requirements are as a care facility Regulations B. Parking requirements are as a care facility Regulations B. Parking requirements are as a care facility Regulations B. Parking requirements are as a care facility Regulations and some facility housing for see	
Unit of measure (Minimum required; Maximum allowed) 3 Accessory ADU (1.0) See RZC 21.08.220, Accessory develling unit (ADU) 4 Manufactured Dwelling unit See RZC 21.08.320, Designated home (2.0) Manufactured Homes, Manufactured Homes, for specific regulations which may apply. 5 Tiny home (1.0) Units, and RZC 21.08.170.E.2.3 Lot Short Plats for specific which may apply. 5 Residential See Special A. A Conditional Use Permit is care facility Regulations B. Parking requirements are as	
measure (Minimum required; Maximum allowed) 3 Accessory ADU (1.0) See RZC 21.08.220, Accessory Advelling unit (ADU) 4 Manufactured Dwelling unit See RZC 21.08.320, Designated home (2.0) Manufactured Homes, Manufactured Homes, for specific regulations which may apply. 5 Tiny home (1.0) Units, and RZC 21.08.170.E.2.3 Lot Short Plats for specific which may apply. 5 Residential See Special A. A Conditional Use Permit is care facility Regulations B. Parking requirements are as	S
(Minimum required; Maximum allowed) 3 Accessory ADU (1.0) See RZC 21.08.220, Accessory advelling unit (ADU) 4 Manufactured Dwelling unit See RZC 21.08.320, Designated home (2.0) Manufactured Homes, Manufactured Homes, for specific regulations which may apply. 5 Tiny home Tiny home See RZC 21.08.220, Accessory International Units, and RZC 21.08.170.E.2.3 Lot Short Plats for specific swhich may apply. 5 Residential See Special A. A Conditional Use Permit is care facility Regulations B. Parking requirements are as	
required; Maximum allowed) 3 Accessory ADU (1.0) See RZC 21.08.220, Accessory and Manufactured ADU (1.0) Apply. 4 Manufactured Dwelling unit See RZC 21.08.320, Designated ADU (2.0) Manufactured Homes, Manufactured Homes, for specific regulations which may apply. 5 Tiny home See RZC 21.08.220, Accessory Dunits, and RZC 21.08.170.E.2.3 Lot Short Plats for specific which may apply. 5 Residential See Special A. A Conditional Use Permit is care facility Regulations B. Parking requirements are as	
Maximum allowed) 3 Accessory ADU (1.0) See RZC 21.08.220, Accessory Advelling unit (ADU) 4 Manufactured Dwelling unit See RZC 21.08.320, Designated home (2.0) Manufactured Homes, Manufactured and Mobile Homes, for specific regulations which may apply. 5 Tiny home See RZC 21.08.220, Accessory Mich and RZC 21.08.170.E.2.6 Lot Short Plats for specific which may apply. 5 Residential See Special A. A Conditional Use Permit is care facility Regulations B. Parking requirements are as	
allowed) Accessory ADU (1.0) See RZC 21.08.220, Accessory Advelling unit (ADU) Manufactured Advelling unit Dwelling unit See RZC 21.08.320, Designated Advelling unit Adv	
Accessory dwelling unit (ADU) Manufactured Dwelling unit See RZC 21.08.320, Designated home (2.0) Manufactured Homes, Manufactured and Mobile Homes, for specific regulations which may apply. Tiny home See RZC 21.08.220, Accessory Manufactured Homes, for specific regulations which may apply. Manufactured Homes, for specific regulations which may apply. Lot Short Plats for specific much Manufactured Homes, Manufactured Homes, for specific regulations which may apply. Residential See Special A. A Conditional Use Permit is care facility Regulations B. Parking requirements are as	
dwelling unit (ADU) Manufactured Dwelling unit See RZC 21.08.320, Designated home (2.0) Manufactured Homes, Manufactur and Mobile Homes, for specific regulations which may apply. Tiny home (1.0) Tiny home (1.0) Units, and RZC 21.08.170.E.2.2 Lot Short Plats for specific which may apply. Residential See Special A. A Conditional Use Permit is Care facility Regulations B. Parking requirements are as	
(ADU) Apply. Manufactured Dwelling unit See RZC 21.08.320, Designated home (2.0) Manufactured Homes, Manufactured and Mobile Homes, for specific regulations which may apply. Tiny home See RZC 21.08.220, Accessory Dunits, and RZC 21.08.170.E.2.3 Lot Short Plats for specific which may apply. Residential See Special A. A Conditional Use Permit is care facility Regulations B. Parking requirements are as	Dwelling
Manufactured Dwelling unit See RZC 21.08.320, Designated home (2.0) Manufactured Homes, Manufactured and Mobile Homes, for specific regulations which may apply. Tiny home See RZC 21.08.220, Accessory 19 (1.0) Units, and RZC 21.08.170.E.2.2 Lot Short Plats for specific regulations which may apply. See RZC 21.08.220, Accessory 19 (1.0) Units, and RZC 21.08.170.E.2.2 Lot Short Plats for specific regulations which may apply. See Special A. A Conditional Use Permit is Regulations B. Parking requirements are as	ns which may
home (2.0) Manufactured Homes, Manufactured and Mobile Homes, for specific regulations which may apply. Tiny home See RZC 21.08.220, Accessory Duits, and RZC 21.08.170.E.2.2 Lot Short Plats for specific which may apply. Residential See Special A. A Conditional Use Permit is care facility Regulations B. Parking requirements are as	
and Mobile Homes, for specific regulations which may apply. Tiny home See RZC 21.08.220, Accessory 1 (1.0) Units, and RZC 21.08.170.E.2.2 Lot Short Plats for specific swhich may apply. Residential care facility Regulations B. Parking requirements are as	
regulations which may apply. Tiny home See RZC 21.08.220, Accessory Duits, and RZC 21.08.170.E.2.2 Lot Short Plats for specific which may apply. Residential See Special A. A Conditional Use Permit is are as Regulations B. Parking requirements are as	red Homes,
5 Tiny home See RZC 21.08.220, Accessory 1 (1.0) Units, and RZC 21.08.170.E.2.2 Lot Short Plats for specific which may apply. 56 Residential care facility See Special Regulations A. A Conditional Use Permit is B. Parking requirements are as a second care facility	C
(1.0) Units, and RZC 21.08.170.E.2.3 Lot Short Plats for specific: which may apply. 56 Residential See Special A. A Conditional Use Permit is care facility Regulations B. Parking requirements are as	
Lot Short Plats for specific: which may apply. 56 Residential See Special A. A Conditional Use Permit is care facility Regulations B. Parking requirements are as	Dwelling
which may apply. 56 Residential See Special A. A Conditional Use Permit is care facility Regulations B. Parking requirements are as	a.ii <i>Small</i>
Residential See Special A. A Conditional Use Permit is care facility Regulations B. Parking requirements are as	regulations
care facility Regulations B. Parking requirements are as	
	s required.
1. Multifamily housing for ser	s follows:
	nior
citizens: Unit (0.5, 2.0)	
67 Adult family Dwelling unit	
home (2.0)	
General Sales or Service	
7 Bed and Rental room Limited to Bed and Breakfast	Inns. No
Breakfast Inn (1.0) more than two rental rooms per	rmitted.

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		Table 2	1.08.040C				
	Allowed Uses and Special Regulations						
Section	Use	Parking Ratio: Unit of	Special Regulations				
		measure					
		(Minimum					
		required;					
		Maximum allowed)					
	Hotel, Motel,	allowed)					
	and Other						
	Accommodation						
	Services						
Transpor	rtation, Communica	tion, Information	n, and Utilities				
8	Local utilities	Adequate to					
9	Regional	accommodate	A Conditional Use Permit is required.				
	utilities	peak use.					
10	Heliport	N/A	A Conditional Use Permit is required.				
			Does not include medical airlift.				
			Permitted only abutting Lake Sammamish.				
11	Float plane	N/A	A. A Conditional Use Permit is required.				
	facility		Permitted only abutting Lake Sammamish.				
			B. Piers, docks, and floats associated				
			with the operation of float planes shall				
			meet, as a minimum, the location criteria				
			contained in RZC 21.68.070, In-Water				
			Structures. Piers and docks are also				
			subject to standards for residential				
			piers and docks contained in RZC				

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Table 21.08.040C							
	Allowed Uses and Special Regulations						
Section	Use	Parking Ratio:	Special Regulations				
		Unit of					
		measure					
		(Minimum					
		required;					
		Maximum					
		allowed)					
			21.68.070.E, Piers, Docks, and Floats.				
			(SMP)				
			C. Only one float plane per lot is				
			permitted. (SMP)				
			D. Float planes shall observe speed				
			regulations for watercraft and vessels				
			contained in RMC 14.16.030, Speed				
			Regulations, except that these speeds may				
			be exceeded for a short duration of time				
			during landing and takeoff of planes.				
			(SMP)				
			E. Float plane facilities or operation of				
			float planes is prohibited on the				
			Sammamish River, Bear Creek and Evans				
			Creek. (SMP)				
			F. Float plane facilities and operation				
			shall comply with FAA standards,				
			including standards for fueling, oil				
			spill cleanup, firefighting equipment,				

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Table 21.08.040C							
Allowed Uses and Special Regulations							
Section	Use	Parking Ratio:	Special Regulations				
		Unit of					
		measure					
		(Minimum					
		required;					
		Maximum					
		allowed)					
			and vehicle and pedestrian separation.				
			(SMP)				
12	Wireless		See RZC 21.56, Wireless Communication				
	Communication		Facilities, for specific regulations that				
	Facilities		may apply.				
Arts, En	tertainment, and	Recreation					
13	Community	Adequate to	Includes noncommercial indoor recreation				
	indoor	accommodate	uses, such as community clubhouses,				
	recreation	peak use.	indoor swimming pools, and other similar				
		peak use.	J 1 ,				
	Arts,	peak use.	facilities.				
	Arts, Entertainment,	peak use.					
		peak use.	facilities.				
	Entertainment,	peak use.	facilities. A Conditional Use Permit is required for				
	Entertainment, Recreation, and	peak use.	facilities. A Conditional Use Permit is required for Athletic, sports, and playfields, Marine				
14	Entertainment, Recreation, and	1,000 sq ft	facilities. A Conditional Use Permit is required for Athletic, sports, and playfields, Marine recreation, and Commercial swimming				
14	Entertainment, Recreation, and Assembly		facilities. A Conditional Use Permit is required for Athletic, sports, and playfields, Marine recreation, and Commercial swimming pools.				
14	Entertainment, Recreation, and Assembly Parks, open	1,000 sq ft	facilities. A Conditional Use Permit is required for Athletic, sports, and playfields, Marine recreation, and Commercial swimming pools. Permitted if public or noncommercial. A				
14	Entertainment, Recreation, and Assembly Parks, open space, trails	1,000 sq ft gfa (0,	facilities. A Conditional Use Permit is required for Athletic, sports, and playfields, Marine recreation, and Commercial swimming pools. Permitted if public or noncommercial. A Conditional Use Permit is required for				
14	Entertainment, Recreation, and Assembly Parks, open space, trails and gardens	1,000 sq ft gfa (0, adequate to	facilities. A Conditional Use Permit is required for Athletic, sports, and playfields, Marine recreation, and Commercial swimming pools. Permitted if public or noncommercial. A Conditional Use Permit is required for				
14	Entertainment, Recreation, and Assembly Parks, open space, trails and gardens Natural and	1,000 sq ft gfa (0, adequate to accommodate	facilities. A Conditional Use Permit is required for Athletic, sports, and playfields, Marine recreation, and Commercial swimming pools. Permitted if public or noncommercial. A Conditional Use Permit is required for				
14	Entertainment, Recreation, and Assembly Parks, open space, trails and gardens Natural and Other	1,000 sq ft gfa (0, adequate to accommodate	facilities. A Conditional Use Permit is required for Athletic, sports, and playfields, Marine recreation, and Commercial swimming pools. Permitted if public or noncommercial. A Conditional Use Permit is required for				

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Table 21.08.040C								
Allowed Uses and Special Regulations								
Section	Use	Parking Ratio:	Special Regulations					
		Unit of						
		measure						
		(Minimum						
		required;						
		Maximum						
		allowed)						
15	Athletic,	Adequate to	A Conditional Use Permit is required.					
	sports, and	accommodate						
	play fields	peak use.						
16	Golf course	•						
17	Marine							
	recreation							
	- 1 1							
18	Commercial							
18	swimming pool							
	swimming pool	tration, Health C	are, and Other Institutions					
	swimming pool		Care, and Other Institutions A Conditional Use Permit is required. Day					
Educatio	swimming pool n, Public Adminis							
Educatio	swimming pool n, Public Adminis		A Conditional Use Permit is required. Day					
Educatio	swimming pool n, Public Adminis		A Conditional Use Permit is required. Day care uses are only permitted in a					
Educatio	swimming pool n, Public Adminis		A Conditional Use Permit is required. Day care uses are only permitted in a building or building complex used for					
Educatio	swimming pool n, Public Adminis		A Conditional Use Permit is required. Day care uses are only permitted in a building or building complex used for other uses, such as a school, church,					
Educatio	swimming pool n, Public Adminis		A Conditional Use Permit is required. Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used					
Educatio	swimming pool n, Public Adminis		A Conditional Use Permit is required. Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose. See RZC					
Educatio	swimming pool n, Public Adminis		A Conditional Use Permit is required. Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose. See RZC 21.08.310, Day Care Centers, for specific					
Educatio	swimming pool n, Public Adminis Day care center	Employee (1.0)	A Conditional Use Permit is required. Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose. See RZC 21.08.310, Day Care Centers, for specific regulations which may apply.					
Educatio	swimming pool n, Public Adminis Day care center Family day care	Employee (1.0) Vehicle used	A Conditional Use Permit is required. Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose. See RZC 21.08.310, Day Care Centers, for specific regulations which may apply. Family day care providers are permitted					

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Table 21.08.040C										
	Allowed Uses and Special Regulations									
Section	Use	Parking Ratio:	Special Regulations							
		Unit of								
		measure								
		(Minimum								
		required;								
		Maximum								
		allowed)								
21	Public safety	Adequate to	A Conditional Use Permit is required.							
	Government and	accommodate								
	Administration	peak use.								
22	Grade schools									
	(K-12)									
	Educational									
23	Religious	1,000 sq ft	A. Permitted use if less than 250 seats.							
	Institution	gfa for	A Conditional Use Permit is required for							
	Faith-based and	assembly (1.0)	religious institutions faith-based							
	Funerary	or 5 fixed	organizations with between 250 and 750							
		seats (1.0); 3	seats. See RZC 21.08.280, Churches,							
		seats (1.0).	Temples, Synagogues and Other Places of							
			Worship Faith-Based and Funerary, for							
			specific regulations which may apply.							
			B. A traffic mitigation plan is required.							
			See RZC 21.08.280.C.5. Refer to RZC							
			21.08.280 Faith-Based and Funerary for							
			requirements concerning faith-based and							
			funerary uses.							
Agricult	ure	1								
24	Crop production	N/A								

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	Table 21.08.040C										
	Allowed Uses and Special Regulations										
Section	Use	Parking Ratio:	Special Regulations								
		Unit of									
		measure									
		(Minimum									
		required;									
		Maximum									
		allowed)									
25	Equestrian		A Conditional Use Permit is required.								
	facility										
26	Animal		All commercial livestock, dairy and fowl								
	production		enterprises must meet Seattle-King County								
			Health Department regulations and the								
			regulations of Redmond's Municipal Code.								
			Personal, noncommercial livestock, dairy,								
			and fowl activities are considered an								
			accessory use and are allowed in all								
			residential zones, provided that all								
			Health Department and Municipal Code								
			requirements are met.								
Other	l										
27	Home Business	Vehicle used	See RZC 21.08.340, Home Business, for								
		by the	specific regulations which may apply.								
		business									
		(1.0).									
28	Roadside	N/A									
	produce stand										

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Table 21.08.040C										
Allowed Uses and Special Regulations										
Section	Use	Parking Ratio:	Special Regulations							
		Unit of								
		measure								
		(Minimum								
		required;								
		Maximum								
		allowed)								
29	Pier, dock,		See RZC 21.68.070, In-Water Structures,							
	float		for special height, setback and area							
			requirements. (SMP)							
30	Water-oriented		See RZC 21.68.070.G, Water-Oriented							
	accessory		Accessory Structures, for special height,							
	structure		setback and area requirements. (SMP)							

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

RZC 21.08.050 R-3 Single-Family Constrained Residential.

A. Purpose. The R-3 Single-Family Constrained

Residential zone provides for low-density

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residential at a base density of three dwellings per acre on lands inappropriate for more intense urban development due to significant environmentally critical areas, extreme cost, or difficulty in extending public facilities or the presence of natural features Redmond is seeking to retain.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

R-3 Zone Regulations Table											
Land & S	tructure	Transportat	Environm	Communit	Process	Money	Incentive	Other			
<u></u>		ion	ent ent	<u>††††</u>	<u></u>		<u>s</u>				
Buildin g Height	Fences	Parking Standards	Landscap ing	Historic al & Archeolo gical Resource s	Review Procedur es	Developme nt Fees	Transfer Developme nt Rights Program	Special Regulations			
Density	Signs	Transportat ion Standards	Trees	Design Standard s	<u>Permits</u>	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways			

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Impervi	Outdoor	Hazardous	Environm	Affordab	Developm	General	Transition
ous	Storage	Liquid	ental	le	ent	Incentive	Overlay
Surface		Pipelines	Regulati	Housing	Services	Informati	Areas
	Display		ons			on	
	&						
	Enclosu						
	res						
Setback	Lightin		Open	Neighbor			Wireless
S	g		Space	hood			Communicati
_	_						on
							Facilities
	Hazardo						
	us						
	Liquid						
	Pipelin						
	es						

D. General Allowed Uses and Cross-References.

The following tables provide references for each of
the allowed use classes for the zone. References
are provided for assistance in associating the
current use classes with the use classes and
associated definitions that were in effect prior
to December 31, 2021. Additional references
assist in generally aligning use classes with the
Redmond Building Code, Institute of
Transportation Engineers (ITE) Trip Generation
Manual, and the City's Business Licensing system.
Additional information specific to the intended
use may be necessary.

Uses that are not listed below nor within the associated definition of the individual use

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Category or class shall be classified by the Code

Administrator for applicability based on the

purpose and intent of the zone within which the

use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in R-3 Zone (Residential)

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

Residential	Residential	Former Use	<u>Use</u>	Building	ITE Trip
Use Category	<u>Use Class</u>	Classification	<u>Permissions</u>	<u>Code</u>	<u>Generation</u>
		(prior to Dec.		Occupancy	Manual Land
		31, 2021)		Class	<u>Use Code</u>
Low Density	Detached	Detached	<u>P</u>	<u>R</u>	200-299
Residential	dwelling unit	dwelling unit			
	Size-limited	Size-limited	<u>P</u>	<u>R</u>	200-299
	dwelling	dwelling			
	Accessory	Accessory	<u>P</u>	<u>R</u>	200-299
	<u>dwelling unit</u>	dwelling unit			
	(ADU)	(ADU)			
	Manufactured	Manufactured	<u>P</u>	<u>R</u>	200-299
	home	home			
	Tiny home		<u>P</u>	<u>R</u>	200-299
	Residential	Residential	<u>C</u>	Ī	600-699
	care facility	care facility			
	Adult family	Adult family	<u>P</u>	<u>R</u>	200-299
	home	home			

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Table ##.##.# General Allowed Uses and Cross-References in R-3 Zone (Nonresidential)

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

Nonresidential Use Class	Former Use	<u>Use</u>	Building	ITE Trip
	Classification (prior to	Permissions	<u>Code</u>	Generation
	Dec. 31, 2021)		<u>Occupancy</u>	Manual Land
			<u>Class</u>	<u>Use Code</u>
Hotel, Motel, and Other	Bed and Breakfast Inn	<u>L</u>	<u>R</u>	300-399
Accommodation Services				
1. Limited to Bed and		<u>L</u>		
Breakfast Inn				
Local utilities	Local utilities	<u>P</u>		
Regional utilities	Regional utilities	<u>C</u>		
<u>Heliport</u>	<u>Heliport</u>	<u>C</u>		
Float plane facility	Float plane facility	<u>L, C</u>		
Wireless Communication	Wireless Communication	<u>P</u>		
<u>Facilities</u>	<u>Facilities</u>			
Arts, Entertainment,	Community indoor	<u>L</u>	<u>A</u>	400-499
Recreation, and Assembly	recreation; Athletic,			
	sports, and play fields;			
	Marine recreation;			
	Commercial swimming pool			
Natural and Other	Parks, open space,	<u>L, C</u>		400-499
Recreational Parks	trails and gardens			
Golf course	Golf course	<u>C</u>	<u>A</u>	400-499
Day care center	Day care center	<u>L, C</u>	<u>E</u>	500-599
Family day care provider	Family day care provider	L	<u>R</u>	500-599
r.				

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Government and	<u>Public safety</u>	<u>C</u>	<u>B</u>	700-799
<u>Administration</u>				
Educational	Grade schools (K-12)	<u>C</u>	<u>E</u>	500-599
Faith-based and Funerary	Religious Institution	<u>L, C</u>	A, B, H,	500-599
			<u>I, R, S</u>	
Crop production	Crop production	<u>P</u>		
Equestrian facility	Equestrian facility	<u>C</u>		
Roadside produce stand	Roadside produce stand	<u>P</u>		
Pier, dock, float	Pier, dock, float	<u>P</u>		
Water-oriented accessory	Water-oriented accessory	<u>P</u>		
structure	structure			

₱ E. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-3 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

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		Table 2	1.08.050C
		Allowed Uses and	Special Regulations
Section	Use	Parking Ratio:	Special Regulations
		Unit of	
		measure	
		(Minimum	
		required;	
		Maximum	
		allowed)	
Resident	cial ¹		
1	Detached	Dwelling unit	
	dwelling unit	(2.0)	
2	Size-limited		
	dwelling		
3	Accessory	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling
	dwelling unit		Units, for specific regulations which may
	(ADU)		apply.
4	Manufactured	Dwelling unit	See RZC 21.08.320, Designated
	home	(2.0)	Manufactured Homes, Manufactured Homes,
			and Mobile Homes, for specific
			regulations which may apply.
<u>5</u>	Tiny home	Tiny home	See RZC 21.08.220, Accessory Dwelling
		(1.0)	Units, and RZC 21.08.170.E.2.a.ii Small
			Lot Short Plats for specific regulations
			which may apply.
5 6	Residential	See Special	A. A Conditional Use Permit is required.
	care facility	Regulations	B. Parking requirements are as follows:
			1. Multifamily housing for senior
			citizens: Unit (0.5, 2.0)

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	Table 21.08.050C							
	Į.	Allowed Uses and S	Special Regulations					
Section	Use	Parking Ratio:	Special Regulations					
		Unit of						
		measure						
		(Minimum						
		required;						
		Maximum						
		allowed)						
6 7	Adult family	Dwelling unit						
	home	(2.0)						
General	Sales or Service	I						
7	Bed and	Rental room	Limited to Bed and Breakfast Inns. No					
	Breakfast Inn	(1.0)	more than two rental rooms permitted.					
	Hotel, Motel,							
	and Other							
	Accommodation							
	Services							
Transpor	tation, Communica	tion, Information	n, and Utilities					
8	Local utilities	Adequate to						
9	Regional	accommodate	A Conditional Use Permit is required.					
	utilities	peak use.						
10	Heliport	N/A	A Conditional Use Permit is required.					
			Does not include medical airlift.					
			Permitted only abutting Lake Sammamish.					
11	Float plane	N/A	A. A Conditional Use Permit is required.					
	facility		Permitted only abutting Lake Sammamish.					
			B. Piers, docks, and floats associated					
			with the operation of float planes shall					
			meet, as a minimum, the location criteria					

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	Table 21.08.050C							
	Allowed Uses and Special Regulations							
Section	Use	Parking Ratio:	Special Regulations					
		Unit of						
		measure						
		(Minimum						
		required;						
		Maximum						
		allowed)						
			contained in RZC 21.68.070, In-Water					
			Structures. Piers and docks are also					
			subject to standards for residential					
			piers and docks contained in RZC					
			21.68.070.E, Piers, Docks, and Floats.					
			(SMP)					
			C. Only one float plane per lot is					
			permitted. (SMP).					
			D. Float planes shall observe speed					
			regulations for watercraft and vessels					
			contained in RMC 14.16.030, Speed					
			Regulations, except that these speeds may					
			be exceeded for a short duration of time					
			during landing and takeoff of planes.					
			(SMP)					
			E. Float plane facilities or operation of					
			float planes is prohibited on the					
			Sammamish River, Bear Creek and Evans					
			Creek. (SMP)					

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Table 21.08.050C							
	Z.	allowed Uses and S	Special Regulations				
Section	Use	Parking Ratio:	Special Regulations				
		Unit of					
		measure					
		(Minimum					
		required;					
		Maximum					
		allowed)					
			F. Float plane facilities and operation				
			shall comply with FAA standards,				
			including standards for fueling, oil				
			spill cleanup, firefighting equipment,				
			and vehicle and pedestrian separation.				
			(SMP)				
12	Wireless		See RZC 21.56, Wireless Communication				
	Communication		Facilities, for specific regulations that				
	Facilities		may apply.				
Arts, En	tertainment, and	Recreation					
13	Community	Adequate to	Includes noncommercial indoor recreation				
	indoor	accommodate	uses, such as community clubhouses,				
	recreation	peak use.	indoor swimming pools, and other similar				
	Arts,		facilities.				
	Entertainment,		A Conditional Use Permit is required for				
	Recreation, and		Athletic, sports, and playfields, Marine				
	Assembly		recreation, and Commercial swimming				
			pools.				
14	Parks, open	1,000 sq ft	Permitted if public or noncommercial. A				
	space, trails	gfa (0,	Conditional Use Permit is required for				
	and gardens	adequate to	commercial facilities.				

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Table 21.08.050C								
Allowed Uses and Special Regulations								
Section	Use	Parking Ratio:	Special Regulations					
		Unit of						
		measure						
		(Minimum						
		required;						
		Maximum						
		allowed)						
	Natural and	accommodate						
	<u>Other</u>	peak use.)						
	Recreational							
	<u>Parks</u>							
15	Athletic,	Adequate to	A Conditional Use Permit is required.					
	sports, and	accommodate						
	play fields	peak use.						
16	Golf course							
17	Marine							
	recreation							
18	Commercial							
	swimming pool							
Educatio	n, Public Adminis	tration, Health C	Care, and Other Institutions					
19	Day care center	Employee (1.0)	A Conditional Use Permit is required. Day					
			care uses are only permitted in a					
			building or building complex used for					
			other uses, such as a school, church,					
			meeting hall, or some other building used					
			for more than one purpose. See RZC					
			21.08.310, Day Care Centers, for specific					
			regulations which may apply.					
	<u> </u>							

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	Table 21.08.050C							
	A	.llowed Uses and S	Special Regulations					
Section	Use	Parking Ratio:	Special Regulations					
		Unit of						
		measure						
		(Minimum						
		required;						
		Maximum						
		allowed)						
20	Family day care		Family day care providers are permitted					
	provider		as home businesses. See RZC 21.08.340,					
			Home Business, for specific regulations					
			which may apply.					
21	Public safety	Adequate to	A Conditional Use Permit is required.					
	Government and	accommodate						
	Administration	peak use.						
22	Grade schools							
	(K-12)							
	Educational							
23	Religious	1,000 sq	A. Permitted use if less than 250 seats.					
	Institution	ft gfa for	A Conditional Use Permit is required for					
	Faith-based and	assembly (1.0)	religious institutions faith-based					
	<u>Funerary</u>	or 5 fixed	organizations with between 250 and 750					
		seats (1.0); 3	seats. See RZC 21.08.280, Churches,					
		seats (1.0).	Temples, Synagogues and Other Places of					
			Worship Faith-Based and Funerary, for					
			specific regulations which may apply.					
			B. A traffic mitigation plan is required.					
			See RZC 21.08.280.C.5. Refer to RZC					
			21.08.280 Faith-Based and Funerary for					

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	Table 2	1.08.050C
Z	Allowed Uses and	Special Regulations
Use	Parking Ratio:	Special Regulations
	Unit of	
	measure	
	(Minimum	
	required;	
	Maximum	
	allowed)	
		requirements concerning faith-based and
		funerary uses.
ture		
Crop production	N/A	
Equestrian	-	A Conditional Use Permit is required.
facility		
Home Business	Vehicle used	See RZC 21.08.340, Home Business, for
	by the	specific regulations which may apply.
	business	
	(1.0).	
Roadside	N/A	
produce stand		
Pier, dock,	_	See RZC 21.68.070, In-Water Structures,
float		for special height, setback and area
		requirements. (SMP)
Water-oriented	-	See RZC 21.68.070.G, Water-Oriented
accessory		Accessory Structures, for special height,
structure		setback and area requirements. (SMP)
	Use Use Crop production Equestrian facility Home Business Roadside produce stand Pier, dock, float Water-oriented accessory	Allowed Uses and Use Parking Ratio: Unit of measure (Minimum required; Maximum allowed) The Equestrian facility Home Business (1.0). Roadside produce stand Pier, dock, float Water-oriented accessory

Notes:

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1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

RZC 21.08.060 R-4 Single-Family Urban Residential.

A. Purpose. The R-4 Single-Family Urban Residential zone provides for primarily single-family residential neighborhoods on lands suitable for residential development with an allowed base density of four dwellings per gross acre. This designation provides for stable and attractive suburban residential neighborhoods that have a full range of public services and facilities. To complement the primarily residential nature of these zones, some nonresidential uses are allowed.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection

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or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

R-4 Zone	R-4 Zone Regulations Table									
	Land & Structure		Environme nt	Communit Y	Process	Money	Incentives	Other		
Buildi ng Height	<u>Fences</u>	Parking Standards	Landscapi ng	Historic al & Archeolo gical Resource s	Review Procedur es	Developm ent Fees	Transfer Development Rights Program	Special Regulation S		
Densit Y	Signs	Transport ation Standards	Trees	Design Standard S	<u>Permits</u>	<u>Doing</u> <u>Business</u>	Green Building Incentive Program	Public View Corridors & Gateways		
Imperv ious Surfac e	Outdoor Storage		Environme ntal Regulatio ns	Affordab le Housing	Developm ent Services		General Incentive Information	Transition Overlay Areas		
Setbac ks	Lightin g		Open Space	Neighbor hood				Wireless Communicat ion Facilities		
	Hazardo us Liquid Pipelin es									

D. General Allowed Uses and Cross-References.

The following tables provide references for each of the allowed use classes for the zone. References are

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provided for assistance in associating the current use classes with the use classes and associated definitions that were in effect prior to December 31, 2021. Additional references assist in generally aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system. Additional information specific to the intended use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in R-4 Zone

(Residential)

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

Residential	Residential	Former Use	<u>Use</u>	Building	ITE Trip
<u>Use Category</u>	<u>Use Class</u>	Classification	<u>Permissions</u>	<u>Code</u>	<u>Generation</u>
		(prior to Dec.		<u>Occupancy</u>	Manual Land
		31, 2021)		Class	<u>Use Code</u>
Low-Density	Detached	Detached	<u>P</u>	<u>R</u>	200-299
Residential	dwelling unit	dwelling unit			

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Medium Density	Cottage	Cottage	$\underline{\mathrm{L}}$	<u>R</u>	200-299
Residential	Small-lot	Small-lot	<u>L</u>	<u>R</u>	200-299
	short plat	short plat			
	<u>Size-limited</u>	<u>Size-limited</u>	<u>P</u>	<u>R</u>	200-299
	dwelling	dwelling			
	Accessory	Accessory	<u>L</u>	<u>R</u>	200-299
	<u>dwelling unit</u>	<u>dwelling unit</u>			
	(ADU)	(ADU)			
	Attached	Attached	<u>L</u>	<u>R</u>	200-299
	dwelling unit,	dwelling unit,			
	2-4 units	2-4 units			
	Stacked Flats		<u>C</u>	<u>R</u>	200-299
	Courtyard		<u>C</u>	<u>R</u>	200-299
	<u>Apartments</u>				
	Manufactured		<u>P</u>	<u>R</u>	200-299
	home				
	Tiny home		<u>P</u>	<u>R</u>	200-299
	Retirement	Retirement	<u>L, C</u>	<u>R</u>	200-299
	residence	<u>residence</u>			
	Residential	Residential	<u>C</u>	Ī	600-699
	care facility	care facility			
	Adult family	Adult family	<u>P</u>	<u>R</u>	200-299
	home	<u>home</u>			

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Table ##.##.# General Allowed Uses and Cross-References in R-4 Zone (Nonresidential)

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

Nonresidential Use Class	Former Use	<u>Use</u>	<u>Building</u>	ITE Trip
	Classification (prior to	Permissions	Code	<u>Generation</u>
	Dec. 31, 2021)		Occupancy	Manual Land
			Class	<u>Use Code</u>
Hotel, Motel, and Other	Bed and Breakfast Inn	<u>L</u>	<u>R</u>	300-399
Accommodation Services				
1. Limited to Bed and		<u>L</u>		
Breakfast Inn				
Road, Ground, Passenger	Road, Ground, Passenger	<u>L</u>		
and Transit	and Transit			
<u>Transportation</u>	<u>Transportation</u>			
Local utilities	Local utilities	<u>P</u>		
Regional utilities	Regional utilities	<u>C</u>		
Heliport	<u>Heliport</u>	<u>C</u>		
Float plane facility	Float plane facility	<u>L, C</u>		
Wireless Communication	Wireless Communication	<u>P</u>		
<u>Facilities</u>	<u>Facilities</u>			
Arts, Entertainment,	Community indoor	<u>L</u>	<u>A</u>	400-499
Recreation, and Assembly	recreation; Athletic,			
	sports, and play fields;			
	Marine recreation			
	Commercial swimming pool			
Natural and Other	Parks, open space,	<u>L, C</u>		400-499
Recreational Parks	trails and gardens			
Golf course	Golf course	<u>C</u>	<u>A</u>	400-499

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Day care center	Day care center	<u>L, C</u>	<u>E</u>	<u>500-599</u>
Family day care provider	Family day care provider	<u>L</u>	<u>R</u>	500-599
Government and	Public safety	<u>C</u>	<u>B</u>	700-799
Administration				
<u>Educational</u>	Grade schools (K-12)	<u>C</u>	<u>E</u>	<u>500-599</u>
Faith-based and Funerary	Religious Institution	<u>L, C</u>	A, B, H,	500-599
			<u>I, R, S</u>	
Crop production	Crop production	<u>P</u>		
Equestrian facility	Equestrian facility	<u>C</u>		
Roadside produce stand	Roadside produce stand	<u>P</u>		
Pier, dock, float	Pier, dock, float	<u>P</u>		
Water-oriented accessory	Water-oriented accessory	<u>P</u>		
structure	structure			

₱ E. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-4 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process,

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for more information. Uses not listed are not permitted.

	Table 21.08.060C						
	Allowed Uses and Special Regulations						
Section	Use	Parking Ratio:	Special Regulations				
		Unit of					
		measure					
		(Minimum					
		required;					
		Maximum					
		allowed)					
Resident	Residential ¹						
1	Detached	Dwelling unit					
	dwelling unit	(2.0)					
2	Cottage	Cottage (1.5,	Permitted use only in Bear Creek,				
		2.0)	Education Hill, Grass Lawn, North				
			Redmond, Overlake Residential, and				
			Willows/Rose Hill neighborhoods. See RZC				
			21.08.290, Cottage Housing Developments,				
			for specific site development				
			requirements and supplemental				
			neighborhood regulations which may apply.				
3	Small-lot short	Dwelling unit	Permitted use only in Education Hill,				
	plat	(2.0)	Idylwood, and Overlake Residential				
			neighborhoods. See RZC				
			21.08.170.E.2.a.ii, Small Lot Short				
			Plats, for specific regulations which may				
			apply.				

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	Allowed Uses and Special Regulations					
Section	Use	Parking Ratio:	Special Regulations			
		Unit of				
		measure				
		(Minimum				
		required;				
		Maximum				
		allowed)				
4	Size-limited					
	dwelling					
5	Accessory	ADU (1.0)	A. See RZC 21.08.220, Accessory Dwelling			
	dwelling unit		Units, for specific regulations which may			
	(ADU)		apply.			
			B. ADUs are not allowed within cottage			
			developments in the Willows/Rose Hill and			
			Education Hill neighborhoods.			
6	Tiny home	Tiny home	See RZC 21.08.220, Accessory Dwelling			
		(1.0)	Units, and RZC 21.08.170.E.2.a.ii Small			
			Lot Short Plats for specific regulations			
			which may apply.			
6 - <u>7</u>	Attached	Dwelling unit	A. Permitted use in Education Hill, Grass			
	dwelling unit,	(2.0)	Lawn, North Redmond, Southeast Redmond,			
	2-4 units		and Overlake Residential neighborhoods.			
			In Willows/Rose Hill neighborhood, 2-unit			
			attached dwelling units are permitted			
			use; 3-unit and 4-unit attached dwelling			
			units require a Conditional Use Permit as			
			part of a demonstration program. A			

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	Table 21.08.060C				
	P	allowed Uses and S	Special Regulations		
Section	Use	Parking Ratio:	Special Regulations		
		Unit of			
		measure			
		(Minimum			
		required;			
		Maximum			
		allowed)			
			Conditional Use Permit is required for		
			attached dwelling units in all other		
			neighborhoods not listed above.		
			B. Please see RZC 21.08.260, Attached		
			Dwelling Units, for supplemental		
			neighborhood regulations related to		
			density, design, and review and decision		
			procedures.		
8	Stacked flats	Dwelling unit	Please see RZC 21.08.260, Attached		
		(2.0)	Dwelling Units, for supplemental		
			neighborhood regulations related to		
			density, design, and review and decision		
			procedures.		
9	Courtyard	Dwelling unit	Please see RZC 21.08.260, Attached		
	<u>apartments</u>	(2.0)	Dwelling Units, for supplemental		
			neighborhood regulations related to		
			density, design, and review and decision		
			procedures.		
7 10	Manufactured	Dwelling unit	Please see RZC 21.08.320, Designated		
	home	(2.0)	Manufactured Homes, Manufactured Homes,		

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	Table 21.08.060C					
	Allowed Uses and Special Regulations					
Section	Use	Parking Ratio:	Special Regulations			
		Unit of				
		measure				
		(Minimum				
		required;				
		Maximum				
		allowed)				
			and Mobile Homes, for specific			
			regulations which may apply.			
<u>8</u> 11	Retirement	See Special	A. Permitted if developed through the			
	residence	Regulations	subdivision or binding site plan			
			processes. Otherwise, a Conditional Use			
			Permit is required. See RZC 21.08.370,			
			Retirement Residences, for specific			
			regulations which may apply.			
			B. Parking requirements are as follows:			
			1. With no skilled nursing facility: Unit			
			(1.0, 1.0)			
			2. With skilled nursing facility: Worker			
			on largest shift (1.25, 1.25)			
			C. A Traffic Mitigation Plan is required.			
			See RZC 21.08.370.C.3.b.iii.			
9 12	Residential		A Conditional Use Permit is required.			
	care facility					
10 _ <u>13</u>	Adult family	Dwelling unit				
	home	(2.0)				
General	Sales or Service	I				

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	Table 21.08.060C					
	Z.	allowed Uses and S	Special Regulations			
Section	Use	Parking Ratio:	Special Regulations			
		Unit of				
		measure				
		(Minimum				
		required;				
		Maximum				
		allowed)				
11	Bed and	Rental room	Limited to Bed and Breakfast Inns.			
	Breakfast Inn	(1.0)	A. Permitted use if no more than two			
	Hotel, Motel,		rooms.			
	and Other		B. A Conditional Use Permit is required			
	Accommodation		for inns with between three and eight			
	Services		rooms.			
Transpor	tation, Communica	tion, Information	, and Utilities			
12	Road, Ground,	N/A	Regional light rail transit system only.			
	Passenger and		No vehicle storage.			
	Transit					
	Transportation					
13	Local utilities	Adequate to				
14	Regional	accommodate	A Conditional Use Permit is required.			
	utilities	peak use.				
15	Heliport	N/A	A Conditional Use Permit is required.			
			Does not include medical airlift.			
			Permitted only abutting Lake Sammamish.			
16	Float plane		A. A Conditional Use Permit is required.			
	facility		Permitted only abutting Lake Sammamish.			
			B. Piers, docks, and floats associated			
			with the operation of float planes shall			

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		Table 2	1.08.060C
		Allowed Uses and	Special Regulations
Section	Use	Parking Ratio:	Special Regulations
		Unit of	
		measure	
		(Minimum	
		required;	
		Maximum	
		allowed)	
			meet, as a minimum, the location criteria
			contained in RZC 21.68.070, In-Water
			Structures. Piers and docks are also
			subject to standards for residential
			piers and docks contained in RZC
			21.68.070.E, Piers, Docks, and Floats.
			(SMP)
			C. Only one float plane per lot is
			permitted. (SMP)
			D. Float planes shall observe speed
			regulations for watercraft and vessels
			contained in RMC 14.16.030, Speed
			Regulations, except that these speeds may
			be exceeded for a short duration of time
			during landing and takeoff of planes.
			(SMP)
			E. Float plane facilities or operation of
			float planes is prohibited on the
			Sammamish River, Bear Creek and Evans
			Creek. (SMP)

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		Table 2	1.08.060C
	P	Allowed Uses and	Special Regulations
Section	Use	Parking Ratio:	Special Regulations
		Unit of	
		measure	
		(Minimum	
		required;	
		Maximum	
		allowed)	
			F. Float plane facilities and operation
			shall comply with FAA standards,
			including standards for fueling, oil
			spill cleanup, firefighting equipment,
			and vehicle and pedestrian separation.
			(SMP)
17	Wireless		See RZC 21.56, Wireless Communication
	Communication		Facilities, for specific regulations that
	Facilities		may apply.
Arts, Er	ntertainment, and	Recreation	
18	Community	Adequate to	Includes noncommercial indoor recreation
	indoor	accommodate	uses, such as community clubhouses,
	recreation	peak use.	indoor swimming pools, and other similar
	Arts,		facilities.
	Entertainment,		A Conditional Use Permit is required for
	Recreation, and		Athletic, sports, and playfields, Marine
	Assembly		recreation, and Commercial swimming
			pools.
19	Parks, open	1,000 sq ft	Permitted if public or noncommercial. A
	space, trails	gfa (0,	Conditional Use Permit is required for
	and gardens	adequate to	commercial facilities.

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Table 21.08.060C									
А	allowed Uses and S	Special Regulations							
Use	Parking Ratio:	Special Regulations							
	Unit of								
	measure								
	(Minimum								
	required;								
	Maximum								
	allowed)								
Natural and	accommodate								
Other	peak use.)								
Recreational									
Parks									
Athletic,	Adequate to	A Conditional Use Permit is required.							
sports, and	accommodate								
play fields	peak use.								
Golf course									
Marine									
recreation									
Commercial									
swimming pool									
n, Public Adminis	tration, Health C	are, and Other Institutions							
Day care center	Employee (1.0)	A Conditional Use Permit is required. Day							
		care uses are only permitted in a							
		building or building complex used for							
		other uses, such as a school, church,							
		meeting hall, or some other building used							
		for more than one purpose. See RZC							
		21.08.310, Day Care Centers, for specific							
		regulations which may apply.							
	Natural and Other Recreational Parks Athletic, sports, and play fields Golf course Marine recreation Commercial swimming pool n, Public Adminis	Use Parking Ratio: Unit of measure (Minimum required; Maximum allowed) Natural and accommodate Other peak use.) Recreational Parks Athletic, and accommodate play fields peak use. Golf course Marine recreation Commercial swimming pool n, Public Administration, Health Commercial							

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Table 21.08.060C										
	Allowed Uses and Special Regulations									
Section	Use	Parking Ratio:	Special Regulations							
		Unit of								
		measure								
		(Minimum								
		required;								
		Maximum								
		allowed)								
25	Family day care	Vehicle used	Family day care providers are permitted							
	provider	by the	as home businesses. See RZC 21.08.340,							
		business	Home Business, for specific regulations							
		(1.0).	which may apply.							
26	Public safety	Adequate to	A Conditional Use Permit is required.							
	Government and	accommodate								
	Administration	peak use								
27	Grade schools									
	(K-12)									
	Educational									
28	Religious	1,000 sq ft	A. Permitted use if less than 250 seats.							
	Institution	gfa for	A Conditional Use Permit is required for							
	Faith-based and	assembly (1.0)	religious institutions faith-based							
	<u>Funerary</u>	or 5 fixed	organizations with between 250 and 750							
		seats (1.0); 3	seats. See RZC 21.08.280, Churches,							
		seats (1.0).	Temples, Synagogues and Other Places of							
			Worship Faith-Based and Funerary, for							
			specific regulations which may apply.							
			B. A Traffic Mitigation Plan is required.							
			See RZC 21.08.280.C.5. Refer to RZC							
			21.08.280 Faith-Based and Funerary for							

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		Table 2	1.08.060C
	I	Allowed Uses and	Special Regulations
Section	Use	Parking Ratio:	Special Regulations
		Unit of	
		measure	
		(Minimum	
		required;	
		Maximum	
		allowed)	
			requirements concerning faith-based and
			funerary uses.
Agricul	ture	1	
29	Crop production	N/A	
30	Equestrian	-	A Conditional Use Permit is required.
	facility		
Other			
31	Home Business	Vehicle used	See RZC 21.08.340, Home Business, for
		by the	specific regulations which may apply.
		business	
		(1.0).	
32	Roadside	N/A	
	produce stand		
33	Pier, dock,		See RZC 21.68.070, In-Water Structures,
	float		for special height, setback and area
			requirements. (SMP)
36	Water-oriented	-	See RZC 21.68.070.G, Water-Oriented
	accessory		Accessory Structures, for special height,
	structure		setback and area requirements. (SMP)

Notes:

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1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

RZC 21.08.070 RIN (Residential Innovative) Single-Family Urban Residential.

A. Purpose. The RIN Single-Family Urban Residential zone is intended to promote single-family housing consisting of smaller dwelling units to respond to changing household sizes and ages. It will provide opportunities for households of various sizes, ages, and incomes to live in a neighborhood by promoting diversity in the size, type, and price of new single-family homes. Also, this zone will blend new development with existing residential development to help maintain neighborhood character, particularly in neighborhoods with a predominance of small to moderately sized homes. The zone will help to provide appealing and active streetscapes that

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promote a more walkable and enjoyable neighborhood experience. The density allowed within the zone shall be four to five dwelling units per gross acre depending on the size of the site and the size of dwellings proposed.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Residential Innovative Single-Family Urban Residential - Regulations Table										
Land & S	tructure	Transport	ransport Environme		Process	Money	Incentives	Other		
	N.	ation	<u>nt</u>	<u>Y</u>	==					
	D `			MM	=					
		⊕ -‰	<u> </u>	T T						
Buildi	Fences	Parking	Landscapi	Historic	Review	Developm	Transfer	Special		
ng		Standards	ng	al &	Procedur	ent Fees	Development	Regulation		
<u>Height</u>				<u>Archeolo</u>	es		Rights	<u>s</u>		
				gical			Program			
				Resource						
Densit	Signs	Transport	Trees	<u>s</u> Design	Permits	Doing	Green	Public		
		ation		Standard		Business	Building	View		
		Standards		<u>s</u>			Incentive	<u>Corridors</u>		
							Program	& Gateways		
Imperv	Outdoor		Environme	Affordab	Developm		General	Transition		
<u>ious</u>	Storage		<u>ntal</u>	<u>le</u>	<u>ent</u>		Incentive	<u>Overlay</u>		
Surfac	<u> </u>		Regulatio	Housing	Services		Information	<u>Areas</u>		
<u>e</u>	Display &		ns							
	<u>∝</u> Enclosu									
	res									

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Setbac	Lightin	Open	Neighbor		Wireless
ks	<u>g</u>	Space	hood		Communicat
					ion
					Facilities
	Hazardo				
	us				
	<u>us</u> Liquid				
	Pipelin				
	es				

C. General Allowed Uses and Cross-References.

the allowed use classes for the zone. References
are provided for assistance in associating the
current use classes with the use classes and
associated definitions that were in effect prior
to December 31, 2021. Additional references
assist in generally aligning use classes with the
Redmond Building Code, Institute of
Transportation Engineers (ITE) Trip Generation
Manual, and the City's Business Licensing system.
Additional information specific to the intended
use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use

category or class shall be classified by the Code

Administrator for applicability based on the

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purpose and intent of the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in RIN Zone (Residential)

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

Residential	Residential	Former Use	<u>Use</u>	Building	ITE Trip
Use Category	<u>Use Class</u>	Classification	<u>Permissions</u>	<u>Code</u>	<u>Generation</u>
		(prior to Dec.		<u>Occupancy</u>	Manual Land
		<u>31, 2021)</u>		Class	<u>Use Code</u>
Low Density	Detached	Detached	<u>P</u>	<u>R</u>	200-299
Residential	dwelling unit	dwelling unit			
Medium Density	Cottage	Cottage	<u>L</u>	<u>R</u>	200-299
Residential	<u>Size-limited</u>	Size-limited	<u>P</u>	<u>R</u>	200-299
	dwelling	dwelling			
	Accessory	Accessory	<u>L</u>	<u>R</u>	200-299
	dwelling unit	dwelling unit			
	(ADU)	(ADU)			
	Attached	Attached	<u>L</u>	<u>R</u>	200-299
	dwelling unit,	dwelling unit,			
	2-4 units	2-4 units			
	Stacked Flats		<u>C</u>	<u>R</u>	200-299
	Courtyard		<u>C</u>	<u>R</u>	200-299
	<u>Apartments</u>				
	Manufactured		<u>P</u>	<u>R</u>	200-299
	home				
		1	I .	l	

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Attachment F: Ordinance to Amend the Redmond Zoning Code

Tiny home		<u>P</u>	<u>R</u>	200-299
Retirement	Retirement	<u>L, C</u>	<u>R</u>	200-299
<u>residence</u>	<u>residence</u>			
Residential	Residential	<u>C</u>	Ī	600-699
care facility	care facility			
Adult family	Adult family	<u>P</u>	<u>R</u>	200-299
home	home			

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

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

Nonresidential Use Class	Former Use	<u>Use</u>	<u>Building</u>	ITE Trip
	Classification (prior to	<u>Permissions</u>	<u>Code</u>	Generation
	Dec. 31, 2021)		<u>Occupancy</u>	Manual Land
			Class	<u>Use Code</u>
Hotel, Motel, and Other	Bed and Breakfast Inn	<u>L</u>	<u>R</u>	300-399
Accommodation Services				
1. Limited to Bed and		<u>L</u>		
Breakfast Inn				
Local utilities	Local utilities	<u>P</u>		
Regional utilities	Regional utilities	<u>C</u>		
<u>Heliport</u>	<u>Heliport</u>	<u>C</u>		
Float plane facility	Float plane facility	<u>L, C</u>		
Wireless Communication	Wireless Communication	<u>P</u>		
<u>Facilities</u>	<u>Facilities</u>			

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Arts, Entertainment,	Community indoor	L	<u>A</u>	400-499
Recreation, and Assembly	recreation; Athletic,			
	sports, and play fields;			
	Marine recreation;			
	Commercial swimming pool			
Natural and Other	Parks, open space,	<u>L, C</u>		400-499
Recreational Parks	trails and gardens			
Golf course	Golf course	<u>C</u>	<u>A</u>	400-499
Day care center	Day care center	<u>L, C</u>	<u>E</u>	500-599
Family day care provider	Family day care provider	$\overline{\Gamma}$	<u>R</u>	500-599
Government and	Public safety	<u>C</u>	<u>B</u>	700-799
<u>Administration</u>				
Educational	Grade schools (K-12)	<u>C</u>	<u>E</u>	500-599
Faith-based and Funerary	Religious Institution	<u>L, C</u>	A, B, H,	500-599
			<u>I, R, S</u>	
Crop production	Crop production	<u>P</u>		
Equestrian facility	Equestrian facility	<u>C</u>		
Roadside produce stand	Roadside produce stand	<u>P</u>		
Pier, dock, float	Pier, dock, float	<u>P</u>		
Water-oriented accessory	Water-oriented accessory	<u>P</u>		
structure	structure			

€ D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the RIN zone.

To use the chart, first read down the left-hand column titled "Use." When you have located the

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use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

	Table 21.08.070B				
	I	Allowed Uses and S	Special Regulations		
Section	Use	Parking Ratio:	Special Regulations		
		Unit of			
		measure			
		(Minimum			
		required;			
		Maximum			
		allowed)			
Resident	ial ¹				
1	Detached	Dwelling unit			
	dwelling unit	(2.0)			
2	Cottage	Cottage (1.5,	A. Permitted use only in Education Hill,		
		2.0)	Grass Lawn, North Redmond, Overlake		
			Residential and Willows/Rose Hill		
			neighborhoods.		

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	Table 21.08.070B				
	Ī	Allowed Uses and	Special Regulations		
Section	Use	Parking Ratio:	Special Regulations		
		Unit of			
		measure			
		(Minimum			
		required;			
		Maximum			
		allowed)			
			B. Cottage housing in the RIN zone shall		
			comply with the requirements of RZC		
			21.08.290, Cottage Housing Developments.		
			Site requirements that may be applicable		
			for cottage housing and are not specified		
			in RZC 21.08.290, R-6 Single-Family Urban		
			Residences, such as average lot size, are		
			provided by the zone summary for the R-6		
			zone. (See RZC 21.08.090.)		
3	Size-limited	Dwelling unit			
	dwelling	(2.0)			
4	Accessory	ADU (1.0)	A. See RZC 21.08.220, Accessory Dwelling		
	dwelling unit		Units, for specific regulations which		
	(ADU)		apply to ADUs.		
			B. ADUs are not allowed within Cottage		
			developments in the Willows/Rose Hill and		
			Education Hill neighborhoods.		
<u>5</u>	Tiny home	Tiny home	A. See RZC 21.08.220, Accessory Dwelling		
		(1.0)	Units, and RZC 21.08.170.E.2.a.ii Small		

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	Table 21.08.070B				
	P	Allowed Uses and S	Special Regulations		
Section	Use	Parking Ratio:	Special Regulations		
		Unit of			
		measure			
		(Minimum			
		required;			
		Maximum			
		allowed)			
			Lot Short Plats for specific regulations		
			which may apply.		
			B. Tiny homes are not allowed within		
			Cottage developments in the Willows/Rose		
			Hill and Education Hill neighborhoods.		
5	Attached	Dwelling unit	A. Permitted use in Education Hill, Grass		
	dwelling unit,	(2.0)	Lawn, North Redmond, and Overlake		
	2-4 units		neighborhoods. In Willows/Rose Hill		
<u>6</u>	Stacked flat		neighborhood, 2-unit attached dwelling		
7	Courtyard		units are permitted use; 3-unit and 4-		
	apartments		unit attached dwelling units require a		
			Conditional Use Permit as part of a		
			demonstration program. A Conditional Use		
			Permit is required for all attached		
			dwelling units in all other neighborhoods		
			not listed above.		
			B. Please see RZC 21.08.260, Attached		
			Dwelling Units, for specific neighborhood		
			requirements related to density, design,		
			and review and decision procedures.		
			and review and decision procedures.		

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	Table 21.08.070B				
	i	Allowed Uses and	Special Regulations		
Section	Use	Parking Ratio:	Special Regulations		
		Unit of			
		measure			
		(Minimum			
		required;			
		Maximum			
		allowed)			
6 _ <u>8</u>	Manufactured		See RZC 21.08.320, Designated		
	home		Manufactured Homes, Manufactured Homes,		
			and Mobile Homes, for specific		
			regulations which may apply.		
7 _9	Retirement	See Special	A. Permitted if developed through the		
	residence	Regulations	subdivision or binding site plan		
			processes. Otherwise, a Conditional Use		
			Permit is required. See RZC 21.08.370,		
			Retirement Residences, for specific		
			regulations which may apply.		
			B. Parking requirements are as follows:		
			1. With no skilled nursing facility: Unit		
			(1.0, 1.0)		
			2. With skilled nursing facility: Worker		
			on largest shift (1.25, 1.25)		
			C. A Traffic Mitigation Plan is required.		
			See RZC 21.08.370.C.3.b.iii.		
8 _10	Residential		A Conditional Use Permit is required.		
	care facility				

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	Table 21.08.070B					
	F	allowed Uses and S	Special Regulations			
Section	Use	Parking Ratio:	Special Regulations			
		Unit of				
		measure				
		(Minimum				
		required;				
		Maximum				
		allowed)				
9-11	Adult family	Dwelling unit				
	home	(2.0)				
General	Sales or Service					
10	Bed and	Rental room	Limited to Bed and Breakfast Inns. No			
	Breakfast Inn	(1.0)	more than two rental rooms permitted.			
	Hotel, Motel,					
	and Other					
	Accommodation					
	Services					
Transpor	tation, Communica	tion, Information	, and Utilities			
11	Local utilities	Adequate to				
12	Regional	accommodate	A Conditional Use Permit is required.			
	utilities	peak use.				
13	Heliport	N/A	A Conditional Use Permit is required.			
			Does not include medical airlift.			
			Permitted only abutting Lake Sammamish.			
14	Float plane		A. A Conditional Use Permit is required.			
	facility		Permitted only abutting Lake Sammamish.			
			B. Piers, docks, and floats associated			
			with the operation of float planes shall			
			meet, as a minimum, the location criteria			

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	Table 21.08.070B				
		Allowed Uses and	Special Regulations		
Section	Use	Parking Ratio:	Special Regulations		
		Unit of			
		measure			
		(Minimum			
		required;			
		Maximum			
		allowed)			
			contained in RZC 21.68.070, In-Water		
			Structures. Piers and docks are also		
			subject to standards for residential		
			piers and docks contained in RZC		
			21.68.070.E, Piers, Docks, and Floats.		
			(SMP)		
			C. Only one float plane per lot is		
			permitted. (SMP)		
			D. Float planes shall observe speed		
			regulations for watercraft and vessels		
			contained in RMC 14.16.030, Speed		
			Regulations, except that these speeds may		
			be exceeded for a short duration of time		
			during landing and takeoff of planes.		
			(SMP)		
			E. Float plane facilities or operation of		
			float planes is prohibited on the		
			Sammamish River, Bear Creek and Evans		
			Creek. (SMP)		

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	Table 21.08.070B				
	<u> A</u>	allowed Uses and S	Special Regulations		
Section	Use	Parking Ratio:	Special Regulations		
		Unit of			
		measure			
		(Minimum			
		required;			
		Maximum			
		allowed)			
			F. Float plane facilities and operation		
			shall comply with FAA standards,		
			including standards for fueling, oil		
			spill cleanup, firefighting equipment,		
			and vehicle and pedestrian separation.		
			(SMP)		
15	Wireless		See RZC 21.56, Wireless Communication		
	Communication		Facilities, for specific development		
	Facilities		requirements.		
Arts, En	tertainment, and	Recreation			
16	Community	Adequate to	Includes noncommercial indoor recreation		
	indoor	accommodate	uses, such as community clubhouses,		
	recreation	peak use.	indoor swimming pools, and other similar		
	Arts,		facilities.		
	Entertainment,		A Conditional Use Permit is required for		
	Recreation, and		Athletic, sports, and playfields, Marine		
	Assembly		recreation, and Commercial swimming		
			pools.		
17	Parks, open	1,000 sq ft	Permitted if public or noncommercial. A		
	space, trails	gfa (0,	Conditional Use Permit is required for		
	and gardens	adequate to	commercial facilities.		

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Table 21.08.070B					
	A	allowed Uses and S	Special Regulations		
Section	Use	Parking Ratio:	Special Regulations		
		Unit of			
		measure			
		(Minimum			
		required;			
		Maximum			
		allowed)			
	Natural and	accommodate			
	<u>Other</u>	peak use.)			
	Recreational				
	<u>Parks</u>				
18	Athletic,	Adequate to	A Conditional Use Permit is required.		
	sports, and	accommodate			
	play fields	peak use.			
19	Golf course				
20	Marine				
	recreation				
21	Commercial				
	swimming pool				
Educatio	n, Public Adminis	tration, Health C	are, and Other Institutions		
22	Day care center	Employee (1.0)	A Conditional Use Permit is required. Day		
			care uses are only permitted in a		
			building or building complex used for		
			other uses, such as a school, church,		
			meeting hall, or some other building used		
			for more than one purpose. See RZC		
			21.08.310, Day Care Centers, for specific		
			regulations which may apply.		

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	Table 21.08.070B				
	P	Allowed Uses and S	Special Regulations		
Section	Use	Parking Ratio:	Special Regulations		
		Unit of			
		measure			
		(Minimum			
		required;			
		Maximum			
		allowed)			
23	Family day care	Vehicle used	Family day care providers are permitted		
	provider	by the	as home businesses. See RZC 21.08.340,		
		business	Home Business, for specific requirements		
		(1.0).	for family day care providers.		
24	Public safety	Adequate to	A Conditional Use Permit is required.		
	Government and	accommodate			
	Administration	peak use			
25	Grade schools				
	(K-12)				
	Educational				
26	Religious	1,000 sq ft	A. Permitted use if less than 250 seats.		
	Institution	gfa for	A Conditional Use Permit is required for		
	Faith-based and	assembly (1.0)	religious institutions faith-based		
	<u>Funerary</u>	or 5 fixed	organizations with between 250 and 750		
		seats (1.0); 3	seats. See RZC 21.08.280, Churches,		
		seats (1.0).	Temples, Synagogues and Other Places of		
			Worship Faith-Based and Funerary, for		
			specific requirements.		
			B. A Traffic Mitigation Plan is required.		
			See RZC 21.08.280.C.5. Refer to RZC		
			21.08.280 Faith-Based and Funerary for		

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	Table 21.08.070B					
	I	Allowed Uses and S	Special Regulations			
Section	Use	Parking Ratio:	Special Regulations			
		Unit of				
		measure				
		(Minimum				
		required;				
		Maximum				
		allowed)				
			requirements concerning faith-based and			
			funerary uses.			
Agricult	Agriculture					
27	Crop production	N/A				
28	Equestrian		A Conditional Use Permit is required.			
	facility					
Other	I					
29	Home Business	Vehicle used	See RZC 21.08.340, Home Business, for			
		by the	specific regulations which apply to home			
		business	businesses.			
		(1.0).				
30	Roadside	N/A				
	produce stand					
31	Pier, dock,	-	See RZC 21.68.070, In-Water Structures,			
	float		for special height, setback and area			
			requirements. (SMP)			
32	Water-oriented	-	See RZC 21.68.070.G, Water-Oriented			
	accessory		Accessory Structures, for special height,			
	structure		setback and area requirements. (SMP)			
	structure		setback and area requirements. (SMP)			

Notes:

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1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

RZC 21.08.080 R-5 Single-Family Urban Residential.

A. Purpose. The R-5 Single-Family Urban Residential zone provides for primarily single-family residential neighborhoods on lands suitable for residential development with an allowed base density of five dwellings per gross acre. This designation provides for stable and attractive suburban residential neighborhoods that have a full range of public services and facilities. To complement the primarily residential nature of these zones, some nonresidential uses are allowed.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection

or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

R-5 Zone	Regulati	ons Table						
Land & S	Structure ** ** ** ** ** ** ** ** **	ation ation	Environme nt	Communit Y	Process	Money	Incentives	Other State of the Control of the Co
Buildi ng Height	Fences	Parking Standards	Landscapi ng	Historic al & Archeolo gical Resource	Review Procedur es	Developm ent Fees	Transfer Development Rights Program	Special Regulation <u>s</u>
<u>Densit</u> <u>Y</u>	<u>Signs</u>	Transport ation Standards	Trees	Design Standard S	<u>Permits</u>	<u>Doing</u> <u>Business</u>	Green Building Incentive Program	Public View Corridors Gateways
Imperv ious Surfac e	Outdoor Storage L Display Enclosu res		Environme ntal Regulatio ns	Affordab le Housing	Developm ent Services		General Incentive Information	Transition Overlay Areas
Setbac ks	Lightin g		Open Space	Neighbor hood				Wireless Communicat ion Facilities
	Hazardo us Liquid Pipelin es							

D. General Allowed Uses and Cross-References.

The following tables provide references for each of

the allowed use classes for the zone. References

are provided for assistance in associating the

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associated definitions that were in effect prior
to December 31, 2021. Additional references
assist in generally aligning use classes with the
Redmond Building Code, Institute of
Transportation Engineers (ITE) Trip Generation
Manual, and the City's Business Licensing system.
Additional information specific to the intended
use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use

category or class shall be classified by the Code

Administrator for applicability based on the

purpose and intent of the zone within which the

use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in R-5 Zone					
(Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
Residential	Residential	Former Use	<u>Use</u>	Building	ITE Trip
Use Category	<u>Use Class</u>	Classification	<u>Permissions</u>	Code	<u>Generation</u>

		(prior to Dec.		Occupancy	Manual Land
		31, 2021)		Class	<u>Use Code</u>
Low Density	Detached	<u>Detached</u>	<u>P</u>	<u>R</u>	200-299
Residential	dwelling unit	<u>dwelling unit</u>			
Medium Density	Cottage	Cottage	$\underline{\mathtt{L}}$	<u>R</u>	200-299
Residential	Small-lot	Small-lot	<u>L</u>	<u>R</u>	200-299
	short plat	short plat			
	Size-limited	Size-limited	<u>P</u>	<u>R</u>	200-299
	dwelling	dwelling			
	Accessory	Accessory	<u>L</u>	<u>R</u>	200-299
	dwelling unit	<u>dwelling unit</u>			
	(ADU)	(ADU)			
	Attached	<u>Attached</u>	<u>L</u>	<u>R</u>	200-299
	dwelling unit,	dwelling unit,			
	2-4 units	2-4 units			
	Courtyard		<u>C</u>	<u>R</u>	200-299
	<u>Apartments</u>				
	Manufactured	Manufactured	<u>P</u>	<u>R</u>	200-299
	home	home			
	Tiny homes		<u>P</u>	<u>R</u>	200-299
	Retirement	Retirement	<u>L, C</u>	<u>R</u>	200-299
	residence	<u>residence</u>			
	Residential	Residential	<u>C</u>	Ī	600-699
	care facility	care facility			
	Adult family	Adult family	<u>P</u>	<u>R</u>	200-299
	<u>home</u>	home			

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Table ##.##.# General Allowed Uses and Cross-References in R-5 Zone (Nonresidential)

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

Nonresidential Use Class	Former Use	<u>Use</u>	<u>Building</u>	ITE Trip
	Classification (prior to	Permissions	<u>Code</u>	<u>Generation</u>
	Dec. 31, 2021)		<u>Occupancy</u>	Manual Land
			Class	<u>Use Code</u>
Hotel, Motel, and Other	Bed and Breakfast Inn	<u>L</u>	<u>R</u>	300-399
Accommodation Services				
1. Limited to Bed and		<u>L</u>		
Breakfast Inn				
Road, Ground, Passenger	Road, Ground, Passenger	<u>L</u>		
and Transit	and Transit			
<u>Transportation</u>	<u>Transportation</u>			
Local utilities	Local utilities	<u>P</u>		
Regional utilities	Regional utilities	<u>C</u>		
Heliport	<u>Heliport</u>	<u>C</u>		
Float plane facility	Float plane facility	<u>L, C</u>		
Wireless Communication	Wireless Communication	<u>P</u>		
<u>Facilities</u>	<u>Facilities</u>			
Arts, Entertainment,	Community indoor	<u>L</u>	<u>A</u>	400-499
Recreation, and Assembly	recreation; Athletic,			
	sports, and play fields;			
	Marine recreation;			
	Commercial swimming pool			
Natural and Other	Parks, open space,	<u>L, C</u>		400-499
Recreational Parks	trails and gardens			
Golf course	Golf course	<u>C</u>	<u>A</u>	400-499

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Day care center	Day care center	<u>L, C</u>	<u>E</u>	<u>500-599</u>
Family day care provider	Family day care provider	<u>L</u>	<u>R</u>	500-599
Government and	Public safety	<u>C</u>	<u>B</u>	700-799
Administration				
<u>Educational</u>	Grade schools (K-12)	<u>C</u>	<u>E</u>	<u>500-599</u>
Faith-based and Funerary	Religious Institution	<u>L, C</u>	A, B, H,	500-599
			<u>I, R, S</u>	
Crop production	Crop production	<u>P</u>		
Equestrian facility	Equestrian facility	<u>C</u>		
Roadside produce stand	Roadside produce stand	<u>P</u>		
Pier, dock, float	Pier, dock, float	<u>P</u>		
Water-oriented accessory	Water-oriented accessory	<u>P</u>		
structure	structure			

₱ E. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-5 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process,

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for more information. Uses not listed are not permitted.

	Table 21.08.080C						
	Allowed Uses and Special Regulations						
Section	Use	Parking Ratio:	Special Regulations				
		unit of					
		measure					
		(minimum					
		required;					
		maximum					
		allowed)					
Resident	ial ¹						
1	Detached	Dwelling unit					
	dwelling unit	(2.0)					
2	Cottage	Cottage (1.5,	Permitted use only in Education Hill,				
		2.0)	Grass Lawn, North Redmond, Overlake				
			Residential, and Willows/Rose Hill				
			neighborhoods.				
3	Small-lot short	Dwelling unit	Permitted use only in Education Hill,				
	plat	(2.0)	Idylwood, and Overlake Residential				
			neighborhoods. See RZC 21.08.170.E.2.a.ii				
			for additional requirements for small lot				
			short plats.				
4	Size-limited						
	dwelling						

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Table 21.08.080C					
Allowed Uses and Special Regulations					
Section	Use	Parking Ratio:	Special Regulations		
		unit of			
		measure			
		(minimum			
		required;			
		maximum			
		allowed)			
5	Accessory	ADU (1.0)	A. See RZC 21.08.220, Accessory Dwelling		
	dwelling unit		Units, for specific regulations which		
	(ADU)		apply to ADUs.		
			B. ADUs are not allowed within cottage		
			developments in the Willows/Rose Hill and		
			Education Hill neighborhoods.		
6	Tiny home	Tiny home	A. See RZC 21.08.220, Accessory Dwelling		
		(1.0)	Units and RZC 21.08.170.E.2.a.ii Small		
			Lot Short Plats, for specific regulations		
			which may apply.		
			B. Tiny homes are not allowed within		
			Cottage developments in the Willows/Rose		
			Hill and Education Hill neighborhoods.		
6- 7	Attached	Dwelling unit	A. Permitted use in Education Hill, Grass		
	dwelling unit,	(2.0)	Lawn, North Redmond, and Overlake		
	2-4 units		Residential neighborhoods. In		
8	Stacked flat		Willows/Rose Hill neighborhood, 2-unit		
9	Courtyard		attached dwelling units are permitted		
	apartment		use; 3-unit and 4-unit attached dwelling		
			units require a Conditional Use Permit as		
	l	l			

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Table 21.08.080C					
	Allowed Uses and Special Regulations				
Section	Use	Parking Ratio: unit of measure (minimum required; maximum	Special Regulations		
7 – <u>10</u>	Manufactured home	allowed)	part of a demonstration program. A Conditional Use Permit is required for all attached dwelling units in all other neighborhoods not listed above. B. Please see RZC 21.08.260 for specific neighborhood requirements related to density, design, and review and decision procedures. See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which apply to Manufactured Housing		
9 11	Retirement residence	See Special Regulations	A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, Retirement Residences, for specific regulations which may apply. B. Parking requirements are as follows:		

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(1.0, 1.0) 2. With skilled nursing facility: Wood on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required See RZC 21.08.370.C.3.b.iii. 9 Residential A Conditional Use Permit is required care facility 10 Adult family home (2.0) General Sales or Service 11 Bed and Rental room Limited to Bed and Breakfast Inns. No more than two rental rooms permitted Hotel, Motel, and Other Accommodation Services Transportation, Communication, Information, and Utilities	Table 21.08.080C					
unit of measure (minimum required; maximum allowed) 1. With no skilled nursing facility: (1.0, 1.0) 2. With skilled nursing facility: Wo: on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required See RZC 21.08.370.C.3.b.iii. 9 Residential care facility 10 Adult family home (2.0) General Sales or Service 11 Bed and Breakfast Inn Hotel, Motel, and Other Accommodation Services Transportation, Communication, Information, and Utilities	Allowed Uses and Special Regulations					
measure (minimum required; maximum allowed) 1. With no skilled nursing facility: (1.0, 1.0) 2. With skilled nursing facility: Wo: on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required See RZC 21.08.370.C.3.b.iii. 9 Residential care facility 10 Adult family Dwelling unit home (2.0) General Sales or Service 11 Red and Rental room Limited to Bed and Breakfast Inns. No Breakfast Inn Hotel, Motel, and Other Accommodation Services Transportation, Communication, Information, and Utilities		Special Regulations	Parking Ratio:	Use	Section	
(minimum required; maximum allowed) 1. With no skilled nursing facility: (1.0, 1.0) 2. With skilled nursing facility: Wood on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required See RZC 21.08.370.C.3.b.iii. 9 Residential care facility 10 Adult family Dwelling unit home (2.0) General Sales or Service 11 Bed and Preakfast Inn (1.0) More than two rental rooms permitted Motel, and Other Accommodation Services Transportation, Communication, Information, and Utilities			unit of			
required; maximum allowed) 1. With no skilled nursing facility: (1.0, 1.0) 2. With skilled nursing facility: Wood on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii. 9 Residential care facility 10 Adult family home (2.0) General Sales or Service 11 Bed and Rental room Limited to Bed and Breakfast Inns. Now more than two rental rooms permitted for the president of the preside			measure			
maximum allowed) 1. With no skilled nursing facility: (1.0, 1.0) 2. With skilled nursing facility: Wo: on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is requ: See RZC 21.08.370.C.3.b.iii. 9 Residential care facility 10 Adult family Dwelling unit home (2.0) General Sales or Service 11 Bed and Rental room Limited to Bed and Breakfast Inns. No. Breakfast Inn (1.0) more than two rental rooms permitted Hotel, Motel, and Other Accommodation Services Transportation, Communication, Information, and Utilities			(minimum			
allowed) 1. With no skilled nursing facility: (1.0, 1.0) 2. With skilled nursing facility: Wood on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii. 9 Residential care facility 10 Adult family home (2.0) General Sales or Service 11 Bed and Rental room Limited to Bed and Breakfast Inns. Now more than two rental rooms permitted more than two rental rooms permitted. Hotel, Motel, and Other Accommodation Services Transportation, Communication, Information, and Utilities			required;			
1. With no skilled nursing facility: (1.0, 1.0) 2. With skilled nursing facility: Word on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required See RZC 21.08.370.C.3.b.iii. 9 Residential care facility 10 Adult family home (2.0) General Sales or Service 11 Bed and Rental room Limited to Bed and Breakfast Inns. No more than two rental rooms permitted Motel, Motel, and Other Accommodation Services Transportation, Communication, Information, and Utilities			maximum			
(1.0, 1.0) 2. With skilled nursing facility: Wood on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required See RZC 21.08.370.C.3.b.iii. 9 Residential care facility 10 Adult family home (2.0) General Sales or Service 11 Bed and Rental room Limited to Bed and Breakfast Inns. Not more than two rental rooms permitted Hotel, Motel, and Other Accommodation Services Transportation, Communication, Information, and Utilities			allowed)			
2. With skilled nursing facility: Word on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required See RZC 21.08.370.C.3.b.iii. 9 Residential care facility 10 Adult family home (2.0) General Sales or Service 11 Red and Rental room (1.0) more than two rental rooms permitted Motel, Motel, and Other Accommodation Services Transportation, Communication, Information, and Utilities	ty: Unit	1. With no skilled nursing facility: U				
on largest shift (1.25, 1.25) C. A Traffic Mitigation Plan is required See RZC 21.08.370.C.3.b.iii. 9 Residential care facility 10 Adult family home (2.0) General Sales or Service 11 Red and Rental room Limited to Bed and Breakfast Inns. No more than two rental rooms permitted Hotel, Motel, and Other Accommodation Services Transportation, Communication, Information, and Utilities		(1.0, 1.0)				
C. A Traffic Mitigation Plan is required See RZC 21.08.370.C.3.b.iii. 9 Residential care facility 10 Adult family home (2.0) General Sales or Service 11 Bed and Rental room Limited to Bed and Breakfast Inns. Note than two rental rooms permitted Motel, and Other Accommodation Services Transportation, Communication, Information, and Utilities	Worker	2. With skilled nursing facility: Work				
See RZC 21.08.370.C.3.b.iii. 9 Residential care facility 10 Adult family home (2.0) General Sales or Service 11 Bed and Rental room Limited to Bed and Breakfast Inns. No more than two rental rooms permitted Hotel, Motel, and Other Accommodation Services Transportation, Communication, Information, and Utilities		on largest shift (1.25, 1.25)				
9 Residential care facility 10 Adult family Dwelling unit home (2.0) General Sales or Service 11 Bed and Rental room Limited to Bed and Breakfast Inns. No more than two rental rooms permitted Hotel, Motel, and Other Accommodation Services Transportation, Communication, Information, and Utilities	equired.	C. A Traffic Mitigation Plan is requir				
care facility 10 Adult family Dwelling unit (2.0) General Sales or Service 11 Bed and Rental room Limited to Bed and Breakfast Inns. No more than two rental rooms permitted (1.0) Hotel, Motel, and Other Accommodation Services Transportation, Communication, Information, and Utilities		See RZC 21.08.370.C.3.b.iii.				
10 Adult family Dwelling unit (2.0) General Sales or Service 11 Bed and Rental room Limited to Bed and Breakfast Inns. No more than two rental rooms permitted (1.0) Hotel, Motel, and Other Accommodation Services Transportation, Communication, Information, and Utilities	red.	A Conditional Use Permit is required.		Residential	9	
home (2.0)				care facility		
General Sales or Service 11			Dwelling unit	Adult family	10	
11 Bed and Rental room Limited to Bed and Breakfast Inns. No Breakfast Inn (1.0) more than two rental rooms permitted more than two rental rooms permitted more than two rental rooms permitted services Transportation, Communication, Information, and Utilities			(2.0)	home		
Breakfast Inn (1.0) More than two rental rooms permitted Accommodation Services Transportation, Communication, Information, and Utilities		1	<u>I</u>	Sales or Service	General	
Hotel, Motel, and Other Accommodation Services Transportation, Communication, Information, and Utilities	. No	Limited to Bed and Breakfast Inns. No	Rental room	Bed and	11	
and Other Accommodation Services Transportation, Communication, Information, and Utilities	ted.	more than two rental rooms permitted.	(1.0)	Breakfast Inn		
Accommodation Services Transportation, Communication, Information, and Utilities				Hotel, Motel,		
Services Transportation, Communication, Information, and Utilities				and Other		
Transportation, Communication, Information, and Utilities				Accommodation		
				Services		
		n, and Utilities	tion, Information	tation, Communica	Transpor	
12 Road, Ground, N/A Regional light rail transit system on	m only.	Regional light rail transit system onl	N/A	Road, Ground,	12	
Passenger and No vehicle storage.		No vehicle storage.		Passenger and		

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	Table 21.08.080C			
	A	Allowed Uses and S	Special Regulations	
Section	Use	Parking Ratio:	Special Regulations	
		unit of		
		measure		
		(minimum		
		required;		
		maximum		
		allowed)		
	Transit			
	Transportation			
13	Local utilities	Adequate to		
14	Regional	accommodate	A Conditional Use Permit is required.	
	utilities	peak use.		
15	Heliport	N/A	A Conditional Use Permit is required.	
			Does not include medical airlift.	
			Permitted only abutting Lake Sammamish.	
16	Float plane		A. A Conditional Use Permit is required.	
	facility		Permitted only abutting Lake Sammamish.	
			B. Piers, docks, and floats associated	
			with the operation of float planes shall	
			meet, as a minimum, the location criteria	
			contained in RZC 21.68.070, In-Water	
			Structures. Piers and docks are also	
			subject to standards for residential	
			piers and docks contained in RZC	
			21.68.070.E, Piers, Docks, and Floats.	
			(SMP)	

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Table 21.08.080C				
Allowed Uses and Special Regulations				
Section	Use	Parking Ratio:	Special Regulations	
		unit of		
		measure		
		(minimum		
		required;		
		maximum		
		allowed)		
			C. Only one float plane per lot is	
			permitted. (SMP)	
			D. Float planes shall observe speed	
			regulations for watercraft and vessels	
			contained in RMC 14.16.030, Speed	
			Regulations, except that these speeds may	
			be exceeded for a short duration of time	
			during landing and takeoff of planes.	
			(SMP)	
			E. Float plane facilities or operation of	
			float planes is prohibited on the	
			Sammamish River, Bear Creek and Evans	
			Creek. (SMP)	
			F. Float plane facilities and operation	
			shall comply with FAA standards,	
			including standards for fueling, oil	
			spill cleanup, firefighting equipment,	
			and vehicle and pedestrian separation.	
			(SMP)	
			including standards for fueling, oil spill cleanup, firefighting equipment, and vehicle and pedestrian separation.	

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Table 21.08.080C						
	Allowed Uses and Special Regulations					
Section	Use	Parking Ratio:	Special Regulations			
		unit of				
		measure				
		(minimum				
		required;				
		maximum				
		allowed)				
17	Wireless		See RZC 21.56, Wireless Communication			
	Communication		Facilities, for specific development			
	Facilities		requirements.			
Arts, En	tertainment, and	Recreation				
18	Community	Adequate to	Includes noncommercial indoor recreation			
	indoor	accommodate	uses, such as community clubhouses,			
	recreation	peak use.	indoor swimming pools, and other similar			
	Arts,		facilities.			
	Entertainment,		A Conditional Use Permit is required for			
	Recreation, and		Athletic, sports, and playfields, Marine			
	Assembly		recreation, and Commercial swimming			
			pools.			
19	Parks, open	1,000 sq ft	Permitted if public or noncommercial. A			
	space, trails	gfa (0,	Conditional Use Permit is required for			
	and gardens	adequate to	commercial facilities.			
	Natural and	accommodate				
	Other	peak use.)				
	Recreational					
	<u>Parks</u>					
	<u> </u>	l .				

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Table 21.08.080C					
Allowed Uses and Special Regulations					
Use	Parking Ratio:	Special Regulations			
	unit of				
	measure				
	(minimum				
	required;				
	maximum				
	allowed)				
Athletic,	Adequate to	A Conditional Use Permit is required.			
sports, and	accommodate				
play fields	peak use.				
Golf course					
Marine					
recreation					
Commercial					
swimming pool					
n, Public Adminis	tration, Health C	are, and Other Institutions			
Day care center	Employee (1.0)	A Conditional Use Permit is required. Day			
		care uses are only permitted in a			
		building or building complex used for			
		other uses, such as a school, church,			
		meeting hall, or some other building used			
		for more than one purpose. See RZC			
		21.08.310, Day Care Centers, for specific			
		regulations which may apply.			
Family day care	Vehicle used	Family day care providers are permitted			
provider	by the	as home businesses. See RZC 21.08.340,			
	business	Home Business, for specific requirements			
	(1.0).	for family day care providers.			
	Athletic, sports, and play fields Golf course Marine recreation Commercial swimming pool n, Public Adminis Day care center	Use Parking Ratio: unit of measure (minimum required; maximum allowed) Athletic, Adequate to accommodate play fields peak use. Golf course Marine recreation Commercial swimming pool n, Public Administration, Health Commercial swimming pool Day care center Employee (1.0) Family day care Vehicle used provider by the business			

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	Table 21.08.080C					
	A	allowed Uses and S	Special Regulations			
Section	Use	Parking Ratio:	Special Regulations			
		unit of				
		measure				
		(minimum				
		required;				
		maximum				
		allowed)				
26	Public safety	Adequate to	A Conditional Use Permit is required.			
	Government and	accommodate				
	Administration	peak use				
27	Grade schools					
	(K-12)					
	Educational					
28	Religious	1,000 sq ft	A. Permitted use if less than 250 seats.			
	Institution	gfa for	A Conditional Use Permit is required for			
	Faith-based and	assembly (1.0)	religious institutions faith-based			
	Funerary	or 5 fixed	organizations with between 250 and 750			
		seats (1.0); 3	seats. See RZC 21.08.280, Churches,			
		seats (1.0).	Temples, Synagogues and Other Places of			
			Worship Faith-Based and Funerary, for			
			specific requirements.			
			B. A Traffic Mitigation Plan is required.			
			See RZC 21.08.280.C.5. Refer to RZC			
			21.08.280 Faith-Based and Funerary for			
			requirements concerning faith-based and			
			funerary uses.			
Agricult	ure					
29	Crop production	N/A				

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	Table 21.08.080C						
	Allowed Uses and Special Regulations						
Section	Use	Parking Ratio:	Special Regulations				
		unit of					
		measure					
		(minimum					
		required;					
		maximum					
		allowed)					
30	Equestrian		A Conditional Use Permit is required.				
	facility						
Other		I					
31	Home Business	Vehicle used	See RZC 21.08.340, Home Business, for				
		by the	specific regulations which apply to home				
		business	businesses.				
		(1.0).					
32	Roadside	N/A					
	produce stand						
33	Pier, dock,		See RZC 21.68.070, In-Water Structures,				
	float		for special height, setback and area				
			requirements. (SMP)				
34	Water-oriented		See 21.68.070.G, Water-Oriented Accessory				
	accessory		Structures, for special height, setback				
	structure		and area requirements. (SMP)				

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where

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residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

RZC 21.08.090 R-6 Single-Family Urban Residential

A. Purpose. The R-6 Single-Family Urban Residential zone provides for primarily single-family residential neighborhoods on lands suitable for residential development with an allowed base density of six dwellings per gross acre. This designation provides for stable and attractive suburban residential neighborhoods that have a full range of public services and facilities. To complement the primarily residential nature of these zones, some nonresidential uses are allowed.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

R-6 Zone	R-6 Zone Regulations Table							
	tructure	Transport ation	Environme nt	Communit Y	Process	Money	Incentives	Other Other
Buildi ng Height	Fences	Parking Standards	<u>Landscapi</u> <u>ng</u>	Historic al & Archeolo gical Resource	Review Procedur es	Developm ent Fees	Transfer Development Rights Program	Special Regulation <u>s</u>
Densit <u>Y</u>	Signs	Transport ation Standards	Trees	Design Standard s	<u>Permits</u>	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Imperv ious Surfac e	Outdoor Storage L Display Enclosu res	Hazardous Liquid Pipelines	Environme ntal Regulatio ns	Affordab <u>le</u> Housing	Developm ent Services		General Incentive Information	Transition Overlay Areas
Setbac ks	Lightin g		Open Space	Neighbor hood				Wireless Communicat ion Facilities
	Hazardo us Liquid Pipelin es							

D. General Allowed Uses and Cross-References.

The following tables provide references for each of

the allowed use classes for the zone. References

are provided for assistance in associating the

current use classes with the use classes and

associated definitions that were in effect prior

to December 31, 2021. Additional references

assist in generally aligning use classes with the

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Redmond Building Code, Institute of

Transportation Engineers (ITE) Trip Generation

Manual, and the City's Business Licensing system.

Additional information specific to the intended

use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use

category or class shall be classified by the Code

Administrator for applicability based on the

purpose and intent of the zone within which the

use is proposed.

Table ##.##.##.#	General	Allowed	Uses	and	Cross-References	in	R-6	Zone
(Residential)								

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

	1	1	ı		
Residential	Residential	Former Use	Use	Building	ITE Trip
<u>Use Category</u>	<u>Use Class</u>	Classification	<u>Permissions</u>	<u>Code</u>	<u>Generation</u>
		(prior to Dec.		<u>Occupancy</u>	Manual Land
		31, 2021)		Class	<u>Use Code</u>
Low Density	Detached	Detached	Р	R	200-299
HOW Delisity	Detached	Decached	<u>+</u>	<u> </u>	200 255
Residential	dwelling unit	dwelling unit			
Medium Density	Cottage	Cottage	L	R	200-299
induction benefity	<u>cccage</u>	<u>cccage</u>	=	<u>=</u>	200 255
Residential	Small-lot	Small-lot	<u>L</u>	<u>R</u>	200-299
	short plat	short plat			

<u>Size-limited</u>	<u>Size-limited</u>	<u>P</u>	<u>R</u>	200-299
dwelling	dwelling			
Accessory	Accessory	<u>L</u>	<u>R</u>	200-299
<u>dwelling unit</u>	dwelling unit			
(ADU)	(ADU)			
Attached	Attached	<u>L</u>	<u>R</u>	200-299
dwelling unit,	dwelling unit,			
<u>2-4 units</u>	2-4 units			
Courtyard		<u>C</u>	<u>R</u>	200-299
<u>Apartments</u>				
Manufactured		<u>P</u>	<u>R</u>	200-299
home				
Tiny home		<u>P</u>	<u>R</u>	200-299
Retirement	Retirement	<u>L, C</u>	<u>R</u>	200-299
residence	residence			
Residential	Residential	<u>C</u>	Ī	600-699
care facility	care facility			
Adult family	Adult family	<u>P</u>	<u>R</u>	200-299
home	home			

Table ##.##.##.#	Table ##.##.## .# General Allowed Uses and Cross-References in R-6 Zone					
(Nonresidential)						
Use Permissions: P -	Permitted; L - Limited; C	: - Conditiona	1; N - Not P	ermitted		
Nonresidential Use Class	Former Use	<u>Use</u>	Building	ITE Trip		
	Classification (prior to Dec. 31, 2021)	<u>Permissions</u>	<u>Code</u>	<u>Generation</u>		

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			<u>Occupancy</u>	Manual Land
			Class	<u>Use Code</u>
Hotel, Motel, and Other	Bed and Breakfast Inn	<u>L</u>	<u>R</u>	300-399
Accommodation Services				
1. Limited to Bed and		<u>L</u>		
Breakfast Inn				
Road, Ground, Passenger	Road, Ground, Passenger	<u>L</u>		
and Transit	and Transit			
<u>Transportation</u>	<u>Transportation</u>			
Local utilities	Local utilities	<u>P</u>		
Regional utilities	Regional utilities	<u>C</u>		
<u>Heliport</u>	<u>Heliport</u>	<u>C</u>		
Float plane facility	Float plane facility	<u>L, C</u>		
Wireless Communication	Wireless Communication	<u>P</u>		
<u>Facilities</u>	<u>Facilities</u>			
Arts, Entertainment,	Community indoor	<u>L, C</u>	<u>A</u>	400-499
Recreation, and Assembly	recreation; Athletic,			
	sports, and play fields;			
	Marine recreation;			
	Commercial swimming pool			
Natural and Other	Parks, open space,	<u>L, C</u>		400-499
Recreational Parks	trails and gardens			
Golf course	Golf course	<u>C</u>	<u>A</u>	400-499
Day care center	Day care center	<u>L, C</u>	<u>E</u>	500-599
Family day care provider	Family day care provider	<u>L</u>	<u>R</u>	500-599
Government and	Public safety	<u>C</u>	<u>B</u>	700-799
<u>Administration</u>				
Educational	Grade schools (K-12)	<u>C</u>	<u>E</u>	<u>500-599</u>

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Faith-based and Funerary	Religious Institution	<u>L, C</u>	A, B, H,	<u>500-599</u>
			<u>I, R, S</u>	
Crop production	Crop production	<u>P</u>		
Equestrian facility	Equestrian facility	<u>C</u>		
Roadside produce stand	Roadside produce stand	<u>P</u>		
Pier, dock, float	Pier, dock, float	<u>P</u>		
Water-oriented accessory	Water-oriented accessory	<u>P</u>		
structure	<u>structure</u>			

DE. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-6 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

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	Table 21.08.090C					
	Allowed Uses and Special Regulations					
Section	Use	Parking Ratio:	Special Regulations			
		unit of				
		measure				
		(minimum				
		required;				
		maximum				
		allowed)				
Resident	ial¹					
1	Detached	Dwelling unit				
	dwelling unit	(2.0)				
2	Cottage	Cottage (1.5,	Permitted use only in Bear Creek,			
		2.0)	Education Hill, Grass Lawn, North			
			Redmond, Overlake Residential, and			
			Willows/Rose Hill neighborhoods.			
3	Small-lot short	Dwelling unit	Permitted use only in Bear Creek,			
	plat	(2.0)	Education Hill, Idylwood, and Overlake			
			Residential neighborhoods. See RZC			
			21.08.170.E.2.a.ii, Small Lot Short			
			Plats, for additional requirements for			
			small lot short plats.			
4	Size-limited					
	dwelling					
5	Accessory	ADU (1.0)	A. See RZC 21.08.220, Accessory Dwelling			
	dwelling unit		Units, for specific regulations which may			
	(ADU)		apply.			
			B. ADUs are not allowed within Cottage			
			developments in the Willows/Rose Hill and			
			Education Hill neighborhoods.			

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	Table 21.08.090C					
	Allowed Uses and Special Regulations					
Section	Use	Parking Ratio:	Special Regulations			
		unit of				
		measure				
		(minimum				
		required;				
		maximum				
		allowed)				
<u>6</u>	Tiny home	Tiny home	A. See RZC 21.08.220, Accessory Dwelling			
		(1.0)	Units and RZC 21.08.170.E.2.a.ii Small			
			Lot Short Plats for specific regulations			
			which may apply.			
			B. Tiny homes are not allowed within			
			Cottage developments in the Willows/Rose			
			Hill and Education Hill neighborhoods.			
6 7	Attached	Dwelling unit	A. Permitted use in Bear Creek, Education			
	dwelling unit,	(2.0)	Hill, Grass Lawn, North Redmond, and			
	2-4 units		Overlake Residential neighborhoods. In			
8	Stacked Plat		Willows/Rose Hill neighborhood, 2-unit			
9	Courtyard		attached dwelling units are permitted			
	apartment		use; 3-unit and 4-unit attached dwelling			
			units require a Conditional Use Permit as			
			part of a demonstration project. <u>See RZC</u>			
			21.08.260.B.2.b, <u>Willow/ Rose Hill</u>			
			Neighborhood for additional information.			
			A Conditional Use Permit is required for			
			attached dwelling units in all other			
			neighborhoods not listed above.			
	<u> </u>	<u> </u>				

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Table 21.08.090C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio:	Special Regulations
		unit of	
		measure	
		(minimum	
		required;	
		maximum	
		allowed)	
			B. Please see RZC 21.08.260, Attached
			Dwelling Units, for supplemental
			neighborhood regulations related to
			density, design, and review and decision
			procedures.
7 10	Manufactured		See RZC 21.08.320, Designated
	home		Manufactured Homes, Manufactured Homes,
			and Mobile Homes, for specific
			regulations which may apply.
<u>811</u>	Retirement	See Special	A. Permitted if developed through the
	residence	Regulations	subdivision or binding site plan
			processes. Otherwise, a Conditional Use
			Permit is required. See RZC $\underline{21.08.370}$,
			Retirement Residences, for specific
			regulations which may apply.
			B. Parking requirements are as follows:
			1. With no skilled nursing facility: Unit
			(1.0, 1.0)
			2. With skilled nursing facility: Worker
			on largest shift (1.25, 1.25)

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		Table 2	1.08.090C
	Z.	allowed Uses and S	Special Regulations
Section	Use	Parking Ratio:	Special Regulations
		unit of	
		measure	
		(minimum	
		required;	
		maximum	
		allowed)	
			C. A Traffic Mitigation Plan is required.
			See RZC <u>21.08.370.C.3.b.ii</u> i.
9 12	Residential		A Conditional Use Permit is required.
	care facility		
10 13	Adult family	Dwelling unit	
	home	(2.0)	
General	Sales or Service	I	
11	Bed & Breakfast	Rental room	Limited to Bed and Breakfast Inns. No
	Inn Hotel,	(1.0)	more than two rental rooms permitted.
	Motel, and		
	<u>Other</u>		
	<u>Accommodation</u>		
	Services		
Transpor	tation, Communica	 tion, Informatior	n, and Utilities
12	Local utilities	Adequate to	
13	Regional	accommodate	A Conditional Use Permit is required.
	utilities	peak use.	
14	Heliport	N/A	A Conditional Use Permit is required.
			Does not include medical airlift.
			Permitted only abutting Lake Sammamish.
	1	<u> </u>	

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Table 21.08.090C						
	A	allowed Uses and S	Special Regulations			
Section	Use	Parking Ratio:	Special Regulations			
		unit of				
		measure				
		(minimum				
		required;				
		maximum				
		allowed)				
15	Float plane		A. A Conditional Use Permit is required.			
	facility		Permitted only abutting Lake Sammamish.			
			B. Piers, docks, and floats associated			
			with the operation of float planes shall			
			meet, as a minimum, the location criteria			
			contained in RZC <u>21.68.070</u> , In-Water			
			Structures. Piers and docks are also			
			subject to standards for residential			
			piers and docks contained in RZC			
			21.68.070.E, Piers, Docks, and Floats.			
			(SMP)			
			C. Only one float plane per lot is			
			permitted. (SMP)			
			D. Float planes shall observe speed			
			regulations for watercraft and vessels			
			contained in RMC <u>14.16.030</u> , Speed			
			Regulations, except that these speeds may			
			be exceeded for a short duration of time			
			during landing and takeoff of planes.			
			(SMP)			

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Table 21.08.090C							
	Į.	allowed Uses and S	Special Regulations				
Section	Use	Parking Ratio:	Special Regulations				
		unit of					
		measure					
		(minimum					
		required;					
		maximum					
		allowed)					
			E. Float plane facilities or operation of				
			float planes is prohibited on the				
			Sammamish River, Bear Creek and Evans				
			Creek. (SMP)				
			F. Float plane facilities and operation				
			shall comply with FAA standards,				
			including standards for fueling, oil				
			spill cleanup, firefighting equipment,				
			and vehicle and pedestrian separation.				
			(SMP)				
16	Wireless		See RZC 21.56, Wireless Communication				
	Communication		Facilities, for specific development				
	Facilities		requirements.				
Arts, En	tertainment and R	ecreation					
17	Community	Adequate to	Includes noncommercial indoor recreation				
	indoor	accommodate	uses, such as community clubhouses,				
	recreation	peak use.	indoor swimming pools, and other similar				
	Arts,		facilities.				
	Entertainment,		A Conditional Use Permit is required for				
	Recreation, and		Athletic, sports, and playfields, Marine				
	Assembly						
	1	I	1				

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Table 21.08.090C						
	P	allowed Uses and S	Special Regulations			
Section	Use	Parking Ratio:	Special Regulations			
		unit of				
		measure				
		(minimum				
		required;				
		maximum				
		allowed)				
			recreation, and Commercial swimming			
			pools.			
18	Parks, open	1,000 sq ft	Permitted if public or noncommercial. A			
	space, trails	gfa (0,	Conditional Use Permit is required for			
	and gardens	adequate to	commercial facilities.			
		accommodate				
		peak use.)				
19	Athletic,	Adequate to	A Conditional Use Permit is required.			
	sports, and	accommodate				
	play fields	peak use.				
20	Golf course					
21	Marine					
	recreation					
22	Commercial					
	swimming pool					
Educatio	n, Public Adminis	tration, Health C	Care, and Other Institutions			
23	Day care center	Employee (1.0)	A Conditional Use Permit is required. Day			
			care uses are only permitted in a			
			building or building complex used for			
			other uses, such as a school, church,			
			meeting hall, or some other building used			
	l .					

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	Table 21.08.090C						
	<u>A</u>	allowed Uses and S	Special Regulations				
Section	Use	Parking Ratio:	Special Regulations				
		unit of					
		measure					
		(minimum					
		required;					
		maximum					
		allowed)					
			for more than one purpose. See RZC				
			21.08.310, Day Care Centers, for specific				
			regulations which may apply.				
24	Family day care Vehicle used		Family day care providers are permitted				
	provider by the		as home businesses. See RZC				
		business	21.08.340, Home Business, for specific				
		(1.0).	regulations which may apply.				
25	Public safety	Adequate to	A Conditional Use Permit is required.				
	Government and	accommodate					
	Administration	peak use					
26	Grade schools						
	(K-12)						
	Educational						
27	Religious	1,000 sq ft	A. Permitted use if less than 250 seats.				
	Institution	gfa for	A Conditional Use Permit is required for				
	Faith-based and	assembly (1.0)	religious institutions faith-based				
	<u>Funerary</u>	or 5 fixed	organizations with between 250 and 750				
		seats (1.0); 3	seats. See RZC <u>21.08.280</u> , <i>Churches</i> ,				
		seats (1.0).	Temples, Synagogues and Other Places of				
			Worship Faith-Based and Funerary, for				
			specific regulations which may apply.				
	<u>I</u>	<u> </u>					

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	Table 21.08.090C							
	Allowed Uses and Special Regulations							
Section	Use	Parking Ratio:	Special Regulations					
		unit of						
		measure						
		(minimum						
		required;						
		maximum						
		allowed)						
			B. A Traffic Mitigation Plan is required.					
			See RZC 21.08.280.C.5. Refer to RZC					
			21.08.280 Faith-Based and Funerary for					
			requirements concerning faith-based and					
			funerary uses.					
Agricult	ure	I						
28	Crop production	N/A						
29	Equestrian		A Conditional Use Permit is required.					
	facility							
Other		I						
30	Home Business	Vehicle used	See RZC 21.08.340, Home Business, for					
		by the	specific regulations which may apply.					
		business						
		(1.0).						
31	Roadside	N/A						
	produce stand							
32	Pier, dock,		See RZC 21.68.070, In-Water Structures,					
	float		for special height, setback and area					
			requirements. (SMP)					
	1	1						

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Table 21.08.090C							
Allowed Uses and Special Regulations							
Section	Use	Parking Ratio:	Special Regulations				
		unit of					
		measure					
		(minimum					
		required;					
		maximum					
		allowed)					
34	Water-oriented		See RZC 21.68.070.G, Water-Oriented				
	accessory		Accessory Structures, for special height,				
	structure		setback and area requirements. (SMP)				

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

RZC 21.08.100 R-8 Single-Family Urban Residential.

A. Purpose. The R-8 Single-Family Urban Residential zone provides for primarily single-family residential neighborhoods on lands suitable for residential development with an allowed base

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density of eight dwellings per gross acre. This designation provides for stable and attractive suburban residential neighborhoods that have a full range of public services and facilities. To complement the primarily residential nature of these zones, some nonresidential uses are allowed.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

R-8 Zone	R-8 Zone Regulations Table								
Land & Structure		Transport	Environme	Communit	Process	Money	Incentives	Other	
<u></u>		ation .	<u>nt</u>		<u></u>		<u> </u>		
Buildi ng Height	Fences	Parking Standards	<u>Landscapi</u> <u>ng</u>	Historic al & Archeolo gical Resource S	Review Procedur es	Developm ent Fees	Transfer Development Rights Program	Special Regulation S	
Densit <u>Y</u>	Signs	Transport ation Standards	Trees	Design Standard s	<u>Permits</u>	<u>Doing</u> <u>Business</u>	Green Building	Public View	

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						Incentive	<u>Corridors</u>
						Program	<u>& Gateways</u>
Imperv ious Surfac e	Outdoor Storage L Display Enclosu res	Hazardous Liquid Pipelines	Environme ntal Regulatio ns	Affordab le Housing	Developm ent Services	General Incentive Information	Transition Overlay Areas
Setbac ks	Lightin g		Open Space	Neighbor hood			Wireless Communicat ion Facilities
	Hazardo us Liquid Pipelin es						

D. General Allowed Uses and Cross-References.

The following tables provide references for each of

the allowed use classes for the zone. References

are provided for assistance in associating the

current use classes with the use classes and

associated definitions that were in effect prior

to December 31, 2021. Additional references

assist in generally aligning use classes with the

Redmond Building Code, Institute of

Transportation Engineers (ITE) Trip Generation

Manual, and the City's Business Licensing system.

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Additional information specific to the intended use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use

category or class shall be classified by the Code

Administrator for applicability based on the

purpose and intent of the zone within which the

use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in R-8 Zone (Residential)

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

Residential	Residential	Former Use	<u>Use</u>	Building	ITE Trip
<u>Use Category</u>	<u>Use Class</u>	Classification	<u>Permissions</u>	<u>Code</u>	<u>Generation</u>
		(prior to Dec.		Occupancy	Manual Land
		<u>31, 2021)</u>		Class	<u>Use Code</u>
Low Density	Detached	Detached	<u>P</u>	<u>R</u>	200-299
Residential	dwelling unit	dwelling unit			
Medium Density	Cottage	Cottage	<u>L</u>	<u>R</u>	200-299
Residential	Small-lot	Small-lot	<u>L</u>	<u>R</u>	200-299
	short plat	short plat			
	<u>Size-limited</u>	<u>Size-limited</u>	<u>P</u>	<u>R</u>	200-299
	dwelling	dwelling			

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Accessory	Accessory	<u>L</u>	<u>R</u>	200-299
dwelling unit	dwelling unit			
(ADU)	(ADU)			
Attached	Attached	<u>L</u>	<u>R</u>	200-299
dwelling unit,	dwelling unit,			
2-4 units	2-4 units			
Courtyard		<u>P</u>	<u>R</u>	200-299
<u>Apartments</u>				
Manufactured		<u>P</u>	<u>R</u>	200-299
home				
Tiny home		<u>P</u>	<u>R</u>	200-299
Retirement	Retirement	<u>L, C</u>	<u>R</u>	200-299
residence	residence			
Residential	Residential	<u>C</u>	Ī	600-699
care facility	care facility			
Adult family	Adult family	<u>P</u>	<u>R</u>	200-299
home	<u>home</u>			

Table ##.##.##.#	General Allowed Uses an	d Cross-Refer	ences in R-8	Zone		
(Nonresidential)						
Use Permissions: P -	- Permitted; L - Limited; C	: - Conditiona	1: N - Not. P	ermitted		
000 101111101011011011	TOTAL COOK, T	001101010110	2, 1, 1,001	<u> </u>		
Nonresidential Use Class	Former Use	Use	Building	ITE Trip		
Monres acheral obe orabe	TOTMOT OBC	<u> </u>	<u>Darraring</u>	<u> </u>		
	Classification (prior to	Permissions	Code	Generation		
			_			
	<u>Dec. 31, 2021)</u>		<u>Occupancy</u>	Manual Land		
			Class	<u>Use Code</u>		

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Hotel, Motel, and Other	Bed and Breakfast Inn	<u>L</u>	<u>R</u>	300-399
Accommodation Services				
1. Limited to Bed and		<u>L</u>		
Breakfast Inn				
Local utilities	Local utilities	<u>P</u>		
Regional utilities	Regional utilities	<u>C</u>		
<u>Heliport</u>	<u>Heliport</u>	<u>C</u>		
Float plane facility	Float plane facility	<u>L, C</u>		
Wireless Communication	Wireless Communication	<u>P</u>		
<u>Facilities</u>	<u>Facilities</u>			
Arts, Entertainment,	Community indoor	<u>L, C</u>	<u>A</u>	400-499
Recreation, and Assembly	recreation; Athletic,			
	sports, and play fields;			
	Marine recreation;			
	Commercial swimming pool			
Natural and Other	Parks, open space,	<u>L, C</u>		400-499
Recreational Parks	trails and gardens			
Golf course	Golf course	<u>C</u>	<u>A</u>	400-499
Day care center	Day care center	<u>L, C</u>	<u>E</u>	500-599
Family day care provider	Family day care provider	<u>L</u>	<u>R</u>	500-599
Government and	<u>Public safety</u>	<u>C</u>	<u>B</u>	700-799
Administration				
Educational	Grade schools (K-12)	<u>C</u>	<u>E</u>	500-599
Faith-based and Funerary	Religious Institution	<u>L, C</u>	A, B, H,	500-599
			<u>I, R, S</u>	
Equestrian facility	Equestrian facility	<u>C</u>		
Roadside produce stand	Roadside produce stand	<u>P</u>		
Pier, dock, float	Pier, dock, float	<u>P</u>		

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Water-oriented accessory	Water-oriented accessory	<u>P</u>	
structure	<u>structure</u>		

DE. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-8 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

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		Table 2	1.08.100C			
	Allowed Uses and Special Regulations					
Section	Use	Parking Ratio:	Special Regulations			
		unit of				
		measure				
		(minimum				
		required;				
		maximum				
		allowed)				
Resident	cial ¹	I				
1	Detached	Dwelling unit				
	dwelling unit	(2.0)				
2	Cottage	Cottage (1.5,	Permitted use only in Bear Creek,			
		2.0)	Education Hill, Grass Lawn, North			
			Redmond, Overlake Residential, and			
			Willows/Rose Hill neighborhoods.			
3	Small-lot short	Dwelling unit	Permitted use only in Bear Creek,			
	plat	(2.0)	Education Hill, Idylwood, and Overlake			
			Residential neighborhoods. See RZC			
			21.08.170.E.2.a.ii for additional			
			requirements for small lot short plats.			
4	Size-limited					
	dwelling					
5	Accessory	ADU (1.0)	A. See RZC 21.08.220, Accessory Dwelling			
	dwelling unit		Units, for specific regulations which may			
	(ADU)		apply.			
			B. ADUs are not allowed within cottage			
			developments in the Willows/Rose Hill and			
			Education Hill neighborhoods.			

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Table 21.08.100C					
	Z	Allowed Uses and S	Special Regulations		
Section	Use	Parking Ratio:	Special Regulations		
		unit of			
		measure			
		(minimum			
		required;			
		maximum			
		allowed)			
<u>6</u>	Tiny home	Tiny home	A. See RZC 21.08.220, Accessory Dwelling		
		(1.0)	Units and RZC 21.008.170.E.2.a.ii Small		
			Lot Short Plats for specific regulations		
			which may apply.		
			B. Tiny homes are not allowed within		
			cottage developments in the Willows/Rose		
			Hill and Education Hill neighborhoods.		
6 7	Attached	Studio	A. Permitted use in all neighborhoods		
	dwelling unit,	dwelling unit	with the exception of Willows/Rose Hill.		
	2-4 units	(1.2) 1-	B. In Willows/Rose Hill neighborhood, 2-		
8	Stacked Flat	bedroom	unit attached dwelling units are		
9	Courtyard	dwelling unit	permitted use; 3-unit and 4-unit attached		
	<u>apartment</u>	(1.5) 2-	dwelling units require a Conditional Use		
		bedroom	Permit as part of a demonstration		
		dwelling unit	project. See RZC 21.08.260.B.2.b, Willow/		
		(1.8) 3+-	Rose Hill Neighborhood for additional		
		bedroom	information.		
		dwelling unit	C. Please see RZC 21.08.260, Attached		
		(2.0)	Dwelling Units, for specific regulations		
			related to density, design, review and		

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	Table 21.08.100C					
	Allowed Uses and Special Regulations					
Section	Use	Parking Ratio:	Special Regulations			
		unit of				
		measure				
		(minimum				
		required;				
		maximum				
		allowed)				
			decision procedures, and affordable			
			housing exceptions.			
7-10	Manufactured	Dwelling unit	See RZC 21.08.320, Designated			
	home	(2.0)	Manufactured Homes, Manufactured Homes,			
			and Mobile Homes, for specific			
			regulations which may apply.			
<u>811</u>	Retirement	See Special	A. Permitted if developed through the			
	residence	Regulations	subdivision or binding site plan			
			processes. Otherwise, a Conditional Use			
			Permit is required. See RZC 21.08.370,			
			Retirement Residences, for specific			
			regulations which may apply.			
			B. Parking requirements are as follows:			
			1. With no skilled nursing facility: Unit			
			(1.0, 1.0)			
			2. With skilled nursing facility: Worker			
			on largest shift (1.25, 1.25)			
			C. A Traffic Mitigation Plan is required.			
			See RZC 21.08.370.C.3.b.iii.			

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		Table 21	1.08.100C
	P	allowed Uses and S	Special Regulations
Section	Use	Parking Ratio:	Special Regulations
		unit of	
		measure	
		(minimum	
		required;	
		maximum	
		allowed)	
9 12	Residential		A Conditional Use Permit is required.
	care facility		
10 13	Adult family	Dwelling unit	
	home	(2.0)	
General	Sales or Service	1	
11	Bed and	Rental room	Limited to Bed and Breakfast Inns. No
	Breakfast Inn	(1.0)	more than two rental rooms permitted.
	Hotel, Motel,		
	and Other		
	Accommodation		
	Services		
Transpor	tation, Communica	tion, Information	n, and Utilities
12	Local utilities	Adequate to	
13	Regional	accommodate	A Conditional Use Permit is required.
	utilities	peak use.	
14	Heliport	N/A	A Conditional Use Permit is required.
			Does not include medical airlift.
			Permitted only abutting Lake Sammamish.
15	Float plane	-	A. A Conditional Use Permit is required.
	facility		Permitted only abutting Lake Sammamish.

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Table 21.08.100C										
	Allowed Uses and Special Regulations									
Section	Use	Parking Ratio:	Special Regulations							
		unit of								
		measure								
		(minimum								
		required;								
		maximum								
		allowed)								
			B. Piers, docks, and floats associated							
			with the operation of float planes shall							
			meet, as a minimum, the location criteria							
			contained in RZC 21.68.070, In-Water							
			Structures. Piers and docks are also							
			subject to standards for residential							
			piers and docks contained in RZC							
			21.68.070.E, Piers, Docks, and Floats.							
			(SMP)							
			C. Only one float plane per lot is							
			permitted. (SMP)							
			D. Float planes shall observe speed							
			regulations for watercraft and vessels							
			contained in RMC 14.16.030, Speed							
			Regulations, except that these speeds may							
			be exceeded for a short duration of time							
			during landing and takeoff of planes.							
			(SMP)							
			E. Float plane facilities or operation of							
			float planes is prohibited on the							

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Table 21.08.100C								
	Z.	allowed Uses and S	Special Regulations					
Section	Use	Parking Ratio:	Special Regulations					
		unit of						
		measure						
		(minimum						
		required;						
		maximum						
		allowed)						
			Sammamish River, Bear Creek and Evans					
			Creek. (SMP)					
			F. Float plane facilities and operation					
			shall comply with FAA standards,					
			including standards for fueling, oil					
			spill cleanup, firefighting equipment,					
			and vehicle and pedestrian separation.					
			(SMP)					
16	Wireless		See RZC 21.56, Wireless Communication					
	Communication		Facilities, for specific development					
	Facilities		requirements.					
Arts, En	tertainment and R	ecreation						
17	Community	Adequate to	Includes noncommercial indoor recreation					
	indoor	accommodate	uses, such as community clubhouses,					
	recreation	peak use.	indoor swimming pools, and other similar					
	Arts,		facilities.					
	Entertainment,		A Conditional Use Permit is required for					
	Recreation, and		Athletic, sports, and playfields, Marine					
	Assembly		recreation, and Commercial swimming					
			pools.					
	1	I						

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	Table 21.08.100C								
	Allowed Uses and Special Regulations								
Section	Use	Parking Ratio:	Special Regulations						
		unit of							
		measure							
		(minimum							
		required;							
		maximum							
		allowed)							
18	Parks, open	1,000 sq ft	Permitted if public or noncommercial. A						
	space, trails	gfa (0,	Conditional Use Permit is required for						
	and gardens	adequate to	commercial facilities.						
	Natural and	accommodate							
	Other	peak use.)							
	Recreational								
	<u>Parks</u>								
19	Athletic,	Adequate to	A Conditional Use Permit is required.						
	sports, and	accommodate							
	play fields	peak use							
20	Golf course								
21	Marine								
	recreation								
22	Commercial								
	swimming pool								
Educatio	n, Public Adminis	tration, Health (Care, and Other Institutions						
23	Day care center	Employee (1.0)	A Conditional Use Permit is required. Day						
			care uses are only permitted in a						
			building or building complex used for						
			other uses, such as a school, church,						
			meeting hall, or some other building used						
	<u> </u>	<u> </u>							

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	Table 21.08.100C								
	Allowed Uses and Special Regulations								
Section	Use	Parking Ratio:	Special Regulations						
		unit of							
		measure							
		(minimum							
		required;							
		maximum							
		allowed)							
			for more than one purpose. See RZC						
			21.08.310, Day Care Centers, for specific						
			regulations which may apply.						
24	Family day care	Vehicle used	Family day care providers are permitted						
	provider	by the	as home businesses. See RZC 21.08.340,						
		business	Home Business, for specific regulations						
		(1.0).	which may apply.						
25	Public safety	Adequate to	A Conditional Use Permit is required.						
	Government and	accommodate							
	Administration	peak use							
26	Grade schools								
	(K-12)								
	Educational								
27	Religious	1,000 sq ft	A. Permitted use if less than 250 seats.						
	Institution	gfa for	A Conditional Use Permit is required for						
	Faith-based and	assembly (1.0)	religious institutions faith-based						
	Funerary	or 5 fixed	organizations with between 250 and 750						
		seats (1.0); 3	seats. See RZC 21.08.280, Churches,						
		seats (1.0).	Temples, Synagogues and Other Places of						
			Worship Faith-Based and Funerary, for						
			specific regulations which may apply.						
	<u> </u>	<u> </u>							

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		Table 2	1.08.100C
	1	Allowed Uses and S	Special Regulations
Section	Use	Parking Ratio:	Special Regulations
		unit of	
		measure	
		(minimum	
		required;	
		maximum	
		allowed)	
			B. A Traffic Mitigation Plan is required.
			See RZC 21.08.280.C.5. Refer to RZC
			21.08.280 Faith-Based and Funerary for
			requirements concerning faith-based and
			funerary uses.
Agricult	ure		
28	Equestrian	N/A	A Conditional Use Permit is required.
	facility		
Other			
29	Home Business	Vehicle used	See RZC 21.08.340, Home Business, for
		by the	specific regulations which may apply.
		business	
		(1.0).	
30	Roadside	N/A	
	produce stand		
31	Pier, dock,	_	See RZC 21.68.070, In-Water Structures,
	float		for special height, setback and area
			requirements. (SMP)
32	Water-oriented	-	See RZC 21.68.070.G, Water-Oriented
	accessory		Accessory Structures, for special height,
	structure		setback and area requirements. (SMP)

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Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

RZC 21.08.110 R-12 Multifamily Urban Residential.

A. Purpose. The R-12 Multifamily Urban Residential zone provides for multifamily residential neighborhoods on lands suitable for residential development with an allowed base density of 12 dwellings per gross acre. This designation provides for stable and attractive residential neighborhoods which have an urban character and a full range of public services and facilities. To complement the primarily residential nature of these zones, some nonresidential uses are allowed.

The following table is specific to this zone and provides references for each of the major topics

that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

R-12 Zon	R-12 Zone Regulations Table									
Land & S	tructure	Transport ation	Environme nt	Communit Y MM	Process	Money	Incentives	Other State of the Control of the Co		
Buildi ng Height	Fences	Parking Standards	Landscapi ng	Historic al & Archeolo gical Resource s	Review Procedur es	Developm ent Fees	Transfer Development Rights Program	Special Regulation S		
Densit Y	<u>Signs</u>	Transport ation Standards	Trees	Design Standard <u>s</u>	<u>Permits</u>	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways		
Imperv ious Surfac e	Outdoor Storage / Display & Enclosu res		Environme ntal Regulatio ns	Affordab le Housing	Developm ent Services		General Incentive Information	Transition Overlay Areas		
Setbac ks	Lightin g		Open Space	Neighbor hood				Wireless Communicat ion Facilities		
	Hazardo us Liquid Pipelin es									

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D. General Allowed Uses and Cross-References.

The following tables provide references for each of

the allowed use classes for the zone. References

are provided for assistance in associating the

current use classes with the use classes and

associated definitions that were in effect prior

to December 31, 2021. Additional references

assist in generally aligning use classes with the

Redmond Building Code, Institute of

Transportation Engineers (ITE) Trip Generation

Manual, and the City's Business Licensing system.

Additional information specific to the intended

use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use

category or class shall be classified by the Code

Administrator for applicability based on the

purpose and intent of the zone within which the

use is proposed.

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Table ##.##.# General Allowed Uses and Cross-References in R-12 Zone (Residential)

 $\underline{ \text{Use Permissions:}} \quad \text{P - Permitted; L - Limited; C - Conditional; N - Not Permitted}$

Residential	Residential	Former Use	<u>Use</u>	Building	ITE Trip
<u>Use Category</u>	<u>Use Class</u>	Classification	<u>Permissions</u>	<u>Code</u>	<u>Generation</u>
		(prior to Dec.		Occupancy	Manual Land
		<u>31, 2021)</u>		Class	<u>Use Code</u>
Low Density	Detached	Detached	<u>P</u>	<u>R</u>	200-299
Residential	dwelling unit	dwelling unit			
Medium Density	Size-limited	<u>Size-limited</u>	<u>P</u>	<u>R</u>	200-299
Residential	dwelling	dwelling			
	Accessory	Accessory	<u>L</u>	<u>R</u>	200-299
	dwelling unit	dwelling unit			
	(ADU)	(ADU)			
	Attached	Attached	<u>L</u>	<u>R</u>	200-299
	dwelling unit,	dwelling unit,			
	2-4 units	2-4 units			
	Stacked flat		<u>P</u>	<u>R</u>	200-299
	Multifamily	Multifamily	<u>P</u>	<u>R</u>	200-299
	structures	structures			
	Courtyard		<u>P</u>	<u>R</u>	200-299
	<u>Apartments</u>				
	Manufactured	Manufactured	<u>P</u>	<u>R</u>	200-299
	home	home			
	Tiny home		<u>P</u>	<u>R</u>	200-299
	Housing	Housing	<u>L, C</u>	Ī	600-699
	Services for	Services for			
	the Elderly	the Elderly			

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Adult family	Adult family	<u>P</u>	<u>R</u>	200-299
<u>home</u>	home			

Table ##.##.# General Allowed Uses and Cross-References in R-12 Zone (Nonresidential)

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

Nonresidential Use Class	Former Use	<u>Use</u>	<u>Building</u>	ITE Trip
	Classification (prior to	<u>Permissions</u>	<u>Code</u>	<u>Generation</u>
	Dec. 31, 2021)		<u>Occupancy</u>	Manual Land
			Class	<u>Use Code</u>
Local utilities	Local utilities	<u>P</u>		
Regional utilities	Regional utilities	<u>C</u>		
Float plane facility	Float plane facility	<u>L, C</u>		
Heliport	<u>Heliport</u>	<u>C</u>		
Wireless Communication	<u>Wireless Communication</u>	<u>P</u>		
<u>Facilities</u>	<u>Facilities</u>			
Arts, Entertainment,	Community indoor	<u>L</u>	<u>A</u>	400-499
Recreation, and Assembly	recreation; Athletic,			
	sports, and play fields;			
	Marine recreation;			
	Commercial swimming pool			
Natural and Other	Parks, open space,	<u>L, C</u>		400-499
Recreational Parks	trails and gardens			
Golf course	Golf course	<u>C</u>	<u>A</u>	400-499
Day care center	Day care center	<u>L, C</u>	<u>E</u>	500-599
Family day care provider	Family day care provider	<u>L</u>	<u>R</u>	500-599

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Government and	<u>Public safety</u>	<u>C</u>	<u>B</u>	700-799
Administration				
<u>Educational</u>	Grade schools (K-12)	<u>C</u>	<u>E</u>	500-599
Faith-based and Funerary	Religious Institution	<u>L, C</u>	A, B, H,	500-599
			<u>I, R, S</u>	
Equestrian facility	Equestrian facility	<u>C</u>		
Roadside produce stand	Roadside produce stand	<u>P</u>		
Pier, dock, float	Pier, dock, float	<u>P</u>		
Water-oriented accessory	Water-oriented accessory	<u>P</u>		
structure	structure			

DE. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-12 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

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Section	Use		Special Regulations
Section	Use		
		Parking Ratio:	Special Regulations
		unit of	
		measure	
		(minimum	
		required;	
		maximum	
		allowed)	
Residential ¹			
1 Detach	ned	Dwelling unit	
dwelli	ing unit	(2.0)	
2 Size-1	Limited		
dwelli	ing		
3 Access	sory	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling
dwelli	ing unit		Units, for specific regulations which may
(ADU)			apply.
4 Tiny h	nome	Tiny home	See RZC 21.08.220, Accessory Dwelling
		(1.0)	Units and RZC 21.08.170.4.2.a.ii Small
			Lot Short Plats for specific regulations
			which may apply.
4 <u>5</u> Attach	ned	Studio	A. Permitted use in all neighborhoods.
dwelli	ing unit,	dwelling unit	B. Please see RZC 21.08.260, Attached
2-4 ur	nits	(1.2)	Dwelling Units, for specific regulations
6 Stacke	ed Flat		related to density, design, review and
7 Courty	yard		decision procedures, and affordable
Apartn	<u>nent</u>		housing exceptions.

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	Table 21.08.110C						
	Z	Allowed Uses and S	Special Regulations				
Section	Use	Parking Ratio:	Special Regulations				
		unit of					
		measure					
		(minimum					
		required;					
		maximum					
		allowed)					
<u>58</u>	Multifamily	1-bedroom					
	structures	dwelling unit					
		(1.5)					
		2-bedroom					
		dwelling unit					
		(1.8)					
		3+-bedroom					
		dwelling unit					
		(2.0)					
6 9	Manufactured	Dwelling unit	See RZC 21.08.320, Designated				
	home	(2.0)	Manufactured Homes, Manufactured Homes,				
			and Mobile Homes, for specific				
			regulations which may apply.				
7 10	Housing	See Special	A. Retirement residences are permitted				
	Services for	Regulations	through a subdivision or binding site				
	the Elderly		plan with a maximum of 16 retirement				
			residence units per acre. Without a				
			subdivision or binding site plan, a				
			Conditional Use Permit is required. See				

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Table 21.08.110C								
	Allowed Uses and Special Regulations							
Section	Use	Parking Ratio:	Special Regulations					
		unit of						
		measure						
		(minimum						
		required;						
		maximum						
		allowed)						
			RZC 21.08.360, Retirement Residences, for					
			specific regulations which may apply.					
			B. A Conditional Use Permit is required					
			for Residential Care Facilities.					
			C. A Conditional Use Permit is required					
			for Long-Term Care Facilities.					
			D. Parking requirements are as follows:					
			1. Multifamily housing for senior					
			citizens: Unit (0.5, 2.0)					
			2. Nursing home or long-term care					
			facility: four patient beds (1.0, 1.0)					
			3. Retirement residence with no skilled					
			nursing facility: Unit (1.0, 1.0)					
			4. Retirement residence with skilled					
			nursing facility: Worker on largest shift					
			(1.25, 1.25)					
			E. For Retirement Residences, a Traffic					
			Mitigation Plan is required. See RZC					
			21.08.370.C.3.b.iii.					

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	Table 21.08.110C						
	Allowed Uses and Special Regulations						
Section	Use	Parking Ratio:	Special Regulations				
		unit of					
		measure					
		(minimum					
		required;					
		maximum					
		allowed)					
<u>8</u> 11	Adult family	Dwelling unit					
	home	(2.0)					
Transpor	tation, Communica	tion, Information	n, and Utilities				
9	Local utilities	Adequate to					
10	Regional	accommodate	A Conditional Use Permit is required.				
	utilities	peak use.					
11	Float plane	N/A	A. A Conditional Use Permit is required.				
	facility		Permitted only abutting Lake Sammamish.				
			B. Piers, docks, and floats associated				
			with the operation of float planes shall				
			meet, as a minimum, the location criteria				
			contained in RZC 21.68.070, In-Water				
			Structures. Piers and docks are also				
			subject to standards for residential				
			piers and docks contained in RZC				
			21.68.070.E, Piers, Docks, and Floats.				
			(SMP)				
			C. Only one float plane per lot is				
			permitted. (SMP)				

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		Table 2	1.08.110C					
	Allowed Uses and Special Regulations							
Section	Use	Parking Ratio:	Special Regulations					
		unit of						
		measure						
		(minimum						
		required;						
		maximum						
		allowed)						
			D. Float planes shall observe speed					
			regulations for watercraft and vessels					
			contained in RMC 14.16.030, Speed					
			Regulations, except that these speeds may					
			be exceeded for a short duration of time					
			during landing and takeoff of planes.					
			(SMP)					
			E. Float plane facilities or operation of					
			float planes is prohibited on the					
			Sammamish River, Bear Creek and Evans					
			Creek. (SMP)					
			F. Float plane facilities and operation					
			shall comply with FAA standards,					
			including standards for fueling, oil					
			spill cleanup, firefighting equipment,					
			and vehicle and pedestrian separation.					
			(SMP)					
12	Heliport		A Conditional Use Permit is required.					
			Does not include medical airlift.					
			Permitted only abutting Lake Sammamish.					

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	Table 21.08.110C							
Allowed Uses and Special Regulations								
Use	Parking Ratio:	Special Regulations						
	unit of							
	measure							
	(minimum							
	required;							
	maximum							
	allowed)							
Wireless		See RZC 21.56, Wireless Communication						
Communication		Facilities, for specific development						
Facilities		requirements.						
tertainment, and	Recreation							
Community	Adequate to	Includes noncommercial indoor recreation						
indoor	accommodate	uses, such as community clubhouses,						
recreation	peak use.	indoor swimming pools, and other similar						
Arts,		facilities.						
Entertainment,		A Conditional Use Permit is required for						
Recreation, and		Athletic, sports, and playfields, Marine						
Assembly		recreation, and Commercial swimming						
		pools.						
Parks, open	1,000 sq ft	Permitted if public or noncommercial. A						
space, trails	gfa (0,	Conditional Use Permit is required for						
and gardens	adequate to	commercial facilities.						
Natural and	accommodate							
Other	peak use)							
Recreational								
<u>Parks</u>								
	Wireless Communication Facilities ertainment, and Community indoor recreation Arts, Entertainment, Recreation, and Assembly Parks, open space, trails and gardens Natural and Other Recreational	Use Parking Ratio: unit of measure (minimum required; maximum allowed) Wireless Communication Facilities Pertainment, and Recreation Community Adequate to accommodate peak use. Arts, Entertainment, Recreation, and Assembly Parks, open 1,000 sq ft space, trails gfa (0, and gardens adequate to accommodate Other peak use) Recreational						

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Table 21.08.110C					
	Allowed Uses and Special Regulations				
Section	Use	Parking Ratio:	Special Regulations		
		unit of			
		measure			
		(minimum			
		required;			
		maximum			
		allowed)			
17	Athletic,	Adequate to	A Conditional Use Permit is required.		
	sports, and	accommodate			
	play fields	peak use.			
18	Golf course				
19	Marine				
	recreation				
20	Commercial				
	swimming pool				
Educatio	n, Public Adminis	tration, Health (Care, and Other Institutions		
21	Day care center	Employee (1.0)	A Conditional Use Permit is required. See		
			RZC 21.08.310, Day Care Centers, for		
			specific regulations which may apply.		
22	Family day care	Vehicle used	Family day care providers are permitted		
	provider	by the	as home businesses. See RZC 21.08.340,		
		business	Home Business, for specific regulations		
		(1.0).	which may apply.		
23	Public safety	Adequate to	A Conditional Use Permit is required.		
	Government and	accommodate			
	Administration	peak use			
	<u> </u>	1			

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Table 21.08.110C				
	A	allowed Uses and S	Special Regulations	
Section	Use	Parking Ratio:	Special Regulations	
		unit of		
		measure		
		(minimum		
		required;		
		maximum		
		allowed)		
24	Grade schools			
	(K-12)			
	Educational			
25	Religious	1,000 sq ft	A. Permitted use if less than 250 seats.	
	Institution	gfa for	A Conditional Use Permit is required for	
	Faith-based and	assembly (1.0)	religious institutions faith-based	
	Funerary	or 5 fixed	organizations with between 250 and 750	
		seats (1.0); 3	seats. See RZC 21.08.280, Churches,	
		seats (1.0).	Temples, Synagogues and Other Places of	
			Worship Faith-Based and Funerary, for	
			specific regulations which may apply.	
			B. A Traffic Mitigation Plan is required.	
			See RZC 21.08.280.C.5. Refer to RZC	
			21.08.280 Faith-Based and Funerary for	
			requirements concerning faith-based and	
			<u>funerary uses.</u>	
Other	ı	ı		
26	Home Business	Vehicle used	See REC 21.08.340, Home Business, for	
		by the	specific regulations which may apply.	
		business		
		(1.0).		
	I			

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Table 21.08.110C							
Allowed Uses and Special Regulations							
Section	Use	Parking Ratio:	Special Regulations				
		unit of					
		measure					
		(minimum					
		required;					
		maximum					
		allowed)					
27	Roadside	N/A					
	produce stand						
28	Pier, dock,		See RZC 21.68.070, In-Water Structures,				
	float		for special height, setback and area				
			requirements. (SMP)				
29	Water-oriented		See RZC 21.68.070.G, Water-Oriented				
	accessory		Accessory Structures, for special height,				
	structure		setback and area requirements. (SMP)				

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

RZC 21.08.130 R-20 Multifamily Urban Residential.

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A. Purpose. The R-20 Multifamily Urban Residential zone provides for multifamily residential neighborhoods on lands suitable for residential development with an allowed base density of 20 dwellings per gross acre. This designation provides for stable and attractive residential neighborhoods which have an urban character and a full range of public services and facilities. To complement the primarily residential nature of these zones, some nonresidential uses are allowed.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

R-20 Zon	R-20 Zone Regulations Table							
Land & S	tructure	Transport	Environme	Communit	Process	Money	Incentives	<u>Other</u>
4		ation	nt P		<u></u>		<u> </u>	
Buildi	Fences	Parking	Landscapi	<u>Historic</u>	Review	Developm	Transfer	Special
ng		Standards	ng	<u>al &</u>	Procedur	ent Fees	Development	Regulation
Height				Archeolo	es		Rights	<u>s</u>
				gical			Program	

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				Resource s				
Densit <u>Y</u>	Signs	Transport ation Standards	Trees	Design Standard s	<u>Permits</u>	Doing Business	Green Building Incentive Program	Public View Corridors Gateways
Imperv ious Surfac e	Outdoor Storage L Display & Enclosu res		Environme ntal Regulatio ns	Affordab le Housing	Developm ent Services		General Incentive Information	Transition Overlay Areas
Setbac ks	Lightin g Hazardo us Liquid Pipelin es		Open Space	Neighbor hood				Wireless Communicat ion Facilities

D. General Allowed Uses and Cross-References.

The following tables provide references for each of

the allowed use classes for the zone. References

are provided for assistance in associating the

current use classes with the use classes and

associated definitions that were in effect prior

to December 31, 2021. Additional references

assist in generally aligning use classes with the

Redmond Building Code, Institute of

Transportation Engineers (ITE) Trip Generation

Manual, and the City's Business Licensing system.

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Additional information specific to the intended use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use

category or class shall be classified by the Code

Administrator for applicability based on the

purpose and intent of the zone within which the

use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in R-20 Zone (Residential)

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

Residential	<u>Residential</u>	Former Use	<u>Use</u>	<u>Building</u>	ITE Trip
Use Category	<u>Use Class</u>	Classification	<u>Permissions</u>	<u>Code</u>	<u>Generation</u>
		(prior to Dec.		<u>Occupancy</u>	Manual Land
		<u>31, 2021)</u>		<u>Class</u>	<u>Use Code</u>
Low Density	Detached	Detached	<u>P</u>	<u>R</u>	200-299
Residential	dwelling unit	dwelling unit			
Medium Density	<u>Size-limited</u>	<u>Size-limited</u>	<u>P</u>	<u>R</u>	200-299
Residential	dwelling	dwelling			
	Accessory	Accessory	<u>L</u>	<u>R</u>	200-299
	dwelling unit	dwelling unit			
	(ADU)	(ADU)			

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Attached	Attached	<u>L</u>	<u>R</u>	200-299
dwelling unit,	dwelling unit,			
2-4 units	2-4 units			
Stacked flat		<u>P</u>	<u>R</u>	200-299
<u>Multifamily</u>	Multifamily	<u>P</u>	<u>R</u>	200-299
structures	structures			
Courtyard		<u>P</u>	<u>R</u>	200-299
<u>Apartments</u>				
Manufactured	Manufactured	<u>P</u>	<u>R</u>	200-299
home	home			
Tiny home		<u>P</u>	<u>R</u>	200-299
Housing	Housing	<u>L, C</u>	Ī	600-699
Services for	Services for			
the Elderly	the Elderly			
Adult family	Adult family	<u>P</u>	<u>R</u>	200-299
home	home			

Table ##.##.##.#	Table ##.##.# General Allowed Uses and Cross-References in R-20 Zone						
(Nonresidential)							
Use Permissions: P -	- Permitted; L - Limited; C	: - Conditiona	l; N - Not E	Permitted			
Nonresidential Use Class	Former Use	Use	Building	ITE Trip			
	Classification (prior to	Permissions	<u>Code</u>	<u>Generation</u>			
	<u>Dec. 31, 2021)</u>		<u>Occupancy</u>	Manual Land			
			Class	<u>Use Code</u>			
Local utilities	Local utilities	<u>P</u>					
Regional utilities	Regional utilities	Cl					
Heliport	Heliport	С					

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Float plane facility	Float plane facility	<u>L, C</u>		
Wireless Communication	<u>Wireless Communication</u>	<u>P</u>		
<u>Facilities</u>	<u>Facilities</u>			
Arts, Entertainment,	Community indoor	<u>L</u>	<u>A</u>	400-499
Recreation, and Assembly	recreation; Athletic,			
	sports, and play fields;			
	Marine recreation;			
	Commercial swimming pool			
Natural and Other	Parks, open space,	<u>L, C</u>		400-499
Recreational Parks	trails and gardens			
Golf course	Golf course	<u>C</u>	<u>A</u>	400-499
Day care center	Day care center	<u>L, C</u>	<u>E</u>	500-599
Family day care provider	Family day care provider	<u>L</u>	<u>R</u>	500-599
Government and	Public safety	<u>C</u>	<u>B</u>	700-799
Administration				
Educational	Grade schools (K-12)	<u>C</u>	<u>E</u>	500-599
Faith-based and Funerary	Religious Institution	<u>L, C</u>	A, B, H,	500-599
			<u>I, R, S</u>	
Equestrian facility	Equestrian facility	<u>C</u>		
Roadside produce stand	Roadside produce stand	<u>P</u>		
Pier, dock, float	Pier, dock, float	<u>P</u>		
Water-oriented accessory	Water-oriented accessory	<u>P</u>		
structure	structure			

riangle E. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-20 zone.

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To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

	Table 21.08.130C						
	Allowed Uses and Special Regulations						
Section	Use	Parking Ratio:	Special Regulations				
		unit of					
		measure					
		(minimum					
		required;					
		maximum					
		allowed)					
Resident	ial^1						
1	Detached	Dwelling unit					
	dwelling unit	(2.0)					
2	Size-limited						
	dwelling						

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	Table 21.08.130C						
	F	Allowed Uses and S	Special Regulations				
Section	Use	Parking Ratio:	Special Regulations				
		unit of					
		measure					
		(minimum					
		required;					
		maximum					
		allowed)					
3	Accessory	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling				
	dwelling unit		Units, for specific regulations which may				
	(ADU)		apply.				
4	Tiny home	Tiny home	See RZC 21.08.220, Accessory Dwelling				
		(1.0)	Units, and RZC 21.08.170.E.2.a.ii Small				
			Lot Short Plats for specific regulations				
			which may apply.				
<u>45</u>	Attached	Studio	A. Permitted use in all neighborhoods.				
	dwelling unit,	dwelling unit	B. Please see RZC 21.08.260, Attached				
	2-4 units	(1.2)	Dwelling Units, for specific regulations				
<u>6</u>	Stacked flat	1-bedroom	related to density, design, review and				
7	Courtyard	dwelling unit	decision procedures, and affordable				
	apartment	(1.5)	housing exceptions.				
<u>58</u>	Multifamily	2-bedroom					
	structures	dwelling unit					
		(1.8)					
		3+-bedroom					
		dwelling unit					
		(2.0)					

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Table 21.08.130C							
	Allowed Uses and Special Regulations						
Section	Use	Parking Ratio:	Special Regulations				
		unit of					
		measure					
		(minimum					
		required;					
		maximum					
		allowed)					
6 9	Manufactured	Dwelling unit	See RZC 21.08.320, Designated				
	home	(2.0)	Manufactured Homes, Manufactured Homes,				
			and Mobile Homes, for specific				
			regulations which may apply.				
710	Housing	See Special	A. Retirement residences are permitted				
	Services for	Regulations	through a subdivision or binding site				
	the Elderly		plan with a maximum of 16 retirement				
			residence units per acre. Without a				
			subdivision or binding site plan, a				
			Conditional Use Permit is required. See				
			RZC 21.08.360, Retirement Residences, for				
			specific regulations which may apply.				
			B. A Conditional Use Permit is required				
			for Residential Care Facilities.				
			C. A Conditional Use Permit is required				
			for Long-Term Care Facilities.				
			D. Parking requirements are as follows:				
			1. Multifamily housing for senior				
			citizens: Unit (0.5, 2.0)				

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Table 21.08.130C						
Allowed Uses and Special Regulations						
Section	Use	Parking Ratio:	Special Regulations			
		unit of				
		measure				
		(minimum				
		required;				
		maximum				
		allowed)				
			2. Nursing home or long-term care			
			facility: four patient beds (1.0, 1.0)			
			3. Retirement residence with no skilled			
			nursing facility: Unit (1.0, 1.0)			
			4. Retirement residence with skilled			
			nursing facility: Worker on largest shift			
			(1.25, 1.25)			
			E. For Retirement Residences, a Traffic			
			Mitigation Plan is required. See RZC			
			21.08.370.C.3.b.iii.			
<u>8</u> 11	Adult family	Dwelling unit				
	home	(2.0)				
Transpor	rtation, Communica	tion, Information	n, and Utilities			
9	Local utilities	Adequate to				
10	Regional	accommodate	A Conditional Use Permit is required.			
	utilities	peak use.				
11	Heliport	N/A	A Conditional Use Permit is required.			
			Does not include medical airlift.			
			Permitted only abutting Lake Sammamish.			

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	Table 21.08.130C							
	Allowed Uses and Special Regulations							
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations					
12	Float plane facility	N/A	A. A Conditional Use Permit is required. Permitted only abutting Lake Sammamish. B. Piers, docks, and floats associated with the operation of float planes shall meet, as a minimum, the location criteria contained in RZC 21.68.070, In-Water Structures. Piers and docks are also subject to standards for residential piers and docks contained in RZC 21.68.070.E, Piers, Docks, and Floats. (SMP) C. Only one float plane per lot is permitted. (SMP) D. Float planes shall observe speed regulations for watercraft and vessels contained in RMC 14.16.030, Speed Regulations, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes. (SMP)					

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	Table 21.08.130C						
	A	.llowed Uses and S	Special Regulations				
Section	Use	Parking Ratio:	Special Regulations				
		unit of					
		measure					
		(minimum					
		required;					
		maximum					
		allowed)					
			E. Float plane facilities or operation of				
			float planes is prohibited on the				
			Sammamish River, Bear Creek and Evans				
			Creek. (SMP)				
			F. Float plane facilities and operation				
			shall comply with FAA standards,				
			including standards for fueling, oil				
			spill cleanup, firefighting equipment,				
			and vehicle and pedestrian separation.				
			(SMP)				
13	Wireless		See RZC 21.56, Wireless Communication				
	Communication		Facilities, for specific development				
	Facilities		requirements.				
Arts, En	tertainment, and	Recreation					
15	Community	Adequate to	Includes noncommercial indoor recreation				
	indoor	accommodate	uses, such as community clubhouses,				
	recreation	peak use.	indoor swimming pools, and other similar				
	Arts,		facilities.				
	Entertainment,		A Conditional Use Permit is required for				
	Recreation, and		Athletic, sports, and playfields, Marine				
	Assembly						
	I						

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	Table 21.08.130C						
	Allowed Uses and Special Regulations						
Section	Use	Parking Ratio:	Special Regulations				
		unit of					
		measure					
		(minimum					
		required;					
		maximum					
		allowed)					
			recreation, and Commercial swimming				
			pools.				
16	Parks, open	1,000 sq ft	Permitted if public or noncommercial. A				
	space, trails	gfa (0,	Conditional Use Permit is required for				
	and gardens	adequate to	commercial facilities.				
	Natural and	accommodate					
	Other	peak use)					
	Recreational						
	<u>Parks</u>						
17	Athletic,	Adequate to	A Conditional Use Permit is required.				
	sports, and	accommodate					
	play fields	peak use.					
18	Golf course						
19	Marine						
	recreation						
20	Commercial						
	swimming pool						
Educatio	Education, Public Administration, Health Care, and Other Institutions						
21	Day care center	Employee (1.0)	A Conditional Use Permit is required. See				
			RZC 21.08.310, Day Care Centers, for				
			specific regulations which may apply.				

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	Table 21.08.130C						
	Allowed Uses and Special Regulations						
Section	Use	Parking Ratio:	Special Regulations				
		unit of					
		measure					
		(minimum					
		required;					
		maximum					
		allowed)					
22	Family day care	Vehicle used	Family day care providers are permitted				
	provider	by the	as home businesses. See RZC 21.08.340,				
		business	Home Business, for specific regulations				
		(1.0).	which may apply.				
23	Public safety	Adequate to	A Conditional Use Permit is required.				
	Government and	accommodate					
	Administration	peak use					
24	Grade schools						
	(K-12)						
	Educational						
25	Religious	1,000 sq ft	A. Permitted use if less than 250 seats.				
	Institution	gfa for	A Conditional Use Permit is required for				
	Faith-based and	assembly (1.0)	religious institutions faith-based				
	<u>Funerary</u>	or 5 fixed	organizations with between 250 and 750				
		seats (1.0); 3	seats. See RZC 21.08.280, Churches,				
		seats (1.0).	Temples, Synagogues and Other Places of				
			Worship Faith-Based and Funerary, for				
			specific regulations which may apply.				
			B. A Traffic Mitigation Plan is required.				
			See RZC 21.08.280.C.5. Refer to RZC				
			21.08.280 Faith-Based and Funerary for				
			21.08.280 Faith-Based and Funerary for				

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	Table 21.08.130C						
	Allowed Uses and Special Regulations						
Section	Use	Parking Ratio:	Special Regulations				
		unit of					
		measure					
		(minimum					
		required;					
		maximum					
		allowed)					
			requirements concerning faith-based and				
			funerary uses.				
Other							
26	Home Business	Vehicle used	See RZC 21.08.340, Home Business, for				
		by the	specific regulations which may apply.				
		business					
		(1.0).					
27	Roadside	N/A					
	produce stand						
28	Pier, dock,		See RZC 21.68.070, In-Water Structures,				
	float		for special height, setback and area				
			requirements, (SMP)				
29	Water-oriented		See RZC 21.68.070.G, Water-Oriented				
	accessory		Accessory Structures, for special height,				
	structure		setback and area requirements. (SMP)				

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where

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residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

RZC 21.08.140 R-30 Multifamily Urban Residential.

A. Purpose. The R-30 Multifamily Urban Residential zone provides for multifamily residential neighborhoods on lands suitable for residential development with an allowed base density of 30 dwellings per gross acre. This designation provides for stable and attractive residential neighborhoods which have an urban character and a full range of public services and facilities. To complement the primarily residential nature of these zones, some nonresidential uses are allowed.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

	Zone Regulat							
Land	& Structure	Transport ation	Environme nt	Communit Y	Process	Money	Incentives	Other State of the Control of the Co
Build ng Heigh	_	Parking Standards	Landscapi ng	Historic al & Archeolo gical Resource s	Review Procedur es	Developm ent Fees	Transfer Development Rights Program	Special Regulation S
Dens:	it Signs	Transport ation Standards	Trees	Design Standard s	<u>Permits</u>	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Imperious Surfa	Storage		Environme ntal Regulatio ns	Affordab le Housing	Developm ent Services		General Incentive Information	Transition Overlay Areas
Setba ks	Lightin g		Open Space	Neighbor hood				Wireless Communicat ion Facilities
	Hazardo us Liquid Pipelin es							

D. General Allowed Uses and Cross-References.

The following tables provide references for each of

the allowed use classes for the zone. References

are provided for assistance in associating the

current use classes with the use classes and

associated definitions that were in effect prior

to December 31, 2021. Additional references

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assist in generally aligning use classes with the

Redmond Building Code, Institute of

Transportation Engineers (ITE) Trip Generation

Manual, and the City's Business Licensing system.

Additional information specific to the intended

use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use

category or class shall be classified by the Code

Administrator for applicability based on the

purpose and intent of the zone within which the

use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in R-30 Zone (Residential)

<u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>

Residential	Residential	Former Use	<u>Use</u>	Building	ITE Trip
Use Category	<u>Use Class</u>	Classification	Permissions	<u>Code</u>	<u>Generation</u>
		(prior to Dec.		<u>Occupancy</u>	Manual Land
		31, 2021)		Class	<u>Use Code</u>
Low Density	Detached	Detached	<u>P</u>	<u>R</u>	200-299
Residential	dwelling unit	dwelling unit			

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Attachment F: Ordinance to Amend the Redmond Zoning Code

Medium Density	Size-limited	Size-limited	<u>P</u>	<u>R</u>	200-299
Residential	dwelling	dwelling			
	Accessory	Accessory	<u>L</u>	<u>R</u>	200-299
	dwelling unit	dwelling unit			
	(ADU)	(ADU)			
	Attached	Attached	<u>L</u>	<u>R</u>	200-299
	dwelling unit,	dwelling unit,			
	2-4 units	2-4 units			
	Stacked flat		<u>P</u>	<u>R</u>	200-299
	Multifamily	<u>Multifamily</u>	<u>P</u>	<u>R</u>	200-299
	structures	structures			
	Courtyard		<u>P</u>	<u>R</u>	200-299
	<u>Apartments</u>				
	Manufactured	Manufactured	<u>P</u>	<u>R</u>	200-299
	home	home			
	Tiny home		<u>P</u>	<u>R</u>	200-299
	Housing	Housing	<u>L, C</u>	Ī	600-699
	Services for	Services for			
	the Elderly	the Elderly			
	Adult family	Adult family	<u>P</u>	<u>R</u>	200-299
	home	<u>home</u>			

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Table ##.##.# General Allowed Uses and Cross-References in R-30 Zone (Nonresidential)

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

Nonresidential Use Class	Former Use	<u>Use</u>	Building	ITE Trip
	Classification (prior to	Permissions	<u>Code</u>	Generation
	Dec. 31, 2021)		<u>Occupancy</u>	Manual Land
			Class	<u>Use Code</u>
Local utilities	Local utilities	<u>P</u>		
Regional utilities	Regional utilities	<u>C</u>		
Heliport	<u>Heliport</u>	<u>C</u>		
Float plane facility	Float plane facility	<u>L, C</u>		
Wireless Communication	Wireless Communication	<u>P</u>		
<u>Facilities</u>	<u>Facilities</u>			
Arts, Entertainment,	Community indoor	<u>L</u>	<u>A</u>	400-499
Recreation, and Assembly	recreation; Athletic,			
	sports, and play fields;			
	Marine recreation;			
	Commercial swimming pool			
Natural and Other	Parks, open space,	<u>L, C</u>		400-499
Recreational Parks	trails and gardens			
Golf course	Golf course	<u>C</u>	<u>A</u>	400-499
Day care center	Day care center	<u>L, C</u>	<u>E</u>	500-599
Family day care provider	Family day care provider	<u>L</u>	<u>R</u>	500-599
Government and	Public safety	<u>C</u>	<u>B</u>	700-799
Administration				
Educational	Grade schools (K-12)	<u>C</u>	<u>E</u>	500-599
Faith-based and Funerary	Religious Institution	<u>L, C</u>	A, B, H,	500-599
			<u>I, R, S</u>	
1		1		

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Equestrian facility	Equestrian facility	<u>C</u>	
Roadside produce stand	Roadside produce stand	<u>P</u>	
Pier, dock, float	Pier, dock, float	<u>P</u>	
Water-oriented accessory	Water-oriented accessory	<u>P</u>	
structure	structure		

₱ E. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-30 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

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Table 21.08.140C								
	Allowed Uses and Special Regulations							
Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations					
Resident	$ig $.ial 1							
1	Detached	Dwelling unit						
	dwelling unit	(2.0)						
2	Size-limited dwelling	-						
3	Accessory	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling					
	dwelling unit		Units, for specific regulations which may					
	(ADU)		apply.					
4	Tiny home	Tiny home (1.0)	See RZC 21.08.220, Accessory Dwelling Units, and RZC 21.08.170.E.2.a.ii Small Lot Short Plats for specific regulations which may apply.					
4 <u>5</u>	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2)	A. Permitted use in all neighborhoods. B. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations					
6	Stacked flat	1-bedroom	related to density, design, review and					
7	Courtyard	dwelling unit	decision procedures, and affordable					
	apartment	(1.5)	housing exceptions.					
<u>58</u>	Multifamily structures	2-bedroom dwelling unit (1.8)						

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Table 21.08.140C						
		Allowed Uses and S	Special Regulations			
Section	Use	Parking Ratio:	Special Regulations			
		unit of				
		measure (min.				
		required; max.				
		allowed)				
		3+-bedroom				
		dwelling unit				
		(2.0)				
6 9	Manufactured	Dwelling unit	See RZC 21.08.320, Designated			
	home	(2.0)	Manufactured Homes, Manufactured Homes,			
			and Mobile Homes, for specific			
			regulations which may apply.			
7 10	Housing	See Special	A. Retirement residences are permitted			
	Services for	Regulations	through a subdivision or binding site			
	the Elderly		plan with a maximum of 16 retirement			
			residence units per acre. Without a			
			subdivision or binding site plan, a			
			Conditional Use Permit is required. See			
			RZC 21.08.360, Retirement Residences, for			
			specific regulations which may apply.			
			B. A Conditional Use Permit is required			
			for Residential Care Facilities.			
			C. A Conditional Use Permit is required			
			for Long-Term Care Facilities.			
			D. Parking requirements are as follows:			
			1. Multifamily housing for senior			
			citizens: Unit (0.5, 2.0)			

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		Table 2	1.08.140C
	P	Allowed Uses and	Special Regulations
Section	Use	Parking Ratio: unit of	Special Regulations
		measure (min.	
		required; max.	
		allowed)	
			2. Nursing home or long-term care
			facility: four patient beds (1.0, 1.0)
			3. Retirement residence with no skilled
			nursing facility: Unit (1.0, 1.0)
			4. Retirement residence with skilled
			nursing facility: Worker on largest shift
			(1.25, 1.25)
			E. For Retirement Residences, a Traffic
			Mitigation Plan is required. See RZC
			21.08.370.C.3.b.iii.
<u>811</u>	Adult family	Dwelling unit	
	home	(2.0)	
Transpor	rtation, Communica	tion, Information	n, and Utilities
9	Local utilities	Adequate to	
10	Regional	accommodate	A Conditional Use Permit is required.
	utilities	peak use.	
11	Heliport	N/A	A Conditional Use Permit is required.
			Does not include medical airlift.
			Permitted only abutting Lake Sammamish.
12	Float plane	N/A	A. A Conditional Use Permit is required.
	facility		Permitted only abutting Lake Sammamish.

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Table 21.08.140C							
	Allowed Uses and Special Regulations						
Section	Use	Parking Ratio:	Special Regulations				
		unit of					
		measure (min.					
		required; max.					
		allowed)					
			B. Piers, docks, and floats associated				
			with the operation of float planes shall				
			meet, as a minimum, the location criteria				
			contained in RZC 21.68.070, In-Water				
			Structures. Piers and docks are also				
			subject to standards for residential				
			piers and docks contained in RZC				
			21.68.070.E, Piers, Docks, and Floats.				
			(SMP)				
			C. Only one float plane per lot is				
			permitted. (SMP)				
			D. Float planes shall observe speed				
			regulations for watercraft and vessels				
			contained in RMC 14.16.030, Speed				
			Regulations, except that these speeds may				
			be exceeded for a short duration of time				
			during landing and takeoff of planes.				
			(SMP)				
			E. Float plane facilities or operation of				
			float planes is prohibited on the				
			Sammamish River, Bear Creek and Evans				
			Creek. (SMP)				

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		Table 2	1.08.140C					
	Allowed Uses and Special Regulations							
Section	Use	Parking Ratio:	Special Regulations					
		unit of						
		measure (min.						
		required; max.						
		allowed)						
			F. Float plane facilities and operation					
			shall comply with FAA standards,					
			including standards for fueling, oil					
			spill cleanup, firefighting equipment,					
			and vehicle and pedestrian separation.					
			(SMP)					
13	Wireless		See RZC 21.56, Wireless Communication					
	Communication		Facilities, for specific development					
	Facilities		requirements.					
Arts, En	tertainment, and	Recreation						
14	Community	Adequate to	Includes noncommercial indoor recreation					
	indoor	accommodate	uses, such as community clubhouses,					
	recreation	peak use.	indoor swimming pools, and other similar					
	Arts,		facilities.					
	Entertainment,		A Conditional Use Permit is required for					
	Recreation, and		Athletic, sports, and playfields, Marine					
	Assembly		recreation, and Commercial swimming					
			pools.					
15	Parks, open	1,000 sq ft	Permitted if public or noncommercial. A					
	space, trails	gfa (0,	Conditional Use Permit is required for					
	and gardens	adequate to	commercial facilities.					
	Natural and	accommodate						
	Other	peak use)						

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		Table 2	1.08.140C			
Allowed Uses and Special Regulations						
Section	Use	Parking Ratio:	Special Regulations			
		unit of				
		measure (min.				
		required; max.				
		allowed)				
	Recreational					
	<u>Parks</u>					
16	Athletic,	Adequate to	A Conditional Use Permit is required.			
	sports, and	accommodate				
	play fields	peak use.				
17	Golf course					
18	Marine					
	recreation					
19	Commercial					
	swimming pool					
Educatio	n, Public Adminis	tration, Health (Care, and Other Institutions			
20	Day care center	Employee (1.0)	A Conditional Use Permit is required. See			
			RZC 21.08.310, Day Care Centers, for			
			specific regulations which may apply.			
21	Family day care	Vehicle used	Family day care providers are permitted			
	provider	by the	as home businesses. See RZC 21.08.340,			
		business	Home Business, for specific regulations			
		(1.0).	which may apply.			
22	Public safety	Adequate to	A Conditional Use Permit is required.			
	Government and	accommodate				
	Administration	peak use				

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		Table 2.	1.08.140C
	A	allowed Uses and S	Special Regulations
Section	Use	Parking Ratio:	Special Regulations
		unit of	
		measure (min.	
		required; max.	
		allowed)	
23	Grade schools		
	(K-12)		
	Educational		
24	Religious	1,000 sq ft	A. Permitted use if less than 250 seats.
	Institution	gfa for	A Conditional Use Permit is required for
	Faith-based and	assembly (1.0)	religious institutions faith-based
	<u>Funerary</u>	or 5 fixed	organizations with between 250 and 750
		seats (1.0); 3	seats. See RZC 21.08.280, Churches,
		seats (1.0).	Temples, Synagogues and Other Places of
			Worship Faith-Based and Funerary, for
			specific regulations which may apply.
			B. A Traffic Mitigation Plan is required.
			See RZC 21.08.280.C.5. Refer to RZC
			21.08.280 Faith-Based and Funerary for
			requirements concerning faith-based and
			funerary uses.
Other			
25	Home Business	Vehicle used	See RZC 21.08.340, Home Business, for
		by the	specific regulations which may apply.
		business	
		(1.0).	
26	Roadside	N/A	
	produce stand		

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Table 21.08.140C					
Allowed Uses and Special Regulations					
Section	Use	Parking Ratio:	Special Regulations		
		unit of			
		measure (min.			
		required; max.			
		allowed)			
27	Pier, dock,		See RZC 21.68.070, In-Water Structures,		
	float		for special height, setback and area		
			requirements. (SMP)		
28	Water-oriented		See RZC 21.68.070.G, Water-Oriented		
	accessory		Accessory Structures, for special height,		
	structure		setback and area requirements. (SMP)		

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

Section 6. Amendments to Redmond Zoning Code (RZC)

Section 21.08.220 Accessory Dwelling Units. The provisions of RZC

Section 21.08.220 Accessory Dwelling Units are hereby amended to read as follows:

RZC 21.08.220 Accessory Dwelling Units.

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- A. Purpose. The purpose of the accessory dwelling unit (ADU) and tiny home 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;
 - 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 Ensure that ADUs are compatible with

 surrounding land uses according to the conditions

 of this division and by blending new development

 with existing residential development by

 appropriately regulating their bulk, size, and

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

C. Requirements.

1. Number of ADUS. One ADU or tiny home shall be allowed on each residential lot as in conjunction with subordinate to 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 and lot coverage restrictions and any other standards or regulations required of a detached dwelling unit in a residential zone.
- 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.

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- d. Tiny homes located within public view shall provide landscaping to fully screen the tandem axle trailer or similar configuration of trailer base.
- 3. Size/Scale.
 - a. The total square footage of an detached ADU shall not exceed 40 50 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 1,500 square feet.

Example: Current home: 2,000 sq. ft.

Primary Dwelling	<u>X</u>	<u>Maximum</u>	=	ADU Maximum	
<u>Unit Size</u>		size		Size	
2,000 sq. ft.	X	50 percent	Ш	1,000 sq. ft.	

b. In no case shall the ADU exceed 1,500 square

feet in total area. If an ADU occupies an entire single floor of the primary dwelling

unit, the Technical Committee may allow for an increase in the allowed size of the ADU in order to efficiently use all of the floor

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area, so long as all other standards of this section are met.

- c. If the site size is larger than 10,000 square

 feet, the Technical Committee may allow for an

 increase in the allowed size of the ADU so

 long as all other standards of this section

 and the following criteria are met:
 - i. The ADU is an affordable housing unit or;
 - ii. A public benefit is provided as deemed appropriate by the Technical Committee
- d. A tiny home shall not exceed 400 square feet in size.
- 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. Short term rentals: for short term rentals and vacation rentals, where the lease term is less than 12 months, the owner must reside

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at either the primary unit or accessory dwelling unit.

- b. Long term rentals: for long term rentals, where the lease term is 12 months or more, the owner is not required to occupy the site so long as documentation is provided that both the primary and accessory dwelling units are under signed leases for no less than 12 months.
- c. 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.
 - a. Off-street parking for an accessory dwelling
 unit located within one-quarter mile of a
 major transit stop shall not be required

unless the Administrator has determined that the accessory dwelling unit is in an area with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make on-street parking infeasible for the accessory dwelling unit (Engrossed Substitute Senate Bill 6617, Chapter 36.70A RCW). For off-street parking associated with an accessory dwelling unit that is located within one-quarter mile of a major transit stop, refer to paragraph RZC 21.40.010.D.4 Required Off-Street Parking, Parking Near Frequent Transit.

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.

Section 7. Amendments to Redmond Zoning Code (RZC)

Section 21.08.260 Attached Dwelling Units. The provisions of RZC

Section 21.08.260, Paragraph 21.08.260.C.4 Design are hereby amended to read as follows:

RZC 21.08.260.C.4 Design.

- 4. Design.
 - 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.
 - 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

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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. Each unit shall have separate front and/or
 rear access.
- i—v. 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.
- vi. Courtyard Apartments. The attached dwelling units shall be clustered around a courtyard or lawn.

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- vii. Stacked flats. The stacked flats shall

 have upper and lower units and a common
 entrance and stairway shall be used to
 access the units.
- Section 8. Amendments to Redmond Zoning Code (RZC)

 Chapter 21.08 Residential Regulations. The provisions of RZC

 Chapter 21.08, Section 21.08.280 Churches, Temples, Synagogues,

 and Other Places of Worship are hereby amended to read as follows:

RZC 21.08.280 Churches, Temples, Synagogues, and Other Places of Worship Faith-Based and Funerary.

- A. Purpose. This section is intended to ensure that the unique impacts associated with church, temple, synagogue, and mosque faith-based organizational uses and their accessory uses are addressed while still allowing for a wide range of possible locations for faith-, religious-, belief-, and affiliation-based assembly.
 - B. Calculation of Seating Capacity. For the purposes of this regulation, a seat shall be defined as either:
 - 1. One individual fixed seat; or
 - 2. A length of 18 inches on a pew or bench; or

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- 3. A measurement of seven square feet per person for the area seating the general assembly with movable chairs or other portable seating fixtures. The total area includes aisle space, but excludes areas such as stage and podium areas, space for musical instruments, and lobbies.
- C. Requirements. The following development criteria shall apply to places of worship structures and properties associated with faith-based organizations and their related activities without regard to the zone in which it is they are located or the permit under which the use is processed:
 - 1. Lighting for parking lot areas, structures, statuary and signage shall comply with the development regulations for parking, lighting and signs, and the Design Standards of RZC 21.60, Citywide Design Standards.
 - 2. The use shall comply with the parking regulations for assembly uses, except that in no event shall parking be in excess of one space per three seats in a residential zone.

- 3. The storage of buses or vans over 10,000 pounds gross weight is permitted on-site under the following conditions:
 - a. The location of the parking areas for these vehicles is indicated on the site plan at the time of application;
 - b. Vehicles must be leased or owned by the owner or tenant of the site, must be in operable condition, and must have a current vehicle registration;
 - c. Vehicles shall not intrude into public rights-of-way or obstruct sight visibility from any driveway;
 - d. Structural and/or natural screening, as approved by the City, shall screen the vehicles from neighboring properties.

 The screening requirement or amount of screening may be eliminated or reduced in light industrial zones to the extent that the storage of vehicles is treated uniformly with other uses in

the same zone.

- 4. Places of Worship Faith-Based Organizations Within Shorelines. Within the Shoreline Jurisdiction, site development shall comply with the general standards of the zone in which it is located, except as otherwise provided in subsection RZC 21.08.280.D below. The maximum building height, exclusive of steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop is 35 feet. An additional building height allowance of 15 feet is allowed for symbolic religious icons located on the building. (SMP)
- 5. A traffic mitigation plan shall be submitted for approval by the City. The plan shall address traffic control, parking management (including the mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. In addition to on-site parking requirements, parking in excess of the maximum may be permitted on existing off-site

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satellite parking lots, subject to City approval of a joint use agreement. Off-site parking in residential zones shall be limited to lots shared with existing institutional uses, such as schools.

- 6. The maximum height for separate structures onsite, such as bell towers, crosses, statuary, or other symbolic religious icons, shall be 15 feet. The maximum building height, based on the zone in which the building is located, may be exceeded by 15 feet for the installation of religious icons on the building.
- 7. The proposed structure(s) shall comply with the applicable design criteria contained in RZC 21.60, Citywide Design Standards, for the zone in which the use is located.
- 8. Additional standards are applicable to the use.

 The underlying zoning and size of the facility

 structures shall determine which additional

 criteria shall apply. The additional criteria

 for residential zones can be found below,

 depending on seating capacity.

- D. Development Criteria for Seating Capacities in a Residential Zone.
 - 1. Places of worship Faith-based organizations with a seating capacity of less than 250 seats:
 - a. The facility structures shall be

 located within 1,200 feet, as

 measured along the centerline of the

 right-of-way, of an arterial

 (collector, minor or principal);
 - b. The facility structures shall be located on a paved road having two lanes with a minimum width equal to the public works standard for a local access street;
 - c. Buildings Structures shall maintain a minimum setback of 20 feet from all property lines; building setbacks shall be increased by five feet for every one foot in building height over 30 feet;
 - d. The maximum building height does not exceed 50

 feet inclusive of steeples, bell towers,

 crosses, or other symbolic religious icons;

- e-d. The minimum lot size shall be the same as that required in the zone in which the proposed facility faith-based organization is located;
- fe. The maximum lot coverage of structures may not exceed 35 percent, and total impervious surfaces may not exceed 75 percent of lot area;
- gf. No more than two large vehicles may be stored on-site at a given period of time; and
- hg. Structures, parking lots and lighting shall be designed to avoid excessive light and glare impacts on adjacent properties.
 Restrictions on light pole height and type, deflectors and other such measures may be required as necessary to prevent overspill and excessive intensity of light.
- 2. Places of worship Faith-based organizations with a seating capacity of between 250 to 750 seats:
 - a. The proposed $\frac{\text{facility}}{\text{structures}}$ must be located adjacent to at least one

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arterial (collector, minor or
principal);

- b. Buildings Structures shall maintain a minimum setback of 20 feet from all property lines;
- c. The maximum building height may not exceed 50 feet, inclusive of steeples, bell towers, erosses, or other symbolic religious icons.

 However, b_Building setbacks shall be increased five feet for every one foot in building height over 30 feet;
- d. The maximum lot coverage of structures may not exceed 35 percent, and total impervious surfaces may not exceed 75 percent of the lot area; and
- e. No more than two large vehicles may be stored on-site at a given period of time.
- Section 9. Amendments to Redmond Zoning Code (RZC)

 Chapter 21.08 Residential Regulations. The provisions of RZC

 Chapter 21.08, Section 21.08.340 Home Business are hereby amended to read as follows:

RZC 21.08.340 Home Business.

- A. Purpose. The purpose of the home business regulations is to allow for limited commercial activity within residences dwelling units while ensuring that all commercial activity remains incidental to the residential primary use based on the underlying zoning and does not interfere with the residential character of the neighborhood through the creation of disproportionate levels of noise, traffic, safety hazards, or other public nuisances that may be generated.
- B. Applicability. Home businesses are allowed in all residential, multifamily, and mixed-use zones of the City as an accessory use to an existing dwelling unit. A business license shall be required for all home businesses. In addition, the Administrator may impose conditions to mitigate any potential adverse impacts on surrounding uses and may consider the need to limit the hours of operation of a home business.
- C. Requirements. The following standards shall apply to all home businesses. An applicant wishing to apply for a business license for a home business must

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demonstrate compliance with these standards prior to obtaining a business license.

- 1. Location. A home business shall be carried on wholly within the principal building, dwelling unit, or within an accessory structure. No home business, or any storage connected with a home business shall be allowed outside of the principal building, dwelling unit, or accessory structure, except as allowed for family day care providers. Where an accessory dwelling unit exists, a home business may be conducted in both the primary dwelling unit and the accessory dwelling unit.
- 2. Number. Any number of home businesses may be conducted within any single dwelling unit, including an accessory dwelling unit and all accessory structures, provided that the combined impacts of any and all businesses do not exceed the limits set forth in this section.
- 3. Size. No more than 25 percent of the gross floor area of the principal dwelling unit may be used for the home business. In the case of home

businesses being conducted within accessory structures or detached accessory dwelling units, there shall be no size restriction placed upon the usable area for the home business.

- 4. Residency. A home business must be conducted by a family member who resides in the dwelling unit. Floor space in either the primary dwelling unit or an accessory structure may not be rented out to persons not residing within the primary dwelling unit or accessory dwelling unit for business purposes. No more than one person outside the family group that resides on the premises shall engage in any business located on the premises.
- 5. Restricted Materials. No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other restricted materials shall be used or stored on the site.
- 6. Maintaining Residential Character. The business shall be conducted in a manner which will not

alter the normal residential character of the premises by which is consistent with the residential use in the zone where it is located. Alternations and operations that have potential to impact residential uses include but are not limited to exterior alteration of the property, expansion of parking, construction, creation of a separate entrance, the use of color, materials, lighting, signs (other than on the applicant's vehicle), exterior storage of materials, goods or merchandise, or by the emission of sound, electric interference, vibration, dust, glare, heat, smoke, odors or liquids.

7. Business Traffic.

<u>a.</u> Visitors, customers, and/or deliveries <u>to home</u>

<u>businesses within residential zones</u> shall be

limited to two per hour. In any case, no

combination of visitors, customers, and/or

deliveries may exceed a total of eight per

day.

b. Visitors and customers to home businesses

within multifamily and mixed-use zones shall be prohibited unless authorized by the Code Administrator.

- 8. Vehicles.
 - a. Vehicles larger than 10,000 pounds gross weight shall not be operated out of the premises or park on the property or adjacent streets. No more than one vehicle used in the business may be parked on the premises or operated out of the premises when the business is located in a single-family zone.
 - b. Home businesses operated in multifamily and mixed-use zones shall be prohibited from parking or storing vehicles, other than personal vehicles permitted on site by the underlying zone, or authorized by a Transportation Management Program.
 - 9. Parking. The home business shall not displace or impede the use of required parking spaces for primary or accessory dwelling units.

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normal residential levels.

11. Applicable Codes. Structures must meet City building, construction, fire and land use regulations.

- 12. Motor Vehicle-Related Home Businesses.
 - a. Office-only activities for motor vehiclerelated uses may be allowed as home
 businesses, provided all other
 requirements of this section are met.
 - b. Office-only motor vehicle-related home businesses and stock-in-trade within the residence may be allowed, provided that the following activities related to the office use are performed at other locations: washing and waxing, paint striping and detail application, window repair or replacement, and repairing and tuning of boats.
 - c. Except as provided in subsections C.9 and C.12.b of this section and for businesses legally licensed as such within the City

of Redmond as of June 14, 1995, no motor vehicle- related businesses shall be allowed as home businesses, including, but not limited to: auto, truck, or heavy equipment repair; body work, welding, detailing, or painting; or taxicab, van shuttle, limousine, or other transportation services.

13. Family Day Care Providers.

a. Family day care providers are permitted as home businesses as permitted or limited by the underlying zone.

Section 10. Amendments to Redmond Zoning Code (RZC) Chapter 21.10 Downtown Regulations. The provisions of RZC Chapter 21.10 Downtown Regulations, Sections 21.10.030 Old Town (OT) Zone, 21.10.040 Anderson Park (AP) Zone, 21.10.050 Town Center (TWNC) Zone, 21.10.060 Bear Creek (BC), Valley View (VV), and Trestle (TR) Zones, 21.10.070 Sammamish Trail (SMT) Zone, 21.10.080 Town Square (TSQ) Zone, 21.10.090 River Bend (RVBD) Zone, and 21.10.100 River Trail (RVT), Carter (CTR), and East Hill (EH) Zones are hereby amended as follows:

RZC 21.10.030 Old Town (OT) Zone.

Purpose. The Old Town district is comprised of the Α. original downtown and includes a number of historic structures and gathering places, including a central park. The Old Town district is established to be a center of pedestrian-oriented retail activity in the Downtown neighborhood. The regulations shaping development in this district provide for an urban village pattern and rhythm which encourages narrow ground floor storefronts, small blocks, narrow streets with curbside parking, mixed-use residential/office/service buildings, and pedestrianscale architecture. The regulations also encourage the enhancement of existing older buildings in Old Town with small ground floor retail spaces, characterized by narrow bay spacing complementary to pedestrian activity and interest, and office or residential spaces in upper stories. The pedestrian nature of the area is emphasized through lower parking requirements and plans for creation of parking lots/structures in a few central locations at the edge of these areas. This district provides for a full range of retail uses such as specialty and comparison shopping, eating and

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entertainment establishments, as well as general and professional services, and residential uses.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Old Tow	n Zone -	- Regulation	s Table					
Land Struc		Transport ation	Environm ent	Communit <u>Y</u>	Process	Money	Incentiv es	Other Other
					===			
Floor Area Ratio (FAR)	Fence s	Parking Standards	<u>ing</u>	Historic al & Archeolo gical Resource	Review Procedu res	Develop ment Fees	Transfer Developm ent Rights Program	Special Regulati ons
Height	Signs	Transport ation Standards	Trees	Design Standard S	Permits	Doing Busines S	Green_Building_Incentiv_e_Program	Public View Corridor S & Gateways
Densit Y	Outdo or Stora ge, Displ ay & Enclo sures		Environm ental Regulati ons	Affordab le Housing	Develop ment Service s		General Incentiv e Informat ion	Transiti on Overlay Areas
Imperv ious Surfac e	<u>Light</u> ing		<u>Open</u> Space	Neighbor hood				Wireless Communic ation Faciliti es

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Setbac	Hazar				
<u>ks</u>	dous				
	Liqui				
	d				
	Pipel				
	ines				

D. General Allowed Uses and Cross-References.

The following table provides references for each of the

allowed use classes for the zone. References are

provided for assistance in associating current use

classes with the use classes and associated

definitions in effect prior to December 31, 2021.

Additional references assist in aligning use classes

with the Redmond Building Code, Institute of

Transportation Engineers (ITE) Trip Generation Manual,
and the City's Business Licensing system.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.###	.# General All	owed Uses and Cro	ss-References	in OT Zone	(Residential)		
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted							
Residential	Residential	Former Use	Use	Building	ITE Trip		
Use Category	Use Class	Classification	Permissions	Code	Generation		
		(prior to Dec.		Occupancy	Manual Land		
		31, 2021)		Class	Use Code		

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High Density	Attached	Attached	L	R	200-299
Residential	dwelling unit,	dwelling unit,	_	_	
	2-4 units	2-4 units			
	Stacked flat		L	R	200-299
	Courtyard		<u>L</u>	R	200-299
	Apartments				
	Multifamily	Multifamily	L	R	200-299
	structures,	structures,			
	<u>Mixed-Use</u>	Mixed-Use			
	Residential	Residential			
	Dormitory	Dormitory	<u>P</u>	<u>R</u>	200-299
	Residential	Residential	<u>P</u>	R	200-299
	Suite	Suite			
	Housing	Housing	<u>P</u>	I	600-699
	Services for	Services for			
	the Elderly	the Elderly			

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

 $\underline{\text{Use Permissions:}} \quad \text{P - Permitted; L - Limited; C - Conditional; N - Not Permitted}$

		1		
Nonresidential Use Class	Former Use	<u>Use</u>	Building	ITE Trip
	Classification (prior to	<u>Permissions</u>	<u>Code</u>	<u>Generation</u>
	Dec. 31, 2021)		Occupancy	Manual Land
			Class	<u>Use Code</u>
Retail Sales	General Sales or	L	<u>M</u>	
	Services			
1. Gas station		N		
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	<u>P</u>	R	300-399
Other Accommodation	Other Accommodation	_	_	
Services	Services			
Marijuana retail sales	Marijuana retail sales	Р		
Artisanal Manufacturing,		L	М, Г, Н	100-199,
Retail Sales, and		_		800-899,
Service				900-999
Automobile Parking	Automobile Parking	<u>L</u>	S	
Facilities	Facilities	_	_	
1. Surface parking lots		N		
Road, Ground Passenger,	Road, Ground Passenger,	L		
and Transit	and Transit	_		
Transportation	Transportation			
1. Limited to regional		<u>L</u>		
light rail transit		_		

and Transit	and Transit			
Transportation	Transportation			
1. Limited to regional light rail transit		<u>L</u>		
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system and office uses only				
Rapid charging station	Rapid charging station	L		
		<u>-</u>		
Battery exchange station	Battery exchange station Communications and			
Communications and	Information	<u>P</u>		
Information				
Local utilities	Local utilities	<u>P</u>		
Wireless Communication	Wireless Communication	<u>P</u>		
<u>Facilities</u>	Facilities			
Arts, Entertainment,	Arts, Entertainment, and	<u>P</u>	<u>A</u>	<u>400-499,</u>
Recreation, and Assembly	Recreation			500-599
Natural and Other	Natural and other	<u>P</u>		400-499
Recreational Parks	recreational parks			
Day care center	Day care center	<u>P</u>	<u>E</u>	500-599
Educational	Education, Public	<u>P</u>	E	500-599
	Administration, Health			
	Care, and Other			
	Institutions, except			
	those listed below			
Institutional Health and	Education, Public	P	I	600-699,
Human Services	Administration, Health	_	_	700-799
	Care, and Other			
	Institutions, except			
	those listed below			
Government and	Education, Public	P	В	700-799
Administration	Administration, Health	_	_	
	Care, and Other			
	Institutions, except			
	those listed below			
Faith-based and Funerary	Religious Institution	L	А, В, Н,	500-599
		_	I, R, S	
1. Crematorium		N		

₱ E. Allowed Uses and Basic Development Standards. The
following table contains the basic zoning regulations
that apply to uses. To use the chart, read down the
left-hand column titled "Use." When you have located
the use that interests you, read across to find
regulations that apply to that use. Uses are permitted
unless otherwise specified in the Special Regulations
column. Permitted uses may require land use permit
approval. See RZC 21.76.020, Overview of the

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Development Process, for more information. Uses not listed are not permitted.

Table 21.10.030C							
	Allow	wed Uses and Basic Developr	ment Standards				
Section	Use	Parking Ratio:	Special Regulations				
		Unit of Measure Minimum					
		required, Maximum					
		allowed					
Resident	ial ¹						
1	Attached	Dwelling Unit (1.0,	A. Maximum density per lot				
	dwelling unit,	2.25) Plus one guest	dependent upon size and width of				
	2-4 units	space per four units	lot, per RZC 21.10.130.B,				
2	Stacked flat	for projects with six	Downtown Residential Densities				
3	Courtyard	units or more. Curbside	Chart.				
	<u>apartment</u>	parking along the site	B. Not permitted on ground floor				
2 4	Multifamily	may be counted towards	street fronts of Type I				
	Structure,	up to 25 percent of the	pedestrian streets as shown on				
	Mixed-Use	required off-street	Map 10.3, Downtown Pedestrian				
	Residential	parking.	System, or where ground floor				
			residences may be negatively				
			impacted by nearby				
			nonresidential uses. Residential				
			uses may be allowed on ground				
			floor streets fronts of Type II				
			Pedestrian Streets, per RZC				
			21.62.020.F.5, Ground Floor				
			Residential Uses on Type II				
			Pedestrian Streets, but not				
			within the shorter distance				
			of 50 feet or a quarter-block				
			length from a street				
			intersection.				
			C. Affordable Housing				
			requirements apply to				
			developments of 10 units or				
			more. See RZC 21.20.020,				
			Applicability.				
3 5	Dormitory	Bed (0.5, 1.0)					
<u>46</u>	Residential						
	suite						
	L	L	<u> </u>				

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		Table 21.10.030C	
	Allow	wed Uses and Basic Developr	ment Standards
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
5 7	Housing Services for the Elderly	See Special Regulations	Parking requirements are as follows: A. Multifamily housing for senior citizens: Unit (0.5, 2.0) B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial
			street system.
	Sales or Service		
6	General Sales or Services Retail Sales	1,000 sq ft gfa (2.0, 2.0)	A. Uses not permitted include: 1. Gas station. 2. Auto repair. 3. Automobile sales with outdoor display and storage. 4. Rental storage and miniwarchouses. 5. Retail sales or services involving drive-through/drive-up facilities, except dDrive-

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		Table 21.10.030C	
	Allov	ved Uses and Basic Develop	ment Standards
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
	Business and		through facilities confined
	Service		within the garage of a multistory building of at least three stories shall be allowed when the drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by a professional traffic engineer and approved by the City.
	Food and Beverage		6. Uses which are materially detrimental to typical downtown office and residential uses in terms of excessive noise and vibration, truck traffic, fumes, and other potential impacts. B. Parking standards for restaurant uses:
			1. Sit-down restaurant: 1,000 sq ft gfa (2.0, 9.0). 2. Take-out restaurant:
	Pet and Animal		1,000 sq ft gfa (2.0, 10.0).
	Sales and Service		3. The Technical Committee may waive the parking requirement for restaurant/deli/café uses 1,000 sq ft gfa, or less in area that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided:
			a. The use is located in an office building and primarily serves the occupants and guests of the office building; or b. The use is visible from and within 100 feet of a promenade or Downtown park, such as Luke

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		Table 21.10.030C	
	Allow	wed Uses and Basic Develop	ment Standards
Section	Use	Parking Ratio:	Special Regulations
		Unit of Measure Minimum	
		required, Maximum	
		allowed	
			McRedmond Park, Anderson Park,
			O'Leary Park, The Edge Skate
			Park, or the 83rd Street
			Promenade, for example, or
			within 100 feet of a critical
			areas buffer of the Sammamish
			River and access to the River
			Trail, and the use is designed
			to enliven the pedestrian
			environment and primarily cater
			to pedestrians and outdoor
			_
			patrons.
			C. The maximum number of parking
			stalls allowed may be increased
			to 5.0 per 1,000 sq ft of gross
			floor area for the retail
			components of mixed-use
			developments.
7	Hotels, Motels,	Rental room (1.0, 1.0)	
	and Other		
	Accommodation		
	Services ^{1,2}		
8	Marijuana	1,000 sq ft gfa (2.0,	See RZC 21.41 marijuana-related
	retail sales	5.0)	uses for additional
			requirements.
Manufact	uring and Wholesa	le Trade	
#	<u>Artisanal</u>	1,000 sq ft gfa (2.0,	
	Manufacturing,	2.0)	
	Retail Sales,		
	and Service		
Transpor	tation, Communica	tion, Information, and Uti	lities
#	Automobile		
	<u>Parking</u>		
	<u>Facilities</u>		
9	Road, Ground	1,000 sq ft gfa (2.0,	Regional light rail transit
	Passenger, and	2.0)	system and office uses only. No
	Transit		vehicle storage except light
	Transportation		rail vehicles.
L	<u> </u>	<u> </u>	<u> </u>

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Table 21.10.030C					
	Allow	red Uses and Basic Developr	ment Standards		
Section	Use	Parking Ratio:	Special Regulations		
beceion	050	Unit of Measure Minimum	Special Regulations		
		required, Maximum			
		allowed			
10	Rapid charging	Adequate to accommodate	Shall not be located on a parcel		
	station	peak use	that abuts a residential zone,		
			RZC 21.04.030 Comprehensive		
			Allowed Uses Chart.		
11	Battery		Shall not be located on a parcel		
	exchange		that abuts a residential zone.		
	station				
12	Communications	1,000 sq ft gfa (2.0,			
	and Information	2.0)			
13	Local Utilities				
14	Wireless	N/A	See RZC 21.56. Wireless		
	Communication		Communication Facilities, for		
	Facilities		specific development		
			requirements.		
Arts, En	tertainment, and	Recreation			
15	Arts,	Adequate to accommodate			
	Entertainment,	peak use			
	and Recreation				
	Arts,				
	Entertainment,				
	Recreation, and				
	<u>Assembly</u>				
16	Natural and	1,000 sq ft gfa (0,			
	other	adequate to accommodate			
	recreational .	peak use)			
	parks				
	1 .	tration, Health Care, and			
17	Education,	See Special Regulations	Parking: The number of spaces		
	Public		must be adequate to accommodate		
	Administration, Health Care,		the peak customer and employee shift, demonstrated by a parking		
	and Other		study or other study submitted		
	Institutions,		by the applicant and approved by		
	except those		the Code Administrator.		
	listed below				
	Educational				
	Institutional				
	Health and				
	Human Services				

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Table 21.10.030C					
	Allow	wed Uses and Basic Develop	ment Standards		
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations		
	Government and				
	Administration				
18	Day Care Center		Provisions for day care centers include: A. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). B. Play equipment shall be located no less than 10 feet from any property line. C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number		
			of employees, etc.		
19	Religious	1,000 sq ft gfa (10.0,	A. A seat is one fixed seat or		
	Institutions	10.0) or 1/5 fixed	18 inches on a pew or bench, or		
	Faith-based and	seats	seven square feet in the general		
	<u>Funerary</u>		assembly area, including aisle		
20	Funeral Homes		space, but excluding stage,		
	and Services		podium, lobby, and space for		
			musical instruments.		
			B. A traffic mitigation plan is		
			required. The plan shall address		
			traffic control; parking		
			management, including mitigation		
			of overflow parking into		
			adjoining residential areas; and		
			traffic movement to the arterial		
			street system.		
			A. Refer to RZC 21.08.280 Faith-		
			Based and Funerary for		
			requirements concerning faith-		
			based and funerary uses.		
0+1-			B. Excludes crematoriums.		
Other					

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	Table 21.10.030C					
	Allow	red Uses and Basic Developr	ment Standards			
Section	Use	Parking Ratio:	Special Regulations			
		Unit of Measure Minimum				
		required, Maximum				
		allowed				
21	Vending Carts,		A. Shall not locate in required			
	Kiosks		parking, landscaping, or drive			
			aisle area, or any area that			
			would impede emergency access.			
			B. Shall not reduce or interfere			
			with functional use of walkway			
			or plaza to below standards of			
			Americans with Disabilities			
			Act.			
			C. Structures shall be secured			
			to prevent tipping and			
			endangering public safety.			
			D. Maximum size is six feet wide			
			by ten feet long.			
			E. Administrative design review			
			required for structures.			
22	Automobile		Surface parking lots are			
	Parking		prohibited.			
	Facilities					

Notes:

- 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.
- 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030,

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are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.

RZC 21.10.040 Anderson Park (AP) Zone.

Purpose. The Anderson Park (AP) zone is one of four Α. distinct mixed-use residential/office zones in the Downtown Neighborhood, Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. These zones are intended as areas for the densest employment and residential uses in the

Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these districts allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly, and activating commercial uses. The Anderson Park zone encourages development of a mix of multistory residential and office buildings and allows limited retail space in order to provide convenient access without diluting the more concentrated retail cores of the Old Town and Town Center zones. The Anderson Park zone also enhances the long-term pedestrian character of Redmond Way and Cleveland Street by including street-level building and landscape design.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Anderson	Park Zone	- Regulatio	ns Table					
Land & S	tructure L	ation Arrange	Environme nt	Community	Process	Money	Incentiv es es	Other
Floor Area Ratio (FAR)	<u>Fences</u>	Parking Standards	<u>Landscapi</u> <u>ng</u>	Historica 1 & Archeolog ical Resources	Review Procedur es	Developm ent Fees	Transfer Developm ent Rights Program	Special Regulation S
Height	Signs	Transport ation Standards	Trees	<u>Design</u> <u>Standards</u>	<u>Permits</u>	Doing Business	Green Building Incentiv e Program	Public View Corridors & Gateways
Density	Outdoor Storage ' Display Enclosu res		Environme ntal Regulatio ns	Affordabl e Housing	Developm ent Services		General Incentiv e Informat ion	Transition Overlay Areas
Impervi ous Surface	<u>Lightin</u> <u>g</u>		<u>Open</u> Space	Neighborh ood				Wireless Communicat ion Facilities
Setback <u>s</u>	Hazardo us Liquid Pipelin es							

D. General Allowed Uses and Cross-References.

The following table provides references for each of the

allowed use classes for the zone. References are

provided for assistance in associating current use

classes with the use classes and associated

definitions in effect prior to December 31, 2021.

Additional references assist in aligning use classes

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with the Redmond Building Code, Institute of

Transportation Engineers (ITE) Trip Generation Manual,
and the City's Business Licensing system.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.##.# General Allowed Uses and Cross-References in AP Zone (Residential)						
Use Permissi	Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
Residential Use Category	Residential Use Class	Former Use Classification (prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code	
High Density Residential	Attached dwelling unit, 2-4 units	Attached dwelling unit, 2-4 units	Ī	<u>R</u>	200-299	
	Stacked flat		L	R	200-299	
	Courtyard Apartments		<u>L</u>	<u>R</u>	200-299	
	Multifamily structures, Mixed-Use Residential	Multifamily structures, Mixed-Use Residential	Ţ	<u>R</u>	200-299	
	Dormitory	Dormitory	<u>P</u>	R	200-299	
	Residential Suite	Residential Suite	<u>P</u>	<u>R</u>	200-299	
	Housing Services for the Elderly	Housing Services for the Elderly	<u>P</u>	<u>I</u>	600-699	

Table ##.##.##.#	General Allowed Uses	and Cross-Refe	rences in AP	Zone
	(Nonresidenti	al)		
<u>Use Permissions: P</u>	- Permitted; L - Limited;	C - Conditiona	al; N - Not E	Permitted
Nonresidential Use Class	Former Use	<u>Use</u>	<u>Building</u>	ITE Trip
	Classification (prior to	Permissions	<u>Code</u>	<u>Generation</u>
	Dec. 31, 2021)		Occupancy	Manual Land
			Class	Use Code

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Dotail Cales	Conomal Calog on	т	M	
Retail Sales	General Sales or	$\underline{\mathtt{L}}$	<u>M</u>	
	Services			
1. Gas station		N		
2. Auto repair				
3. Automobile sales with				
outdoor display and				
storage				
4. Rental storage and				
mini-warehouses				
Business and Service	Conoral Calog on			
Business and Service	General Sales or			
	Services			
Food and Beverage	<u>General Sales or</u>			
	Services			
Pet and Animal Sales and	General Sales or			
Service	Services			
Hotels, Motels, and	Hotels, Motels, and	<u>P</u>	R	300-399
Other Accommodation	Other Accommodation	=	=	<u> </u>
Services	Services			
		D		
Marijuana retail sales	Marijuana retail sales	<u>P</u>		100 100
Artisanal Manufacturing,		$\underline{\mathbf{L}}$	M, F, H	100-199,
Retail Sales, and				<u>800-899,</u>
Service				900-999
Automobile Parking	Automobile Parking	L	S	
Facilities	Facilities	=	_	
1. Surface parking lots		N		
Road, Ground Passenger,	Dood Cround Dagganger	_		
	Road, Ground Passenger,	$\underline{\mathtt{L}}$		
and Transit	and Transit			
<u>Transportation</u>	Transportation			
1. Limited to regional		$\underline{ t L}$		
light rail transit				
system and office use				
only.				
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	<u>=</u> L		
Communications and	Communications and	<u>P</u>		
<u>Information</u>	Information			
Local utilities	Local utilities	<u>P</u>		
Wireless Communication	Wireless Communication	<u>P</u>		
Facilities	Facilities	_		
Arts, Entertainment,	Arts, Entertainment, and	<u>P</u>	А	400-499,
Recreation, and Assembly	Recreation	=	==	500-599
Natural and Other	Natural and other	מ		400-499
		<u>P</u>		400-433
Recreational Parks	recreational parks	-	_	500 500
Day care center	Day care center	<u>P</u>	<u>E</u>	<u>500-599</u>
<u>Educational</u>	Education, Public	<u>P</u>	<u>E</u>	500-599
	Administration, Health			
	Care, and Other			
	Institutions, except			
	those listed below			
Institutional Health and	Education, Public	P	т	600-699,
		<u>P</u>	<u>I</u>	
<u>Human Services</u>	Administration, Health			700-799
	Care, and Other			
	Institutions, except			
	those listed below			
Government and	Education, Public	<u>P</u>	В	700-799
Administration	Administration, Health	_	_	
	Care, and Other			
	Institutions, except			
	those listed below			

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Faith-based and Funerary	Religious Institution	<u>L</u>	A, B, H, I, R, S	500-599
1. Crematorium		N		

DE. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

	Table 21.10.040C					
	Allowed Uses and Basic Development Standards					
Section	Use	Parking Ratio:	Special Regulations			
		Unit of				
		Measure				
		Minimum				
		required,				
		Maximum				
		allowed				
Resident	ial^1					
1	Attached	Dwelling Unit	A. Maximum density per lot dependent upon			
	dwelling unit,	(1.0, 2.25)	size and width of lot, per RZC			
	2-4 units	Plus one guest	21.10.130.B, Downtown Residential			
2	Stacked flat	space per four	Densities Chart.			
3	Courtyard	units for				
	apartment	projects with				

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Table 21.10.040C					
	Allow	red Uses and Basio	c Development Standards		
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations		
24	Multifamily Structure, Mixed-Use Residential	six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020.		
3 <u>5</u> <u>4</u> <u>6</u>	Dormitory Residential suite	Bed (0.5, 1.0)			
57	Housing Services for the Elderly Sales or Service	See Special Regulations	Parking requirements are as follows: A. Multifamily housing for senior citizens: Unit (0.5, 2.0). B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). D. Retirement residence with skilled nursing facility. Worker on largest shift (1.25, 1.25) E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.		

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Table 21.10.040C				
Allowed Uses and Basic Development Standards				
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations	
6	General Sales	1,000 sq	A. Uses not permitted include:	
	and Services Retail Sales	ft gfa (2.0, 3.5)	1. Gas station. 2. Auto repair. 3. Automobile sales with outdoor display and storage. 4. Rental storage and mini-warehouses. 5. Retail sales or services involving drive-through/drive-up facilities, except dDrive-through facilities confined within	
	Business and Service		the garage of a multistory building of at least three stories shall be allowed when the drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by a professional traffic engineer and approved by the City. B. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential	
	Food and Beverage		developments. C. Parking standards for restaurant uses: 1. Sit-down restaurant: 1,000 sf gfa (9.0, 9.0). 2. Take-out restaurant: 1,000 sf gfa (10.0, 10.0). 3. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multistory building at least three stories tall.	

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		Table 21	1.10.040C
	Allow	ed Uses and Basic	Development Standards
Section	Use	Parking Ratio:	Special Regulations
		Unit of	
		Measure	
		Minimum	
		required,	
		Maximum	
		allowed	
	Pet and Animal		4. The Technical Committee may waive the
	Sales and		parking requirement for
	Service		restaurant/deli/café uses less than 750
			square feet gfa that support/enhance the
			City's vision for creating/enhancing
			Downtown as a pedestrian place provided:
			a. The use is located in an office
			building and primarily serves the
			occupants and guests of the office
			building; or
			b. The use is visible from and within 100
			feet of a promenade or Downtown park,
			such as Luke McRedmond Park, Anderson
			Park, O'Leary Park, The Edge Skate Park,
			or the 83rd Street Promenade, for
			example, or within 100 feet of a critical
			areas buffer of the Sammamish River and
			access to the River Trail, and the use is
			designed to enliven the pedestrian
			environment and primarily cater to
			pedestrians and outdoor patrons.
			D. The maximum number of parking stalls
			allowed may be increased to 5.0 per 1,000
			sq ft of gross floor area for the retail
			components of mixed-use developments.
7	Hotels, Motels,	Rental room	
	and Other	(1.0, 1.0)	
	Accommodation	,	
	Services ^{1,2}		
8	Marijuana	1,000 sq	See RZC 21.41 Marijuana-related uses for
	retail sales	ft gfa (2.0,	additional requirements.
		5.0)	<u>*</u>
Manufact	uring and Wholesa	le Trade	
#	Artisanal	1,000 sq ft	
	Manufacturing,	gfa (2.0, 3.5)	
		-	

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		Table 2	1.10.040C
	Allow		Development Standards
Section	Use	Parking Ratio:	Special Regulations
		Unit of	5,000.00
		Measure	
		Minimum	
		required,	
		Maximum	
		allowed	
	Retails Sales,		
	and Service		
Transpor	tation, Communica	tion, Information	, and Utilities
#	Automobile		
	Parking		
	<u>Facilities</u>		
9	Road, Ground	1,000 sq	Regional light rail transit system and
	Passenger, and	ft gfa (2.0,	office uses only. No vehicle storage.
	Transit	3.5)	
	Transportation		
10	Rapid charging	Adequate to	Shall not be located on a parcel that
	station	accommodate	abuts a residential zone, RZC 21.04.030
		peak use	Comprehensive Allowed Uses Chart.
11	Battery		Shall not be located on a parcel that
	exchange		abuts a residential zone.
	station		
12	Communications	1,000 sq	
	and Information	ft gfa (2.0,	
13	Local Utilities	3.5)	
14	Wireless	N/A	See RZC 21.56. Wireless Communication
	Communication		Facilities, for specific development
	Facilities		requirements.
Arts, En	tertainment, and	Recreation	
15	Arts,	Adequate to	
	Entertainment,	accommodate	
	and Recreation	peak use	
	Arts,		
	Entertainment,		
	Recreation, and		
	Assembly		
16	Natural and	1,000	
	other	sq ft gfa (0,	
	recreational	adequate to	
	parks	accommodate	
		peak use)	
Educatio	n, Public Adminis	tration, Health C	are, and Other Institutions

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		Table 21	1.10.040C
	Allow	red Uses and Basic	Development Standards
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
17	Education, Public Administration, Health Care, and Other Institutions, except those listed below Educational Institutional Health and Human Services Government and Administration	See Special Regulations	Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
18	Day Care Center		Provisions for day care centers include: A. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0) B. Play equipment shall be located no less than 10 feet from any property line C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.
19	Religious Institutions Faith-based and Funerary	1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed	A. A seat is one fixed seat or 18 inches on a pew or bench, or seven square feet in the general assembly area, including aisle space, but excluding stage, podium,
20	Funeral Homes and Services	seats	lobby, and space for musical instruments. B. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.

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Table 21.10.040C								
	Allowed Uses and Basic Development Standards							
Section	Use	Parking Ratio:	Special Regulations					
		Unit of						
		Measure						
		Minimum						
		required,						
		Maximum						
		allowed						
			A. Refer to RZC 21.08.280 Faith-Based and					
			Funerary for requirements concerning					
			faith-based and funerary uses.					
			B. Excludes crematoriums.					
Other								
21	Vending Carts,		A. Shall not locate in required parking,					
	Kiosks		landscaping, or drive aisle area, or any					
			area that would impede emergency access.					
			B. Shall not reduce or interfere with					
			functional use of walkway or plaza to					
			below standards of Americans with					
			Disabilities Act.					
			C. Structures shall be secured to prevent					
			tipping and endangering public safety.					
			D. Maximum size is six feet wide by ten					
			feet long.					
			E. Administrative design review required					
			for structures.					
22	Automobile		Surface parking lots are prohibited.					
	Parking							
	Facilities							

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

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2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.

RZC 21.10.050 Town Center (TWNC) Zone.

A. Purpose. Town Center is one of the City's primary gathering places. Its mix of shops and restaurants, offices, hotel rooms and conference facilities, and eventually residences in the heart of the City is intended to bring people together during the day and evening for planned or casual meetings. The design of the buildings, street patterns, and public plazas are modern yet reflect the historic district in adjacent Old Town. Improvements in walking connections between the two districts will help both areas thrive. The long-term vision for Town Center is that it will continue to develop as a major gathering and entertainment place within the community, that its

trails will be connected to Marymoor Park by a gradeseparated connection across SR 520, and that transit
service to and from the center will provide a choice
equal in attractiveness to automobiles, walking, and
biking. The design and development of this zone is
controlled by a Master Plan established to ensure that
development here integrates with and positively
influences future redevelopment of the greater
downtown area, and retains traditional building
styles, street patterns, variety of uses, and public
amenities.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Town Ce	Town Center Zone - Regulations Table							
La	nd &	Transport	Environ	Communit	Process	Money	Incentives	Other
Stru	<u>icture</u>	<u>ation</u>	ment	<u>y</u>			_	
4					= > = >			
Floor	Fences	Parking	Landsca	Historic	Review	Develo	Transfer	Special
<u>Area</u> Ratio		Standards	ping	al &	Procedu	pment	Developmen	Regulations
Ratio				Archeolo	res	Fees	t Rights	
(FAR)				gical			Program	

				Resource			(TDR)	
Build ing Heigh t	Signs	Transport ation Standards	<u>Trees</u>	Design Standard S	<u>Permits</u>	Doing Busine ss	Green Building Incentive Program (GBP)	Public View Corridors & Gateways
Densi ty	Outdoo r Storag e, Displa y & Garbag e and Recycl ing Enclos ures		Environ mental Regulat ions	Affordab le Housing	Develop ment Service S		General Incentive Informatio n	<u>Transition</u> <u>Overlay Areas</u>
Imper vious Surfa ce	Lighti ng		<u>Open</u> <u>Space</u>	Neighbor hood				Wireless Communication Facilities
Setba cks	Hazard ous Liquid Pipeli nes							

B. Maximum Development Yield.

Table 21.10.050A Maximum Development Yield							
Allo wed	Ba se	Maxim um	Illust ration s				
Heig ht	5 sto rie s	6 stori es	Example of a 5-story building	Example of 6-story building			

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Lot Cove rage	100 per cen t	100 perce nt		
---------------------	------------------------	--------------------	--	--

These are office building examples using Transfer Development Rights or Green Building Program to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements.

C. Regulations Common to All Uses.

	Table 21.10.050B						
	Regulations Common to All Uses						
Regulation	Standard	Notes and Exceptions					
Front Setback (dist	ance from back of	curb)					
Front and side street (commercial use)	See RZC 21.10.150. Map 10.4, Town Center Pedestrian System	A. 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. B. All new development shall comply with the adopted Town Center Master Plan and Design Guidelines.					
Setback Line (dista	nce from property	line)					
Side Commercial	0 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines.					
Rear Commercial	0 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines.					
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines.					
Rear Residential	10 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines.					
Yard adjoining BNSF ROW or Parks	14 feet						
Other Standards							

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Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	Varies	Mixed-Use area: four stories; hotel and conference center, full service - eight stories; other hotel - six stories. Office Park area: five stories. Bear Creek Retail Area: three stories. Mixed-use residential or residential use in Town Center: five stories outright. The Technical Committee shall administratively allow the height in the Mixed-Use overlay area to be increased to six stories if the building facade is recessed above the second floor and building modulation is provided to mitigate the bulk and mass from the additional height allowance.
Maximum Building Height with TDRs or GBP	Varies	One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP), except they may not be used to exceed eight stories where eight stories is allowed through bonus provisions.
Maximum Height Within Shorelines (SMP)	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) B. The maximum height of 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 engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
Maximum Lot Coverage	100 percent	Governed by the Downtown Element of the Comprehensive Plan and the and Design Guidelines.
Base FAR Without TDRs	Varies	A minimum of 600,000 square feet of gross leasable area shall be maintained as retail use. The maximum gross leasable area of allowed commercial space without TDRs is 1.49 million square feet. The 1.49 million square feet limit may be increased to a maximum of 1.80 million square feet through the acquisition and use of TDRs or the GBP, provided that TDRs or the GBP may not be used to increase the height of the hotel and conference center, full service, above eight stories/100 feet, and that a minimum of 140,000 square feet be reserved for a hotel and conference center, full service. The additional square footage allowed may be used for infill retail and general service uses that are part of mixed-use residential developments or infill developments. Floor area for residential uses is exempt from TDR requirements and maximum commercial floor area limitations.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, Downtown Residential Densities Chart.

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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.	

D. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes and associated definitions in effect prior to December 31, 2021.

Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.	##.###.# Gener	ral Allowed Uses a	and Cross-Refe	rences in TV	INC Zone		
(Residential)							
			_				
Use Permissi	missions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted						
Residential	Residential	Former Use	Use	Building	ITE Trip		
Residential	Nestdeliciai	roimer ose	036	Bulluling	TIE IIIP		
Use Category	Use Class	Classification	Permissions	Code	<u>Generation</u>		
		(prior to Dec.		Occupancy	Manual Land		
		31, 2021)		Class	Use Code		

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High Density	Attached	Attached	L	R	200-299
Residential	dwelling unit,	dwelling unit,	_		
	2-4 units	2-4 units			
	Stacked flat		L	R	200-299
	Courtyard		L	R	200-299
	Apartments				
	Multifamily	Multifamily	L	R	200-299
	structures,	structures,			
	<u>Mixed-Use</u>	Mixed-Use			
	Residential	Residential			
	Dormitory	Dormitory	<u>P</u>	<u>R</u>	200-299
	Residential	Residential	P	R	200-299
	Suite	Suite			
	Housing	Housing	<u>P</u>	I	600-699
	Services for	Services for			
	the Elderly	the Elderly			

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

 $\underline{\text{Use Permissions:}} \quad \text{P - Permitted; L - Limited; C - Conditional; N - Not Permitted}$

Classification (prior to Dec. 31, 2021) Code Occupancy Class Code Occupancy Class Clas					
Retail Sales Retail Sales General Sales or Services 1. Gas station. 2. Automobile sales with outdoor display and storage. 3. Rental storage and mini-warehouses. Business and Service Food and Beverage Pet and Animal Sales and Services Pet and Animal Sales and Services Food services Rotels, Motels, and Other Accommodation Services Marijuana retail sales Marijuana retail sales Artisanal Manufacturing, Retail Sales, and Service Marijuana retail sales Automobile Parking Facilities 1. Surface parking lots Road, Ground Passenger, and Transit Transportation Road Commodation Road Servication Occupancy Class Manual Lanc Use Code Mm Use Code Manual Lanc Use Code Mm In Mm Service Definition Mm Services Mm Services Marijuana retail sales P Automobile Parking Facilities 1. Surface parking lots Road, Ground Passenger, L and Transit Transportation	Nonresidential Use Class		<u>Use</u>	Building	ITE Trip
Retail Sales General Sales or Services 1. Gas station. 2. Automobile sales with outdoor display and storage. 3. Rental storage and mini-warehouses. Business and Service Food and Beverage General Sales or Services Food and Beverage General Sales or Services Fet and Animal Sales and Service Hotels, Motels, and Other Accommodation Services Marijuana retail sales My, F, H 100-199, 800-899, 900-999 Automobile Parking Facilities 1. Surface parking lots Road, Ground Passenger, and Transit Transportation Transportation		Classification (prior to	Permissions	Code	Generation
Retail Sales General Sales or Services 1. Gas station. 2. Automobile sales with outdoor display and storage. 3. Rental storage and mini-warehouses. Business and Service Food and Beverage General Sales or Services Pet and Animal Sales and General Sales or Services Pet and Animal Sales and General Sales or Services Hotels, Motels, and Other Accommodation Services Marijuana retail sales Marijuana retail		Dec. 31, 2021)		Occupancy	Manual Land
1. Gas station. 2. Automobile sales with outdoor display and storage. 3. Rental storage and mini-warehouses. Business and Service Food and Beverage Food and Beverage Pet and Animal Sales and Services Pet and Animal Sales and Services Hotels, Motels, and Other Accommodation Services Marijuana retail sales Marijuana retail sales Artisanal Manufacturing, Retail Sales, and Service Automobile Parking Facilities 1. Surface parking lots Road, Ground Passenger, and Transit Transportation N Services Road Servication Services Road, Ground Passenger, and Transit Transportation				Class	Use Code
Services N N N N N N N N N	Retail Sales	General Sales or	<u>L</u>	M	
2. Automobile sales with outdoor display and storage. 3. Rental storage and mini-warehouses. Business and Service Food and Beverage Food and Beverage Pet and Animal Sales and Services Pet and Animal Sales and Services Pet and Animal Sales and General Sales or Services Hotels, Motels, and Other Accommodation		Services			
outdoor display and storage. 3. Rental storage and mini-warehouses. General Sales or Services L M Business and Service General Sales or Services L M Food and Beverage General Sales or Services L M Pet and Animal Sales and Service General Sales or Services L M Hotels, Motels, and Other Accommodation Services Hotels, Motels, and Other Accommodation Services P R 300-399 Marijuana retail sales Marijuana retail sales Marijuana retail sales P M, F, H 100-199, 800-899, 900-999 Automobile Parking Facilities Automobile Parking Facilities L S S 1. Surface parking lots Road, Ground Passenger, and Transit Transportation N N	1. Gas station.		N		
Storage. 3. Rental storage and mini-warehouses. Business and Service General Sales or Services L M					
3. Rental storage and mini-warehouses. Business and Service General Sales or Services Food and Beverage General Sales or Services Pet and Animal Sales and General Sales or Services Pet and Animal Sales and General Sales or Services Hotels, Motels, and Other Accommodation Services Marijuana retail sales Marijuana retail sales Marijuana retail sales Marijuana retail sales Artisanal Manufacturing, Retail Sales, and Service Automobile Parking Facilities 1. Surface parking lots Road, Ground Passenger, and Transit Transportation Reservice General Sales or L M M M M Automobile Parking Facilities N Road, Ground Passenger, and Transit Transportation	outdoor display and				
mini-warehouses. Business and Service General Sales or Services L M Food and Beverage General Sales or Services L M Pet and Animal Sales and Service General Sales or Services L M Hotels, Motels, and Other Accommodation Services Hotels, Motels, and Other Accommodation Services P R 300-399 Marijuana retail sales Marijuana retail sales P M, F, H 100-199, 800-899, 800-899, 900-999 Automobile Parking Facilities Facilities L S 1. Surface parking lots Road, Ground Passenger, and Transit Road, Ground Passenger, and Transit L L Transportation Transportation Transportation L L					
Business and Service Food and Beverage General Sales or Services Pet and Animal Sales and Service Business and Service General Sales or Services Pet and Animal Sales and Services Hotels, Motels, and Other Accommodation Services Marijuana retail sales Marijuana retail sales Marijuana retail sales Artisanal Manufacturing, Retail Sales, and Service Automobile Parking Facilities 1. Surface parking lots Road, Ground Passenger, and Transit Transportation General Sales or L MM Marijuana L MM Marijuana PP R 300-399 R 300-399 R 100-199, 800-899, 900-999 R 2 100-199, 800-899, 900-999 L MM Marijuana retail sales P MARIJUANA PP R MAR					
Services Detail Sales and Other Accommodation Services Detail Sales Deta	mini-warehouses.				
Food and Beverage General Sales or Services Pet and Animal Sales and Services Hotels, Motels, and Other Accommodation Services Marijuana retail sales Marijuana retail sales Artisanal Manufacturing, Retail Sales, and Service Automobile Parking Facilities 1. Surface parking lots Road, Ground Passenger, and Transit Transportation Services L M M M M Services L M M M M Sum M M M M M M M M M M M M M	Business and Service	General Sales or	L	M	
Services Det and Animal Sales and General Sales or Services Details Service Details Det		Services			
Pet and Animal Sales and ServiceGeneral Sales or ServicesLMHotels, Motels, and Other Accommodation ServicesHotels, Motels, and Other Accommodation ServicesPR300-399Marijuana retail salesMarijuana retail salesPArtisanal Manufacturing, Retail Sales, and ServiceLM, F, H100-199, 800-899, 900-999Automobile Parking FacilitiesAutomobile Parking FacilitiesLS1. Surface parking lotsNNRoad, Ground Passenger, and Transit TransportationRoad, Ground Passenger, and Transit TransportationLL	Food and Beverage	General Sales or	<u>L</u>	M	
Service Services					
Service Services Hotels, Motels, and Other Accommodation Other Accommodation Services Services Marijuana retail sales Marijuana retail sales P M, F, H 100-199, Retail Sales, and Service Services Motels, Motels, and Transit Transportation Transportation Transportation P R 300-399 R Motels Motels R Motels M R Motels M R Motels M R Motels M Motels M Motels M Motels M Motels M Motels M Motels M Motels Mote	Pet and Animal Sales and	General Sales or	L	М	
Other Accommodation ServicesOther Accommodation ServicesOther Accommodation ServicesMarijuana retail salesMarijuana retail salesPArtisanal Manufacturing, Retail Sales, and ServiceLM, F, H100-199, 800-899, 900-999Automobile Parking FacilitiesAutomobile Parking FacilitiesLS1. Surface parking lotsNRoad, Ground Passenger, and Transit TransportationRoad, Ground Passenger, and Transit TransportationL	Service	Services			
Services Marijuana retail sales Marijuana retail sales Artisanal Manufacturing, Retail Sales, and Service Automobile Parking Facilities 1. Surface parking lots Road, Ground Passenger, and Transit Transportation Services Marijuana retail sales P M, F, H 100-199, 800-899, 900-999 L S N Road, Ground Passenger, and Transit Transportation	Hotels, Motels, and	Hotels, Motels, and	<u>P</u>	R	300-399
Marijuana retail sales Artisanal Manufacturing, Retail Sales, and Service Automobile Parking Facilities 1. Surface parking lots Road, Ground Passenger, and Transit Transportation Marijuana retail sales P M, F, H 100-199, 800-899, 900-999 L S N Road, Ground Passenger, and Transit Transportation	Other Accommodation	Other Accommodation	_	_	
Artisanal Manufacturing, Retail Sales, and Service Automobile Parking Facilities 1. Surface parking lots Road, Ground Passenger, and Transit Transportation L M, F, H 100-199, 800-899, 900-999 L S N L Automobile Parking Facilities N L Tansportation	Services	Services			
Retail Sales, and Service Automobile Parking Facilities 1. Surface parking lots Road, Ground Passenger, and Transit Transportation Round Sales, and 800-899, 900-999 L Suppose Sales S	Marijuana retail sales	Marijuana retail sales	<u>P</u>		
Service 900-999	Artisanal Manufacturing,		L	M, F, H	100-199,
Automobile Parking Facilities 1. Surface parking lots Road, Ground Passenger, and Transit Transportation Automobile Parking Facilities N L S S L Automobile Parking Facilities N Transportation	Retail Sales, and		_		800-899,
Facilities 1. Surface parking lots Road, Ground Passenger, and Transit Transportation Facilities N L and Transit Transportation	Service				900-999
Facilities 1. Surface parking lots Road, Ground Passenger, and Transit Transportation Facilities N Road, Ground Passenger, L and Transit Transportation	Automobile Parking	Automobile Parking	L	S	
Road, Ground Passenger, and Transit and Transportation Transportation	Facilities	Facilities	_	_	
and Transit Transportation Transportation	1. Surface parking lots		N		
and Transitand TransitTransportationTransportation	Road, Ground Passenger,	Road, Ground Passenger,	L		
	and Transit		_		
Rapid charging station Rapid charging station T.	Transportation	Transportation			
I rapta charging scatton rapta charging scatton I I I	Rapid charging station	Rapid charging station	L		
Battery exchange station Battery exchange station L			L		
Communications and P Communications and P	Communications and		P		
Information Information	-	Information	_		

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Local utilities	Local utilities	P		
Wireless Communication Facilities	Wireless Communication Facilities	<u>P</u>		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	<u>P</u>	<u>A</u>	400-499 , 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	<u>P</u>		400-499
Day care center	Day care center	Р	E	500-599
<u>Educational</u>	Education, Public Administration, Health Care, and Other Institutions, except those listed below	Ρ.	된	500-599
Institutional Health and Human Services	Education, Public Administration, Health Care, and Other Institutions, except those listed below	Φ	Ī	600-699, 700-799
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	<u>P</u>	<u>B</u>	700-799
Faith-based and Funerary	Religious Institution	<u>L</u>	A, B, H, I, R, S	500-599
1. Crematorium		N		

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		Table 21	1.10.050C
	Allow	red Uses and Basic	Development Standards
Section	Use	Parking Ratio:	Special Regulations
		Unit of	
		Measure	
		Minimum	
		required,	
		Maximum	
		allowed	
Resident	ial^1		
1	Attached	Dwelling Unit	A. Maximum density per lot dependent upon
	dwelling unit,	(1.0, 2.25)	size and width of lot, per RZC
	2-4 units	Plus one guest	21.10.130.B, Downtown Residential
2	Stacked flat	space per four	Densities Chart.
3	Courtyard	units for	B. Affordable Housing requirements apply
	apartment	projects with	to developments of 10 units or more. See
24	Multifamily	six units or	RZC 21.20.020, Applicability.
	Structure,	more. Curbside	
	Mixed-Use	parking along	
	Residential	the site may	
		be counted	
		towards up to	
		25 percent of	
		the required	
		off-street	
		parking.	
3 5	Dormitory	Bed (0.5, 1.0)	
<u>46</u>	Residential		
	suite		
5 7	Housing	See Special	Parking requirements are as follows:
	Services for	Regulations.	A. Multifamily housing for senior
	the Elderly		citizens: Unit (0.5, 2.0).
			B. Nursing home or long-term care
			facility: 4 patient beds (1.0, 1.0).
			C. Retirement residence with no skilled
			nursing facility: Unit (1.0, 1.0).
			D. Retirement residence with skilled
			nursing facility: Worker on largest shift
			(1.25, 1.25). A traffic mitigation plan
			is required. The plan shall address
			traffic control; parking management,
			including mitigation of overflow parking
			into adjoining residential areas; and
			traffic movement to the arterial street
			system.
	<u> </u>	1	

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		Table 21	1.10.050C
	Allow	red Uses and Basic	c Development Standards
Section	Use	Parking Ratio:	Special Regulations
		Unit of	
		Measure	
		Minimum	
		required,	
		Maximum	
		allowed	
General	Sales or Service		
6	General Sales	1,000 sq	A. Uses not permitted include:
	or Services	ft gfa (3.5,	1. Gas station.
	Retail Sales	5.0)	2. Automobile sales with outdoor display
			and storage.
			3. Rental storage and mini-warehouses.
			4. Retail sales or services involving
			drive-through/drive-up facilities, except
			<u>dDrive</u> -through facilities confined within
			the garage of a multistory building of at
			least three stories shall be allowed when
	Business and		the drive-through lanes provide a queuing
	<u>Service</u>		length adequate to serve peak demand
			without overflowing onto public sidewalks
			or streets, as determined by a
			professional traffic engineer and
			approved by the City.
			B. Shall not be materially detrimental in
			terms of noise, truck traffic, and other
			potential operational impacts with nearby
			multistory mixed-use/residential
	Food and		developments.
	Beverage		C. Auto repair without outdoor storage
			and outdoor service is allowed provided:
			1. All service/repair work is performed
			indoors.
			2. There is no overnight storage of
			customer vehicles in outdoor parking
			areas.
			D. Parking standards for restaurant uses:
			J 111 11 11 22 222222 0000

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Table 21.10.050C					
	Allowed Uses and Basic Development Standards				
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum	Special Regulations		
		allowed			
	Pet and Animal Sales and Service		1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0). 2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0). 3. The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 sq ft gfa that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided: a. The use is located in an office building and primarily serves the occupants and guests of the office building; or b. The use is visible from and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the River Trail, and the use is designed to enliven the pedestrian		
			environment and primarily cater to pedestrians and outdoor patrons.		
7	Hotels, Motels, and Other Accommodation Services ^{1,2}	Rental room (1.0, 1.0) Conference center space: adequate to accommodate peak use			
8	Marijuana retail sales	1,000 sq ft	See RZC 21.41 Marijuana-related uses for		
Manufact	retail sales uring and Wholesa	gfa (2.0, 5.0)	additional requirements.		
Manufact	arring and Whoresa	<u> </u>			

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		Table 21	1.10.050C			
	Allowed Uses and Basic Development Standards					
Section	Use	Parking Ratio:	Special Regulations			
		Unit of	,			
		Measure				
		Minimum				
		required,				
		Maximum				
		allowed				
#	Artisanal	1,000 sq ft				
_	Manufacturing,	gfa (3.5, 5.0)				
	Retail Sales,					
	and Service					
Transpor	tation, Communica	tion, Information	, and Utilities			
#	<u>Automobile</u>					
	<u>Parking</u>					
	<u>Facilities</u>					
9	Road, Ground	1,000 sq ft	Regional light rail transit system and			
	Passenger, and	gfa (3.5, 5.0)	office uses only. No vehicle storage.			
	Transit					
	Transportation					
10	Rapid charging	Adequate to	Shall not be located on a parcel that			
	station	accommodate	abuts a residential zone, RZC 21.04.030			
		peak use	Comprehensive Allowed Uses Chart.			
11	Battery		Shall not be located on a parcel that			
	exchange		abuts a residential zone.			
	station					
12	Communications	1,000 sq				
	and Information	ft gfa (3.5,				
13	Local Utilities	5.0)				
14	Wireless	N/A	See RZC 21.56. Wireless Communication			
	Communication		Facilities, for specific development			
	Facilities		requirements.			
	tertainment, and					
15	Arts,	Adequate to				
	Entertainment,	accommodate				
	and Recreation	peak use				
	Arts,					
	Entertainment,					
	Recreation, and					
	Assembly					
16	Natural and	1,000 sq ft				
	other	gfa (0,				
	recreational	adequate to				
	parks					

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		Table 21	1.10.050C
	Allow	red Uses and Basic	c Development Standards
Section	Use	Parking Ratio:	Special Regulations
		Unit of	
		Measure	
		Minimum	
		required,	
		Maximum	
		allowed	
		accommodate	
		peak use)	
Educatio	n, Public Adminis	tration, Health C	are, and Other Institutions
17	Education,	See Special	Parking: The number of spaces must be
	Public	Regulations	adequate to accommodate the peak customer
	Administration,		and employee shift, demonstrated by a
	Health Care,		parking study or other study submitted by
	and Other		the applicant and approved by the Code
	Institutions,		Administrator.
	except those		
	listed below		
	<u>Educational</u>		
	Institutional		
	<u>Health and</u>		
	<u>Human Services</u>		
	Government and		
	<u>Administration</u>		
18	Day Care Center		Provisions for day care centers include:
			A. Shall provide parking as follows:
			Employee on maximum shift (1.0, 1.0).
			B. Play equipment shall be located no
			less than 10 feet from any property line.
			C. Parking: The number of spaces must be
			adequate to accommodate the peak shift as
			determined by the Code Administrator
			after considering the probable number of
			employees, etc.
19	Religious	1,000 sq ft	A. A seat is one fixed seat or 18 inches
	Institutions	gfa (10.0,	on a pew or bench, or seven square feet
	Faith-based and	10.0) or 1/5	in the general assembly are, including
	Funerary	fixed seats	aisle space, but excluding stage, podium,
			lobby, and space for musical instruments.
			B. A traffic mitigation plan is required.
			The plan shall address traffic control;
			parking management, including mitigation
			of overflow parking into adjoining
<u> </u>	L	<u> </u>	

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	Table 21.10.050C								
	Allow	ed Uses and Basic	Development Standards						
Section	Use	Parking Ratio:	Special Regulations						
		Unit of							
		Measure							
		Minimum							
		required,							
		Maximum							
		allowed							
			residential areas; and traffic movement						
			to the arterial street system.						
			A. Refer to RZC 21.08.280 Faith-Based and						
			Funerary for requirements concerning						
			<u>faith-based and funerary uses.</u>						
			B. Excludes crematoriums.						
Other									
20	Funeral Homes	1,000 sq ft	Excludes crematoriums.						
	and Services	gfa (10.0,							
		10.0) or 1/5							
		fixed seats							
21	Vending Carts,		A. Shall not locate in required parking,						
	Kiosks		landscaping, or drive aisle area, or any						
			area that would impede emergency access.						
			B. Shall not reduce or interfere with						
			functional use of walkway or plaza to						
			below standards of Americans with						
			Disabilities Act.						
			C. Structures shall be secured to prevent						
			tipping and endangering public safety.						
			D. Maximum size is six feet wide by ten						
			feet long.						
			E. Administrative design review required						
			for structures.						
22	Automobile		Surface parking lots are prohibited.						
	Parking								
	Facilities								

Notes:

Permanent Supportive Housing, as defined under RCW
 36.70A.030, and Transitional Housing, as defined under

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				AM	No.	

RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.

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

A. Purpose. The convenience commercial areas of Downtown include the Valley View, Trestle, and Bear Creek zones. These three zones are located at the major entrances to the Downtown to serve shoppers conveniently from both within and outside the neighborhood. These zones are intended to provide for everyday, basic shopping needs and services, such as groceries, pharmacies, and other convenience retail

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goods and services that are easily accessed by pedestrians, bicyclists, and motor vehicles. Land uses and redevelopment in the area should be compatible with shopping and service needs of the community and surroundings, as well as with the long-term Downtown vision of encouraging a more pedestrian-supportive, mixed-use environment in these zones.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Bear Cr	eek Zone	- Regulation	s Table		Bear Creek Zone - Regulations Table									
Lar	nd &	Transporta	Environmen	Community	Proces	Money	Incentive	Other						
Stru	cture	<u>tion</u>	<u>t</u>	• • • •	s		<u>s</u>							
4					 - - - -									
Floor	Fences	Parking	Landscapin	Historica	Review	Develop	Transfer	Special						
Area		Standards	g	1 &	Proced	ment	Developme	Regulations						
<u>Ratio</u>				Archeolog	ures	Fees	nt Rights							
(FAR)				<u>ical</u>			Program							
				Resources			(TDR)							
Buildi	Signs	Transporta	Trees	Design	Permit	Doing	Green	Public View						
ng		tion		Standards	s	Busines	Building	Corridors &						
Height		Standards				s	Incentive	Gateways						
							Program							
							(GBP)							
Densit	Outdoo		Environmen	Affordabl	Develo		General	Transition						
<u> </u>	<u>r</u>		tal	e Housing	pment		Incentive	Overlay						
	Storag		Regulation		Servic		Informati	Areas						
	е,		S		es		on							

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	Displa y & Garbag e and Recycl ing Enclos ures				
Imperv ious Surfac e	Lighti ng	Open Space	Neighborh ood		Wireless Communicati on Facilities
Setbac ks	Hazard ous Liquid Pipeli nes				

Valley	View Zone	- Regulatio	ns Table					
	nd & cture	Transporta tion	Environmen t	Community	Proces S	Money	Incentive <u>s</u>	Other
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscapin g	Historica 1 & Archeolog ical Resources	Review Proced ures	Develop ment Fees	Transfer Developme nt Rights Program (TDR)	Special Regulations
Buildi ng Height	Signs	Transporta tion Standards	Trees	Design Standards	Permit <u>s</u>	Doing Busines <u>s</u>	Green Building Incentive Program (GBP)	Public View Corridors & Gateways
Densit <u>Y</u>	Outdoo r Storag e, Displa y & Garbag e and Recycl ing Enclos ures		Environmen tal Regulation s	Affordabl e Housing	Develo pment Servic es		General Incentive Informati on	Transition Overlay Areas
Imperv ious Surfac e	Lighti ng		Open Space	Neighborh ood				Wireless Communicati on Facilities

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Setbac	Hazard				
ks					
	<u>ous</u> Liquid				
	Pipeli				
	nes				

Trestle	Trestle Zone - Regulations Table									
Land & Structure		Transporta tion	Environmen t	Community ***********************************	<u>Proces</u> <u>s</u>	Money	Incentive S ———	Other		
Floor Area Ratio (FAR)	<u>Fences</u>	Parking Standards	<u>Landscapin</u> <u>g</u>	Historica 1 & Archeolog ical Resources	Review Proced ures	Develop ment Fees	Transfer Developme nt Rights Program (TDR)	Special Regulations		
Buildi ng Height	<u>Signs</u>	Transporta tion Standards	<u>Trees</u>	<u>Design</u> <u>Standards</u>	Permit s	Doing Busines S	Green Building Incentive Program (GBP)	Public View Corridors & Gateways		
Densit Y	Outdoo r Storag e, Displa y & Garbag e and Recycl ing Enclos ures		Environmen tal Regulation s	Affordabl e Housing	Develo pment Servic es		General Incentive Informati on	Transition Overlay Areas		
Imperv ious Surfac e	Lighti ng		Open Space	Neighborh ood				Wireless Communicati on Facilities		
Setbac ks	Hazard ous Liquid Pipeli nes									

D. General Allowed Uses and Cross-References.

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The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes and associated definitions in effect prior to December 31, 2021.

Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in BC, VV, TR Zones										
	(Residential)									
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted										
Residential	Residential	Former Use	Use	Building	ITE Trip					
Use Category	Use Class	Classification	Permissions	Code	Generation					
		(prior to Dec.		Occupancy	Manual Land					
		31, 2021)		Class	Use Code					
High Density	Attached	Attached	L	R	200-299					
Residential	dwelling unit,	dwelling unit,	_	<u>—</u>						
	2-4 units	2-4 units								
	Stacked flat		L	R	200-299					
	Courtyard		L	R	200-299					
	Apartments		_	_						
	Multifamily	Multifamily	L	R	200-299					
	structures,	structures,	_	_						
	Mixed-Use	Mixed-Use								
Residential Residential										
	Dormitory	Dormitory	P	R	200-299					

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-	Residential Suite	Residential Suite	<u>P</u>	<u>R</u>	200-299
	Housing Services for the Elderly	Housing Services for the Elderly	<u>P</u>	Ī	600-699

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

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

Name of death in I Have Class	December 11st	TT	Dest 1 diame	T.M.D
Nonresidential Use Class	Former Use	<u>Use</u>	Building	ITE Trip
	Classification (prior to	<u>Permissions</u>	Code	<u>Generation</u>
	Dec. 31, 2021)		Occupancy	Manual Land
			Class	Use Code
Retail Sales	General Sales or	$\underline{\mathrm{L}}$	<u>M</u>	
	Services			
1. Automobile sales with		N		
outdoor display and		_		
storage.				
2. Major Auto Repair.				
3. Rental storage and				
mini-warehouses.				
Business and Service	General Sales or	<u>L</u>	М	
	Services	_	_	
Food and Beverage	General Sales or	L	M	
	Services	_	_	
Pet and Animal Sales and	General Sales or	<u>L</u>	M	
Service	Services	_	_	
Hotels, Motels, and	Hotels, Motels, and	P	R	300-399
Other Accommodation	Other Accommodation	_	_	
Services	Services			
Marijuana retail sales	Marijuana retail sales	Р		
Artisanal Manufacturing,		L	М, Г, Н	100-199,
Retail Sales, and		_		800-899,
Service				900-999
Automobile Parking	Automobile Parking	L	S	
Facilities	Facilities	=	<u> </u>	
1. Surface parking lot		N		
Road, Ground Passenger,	Road, Ground Passenger,	L		
and Transit	and Transit	=		
Transportation	Transportation			
1. Vehicle storage		L, N		
prohibited in Valley		<u> </u>		
View zone. Office use				
only.				
2. Regional light rail				
transit system and				
office use only in Bear				
Creek and Trestle zones.				
3. Vehicle storage				
limited to light rail				
vehicles in Trestle				
zone.				
201101	l			

TIMITUE CO TIGHT TAIL			
vehicles in Trestle			
zone.			
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Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and	Communications and	<u>P</u>		
Information	<u>Information</u>			
Local utilities	Local utilities	P		
Wireless Communication	Wireless Communication	P		
<u>Facilities</u>	<u>Facilities</u>			
Arts, Entertainment,	Arts, Entertainment, and	<u>P</u>	<u>A</u>	<u>400-499,</u>
Recreation, and Assembly	Recreation			500-599
Natural and Other	Natural and other	<u>P</u>		400-499
Recreational Parks	recreational parks			
Day care center	Day care center	P	E	<u>500-599</u>
Educational	Education, Public	P	E	500-599
	Administration, Health			
	Care, and Other			
	Institutions, except			
	those listed below			
Institutional Health and	Education, Public	<u>P</u>	<u>I</u>	<u>600-699,</u>
<u>Human Services</u>	Administration, Health			700-799
	Care, and Other			
	Institutions, except			
	those listed below			
Government and	Education, Public	<u>P</u>	<u>B</u>	700-799
Administration	Administration, Health			
	Care, and Other			
	Institutions, except			
	those listed below			
Faith-based and Funerary	Religious Institution	L	A, B, H,	500-599
			<u>I, R, S</u>	
1. Crematorium		<u>N</u>		

₱ E. Allowed Uses and Basic Development Standards. The
following table contains the basic zoning regulations
that apply to uses. To use the chart, read down the
left-hand column titled "Use." When you have located
the use that interests you, read across to find
regulations that apply to that use. Uses are permitted
unless otherwise specified in the Special Regulations
column. Permitted uses may require land use permit
approval. See RZC 21.76.020, Overview of the

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Development Process, for more information. Uses not listed are not permitted.

Table 21.10.060C							
	Allowed Uses and Basic Development Standards						
Section	Use	Parking Ratio:	Special Regulations				
		Unit of					
		Measure					
		Minimum					
		required,					
		Maximum					
		allowed					
Resident	ial^1	I					
1	Attached	Dwelling Unit	A. Maximum density per lot dependent upon				
	dwelling unit,	(1.0, 2.25)	size and width of lot, per RZC				
	2-4 units	Plus one guest	21.10.130.B, Downtown Residential				
2	Stacked flat	space per four	Densities Chart. Not permitted on ground				
3	Courtyard	units for	floor street fronts of Type I pedestrian				
	apartment	projects with	streets as shown on Map 10.3, Downtown				
2 4	Multifamily	six units or	Pedestrian System, or where ground floor				
	Structure,	more. Curbside	residences may be negatively impacted by				
	Mixed-Use	parking along	nearby nonresidential uses, except				
	Residential	the site may	through establishment of an				
		be counted	Administrative Design Flexibility per RZC				
		towards up to	21.76.070.C. Residential uses may be				
		25 percent of	allowed on ground floor streets fronts of				
		the required	Type II Pedestrian Streets per RZC				
		off-street	21.62.020.F.5, Ground Floor Residential				
		parking.	Uses on Type II Pedestrian Streets, but				
			not within the shorter distance of 50				
			feet or a quarter-block length from a				
			street intersection.				
			B. Affordable Housing requirements apply				
			to developments of 10 units or more. See				
			RZC 21.20.020, Applicability.				
3 5	Dormitory	Bed (0.5, 1.0)	Nas 21.20.020, Applicability.				
46	Residential	(2.20, 2.0)					
- <u>-</u>	suite						
5 7	Housing	See Special	Parking requirements are as follows:				
	Services for	Regulations	A. Multifamily housing for senior				
	the Elderly		citizens: Unit (0.5, 2.0).				
			B. Nursing home or long-term care				
			facility: 4 patient beds (1.0, 1.0).				

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Table 21.10.060C					
	Allow	red Uses and Basic	c Development Standards		
Section	Use	Parking Ratio: Unit of	Special Regulations		
		Measure			
		Minimum			
		required,			
		Maximum			
		allowed			
			C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0).		
			D. Retirement residence with skilled		
			nursing facility: Worker on largest shift (1.25, 1.25).		
			E. A traffic mitigation plan is required.		
			The plan shall address traffic control;		
			parking management, including mitigation		
			of overflow parking into adjoining		
			residential areas; and traffic movement		
			to the arterial street system.		
General	Sales or Service				
6	Ceneral Sales	1,000 sq ft	A. Uses not permitted include:		
	or Service	gfa (3.5, 5.5)	1. Automobile sales with outdoor display		
	Retail Sales		and storage.		
			2. Major Auto Repair.		
			3. Rental storage and mini-warehouses.		
			B. A. Shall not be materially detrimental		
			in terms of noise, truck traffic, and		
			other potential operational impacts with		
			nearby multistory mixed-use/residential developments.		
	Business and Service		G. B. Auto repair without outdoor storage		
	DETATOE		and outdoor service is allowed provided:		
			1. All service/repair work is performed indoors.		
			2. There is no overnight storage of		
			customer vehicles in outdoor parking		
			areas.		
			D. C. Parking standards for restaurant		
			uses:		
1]				

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Allowed Uses and Basic Development Standards Section Use Parking Ratio: Unit of Measure Minimum required, Maximum allowed 1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0). 2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0). 3. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multistory building at least 3 stories tall. 4. The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 sq ft gfa that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided: a. The use is located in an office building and primarily serves the occupants and guests of the office building; or b. The use is visible from and within 100 feet of a promenade or Downtown park, Such as Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the Regur Trail, and the use is	Table 21.10.060C						
Unit of Measure Minimum required, Maximum allowed Food and Beverage 1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0). 2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0). 3. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multistory building at least 3 stories tall. 4. The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 sq ft gfa that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided: a. The use is located in an office building and primarily serves the occupants and guests of the office building; or b. The use is visible from and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and		Allowed Uses and Basic Development Standards					
ft gfa (9.0, 9.0). 2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0). 3. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multistory building at least 3 stories tall. 4. The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 sq ft gfa that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided: a. The use is located in an office building and primarily serves the occupants and guests of the office building; or b. The use is visible from and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and	Section	Use	Unit of Measure Minimum required, Maximum	Special Regulations			
designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons. E. D. Drive-through facilities shall have a minimum queuing distance of 120 feet which is not within the public right-ofway or on-site circulation aisles. A landscape buffer between the drivethrough lane and the street shall be	<u> </u>	Beverage Pet and Animal Sales and		ft gfa (9.0, 9.0). 2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0). 3. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multistory building at least 3 stories tall. 4. The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 sq ft gfa that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided: a. The use is located in an office building and primarily serves the occupants and guests of the office building; or b. The use is visible from and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the River Trail, and the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons. E. D. Drive-through facilities shall have a minimum queuing distance of 120 feet which is not within the public right-of-way or on-site circulation aisles. A landscape buffer between the drive-			
provided.							

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		Table 21	1.10.060C
	Allow	red Uses and Basic	c Development Standards
Section	Use	Parking Ratio:	Special Regulations
		Unit of	
		Measure	
		Minimum	
		required,	
		Maximum	
		allowed	
7	Hotels, Motels,	Rental room	
	and Other	(1.0, 1.0)	
	Accommodation		
	Services ^{1,2}		
8	Marijuana	1,000 sq ft	See RZC 21.41 Marijuana-related uses for
	retail sales	gfa (2.0, 5.0)	additional requirements.
Manufact	uring and Wholesa	le Trade	
#	<u>Artisanal</u>	<u>1,000 sq ft</u>	
	Manufacturing,	gfa (3.5, 5.5)	
	Retail Sales,		
	and Service		
Transpor	tation, Communica	tion, Information	, and Utilities
<u>#</u>	<u>Automobile</u>		
	<u>Parking</u>		
	<u>Facilities</u>		
9	Road, Ground	1,000 sq	A. Valley View Zone: office uses only. No
	Passenger, and	ft gfa (3.5,	vehicle storage.
	Transit	5.5)	B. Bear Creek and Trestle zones: Regional
	Transportation		light rail transit system and office uses
			only. No vehicle storage except light
			rail vehicles in Trestle zone.
10	Rapid charging	Adequate to	Shall not be located on a parcel that
	station	accommodate	abuts a residential zone, RZC 21.04.030
		peak use	Comprehensive Allowed Uses Chart.
11	Battery		Shall not be located on a parcel that
	exchange		abuts a residential zone.
	station		
12	Communications	1,000 sq ft	
	and Information	gfa (3.5, 5.5)	
13	Local Utilities		
14	Wireless	N/A	See RZC 21.56. Wireless Communication
	Communication		Facilities, for specific development
	Facilities		requirements.
Arts, En	tertainment, and	Recreation	

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Table 21.10.060C							
	Allowed Uses and Basic Development Standards						
Section	Use	Parking Ratio:	Special Regulations				
		Unit of					
		Measure					
		Minimum					
		required,					
		Maximum					
		allowed					
15	Arts,	Adequate to					
	Entertainment,	accommodate					
	and Recreation	peak use					
	Arts,						
	Entertainment,						
	Recreation, and						
	Assembly						
16	Natural and	1,000 sq					
	other	ft gfa (0,					
	recreational	adequate to					
	parks	accommodate					
		peak use)					
Educatio	n, Public Adminis	tration, Health C	are, and Other Institutions				
17	Education,	See Special	Parking: The number of spaces must be				
	Public	Regulations.	adequate to accommodate the peak customer				
	Administration,		and employee shift, demonstrated by a				
	Health Care,		parking study or other study submitted by				
	and Other		the applicant and approved by the Code				
	Institutions,		Administrator.				
	except those						
	listed below						
	Educational						
	Government and						
	Administration						
	Institutional						
	Health and						
	Human Services						
18	Day Care Center	See Special	A. Provisions for day care centers				
	_	Regulations.	include:				
			1. Shall provide parking as follows:				
			Employee on maximum shift (1.0, 1.0).				
			2. Play equipment shall be located no				
			less than 10 feet from any property line.				
			3. Parking: The number of spaces must be				
			adequate to accommodate the peak shift as				

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Table 21.10.060C					
	Allow	red Uses and Basic	c Development Standards		
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations		
			determined by the Code Administrator after considering the probable number of employees, etc.		
19	Religious Institutions Faith-based and Funerary	1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats	A. A seat is one fixed seat or 18 inches on a pew or bench, or seven square feet in the general assembly area (including aisle space, but excluding stage, podium,		
20	Funeral Homes and Services		<pre>lobby, and space for musical instruments). B. A traffic mitigation plan is required.</pre>		
			The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.		
			A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses. B. Excludes crematoriums.		
Other					
21	Vending Carts, Kiosks		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.		
			C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.		
22	Automobile Parking Facilities		Surface parking lots are prohibited.		

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Notes:

- 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 RZC 21.57.010 Permanent Supportive Housing, Transitional Housing and Emergency Housing.
- 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.

RZC 21.10.070 Sammamish Trail (SMT) Zone.

A. Purpose. The Sammamish Trail (SMT) zone is one of four distinct mixed-use residential/office zones in the Downtown Neighborhood: Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for

significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these zones allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly, and activating commercial uses. The Sammamish Trail (SMT) zone encourages development, including restaurants and retail uses that focuses on, celebrates, and enhances the environment of the Sammamish River by providing amenities that are connected to the river, by orienting buildings to the river trail, by providing for building heights that are lower as they approach

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the river and higher beyond the shoreline/critical area boundaries, and by enhancing degraded shorelines adjacent to new development.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Sammamis	Sammamish Trail Zone - Regulations Table							
Lan	d &	Transporta	Environm	Communit	Process	Money	Incentives	Other
Struc	ture	tion 	ent Property of the second sec) 			
Floor	Fences	Parking	Landscap	Historic	Review	Developm	Transfer	Special
Area Ratio		Standards	<u>ing</u>	<u>al &</u> Archeolo	Procedu res	ent Fees	Developmen t Rights	Regulations
(FAR)				gical	103		Program	
				Resource			(TDR)	
				<u>s</u>				
Buildi ng	<u>Signs</u>	Transporta tion	Trees	<u>Design</u> Standard	<u>Permits</u>	<u>Doing</u> Business	<u>Green</u> Building	<u>Public View</u> Corridors &
Height		Standards		<u>S</u>		Dustriess	Incentive	Gateways
				_			Program (GBP)	
Densit	Outdoo		Environm	Affordab	Develop		General	Transition
<u>y</u>	r Storag		<u>ental</u> Regulati	<u>le</u> Housing	<u>ment</u> Service		Incentive Informatio	Overlay
	Storag e,		ons	Housing	<u>service</u>		<u>n</u>	<u>Areas</u>
	Displa				=		=	
	У &							
	Garbag							
	<u>e and</u> Recycl							
	ing							
	Enclos							
	ures							

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Imperv	Lighti	Open	Neighbor		Wireless
ious	ng	Space	hood		Communicatio
Surfac					n Facilities
<u>e</u>					
Setbac	Hazard				
ks	ous				
	Liquid				
	Pipeli				
	nes				

D. General Allowed Uses and Cross-References.

The following table provides references for each of the

allowed use classes for the zone. References are

provided for assistance in associating current use

classes with the use classes and associated

definitions in effect prior to December 31, 2021.

Additional references assist in aligning use classes

with the Redmond Building Code, Institute of

Transportation Engineers (ITE) Trip Generation Manual,

and the City's Business Licensing system.

Uses that are not listed below nor within the

associated definition of the individual use category or class shall be classified by the Code Administrator

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for applicability based on the purpose and intent of the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in SMT Zone								
	(Residential)							
Use Permiss:	ions: P - Permit	ted; L - Limited;	C - Condition	nal; N - Not	Permitted			
Residential	Residential	Former Use	Use	Building	ITE Trip			
Use Category	Use Class	Classification	Permissions	Code	Generation			
		(prior to Dec.		Occupancy	Manual Land			
		31, 2021)		Class	Use Code			
High Density	Attached	Attached	L	R	200-299			
Residential	dwelling unit,	dwelling unit,	_	_				
	2-4 units	2-4 units						
	Stacked flat		L	R	200-299			
	Courtyard		L	R	200-299			
	Apartments		_	_				
	Multifamily	Multifamily	L	R	200-299			
	structures,	structures,	_	<u>—</u>				
	Mixed-Use	Mixed-Use						
	Residential	Residential						
	Dormitory	Dormitory	Р	R	200-299			
	Residential	Residential	<u>P</u>	R	200-299			
	Suite	Suite	_	_				
	Housing	Housing	<u>P</u>	Ī	600-699			
	Services for	Services for	_	_				
	the Elderly	the Elderly						

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

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

Nonresidential Use Class	Former Use Classification (prior to Dec. 31, 2021)	<u>Use</u> Permissions	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
Retail Sales	General Sales or Services	<u>L</u>	<u>M</u>	
1. Gas station. 2. Auto repair. 3. Automobile sales with outdoor display and storage. 4. Rental storage and mini-warehouses.		<u>N</u>		
Business and Service	General Sales or Services	L	<u>M</u>	
Food and Beverage	General Sales or Services	<u>L</u>	<u>M</u>	
Pet and Animal Sales and Service	General Sales or Services	<u>L</u>	<u>M</u>	

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Hotels, Motels, and	Hotels, Motels, and	Р	R	300-399
Other Accommodation	Other Accommodation	_	_	
Services	Services			
Marijuana retail sales	Marijuana retail sales	Р		
Artisanal Manufacturing,		L	М, Г, Н	100-199,
Retail Sales, and		_		800-899,
Service				900-999
Automobile Parking	Automobile Parking	<u>L</u>	S	
Facilities	Facilities	_	_	
1. Surface parking lots		N		
Road, Ground Passenger,	Road, Ground Passenger,	L		
and Transit	and Transit	_		
Transportation	Transportation			
1. Limited to regional		L		
light rail system and		_		
office uses only.				
2. Vehicle storage				
limited to light rail				
vehicles.				
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and	Communications and	P		
Information	Information	_		
Local utilities	Local utilities	Р		
Wireless Communication	Wireless Communication	P		
Facilities	Facilities	_		
Arts, Entertainment,	Arts, Entertainment, and	Р	А	400-499,
Recreation, and Assembly	Recreation	_	_	500-599
Natural and Other	Natural and other	Р		400-499
Recreational Parks	recreational parks	_		
Day care center	Day care center	Р	E	500-599
Educational	Education, Public	P	E	500-599
	Administration, Health	_	_	
	Care, and Other			
	Institutions, except			
	those listed below			
Institutional Health and	Education, Public	Р	I	600-699,
Human Services	Administration, Health	_	_	700-799
	Care, and Other			
	Institutions, except			
	those listed below			
Government and	Education, Public	<u>P</u>	В	700-799
Administration	Administration, Health	_	_	
	Care, and Other			
	Institutions, except			
	those listed below			
	those listed below			Į.
Faith-based and Funerary	Religious Institution	L	А, В, Н,	500-599
Faith-based and Funerary	-	<u>L</u>	A, B, H, I, R, S	500-599

riangle $ilde{ ilde{E}}$. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the

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left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

		Table 21	.10.070C
	Allow	ed Uses and Basic	Development Standards
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residenti	al ¹		
2 3 2 24	Attached dwelling unit, 2-4 units Stacked flat Courtyard apartment Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, Downtown Residential Densities Chart. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the

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		Table 21	1.10.070C		
	Allow	red Uses and Basio	Development Standards		
Section	Use	Parking Ratio:	Special Regulations		
		Unit of			
		Measure			
		Minimum			
		required,			
		Maximum			
		allowed			
			shorter distance of 50 feet or a quarter-		
			block length from a street intersection.		
			C. Affordable Housing requirements apply		
			to developments of 10 units or more. See		
			_		
3 5	Dormitory	Bed (0.5, 1.0)	RZC 21.20.020, Applicability.		
	Residential	Dea (0.3, 1.0)			
<u>46</u>	Residential suite				
F 7		See Special	Daubina naminamanta ana a fallana		
5 <u>7</u>	Housing Services for	-	Parking requirements are as follows:		
		Regulations	A. Multifamily housing for senior		
	the Elderly		citizens: Unit (0.5, 2.0).		
			B. Nursing home or long-term care		
			facility: 4 patient beds (1.0, 1.0).		
			C. Retirement residence with no skilled		
			nursing facility: Unit (1.0, 1.0).		
			D. Retirement residence with skilled		
			nursing facility: Worker on largest shift		
			(1.25, 1.25).		
			E. A traffic mitigation plan is required.		
			The plan shall address traffic control;		
			parking management, including mitigation		
			of overflow parking into adjoining		
			residential areas; and traffic movement		
			to the arterial street system.		
General	Sales or Service		-		
6	General Sales	1,000 sq ft	A. Uses not permitted include:		
	or Services	gfa (2.0, 3.5)	1. Gas station.		
	Retail Sales				
			2. Auto repair.		
			3. Automobile sales with outdoor display		
			and storage.		
			4. Rental storage and mini-warehouses.		
			5. Retail sales or services involving		
			drive-through/drive-up facilities, except		
			<u>dDrive</u> -through facilities confined within		
L	ı	ı			

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		Table 21	.10.070C				
	Allowed Uses and Basic Development Standards						
Section	Use	Parking Ratio:	Special Regulations				
		Unit of					
		Measure					
		Minimum					
		required,					
		Maximum					
		allowed					
	Business and		the garage of a multistory building of at				
	<u>Service</u>		least three stories shall be allowed when				
			the drive-through lanes provide a queuing				
			length adequate to serve peak demand				
			without overflowing onto public sidewalks				
			or streets, as determined by a				
			professional traffic engineer and is				
			approved by the City.				
			B. Shall not be materially detrimental in				
			terms of noise, truck traffic, and other				
	Food and		potential operational impacts with nearby multistory mixed-use/residential				
	Beverage		developments.				
			-				
			C. Parking standards for restaurant uses:				
			1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0).				
			2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0).				
			3. 1,000 sq ft gfa (5.0, 5.0) when the				
			restaurant is located in a multistory				
	Pet and Animal		building at least three stories tall.				
	Sales and		4. The Technical Committee may waive the				
	Service		parking requirement for				
	<u> </u>		restaurant/deli/café uses less than 750				
			sq ft gfa that support/enhance the City's				
			vision for creating/enhancing Downtown as				
			a pedestrian place provided:				
			a. The use is located in an office				
			building and primarily serves the				
			occupants and guests of the office				
			building; or				
			b. The use is visible from and within 100				
			feet of a promenade or Downtown park,				
			such as Luke McRedmond Park, Anderson				
			Park, O'Leary Park, The Edge Skate Park,				

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		Table 21	1.10.070C
	Allow	red Uses and Basic	c Development Standards
Section	Use	Parking Ratio:	Special Regulations
		Unit of	
		Measure	
		Minimum	
		required,	
		Maximum	
		allowed	
			or the 83rd Street Promenade, for
			example, or within 100 feet of a critical
			areas buffer of the Sammamish River and
			access to the River Trail, and the use is
			designed to enliven the pedestrian
			environment and primarily cater to
			pedestrians and outdoor patrons.
			D. The maximum number of parking stalls
			allowed may be increased to 5.0 per 1,000
			square feet of gross floor area for the
			retail components of mixed-use
			developments.
7	Hotels, Motels,	Rental room	
	and Other	(1.0, 1.0)	
	Accommodation		
	Services ^{1,2}		
8	Marijuana	1,000 sq ft	See RZC 21.41 Marijuana-related uses for
	related uses	gfa (2.0, 5.0)	additional requirements.
Manufact	uring and Wholesa	<u>le Trade</u>	
<u>#</u>	<u>Artisanal</u>	<u>1,000 sq ft</u>	
	Manufacturing,	gfa (2.0, 3.5)	
	Retail Sales,		
	and Service		
	tation, Communica	tion, Information	, and Utilities
#	Automobile		
	<u>Parking</u>		
	<u>Facilities</u>	1 000	
9	Road, Ground	1,000 sq ft	Regional light rail transit system and
	Passenger, and	gfa (2.0, 3.5)	office uses only. No vehicle storage
	Transit		except light rail vehicles.
1.0	Transportation		
10	Rapid charging	Adequate to	Shall not be located on a parcel that
	station	accommodate	abuts a residential zone, RZC 21.04.030
		peak use	Comprehensive Allowed Uses Chart.

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		Tahla 2	1.10.070C
	Allow		C Development Standards
Section	Use	Parking Ratio:	Special Regulations
Deceion	050	Unit of	Special Regulations
		Measure	
		Minimum	
		required,	
		Maximum	
		allowed	
11	Battery		Shall not be located on a parcel that
	exchange		abuts a residential zone.
	station		
12	Communications	1,000 sq ft	
	and Information	gfa (2.0, 3.5)	
13	Local Utilities		
14	Wireless		See RZC 21.56. Wireless Communication
	Communication		Facilities, for specific development
	Facilities		requirements.
Arts, En	tertainment, and	Recreation	
15	Arts,	Adequate to	
	Entertainment,	accommodate	
	and Recreation	peak use	
	Arts,		
	Entertainment,		
	Recreation, and		
	<u>Assembly</u>		
16	Natural and	1,000 sq ft	
	other	gfa (0,	
	recreational	adequate to	
	parks	accommodate	
		peak use)	
			Care, and Other Institutions
17	Educational	See Special	Parking: The number of spaces must be
	Services;	Regulations.	adequate to accommodate the peak customer
	Public		and employee shift, demonstrated by a
	Administration;		parking study or other study submitted by
	Public Safety;		the applicant and approved by the Code
	Other		Administrator.
	Government		
	Functions;		
	Associations,		
	Nonprofit		
	Organizations,		
	etc.		
	<u>Educational</u>		

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	Table 21.10.070C						
	Allow	ed Uses and Basic	c Development Standards				
Section	Use	Parking Ratio:	Special Regulations				
		Unit of					
		Measure					
		Minimum					
		required,					
		Maximum					
		allowed					
	Government and						
	Administration						
	Institutional						
	Health and						
	Human Services						
18	Day Care Center	See Special	Provisions for day care centers include:				
		Regulations.	A. Shall provide parking as follows:				
			Employee on maximum shift (1.0, 1.0).				
			B. Play equipment shall be located no				
			less than 10 feet from any property line.				
			C. Parking: The number of spaces must be				
			adequate to accommodate the peak shift as				
			determined by the Code Administrator				
			after considering the probable number of				
			employees, etc.				
19	Religious	1,000 sq ft	A. A seat is one fixed seat or 18 inches				
	Institutions	gfa (10.0,	on a pew or bench, or seven square feet				
	Faith-based and	10.0) or 1/5	in the general assembly area, including				
	<u>Funerary</u>	fixed seats	aisle space, but excluding stage, podium,				
20	Funeral Homes		lobby, and space for musical				
	and Services		instruments).				
			B. A traffic mitigation plan is required.				
			The plan shall address traffic control;				
			parking management, including mitigation				
			of overflow parking into adjoining				
			residential areas; and traffic movement				
			to the arterial street system.				
			A. Refer to RZC 21.08.280 Faith-Based and				
			Funerary for requirements concerning				
			faith-based and funerary uses.				
			B. Excludes crematoriums.				
Other							
21	Vending Carts,		A. Shall not locate in required parking,				
	Kiosks		landscaping, or drive aisle area, or any				
			area that would impede emergency access.				
	<u> </u>						

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	Table 21.10.070C						
	Allowed Uses and Basic Development Standards						
Section	Use	Parking Ratio:	Special Regulations				
		Unit of					
		Measure					
		Minimum					
		required,					
		Maximum					
		allowed					
			B. Shall not reduce or interfere with				
			functional use of walkway or plaza to				
			below standards of Americans with				
			Disabilities Act.				
			C. Structures shall be secured to preven				
			tipping and endangering public safety.				
			D. Maximum size is six feet wide by ten				
			feet long.				
			E. Administrative design review required				
			for structures.				
22	Automobile		Surface parking lots are prohibited.				
	Parking						
	Facilities						

Notes:

- 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.
- 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter

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RZC 21.57.010 Permanent Supportive Housing,

Transitional Housing, and Emergency Housing.

Emergency Shelter is subject to chapter RZC 21.57.020

Emergency Shelter.

RZC 21.10.080 Town Square (TSQ) Zone.

Α. Purpose. The Town Square (TSQ) zone is one of four distinct mixed-use residential/office zones in the Downtown Neighborhood: Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking

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distance of each other. Some of the quieter streets in these zones allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly, and activating commercial uses. The Town Square zone encourages new transitoriented development in order to take advantage of the zones proximity to local and regional transitopportunities.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Town So	Town Square Zone - Regulations Table							
Lar	nd &	Transpor	Environ	Communit	Process	Money	Incenti	<u>Other</u>
Stru	cture	tation	ment	<u>y</u>	_		ves	
	^ _							
	\mathbf{N}				::::			
				\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	=>		Y	
				$ \Pi \Pi \Pi \Pi$				
Floor	Fences	Parking	Landsca	Historic	Review	Develop	Transfe	Special
Area		Standard	ping	<u>al &</u>	Procedu	ment	<u>r</u>	Regulatio
<u>Ratio</u>		S		Archeolo	res	Fees	Develop	<u>ns</u>
(FAR)				<u>gical</u>			ment	
				Resource			Rights	
				<u>s</u>			Program	
							(TDR)	
Build	Ciana	Trangner	Тхоос	Dogian	Permits	Doing	Green	Public
ing	Signs	<u>Transpor</u> tation	<u>Trees</u>	<u>Design</u> Standard	LETIMITES	Busines	<u>Green</u> Buildin	View
Heigh		Standard				S	g	Corridors
t		S		<u>s</u>		5	<u>9</u> Incenti	001114015

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					<u>ve</u> Program (GBP)	<u>&</u> <u>Gateways</u>
Densi ty	Outdoo r Storag e, Displa y & Garbag e and Recycl ing Enclos ures	Environ mental Regulat ions	Affordab le Housing	Develop ment Service S	General Incenti ve Informa tion	Transitio n Overlay Areas
Imper vious Surfa ce	Lighti ng	Open Space	Neighbor hood			Wireless Communica tion Facilitie s
Setba cks	Hazard ous Liquid Pipeli nes					

D. General Allowed Uses and Cross-References.

The following table provides references for each of the

allowed use classes for the zone. References are

provided for assistance in associating current use

classes with the use classes and associated

definitions in effect prior to December 31, 2021.

Additional references assist in aligning use classes

with the Redmond Building Code, Institute of

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Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.	Table ##.##.# General Allowed Uses and Cross-References in TSQ Zone								
(Residential)									
Use Permissi	ions: P - Permit	ted; L - Limited;	C - Condition	nal; N - Not	Permitted				
Residential Residential Former Use Use Building ITE Trip									
Use Category	Use Class	Classification	Permissions	Code	Generation				
		(prior to Dec.		Occupancy	Manual Land				
		31, 2021)		Class	Use Code				
High Density	Attached	Attached	L	R	200-299				
Residential	dwelling unit,	dwelling unit,	_	_					
	2-4 units	2-4 units							
	Stacked flat		L	R	200-299				
	Courtyard		L	R	200-299				
	Apartments		_	<u>—</u>					
	Multifamily	Multifamily	L	R	200-299				
	structures,	structures,	_	_					
	Mixed-Use	Mixed-Use							
	Residential	Residential							
	Dormitory	Dormitory	Р	R	200-299				
	Residential	Residential	P	R	200-299				
	Suite	Suite	_	_					
	Housing	Housing	<u>P</u>	I	600-699				
	Services for	Services for	_	_					
	the Elderly	the Elderly							

Table ##.##.# General Allowed Uses and Cross-References in TSQ Zone (Nonresidential)						
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted						
Nonresidential Use Class	Former Use Classification (prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code		
Retail Sales	General Sales or Services	<u>L</u>	<u>M</u>			

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1. Gas station.		<u>N</u>		
2. Auto repair.				
3. Automobile sales with				
outdoor display and				
storage.				
4. Rental storage and				
mini-warehouses.				
Business and Service	General Sales or	<u>L</u>	M	
	Services	_	_	
Food and Beverage	General Sales or	L	М	
1000 and 20101uge	Services	=	=	
Pet and Animal Sales and	General Sales or	Т.	М	
Service	Services	<u>L</u>	<u> </u>	
		D	D	200 200
Hotels, Motels, and	Hotels, Motels, and	<u>P</u>	<u>R</u>	<u>300-399</u>
Other Accommodation	Other Accommodation			
Services	Services			
Marijuana retail sales	Marijuana retail sales	<u>P</u>		
Artisanal Manufacturing,		<u>L</u>	M, F, H	<u>100-199,</u>
Retail Sales, and				<u>800-899,</u>
Service				<u>900-999</u>
Automobile Parking	Automobile Parking	J.		
Facilities	Facilities	<u>P</u>		
1. Surface parking lots		N		
Road, Ground Passenger,	Road, Ground Passenger,	L		
and Transit	and Transit	=		
Transportation	Transportation			
1. Limited to office use	Transportation	Т		
only.		$\underline{\mathtt{L}}$		
2. Vehicle storage not				
permitted.		-		
Rapid charging station	Rapid charging station	<u>L</u>		
Battery exchange station	Battery exchange station	<u>L</u>		
Communications and	Communications and	<u>P</u>		
<u>Information</u>	<u>Information</u>			
Local utilities	Local utilities	<u>P</u>		
Wireless Communication	Wireless Communication	<u>P</u>		
Facilities	Facilities			
Arts, Entertainment,	Arts, Entertainment, and	<u>P</u>	А	400-499,
Recreation, and Assembly	Recreation		_	500-599
Natural and Other	Natural and other	<u>P</u>		400-499
Recreational Parks	recreational parks	=		
Day care center	Day care center	P	E	500-599
Educational	Education, Public			500-599
	Administration, Health	=	<u>E</u>	300 333
	Care, and Other			
	Institutions, except			
To ability biggs 2 to 212	those listed below	F	-	600 600
Institutional Health and	Education, Public	<u>P</u>	<u>I</u>	600-699 ,
<u>Human Services</u>	Administration, Health			700-799
	Care, and Other			
	Institutions, except			
	those listed below			
Government and	Education, Public	<u>P</u>	<u>B</u>	700-799
<u>Administration</u>	Administration, Health			
	Care, and Other			
	Institutions, except			
	those listed below			
Faith-based and Funerary	Religious Institution	L	А, В, Н,	500-599
		_	I, R, S	
<u></u>				

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1	. Crematorium	N	

DE. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.10.080C							
	Allowed Uses and Basic Development Standards						
Section	Use	Parking Ratio:	Special Regulations				
		Unit of					
		Measure					
		Minimum					
		required,					
		Maximum					
		allowed					
Resident	ial^1						
1	Attached	Dwelling Unit	A. Maximum density per lot dependent upon				
	dwelling unit,	(1.0, 2.25)	size and width of lot, per RZC				
	2-4 units	Plus one guest	21.10.130.B, Downtown Residential				
2	Stacked flat	space per four	Densities Chart.				
3	Courtyard	units for	B. Not permitted on ground floor street				
	<u>apartment</u>	projects with	fronts of Type I pedestrian streets as				
2 4	Multifamily six units or		shown on Map 10.3, Downtown Pedestrian				
	Structure,	more. Curbside	System, or where ground floor residences				
		parking along	may be negatively impacted by nearby				

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	Table 21.10.080C					
	Allow	red Uses and Basic	Development Standards			
Section	Use	Parking Ratio:	Special Regulations			
		Unit of				
		Measure				
		Minimum				
		required,				
		Maximum				
		allowed				
	Mixed-Use	the site may	nonresidential uses, except through			
	Residential	be counted	establishment of an Administrative Design			
		towards up to	Flexibility per RZC 21.76.070.C.			
		25 percent of	Residential uses may be allowed on ground			
		the required	floor streets fronts of Type II			
		off-street	Pedestrian Streets per RZC 21.62.020.F.5,			
		parking.	Ground Floor Residential Uses on Type II			
			Pedestrian Streets, but not within the			
			shorter distance of 50 feet or a quarter-			
			block length from a street intersection.			
			C. Affordable Housing requirements apply			
			to developments of 10 units or more. See			
			RZC 21.20.020, Applicability.			
3 5	Dormitory	Bed (0.5, 1.0)				
<u>46</u>	Residential					
	suite	2 2 1				
5 <u>7</u>	Housing Services for	See Special	Parking requirements are as follows:			
		Regulations.	A. Multifamily housing for senior			
	the Elderly		citizens: Unit (0.5, 2.0).			
			B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0).			
			C. Retirement residence with no skilled			
			nursing facility: Unit (1.0, 1.0).			
			D. Retirement residence with skilled			
			nursing facility: Worker on largest shift			
			(1.25, 1.25).			
			E. A traffic mitigation plan is required.			
			The plan shall address traffic control;			
			parking management, including mitigation			
			of overflow parking into adjoining			
			residential areas; and traffic movement			
			to the arterial street system			
General	Sales and Service	S				

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		Table 21	L.10.080C
	Allow	red Uses and Basic	c Development Standards
Section	Use	Parking Ratio: Unit of Measure	Special Regulations
		Minimum required, Maximum	
		allowed	
6	General Sales or Services Retail Sales	1,000 sq ft gfa (2.0, 3.5)	A. Uses not permitted include: 1. Gas station. 2. Auto repair. 3. Automobile sales with outdoor display
			and storage.
			4. Rental storage and mini-warehouses.
	Business and Service		5. Retail sales or services involving drive-through/drive-up facilities, except eddrive-through facilities confined within the garage of a multistory building of at least three stories shall be allowed when the drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by a professional traffic engineer and is approved by the City. B. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential
	Beverage		developments. C. Parking standards for restaurant uses: 1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0). 2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0). 3. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multistory building of at least three stories tall.

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Table 21.10.080C						
	Allow	red Uses and Basic	c Development Standards			
Section	Use	Parking Ratio:	Special Regulations			
		Unit of				
		Measure				
		Minimum				
		required,				
		Maximum				
		allowed				
	Pet and Animal		4. The Technical Committee may waive the			
	Sales and		parking requirement for			
	<u>Service</u>		restaurant/deli/café uses less than 750			
			sq ft gfa that support/enhance the City's			
			vision for creating/enhancing Downtown as			
			a pedestrian place provided:			
			a. The use is located in an office			
			building and primarily serves the			
			occupants and guests of the office			
			building; or			
			b. The use is visible from and within 100			
			feet of a promenade or Downtown park,			
			such as Luke McRedmond Park, Anderson			
			Park, O'Leary Park, The Edge Skate Park,			
			or the 83rd Street Promenade, for			
			example, or within 100 feet of a critical			
			areas buffer of the Sammamish River and			
			access to the River Trail, and the use is			
			designed to enliven the pedestrian			
			environment and primarily cater to			
			pedestrians and outdoor patrons.			
			D. The maximum number of parking stalls			
			allowed may be increased to 5.0 per 1,000			
			sq ft of gross floor area for the retail			
			components of mixed-use developments.			
7	Hotels, Motels,	Rental room				
	and Other	(1.0, 1.0)				
	Accommodation					
	Services ^{1,2}					
8	Marijuana	1,000 sq ft	See RZC 21.41 Marijuana-related uses for			
	retail sales	gfa (2.0, 5.0)	additional requirements.			
Manufact	uring and Wholesa	le Trade				
#	Artisanal	1,000 sq				
	Manufacturing,	ft gfa (2.0,				
	Retail Sales,	3.5)				
	and Service					
		1				

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		Table 21	10.080C
	Allow	ed Uses and Basic	c Development Standards
Section	Use	Parking Ratio:	Special Regulations
		Unit of	
		Measure	
		Minimum	
		required,	
		Maximum	
		allowed	
Transpor	tation, Communica	tion, Information	, and Utilities
#	Automobile		
	Parking		
	Facilities		
9	Road, Ground	1,000 sq ft	Office only. No vehicle storage.
	Passenger, and	gfa (2.0, 3.5)	
	Transit		
	Transportation		
10	Rapid charging	Adequate to	Shall not be located on a parcel that
	station	accommodate	abuts a residential zone, RZC 21.04.030
		peak use	Comprehensive Allowed Uses Chart.
11	Battery		Shall not be located on a parcel that
	exchange		abuts a residential zone.
	station		
12	Communications	1,000 sq ft	
	and Information	gfa (2.0, 3.5)	
13	Local Utilities		
14	Wireless	N/A	See RZC 21.56. Wireless Communication
	Communication		Facilities, for specific development
	Facilities		requirements.
Arts, En	tertainment, and	Recreation	L
15	Arts,	Adequate to	
	Entertainment,	accommodate	
	and Recreation	peak use	
	Arts,		
	Entertainment,		
	Recreation, and		
	Assembly		
16	Natural and	1,000 sq ft	
	other	gfa (0,	
	recreational	adequate to	
	parks	accommodate	
		peak use)	
Educatio	n, Public Adminis	tration, Health C	are, and Other Institutions
17	Education,	See Special	Parking: The number of spaces must be
	Public	Regulations.	adequate to accommodate the peak customer

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	Table 21.10.080C					
	Allow	red Uses and Basic	Development Standards			
Section	Use	Parking Ratio:	Special Regulations			
		Unit of				
		Measure				
		Minimum				
		required,				
		Maximum				
		allowed				
	Administration,		and employee shift, demonstrated by a			
	Health Care,		parking study or other study submitted by			
	and Other		the applicant and approved by the Code			
	Institutions,		Administrator.			
	except those					
	listed below					
	<u>Educational</u>					
	Institutional					
	<u>Health and</u>					
	<u>Human Services</u>					
	Government and					
	Administration					
18	Day Care Center	See Special	Provisions for day care centers include:			
		Regulations	A. Shall provide parking as follows:			
			Employee on maximum shift (1.0, 1.0).			
			B. Play equipment shall be located no			
			less than 10 feet from any property line.			
			C. Parking: The number of spaces must be			
			adequate to accommodate the peak. shift			
			as determined by the Code Administrator			
			after considering the probable number of			
			employees, etc.			
19	Religious	1,000 sq ft	A. A seat is one fixed seat or 18 inches			
	Institutions	gfa (10.0,	on a pew or bench, or seven square feet			
	Faith-based and	10.0) or 1/5	in the general assembly area (including			
	Funerary	fixed seats	aisle space, but excluding stage, podium,			
20	Funeral Homes		lobby, and space for musical			
	and Services		instruments).			
			B. A traffic mitigation plan is required.			
			The plan shall address traffic control;			
			parking management, including mitigation			
			of overflow parking into adjoining			
			residential areas; and traffic movement			
			to the arterial street system.			
<u> </u>	<u> </u>					

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	Table 21.10.080C					
	Allow	ed Uses and Basic	c Development Standards			
Section	Use	Parking Ratio:	Special Regulations			
		Unit of				
		Measure				
		Minimum				
		required,				
		Maximum				
		allowed				
			A. Refer to RZC 21.08.280 Faith-Based and			
			Funerary for requirements concerning			
			faith-based and funerary uses.			
			B. Excludes crematoriums.			
Other						
21	Vending Carts,		A. Shall not locate in required parking,			
	Kiosks		landscaping, or drive aisle area, or any			
			area that would impede emergency access.			
			B. Shall not reduce or interfere with			
			functional use of walkway or plaza to			
			below standards of Americans with			
			Disabilities Act.			
			C. Structures shall be secured to prevent			
			tipping and endangering public safety.			
			D. Maximum size is six feet wide by ten			
			feet long.			
			E. Administrative design review required			
			for structures.			
22	Automobile		Surface parking lots are prohibited.			
	Parking					
	Facilities					

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

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2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.

RZC 21.10.090 River Bend (RVBD) Zone.

A. Purpose. The River Bend (RVBD) zone is one of four distinct mixed-use residential/office districts in the Downtown Neighborhood: Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. These zones are intended as areas for the

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densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these zones allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly and activating commercial uses. The River Bend zone enhances this area as an entrance to downtown by requiring streetscape improvements, by using design standards to encourage the creation of mixed residential/office villages and buildings, and by linking the zone with the Downtown core and Sammamish River. The River Bend zone also preserves the "green" gateway on Leary Way at the south end of Downtown by providing for the acquisition of land and the application of design standards and forest management.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to

that apply to development within this zone.

River	River Bend Zone - Regulations Table							
	d & cture	Transporta tion	Environ ment	Communit Y	Process	Money	Incentiv es	Other
4							A	
Floor Area Ratio (FAR)	Fence <u>s</u>	Parking Standards	<u>Landsca</u> <u>ping</u>	Historic al & Archeolo gical Resource s	Review Procedu res	Develop ment Fees	Transfer Developm ent Rights Program	Special Regulatio ns
Heigh t	Signs	Transporta tion Standards	Trees	Design Standard S	Permits	Doing Busines S	Green Building Incentiv e Program	Public View Corridors & Gateways
Densi ty	Outdo or Stora ge, Displ ay & Enclo sures		Environ mental Regulat ions	Affordab le Housing	Develop ment Service S		General Incentiv e Informat ion	Transitio n Overlay Areas
Imper vious Surfa ce	Light ing		<u>Open</u> Space	Neighbor hood				Wireless Communica tion Facilitie s
Setba cks	Hazar dous Liqui d Pipel ines							

D. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are

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classes with the use classes and associated

definitions in effect prior to December 31, 2021.

Additional references assist in aligning use classes
with the Redmond Building Code, Institute of

Transportation Engineers (ITE) Trip Generation Manual,
and the City's Business Licensing system.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.##.# General Allowed Uses and Cross-References in RVBD Zone								
	(Residential)							
Use Permiss:	ions: P - Permit	ted; L - Limited;	C - Condition	nal; N - Not	Permitted			
Residential	Residential	Former Use	<u>Use</u>	Building	ITE Trip			
Use Category	<u>Use Class</u>	Classification	Permissions	Code	<u>Generation</u>			
		(prior to Dec.		Occupancy	Manual Land			
		31, 2021)		Class	<u>Use Code</u>			
High Density	Attached	Attached	<u>L</u>	<u>R</u>	<u>200-299</u>			
Residential	dwelling unit,	dwelling unit,						
	2-4 units	2-4 units						
	Stacked flat		<u>L</u>	<u>R</u>	<u>200-299</u>			
	Courtyard		L	R	200-299			
	<u>Apartments</u>							
	Multifamily	Multifamily	L	<u>R</u>	200-299			
	structures,	structures,						
	Mixed-Use	Mixed-Use						
	Residential	Residential						
	Dormitory	Dormitory	P	R	200-299			
	Residential	Residential	P	R	200-299			
	Suite	Suite	_	_				
	Housing	Housing	P	I	600-699			
	Services for	Services for	_	_				
	the Elderly	the Elderly						

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

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

Nonresidential Use Class	Former Use	<u>Use</u>	Building	ITE Trip
	Classification (prior to	Permissions	Code	Generation
	Dec. 31, 2021)		Occupancy	Manual Land
			Class	Use Code
Retail Sales	General Sales or	<u>L</u>	<u>M</u>	
	Services			
1. Rental storage and		N		
mini-warehouses		_		
Business and Service	General Sales or	<u>L</u>	M	
	Services	_	-	
Food and Beverage	General Sales or	L	M	
	Services	_	_	
Pet and Animal Sales and	General Sales or	<u>L</u>	M	
Service	Services	_	_	
Hotels, Motels, and	Hotels, Motels, and	<u>P</u>	R	300-399
Other Accommodation	Other Accommodation		==	000 033
Services	Services			
Marijuana retail sales	Marijuana retail sales	Р		
Artisanal Manufacturing,	Marijuana recarr sares	L	мгш	100_100
Retail Sales, and		#	<u>М, F, Н</u>	100-199, 800-899,
Service				900-899,
	7tomobile Dembine	т		900-999
Automobile Parking	Automobile Parking	<u>L</u>	<u>S</u>	
<u>Facilities</u>	<u>Facilities</u>	27		
1. Surface parking lots		<u>N</u>		
Road, Ground Passenger,	Road, Ground Passenger,	<u>L</u>		
and Transit	and Transit			
Transportation	Transportation			
1. Limited to regional		<u>L</u>		
<u>light rail transit</u>				
system and office uses				
only.				
2. Vehicle storage is				
<u>limited</u> to light rail				
<u>vehicles.</u>				
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	<u>L</u>		
Communications and	Communications and	<u>P</u>		
Information	Information			
Local utilities	Local utilities	P		
Wireless Communication	Wireless Communication	<u>P</u>		
Facilities	Facilities	_		
Arts, Entertainment,	Arts, Entertainment, and	<u>P</u>	А	400-499,
Recreation, and Assembly	Recreation	_	_	500-599
Natural and Other	Natural and other	<u>P</u>		400-499
Recreational Parks	recreational parks	_		
Day care center	Day care center	Р	E	500-599
Educational	Education, Public	<u>P</u>	<u>E</u>	500-599
	Administration, Health		=	
	Care, and Other			
	Institutions, except			
	those listed below			
Institutional Health and	Education, Public	<u>P</u>	<u>I</u>	600-699,
Human Services	Administration, Health	=	<u></u>	700-799
TIGHTOTT DELVICES	110mmIIII DCT aCTOII, IICaI CII	I		100 199

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	Care, and Other Institutions, except those listed below			
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	<u>P</u>	<u>B</u>	700-799
Faith-based and Funerary	Religious Institution	<u>L</u>	A, B, H, I, R, S	<u>500-599</u>
1. Crematorium		N		

₱ E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

	Table 21.10.090C					
	Allow	ed Uses and Basic	Development Standards			
Section	Use	Parking Ratio:	Special Regulations			
		Unit of Measure				
		Minimum				
		required,				
		Maximum allowed				
Resident	Residential ¹					
1	Attached	Dwelling Unit	A. Maximum density per lot dependent u	ıpon		
	dwelling unit,	(1.0, 2.25)	size and width of lot, per RZC			
	2-4 units	Plus one guest				

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Section Use Parking Ratio: Unit of Measure Minimum required, Maximum allowed 2 Stacked flat space per four units for spartment six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking. 3 Dormitory Bed (0.5, 1.0) 46 Residential suite 57 Housing Services for the Elderly C. Refirement residence with no skilled nursing facility: Unit (1.0, 1.0). C. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25). E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.	Table 21.10.090C					
Unit of Measure Minimum required, Maximum allowed 2		Development Standards				
Densities Chart Densities Chart	Section	Use	Unit of Measure Minimum required,	Special Regulations		
Structure, Multifamily Six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	2	Stacked flat	space per four	21.10.130.B, Downtown Residential		
Structure, Mixed-Use Residential Residential Mixed-Use Residential Residential Mixed-Use Residential Residential Mixed-Use Residential uses, except by Residential Resultian Residential Sute Serice Re		apartment	projects with	B. Not permitted on ground floor street		
Residential suite Housing Services for the Elderly Services for the Elderly Regulations. Regulations. Parking requirements are as follows: A. Multifamily housing for senior citizens: Unit (0.5, 2.0). B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25). E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.		Structure, Mixed-Use	more. Curbside parking along the site may be counted towards up to 25 percent of the required off-	shown on Map 10.3, Downtown Pedestrian System Map, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except by establishment of an Administrative Design Flexibility per RZC 21.76.070.C. C. Affordable Housing requirements apply to developments of 10 units or more. See		
Suite Housing Services for the Elderly Services for the Elderly Services for the Elderly Services for the Elderly Boundary Boundar	3 <u>5</u>	Dormitory	Bed (0.5, 1.0)			
Services for the Elderly Regulations. A. Multifamily housing for senior citizens: Unit (0.5, 2.0). B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25). E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.	<u>46</u>					
General Sales or Service		Services for the Elderly	=	A. Multifamily housing for senior citizens: Unit (0.5, 2.0). B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25). E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement		

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		Table 21	.10.090C
	Allow	ed Uses and Basic	Development Standards
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
6	General Sales		A. Haea not permitted include:
6	Business and Service Food and Beverage	1,000 sq ft gfa (2.0, 3.5)	A. Uses not permitted include: 1. Rental storage and mini-warehouses. 2. Retail sales or services involving drive through/drive up facilities, except d Drive- through facilities confined within the garage of a multistory building of at least three stories shall be allowed when the drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by a professional traffic engineer and approved by the City. B. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Auto Repair without outdoor storage and outdoor service is allowed provided: 1. All service/repair work is performed indoors. 2. There is no overnight storage of customer vehicles in outdoor parking areas. D. Parking standards for restaurant uses: 1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0).
			2. Take-out restaurant: 1,000 sq ft gfa (10.0,10.0).

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		Table 21	.10.090C
	Allow	ed Uses and Basic	Development Standards
Section	Use	Parking Ratio:	Special Regulations
		Unit of Measure	
		Minimum	
		required,	
		Maximum allowed	
	Pet and Animal		3. 1,000 sq ft gfa (5.0, 5.0) when the
	Sales and		restaurant is located in a multistory
	Service		building at least three stories tall.
			4. The Technical Committee may waive the
			parking requirement for
			restaurant/deli/café uses less than 750
			sq ft gfa that support/enhance the City's
			vision for creating /enhancing Downtown
			as a pedestrian place provided:
			a. The use is located in an office
			building and primarily serves the
			occupants and guests of the office
			building; or
			b. The use is visible from and within 100
			feet of a promenade or Downtown park,
			such as Luke McRedmond Park, Anderson
			Park, O'Leary Park, The Edge Skate Park,
			or the 83rd Street Promenade, for
			example, or within 100 feet of a critical
			areas buffer of the Sammamish River and
			access to the River Trail, and the use is
			designed to enliven the pedestrian
			environment and primarily cater to
			pedestrians and outdoor patrons.
			E. The maximum number of parking stalls
			allowed may be increased to 5.0 per 1,000
			sq ft of gross floor area for the retail
			components of mixed-use developments.
7	Hotels, Motels,	Rental room	
	and Other	(1.0, 1.0)	
	Accommodation		
	Services ^{1,2}		
8	Marijuana	1,000 sq ft gfa	See RZC 21.41 Marijuana-related uses for
	retail sales	(2.0, 5.0)	additional requirements.
	uring and Wholesa		
#	<u>Artisanal</u>	1,000 sq ft gfa	
	Manufacturing,	(2.0, 3.5)	

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		Table 21	.10.090C
	Allow		Development Standards
Section	Use	Parking Ratio:	Special Regulations
		Unit of Measure	1
		Minimum	
		required,	
		Maximum allowed	
	Retail Sales,		
	and Service		
Transpor	tation, Communica	tion, Information	, and Utilities
#	Automobile		
	Parking		
	<u>Facilities</u>		
9	Road, Ground	1,000 sq ft gfa	Regional light rail transit system and
	Passenger, and	(2.0, 3.5)	office uses only. No vehicle storage
	Transit		except light rail vehicles.
	Transportation		
10	Rapid charging	Adequate to	Shall not be located on a parcel that
	station	accommodate	abuts a residential zone, RZC 21.04.030
		peak use	Comprehensive Allowed Uses Chart.
11	Battery		Shall not be located on a parcel that
	exchange		abuts a residential zone.
	station		
12	Communications	1,000 sq ft gfa	
	and Information	(2.0, 3.5)	
13	Local Utilities		
14	Wireless	N/A	See RZC 21.56, Wireless Communication
	Communication		Facilities, for specific development
	Facilities		requirements.
	tertainment, and		
15	Arts,	Adequate	
	Entertainment,	to accommodate	
	and Recreation	peak use	
	Arts,		
	Entertainment,		
	Recreation, and		
1.0	Assembly	1 000	
16	Natural and	1,000 sq ft gfa	
	other	(0, adequate	
	recreational	to accommodate	
Educa+: a	parks	peak use)	are and Other Institutions
17	Education,	See Special	are, and Other Institutions Parking: The number of spaces must be
1 ¹ /	·	_	
	Public Administration.	Regulations.	adequate to accommodate the peak customer and employee shift, demonstrated by a
	nuministration,		and emproyee shirt, demonstrated by a

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		Table 21	.10.090C
	Allow	red Uses and Basic	Development Standards
Section	Use	Parking Ratio:	Special Regulations
		Unit of Measure	
		Minimum	
		required,	
		Maximum allowed	
	Health Care,		parking study or other study submitted by
	and Other		the applicant and approved by the Code
	Institutions,		Administrator.
	except those		
	listed below		
	Educational		
	Institutional		
	Health and		
	<u>Human Services</u>		
	Government and		
	Administration		
18	Day Care Center		Provisions for day care centers include:
			A. Shall provide parking as follows:
			Employee on maximum shift (1.0, 1.0).
			B. Play equipment shall be located no
			less than 10 feet from any property
			line.
			C. Parking: The number of spaces must be
			adequate to accommodate the peak shift as
			determined by the Code Administrator
			after considering the probable number of
			employees, etc.
19	Religious	1,000 sq ft qfa	A. A seat is one fixed seat or 18 inches
	Institutions	(10.0, 10.0) or	on a pew or bench, or seven square feet
	Faith-based and	1/5 fixed seats	in the general assembly area (including
	Funerary		aisle space, but excluding stage, podium,
20	Funeral Homes	1,000 sq ft gfa	lobby, and space for musical
	and Services	(10.0, 10.0) or	instruments).
		1/5 fixed seats	B. A traffic mitigation plan is required.
			The plan shall address traffic control;
			parking management, including mitigation
			of overflow parking into adjoining
			residential areas; and traffic movement
			to the arterial street system.
			A. Refer to RZC 21.08.280 Faith-Based and
			Funerary for requirements concerning
			faith-based and funerary uses.
			B. Excludes crematoriums.
	<u>I</u>	<u> </u>	

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	Table 21.10.090C								
	Allow	red Uses and Basic	Development Standards						
Section	Use	Parking Ratio:	Special Regulations						
		Unit of Measure							
		Minimum							
		required,							
		Maximum allowed							
Other									
21	Vending Carts, Kiosks		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required						
			for structures.						
22	Automobile		Surface parking lots are prohibited.						
	Parking								
	Facilities								

Notes:

- 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.
- 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses

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are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing,
Transitional Housing, and Emergency Housing.
Emergency Shelter is subject to chapter RZC 21.57.020
Emergency Shelter.

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

A. Purpose. Downtown includes three residential zones at the periphery of the neighborhood (River Trail, Carter, and East Hill) that are intended to retain a quieter "residential" character than the other nearby mixed-use areas. These zones will provide a variety of housing types that are not primarily mixed-use in developments that include more typical residential features, such as front yards, landscaping, and ground-related patios and porches. These areas are all located within walking distance to the various retail and service areas in the Downtown. The regulations in this division are intended to retain the East Hill zone's special character and to ensure that single-family residential structures in this zone are well maintained until they are redeveloped with higher-

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density residential uses or are converted to nonresidential uses that are compatible with the residential neighborhood.

The following tables are specific to the zones and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within the zones.

River Trail Zone - Regulations Table									
Lan	d &	Transporta	Environm	Communit	Process	Money	Incentiv	Other	
Structure		tion (I)	ent		>>>> 				
Floor	Fence	Parking	<u>Landscap</u>	<u>Historic</u>	Review	Develop	Transfer	Special	
Area	<u>s</u>	Standards	<u>ing</u>	<u>al &</u>	Procedu	ment	Developm	<u>Regulati</u>	
Ratio				Archeolo	res	Fees	<u>ent</u> Rights	ons	
(FAR)				<u>gical</u> Resource			Program		
				S			<u> 110g1am</u>		
Height	Signs	Transporta	Trees	Design	Permits	Doing	Green	Public	
		<u>tion</u>		<u>Standard</u>		Busines	<u>Building</u>	<u>View</u>	
		<u>Standards</u>		<u>s</u>		<u>s</u>	Incentiv	Corridor	
							<u>e</u> Program	<u>s &</u> Gateways	
							<u> 11091am</u>	daceways	
Densit	Outdo		Environm	Affordab	Develop		General	<u>Transiti</u>	
<u>y</u>	<u>or</u>		<u>ental</u>	<u>le</u>	ment_		<u>Incentiv</u>	<u>on</u>	
	Stora		<u>Regulati</u>	<u> Housing</u>	<u>Service</u>		<u>e</u> .	<u>Overlay</u>	
	ge, Displ		ons		<u>s</u>		Informat ion	<u>Areas</u>	
	ay &						1011		
	Enclo								
	sures								
<u>Imperv</u>	<u>Light</u>		<u>Open</u>	Neighbor				Wireless	
<u>ious</u> Surfac	<u>ing</u>		Space	hood				Communic ation	
e								acion	
				l			l		

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					Faciliti es
Setbac ks	Hazar dous Liqui d Pipel ines				

Carter	Carter Zone - Regulations Table									
Land & Structure		Transporta tion	Environm ent	Communit Y	Process	Money	Incentiv es	Other State of the		
Floor Area Ratio (FAR)	Fence <u>s</u>	Parking Standards	Landscap ing	Historic al & Archeolo gical Resource	Review Procedu res	Develop ment Fees	Transfer Developm ent Rights Program	Special Regulati ons		
Height	Signs	Transporta tion Standards	Trees	Design Standard S	<u>Permits</u>	Doing Busines S	Green Building Incentiv e Program	Public View Corridor S & Gateways		
Densit Y	Outdo or Stora ge, Displ ay & Enclo sures		Environm ental Regulati ons	Affordab le Housing	Develop ment Service S		General Incentiv e Informat ion	Transiti on Overlay Areas		
Imperv ious Surfac e	Light ing		<u>Open</u> Space	Neighbor hood				Wireless Communic ation Faciliti es		
Setbac ks	Hazar dous Liqui d Pipel ines									

East Hill Zone - Regulations Table								
Land & Structure	Transporta tion	Environm ent	Communit Y	Process	Money	Incentiv es	Other	

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Floor Area Ratio (FAR)	Fence <u>s</u>	Parking Standards	Landscap ing	Historic al & Archeolo gical Resource s	Review Procedu res	Develop ment Fees	Transfer Developm ent Rights Program	Special Regulati ons
<u>Height</u>	Signs	Transporta tion Standards	Trees	Design Standard S	<u>Permits</u>	Doing Busines S	Green Building Incentiv e Program	Public View Corridor s & Gateways
Densit Y	Outdo or Stora ge, Displ ay & Enclo sures		Environm ental Regulati ons	Affordab le Housing	Develop ment Service S		General Incentiv e Informat ion	Transiti on Overlay Areas
Imperv ious Surfac e	Light ing		Open Space	Neighbor hood				Wireless Communic ation Faciliti es
Setbac ks	Hazar dous Liqui d Pipel ines							

D. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes and associated definitions in effect prior to December 31, 2021.

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Additional references assist in aligning use classes
with the Redmond Building Code, Institute of
Transportation Engineers (ITE) Trip Generation Manual,
and the City's Business Licensing system.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.##.#	General Allowed	Uses and	Cross-References	in RVT,	CTR,	EH Zones
		Residenti	al)			

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

Residential	Residential	Former Use	Use	Building	ITE Trip
Use Category	Use Class	Classification	Permissions	Code	Generation
		(prior to Dec.		Occupancy	Manual Land
		31, 2021)		Class	<u>Use Code</u>
High Density	Attached	Attached	L	R	200-299
Residential	dwelling unit,	dwelling unit,	_	_	
	2-4 units	2-4 units			
	Stacked flat		L	R	200-299
	Courtyard		L	R	200-299
	Apartments		_	_	
	Multifamily	Multifamily	L	R	200-299
	structures,	structures,	_	_	
	Mixed-Use	Mixed-Use			
	Residential	Residential			
	Dormitory	Dormitory	Р	R	200-299
	Residential	Residential	P	R	200-299
	Suite	Suite	_	_	
	Housing	Housing	P	I	600-699
	Services for	Services for		_	
	the Elderly	the Elderly			

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

	T	T		
Nonresidential Use Class	Former Use	<u>Use</u> .	Building	ITE Trip
	Classification (prior to	<u>Permissions</u>	<u>Code</u>	Generation
	Dec. 31, 2021)		Occupancy	Manual Land
D + 11 0 1		-	Class	Use Code
Retail Sales	General Sales or Services	<u>L</u>	<u>M</u>	
1. Gas station.	<u>Services</u>	N		
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	L	M	
	Services	_	_	
Food and Beverage	General Sales or	<u>L</u>	M	
	Services	_	_	
Pet and Animal Sales and	General Sales or	<u>L</u>	М	
Service	Services	_	_	
Road, Ground Passenger,	Road, Ground Passenger,	L		
and Transit	and Transit	_		
Transportation	Transportation			
1. Limited to office	<u> </u>	L		
only.		_		
2. Vehicle and outside				
storage prohibited.				
Communications and	Communications and	<u>P</u>		
Information	Information	_		
Local utilities	Local utilities	Р		
Wireless Communication	Wireless Communication	P		
Facilities	Facilities	_		
Arts, Entertainment,	Arts, Entertainment, and	<u>L</u>	А	400-499,
Recreation, and Assembly	Recreation	_	_	500-599
Natural and Other	Natural and other	P		400-499
Recreational Parks	recreational parks	_		
Day care center	Day care center	Р	E	500-599
Educational	Education, Public	L	E	500-599
	Administration, Health	_	_	
	Care, and Other			
	Institutions, except			
	those listed below			
Institutional Health and	Education, Public	<u>L</u>	I	600-699,
Human Services	Administration, Health	_	-	700-799
	Care, and Other			
	Institutions, except			
	those listed below			
Government and	Education, Public	L	В	700-799
Administration	Administration, Health	_	-	
	Care, and Other			
	Institutions, except			
	those listed below			

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Faith-based and Funerary	Religious Institution	<u>L</u>	A, B, H, I, R, S	500-599
1. Crematorium		N		

Đ <u>E</u>. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.10.100C						
	Allowed Uses and Basic Development Standards					
Section	Use	Parking Ratio:	Special Regulations			
		Unit of Measure Minimum				
		required, Maximum				
		allowed				
Resident	ial ¹					
1	Attached	Dwelling Unit (1.0,	A. Maximum density per lot			
	dwelling unit,	2.25) Plus one guest	dependent upon size and width of			
	2-4 units	space per four units for	lot, RZC 21.10.130.B, Downtown			
2	Stacked flat	projects with six units	Residential Densities Chart.			
3	Courtyard	or more. Curbside	B. Not permitted on ground floor			
	apartment	parking along the site	street fronts of Type I			
<u>24</u>	Multifamily	may be counted towards	pedestrian streets as shown on			
	Structure,	up to 25 percent of the	Map 10.3, Downtown Pedestrian			
	Mixed-Use	required off-street	System, or where ground floor			
	Residential	parking.	residences may be negatively			

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Table 21.10.100C					
	Allow	red Uses and Basic Developm	ment Standards		
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations		
			impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.		
3 5	Dormitory	Bed (0.5, 1.0)			
<u>46</u>	Residential suite				
5 7	Housing Services for the Elderly	See Special Regulations.	Parking requirements are as follows: A. Multifamily housing for senior citizens: Unit (0.5, 2.0). B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25). E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.		

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	Table 21.10.100C				
	Allow	red Uses and Basic Developm	ment Standards		
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations		
General	Sales or Service	<u> </u>			
6	General Sales or Services Retail Sales	1,000 sq ft gfa (2.0, 3.5)	B. A. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby residential developments. C. B. General Retail uses may		
	Business and Service		c. B. General Retail uses may only occupy single-family structures in existence prior to the year 2005 provided: a) Required parking for the use is not located in the front yard, and the parking and driveway areas do not expand beyond the year 2005 recorded parcel; b) The exterior of the structure, accessory structures, and landscaping maintain a single-family character; and c) Storage of all products is kept indoors and accessory buildings do not exceed 60 percent of the ground floor area of the main structure. 1. Parking standards for restaurant uses: a. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0).		

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Table 21.10.100C				
	Allow	red Uses and Basic Developm	ment Standards	
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations	
	Food and		b. Take-out restaurant: 1,000 sq	
	Beverage		ft gfa (10.0, 10.0). c. The Technical Committee may waive the parking requirement for restaurant/deli/cafe uses less than 750 sq ft provided:	
	Pet and Animal Sales and Service		I. The use is located in an office building and primarily serves the occupants and guests of the office building, or II. The use is visible from and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the River	
			Trail, and the use primarily caters to pedestrians and outdoor patrons. D. C. General Services are allowed only on the ground floor of multistory mixed-use residential buildings. Except, General Service uses may occupy existing single-family structures in existence prior to 2005 provided 1. on-site parking is not located in the front yard; 2. the exterior of the structure and landscaping maintains a single-family character; and	

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Table 21.10.100C				
	71101	wed Uses and Basic Developm	ont Standards	
Section	Use	Parking Ratio:	Special Regulations	
36001011	036	Unit of Measure Minimum	Special Regulations	
		required, Maximum		
		allowed		
		arrowed	3. the use is consistent with	
			Comprehensive Plan Policies for	
			the zone.	
			E. Repealed.	
			F. Repealed.	
		tion, Information, and Uti		
7	Road, Ground	1,000 sq ft gfa (2.0,	A. Office only, No vehicle or	
	Passenger, and	3.5)	outside storage allowed.	
	Transit		B. These uses may occupy	
	Transportation		existing single-family	
8	Communications		structures in existence prior to	
	and Information		2005 provided:	
9	Local Utilities		1. on-site parking is not	
			located in the front yard;	
			2. the exterior of the structure	
			and landscaping maintains a	
			single-family character; and	
			3. the use is consistent with	
			Comprehensive Plan Policies for	
			the zone.	
10	Wireless	N/A	See RZC 21.56. Wireless	
	Communication		Communication Facilities, for	
	Facilities		specific development	
			requirements.	
Arts, En	tertainment, and	Recreation		
11	Arts,	Adequate to accommodate	A. Limited to parks and	
	Entertainment,	peak use	community centers, except events	
	and Recreation		and exhibits are allowed on the	
	Arts,			
	<u> </u>	<u>L</u>		

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	Table 21.10.100C					
	Allow	red Uses and Basic Developm	ment Standards			
Section	Use	Parking Ratio:	Special Regulations			
		Unit of Measure Minimum				
		required, Maximum				
		allowed				
	Entertainment,		ground floor of multistory mixed			
	Recreation, and		use residential buildings.			
	Assembly		B. Art galleries are allowed in			
			the ground floor of multistory			
			mixed-use residential buildings			
			and in single-family structures			
			in existence prior to the year			
			2005 provided:			
			1. Required parking for the use			
			is not located in the front yard			
			and the parking and driveway			
			areas do not expand beyond the			
			year 2005 recorded parcel;			
			2. The exterior of the			
			structure, accessory structures,			
			and landscaping maintain a			
			single-family character.			
12	Natural and	1,000 sq ft gfa (0,				
	other	adequate to accommodate				
	recreational	peak use)				
	parks					
Educatio	n, Public Adminis	tration, Health Care, and	Other Institutions			
13	Education,	See Special Regulations.	A. Parking: The number of spaces			
	Public		must be adequate to accommodate			
	Administration,		the peak customer and employee			
	Health Care,		shift, demonstrated by a parking			
	and Other		study or other study submitted			
	Institutions,		by the applicant and approved by			
	except those		the Administrator.			
	listed below		B. These uses may occupy			
	<u>Educational</u>		existing single-family			
	Institutional		structures in existence prior to			
	<u>Health and</u>		2005 provided:			
	<u>Human Services</u>		1. on-site parking is not			
			located in the front yard;			

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		Table 21.10.100C	
	Allow	ved Uses and Basic Developm	ment Standards
Section	Use	Parking Ratio:	Special Regulations
		Unit of Measure Minimum	
		required, Maximum	
		allowed	
	Government and		2. the exterior of the structure
	Administration		and landscaping maintains a
			single-family character; and
			3. the use is consistent with
			Comprehensive Plan Policies for
			the zone.
14	Day Care Center		A. Provisions for day care
			centers include:
			1. Shall provide parking as
			follows: Employee on maximum
			shift (1.0, 1.0).
			2. Play equipment shall be
			located no less than 10 feet
			from any property line.
			3. Parking: The number of spaces
			must be adequate to accommodate
			the peak shift as determined by
			the Administrator after
			considering the probable number
			of employees, etc.
			B. These uses may occupy
			existing single-family
			structures in existence prior to
			2005 provided:
			1. on-site parking is not
			located in the front yard;
			2. the exterior of the structure
			and landscaping maintains a
			single-family character; and
			3. the use is consistent with
			Comprehensive Plan Policies for
			the zone.
15	Religious	1,000 sq ft gfa (10.0,	A. These uses are may occupy
	Institutions	10.0) or 1/5 fixed seats	existing single-family
	Faith-based and		structures in existence prior to
	Funerary		2005 provided: a) on-site
16	Funeral Homes		parking is not located in the
	and Services		front yard; b) the exterior of
			-

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traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system. A B. Excludes crematoriums. B. These uses are may occupy existing single-family structures in existence prior to 2005 provided: a) on site parking is not located in the front yard; b) the exterior of the structure and landscaping			Table 21.10.100C							
Unit of Measure Minimum required, Maximum allowed the structure and landscaping maintains a single-family character; and c) the use is consistent with Comprehensive Plan Policies for the zone. B. A seat is one fixed seat or 18 inches on a pew or bench, or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments). C. A traffic mitigation plan is required. The plan shall address traffic central; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system. A. B. Excludes crematoriums. B. Those uses are may occupy existing single family structures in existence prior to 2005 provided; a) on site parking is not located in the front yard; b) the exterior of the structure and landscaping		Allowed Uses and Basic Development Standards								
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management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system. A B. Excludes crematoriums. B. These uses are may occupy existing single-family structures in existence prior to 2005 provided: a) on-site parking is not located in the front yard; b) the exterior of the structure and landscaping				required. The plan shall address						
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adjoining residential areas; and traffic movement to the arterial street system. A B. Excludes crematoriums. B. These uses are may occupy existing single family structures in existence prior to 2005 provided: a) on site parking is not located in the front yard; b) the exterior of the structure and landscaping				management, including mitigation						
traffic movement to the arterial street system. A B. Excludes crematoriums. B. These uses are may occupy existing single-family structures in existence prior to 2005 provided: a) on-site parking is not located in the front yard; b) the exterior of the structure and landscaping				of overflow parking into						
street system. A B. Excludes crematoriums. B. These uses are may occupy existing single-family structures in existence prior to 2005 provided: a) on-site parking is not located in the front yard; b) the exterior of the structure and landscaping				adjoining residential areas; and						
A B. Excludes crematoriums. B. These uses are may occupy existing single-family structures in existence prior to 2005 provided: a) on-site parking is not located in the front yard; b) the exterior of the structure and landscaping				traffic movement to the arterial						
B. These uses are may occupy existing single-family structures in existence prior to 2005 provided: a) on-site parking is not located in the front yard; b) the exterior of the structure and landscaping				street system.						
existing single-family structures in existence prior to 2005 provided: a) on-site parking is not located in the front yard; b) the exterior of the structure and landscaping				A \underline{B} . Excludes crematoriums.						
structures in existence prior to 2005 provided: a) on-site parking is not located in the front yard; b) the exterior of the structure and landscaping				B. These uses are may occupy						
2005 provided: a) on-site parking is not located in the front yard; b) the exterior of the structure and landscaping				existing single-family						
parking is not located in the front yard; b) the exterior of the structure and landscaping				structures in existence prior to						
front yard; b) the exterior of the structure and landscaping				2005 provided: a) on-site						
the structure and landscaping				parking is not located in the						
				front yard; b) the exterior of						
maintaing a gingle-family				the structure and landscaping						
maintains a single-lamily				maintains a single-family						
character; and c) the use is				character; and c) the use is						
consistent with Comprehensive				consistent with Comprehensive						
Plan Policies for the zone.				Plan Policies for the zone.						
C. Refer to RZC 21.08.280 Faith-				C. Refer to RZC 21.08.280 Faith-						
Based and Funerary for				Based and Funerary for						
requirements concerning faith-				requirements concerning faith-						
based and funerary uses.				based and funerary uses.						

Notes:

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1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

Section 11. Amendments to Redmond Zoning Code (RZC)

Chapter 21.12 Overlake Regulations. The provisions of RZC Chapter

21.12 Overlake Regulations, Sections 21.12.040 OV Zone 1,

21.12.050 OV Zone 2, 21.12.060 OV Zone 3, 21.12.070 OV Zone 4, and

21.12.080 OV Zone 5 are hereby amended to read as follows:

RZC 21.12.040 OV Zone 1.

A. Purpose. Zone 1 encompasses a majority of the eastern half of Overlake Village, including both sides of 152nd Avenue NE. Residential uses are emphasized here as part of mixed-use developments. The land within this zone offers a strong opportunity to attract residents to this area due to its location within the core and proximity to transit options and the employment center to the north.

The following table is specific to this zone and provides references for each of the major topics that

are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

OV Zone	1 - Regul	ations Tabl	e									
Land & S	Land & Structure Transport Environme Communit Process Money Incentives Other											
		ation	<u>nt</u>	<u>y</u>	**************************************							
<u> </u>	<u> </u>		*		=\$							
D '11'	_				<u>.</u>		T .	2 ' 1				
Buildin g	Fences	<u>Parking</u> Standards	<u>Landscapi</u> <u>ng</u>	Historic al &	<u>Review</u> Procedu	Developme nt Fees	<u>Transfer</u> Development	Special Regulatio				
Height		<u> </u>	a	Archeolo gical Resource	res	<u></u>	Rights Program	ns				
				<u>Resource</u>								
Density	Signs	Transport ation Standards	Trees	Design Standard s	Permits	<u>Doing</u> <u>Business</u>	Green Building Incentive	Public View Corridors				
							<u>Program</u>	<u>&</u> Gateways				
Impervi	Outdoo		Environme	Affordab	Develop		General	Transitio				
ous Surface	<u>r</u> Storag		<u>ntal</u> Regulatio	<u>le</u> Housing	<u>ment</u> Service		Incentive Information	n Overlay Areas				
Surrace	e,		ns	Housing	<u>s</u>		111101111111111111111111111111111111111	Aleas				
	Displa				_							
	<u>y &</u> Enclos											
	ures											
Setback	Lighti		Open	Neighbor			Overlake	Wireless				
<u>s</u>	ng		Space	hood			Incentives	Communica				
_	_							tion				
								Facilitie s				
	Hazard							<u> </u>				
	ous											
	<u>Liquid</u> Pipeli											
	nes											

B. Maximum Development Yield.

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	Table 21.12.040A Maximum Development Yield								
	Base	Bonuses Available , and Quantity	Max.	Illustrations					
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7 Example of 9-story building with FAR = 5.35					
	Refer to RZC 21.12.090 for floor area ratios.								
Heigh t	5 storie s	TDRs or GBP: 1 story	9 storie						
		Incentive Program: 4 stories							

C. General Allowed Uses and Cross-References.

The following table provides references for each of the

allowed use classes for the zone. References are

provided for assistance in associating current use

classes with the use classes and associated

definitions in effect prior to December 31, 2021.

Additional references assist in aligning use classes

with the Redmond Building Code, Institute of

Transportation Engineers (ITE) Trip Generation Manual,

and the City's Business Licensing system. Additional

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information specific to the intended use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in OV-1 Zone (Residential)											
Use Permissi	Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted										
Residential Use	Residential Use	Former Use	Use	Building	ITE Trip						
Category	Class	Classification	Permissions	Code	Generation						
		(prior to Dec.		Occupancy	Manual Land						
		<u>31, 2021)</u>		Class	<u>Use Code</u>						
<u>High Density</u>	<u>Multifamily</u>	Multifamily	<u>P</u>	<u>R</u>	200-299						
Residential	structures	structures									
	Mixed-Use	<u>Mixed-Use</u>	<u>P</u>	<u>R</u>	200-299						
	Residential	Residential									
	Dormitory Dormitory P R 200-299										
	Residential P R 200-299										
	Suite Suite Suite										
	Housing Services for	Housing Services for	<u>P</u>	Ī	600-699						

the Elderly

the Elderly

Table ##.##.# General Allowed Uses and Cross-References in OV-1 Zone									
	(Nonresidential	<u>.) </u>							
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted									
Nonresidential Use Class	Former Use	Use	Building	ITE Trip					
	Permissions	Code	Generation						
	Dec. 31, 2021)		Occupancy	Manual Land					
			Class	<u>Use Code</u>					
Retail Sales	General Sales or	L	М						
	Services	_	_						
1. Gasoline service;	1. Gasoline service; N								
2. Outdoor automobile									
sales, rental or									
service; and									

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3. Rental storage and				
mini-warehouses.				
Business and Service	General Sales or	L	M	
Business and service	Services	=	===	
Food and Beverage	General Sales or	L	М	
100d and beverage	Services	#	<u> </u>	
Pet and Animal Sales and	General Sales or	T.	M	
Service	Services	<u>L</u>	<u></u>	
Hotels, Motels, and	Hotels, Motels, and	<u>P</u>	R	300-399
Other Accommodation	Other Accommodation	<u>-</u>	<u></u>	300 399
Services	Services			
Marijuana retail sales	Marijuana retail sales	P		
Manufacturing and	Manufacturing and	_	мгш	100-100
Wholesale Trade	Wholesale Trade	<u>L</u>	<u>М, F, Н</u>	100-199
	WHOLESale Ilade	NT		
1. Warehouse and storage services		<u>N</u>		
-		т	M E II	100 100
Artisanal Manufacturing,		<u>L</u>	<u>М, F, Н</u>	100-199,
Retail Sales, and Service				800-899 , 900-999
	David Coursed Davidson	7		900-999
Road, Ground Passenger, and Transit	Road, Ground Passenger,	<u>L</u>		
	and Transit			
Transportation	Transportation	7		
Rapid charging station	Rapid charging station	<u>L</u>		
Battery exchange station	Battery exchange station	L		
Communications and	Communications and	<u>P</u>		
Information	Information			
Local utilities	Local utilities	L, C		
Regional utilities	Regional utilities	<u>P</u>		
Large Satellite Dishes /	Large Satellite Dishes /	<u>P</u>		
Amateur Radio Tower	Amateur Radio Tower			
Wireless Communication	Wireless Communication	<u>P</u>		
Facilities	<u>Facilities</u>			
Arts, Entertainment,	Arts, Entertainment, and	<u>P</u>	<u>A</u>	400-499,
Recreation, and Assembly	Recreation			500-599
Natural and Other	Natural and other	<u>P</u>		400-499
Recreational Parks	recreational parks			
Day care center	Day care center	<u>L</u>	<u>E</u>	500-599
<u>Educational</u>	Education, Public	<u>P</u>	<u>E</u>	<u>500-599</u>
	Administration, Health			
	Care, and Other			
	Institutions, except			
	those listed below			
Institutional Health and	Health and Human	<u>P</u>	<u>I</u>	600-699,
Human Services	Services			700-799
Government and	Education, Public	<u>P</u>	<u>B</u>	<u>700-799</u>
<u>Administration</u>	Administration, Health			
	Care, and Other			
	Institutions, except			
	those listed below			
Faith-based and Funerary	Religious Institution	<u>L</u>	A, B, H,	500-599
			I, R, S	
Construction-Related	Construction-Related	<u>L</u>	<u>B</u>	
Businesses	Businesses			

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- © D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 1. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:
 - 1. § = section number
 - 2. Use = Land use

	Table 21.12.040B										
	Allowed Uses and Basic Development Standards										
S	Use	Max.	Min.	Max. Height	Max	Parking	Special Regulations				
		FAR	Res.			Ratio:					
		Base	Floo	Base;	ISR	Unit of					
		; w	r	w / TDRs or	/	Measure					
		+	Area	GBP;	Min	(Min.					
		TDRs		w / IP		required,					
		or			LSR	Max.					
		GBP;				allowed)					
		₩ /									
		50%									
		Res.									
		; w									
		/ IP									
Res	Residential ¹										
1	Multifamily	2.5;	50%	5 ;	85%	Unit	Maximum building				
	Structure	2.5;		6 ;	/	(1.0,	height of nine				
2	Mixed-Use	2.5;		8	15%	2.25)	stories may be				
	Residential	4				plus 1	achieved through RZC				

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	Table 21.12.040B Allowed Uses and Basic Development Standards								
<i>(</i>)	Use	Max. FAR Base TDRs or GBP; w / 50% Res.	Min. Res. Floo r Area	Max. Height Base; w / TDRs or GBP; w / IP	Max ISR / Min LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations		
3	Dormitory	/ IP				guest space per 4 units for projects of 6 units or more Bed	21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.		
4	Residential suite					(0.75, 0.75) Bedroom (0.5, 1.0)			
5	Housing Services for the Elderly	2.5; 2.5; 2.5; 4	50%	5; 6; 8	85% / 15%	See Special Regulations	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with		

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	Table 21.12.040B									
	Allowed Uses and Basic Development Standards									
6	Use	Max. FAR Base TDRs SBP; W/ 50% Res. TP	Min. Res. Floo r Area	Base; w / TDRs or GBP; w / IP	Max . ISR / Min . LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations			
							skilled nursing facility: Worker on largest shift (1.25, 1.25) C. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.			
	eral sales or s									
6	General Sales or Services Retail Sales Business and Service	0.36 + 0.41 + 0.41 ^A + 0.55 ^B	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. The following uses are not permitted: 1. Casoline service; 2. Outdoor automobile sales, rental or service; and 3. Rental storage and mini-warehouses. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential			

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	Table 21.12.040B Allowed Uses and Basic Development Standards								
\$	Food and Beverage Pet and Animal Sales and Service	Allow Max. FAR Base TDRs OF GBP; W / 50% Res. TP	wed Use Min. Res. Floo r Area			Parking Ratio: Unit of Measure (Min. required, Max. allowed)	operational impacts with nearby multistory mixed-use/residential developments. C. Limited to less than 75,000 square feet gross floor area in a single use, when involving the Retail Sales use class. D. Maximum building height of 9 stories may be achieved through RZC 21.12.170, OV		
7	Hotels, Motels and	1.2 _t 1.2 _t	50%	4; 5;	85%	Rental room	Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. E. Parking standards for restaurant uses: 1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) 2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) F. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed- use developments. Maximum building height of nine		
	Motels and Other	1.2;		5 ; 8	/ 15%	room	height of nine stories may be		

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				Table 21.12.	040B		
		Allo	wed Use	s and Basic Dev		ent Standard	.s
Ø	Use Accommodation	Max. FAR Base / W / TDRs OF GBP; W / 50% Res. / W / IP 1.2;	Min. Res. Floo r Area	Max. Height Base; w / TDRs or GBP; w / IP	Max . ISR / Min . LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
	Services ^{1,2}	1.35			0.50	1.0)	21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
8	Marijuana retail sales	.36; .41; .41 ^A ;.55 ^B	0%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed- use developments.
	nufacturing and				0.50	1 000	
9	Manufacturing and Wholesale Trade	0.36 + 0.41 + 0.41 ^A + 0.55 ^B	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. Warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Shall be considered a transitional use. See RZC 21.12.140, OV Transitional Use Requirements for

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				Table 21.12.	040B		
		Allov	wed Use	s and Basic Dev		ent Standard	.s
\$	Use	Max. FAR Base TDRs of GBP; w/ 50% Res. TP	Min. Res. Floo r Area	Max. Height Base; w / TDRs or GBP; w / IP	Max . ISR / Min . LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
	Artisanal Manufacturing , Retail Sales, and Service	,				1,000 sq ft gfa (2.0, 3.0)	transitional use requirements. D. Maximum building height of nine stories may be achieved through RZC 21.12.170,0V Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Tra	ansportation, Co	mmunica	tion,	Information, an	d Util	ities	
1 0	Road, Ground Passenger and Transit Transportatio	0.36 7 0.41 7 0.41 ³ 7 0.55 ³	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
1 1 2	Rapid charging station Battery exchange station					Adequate to accommoda te peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.

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	Table 21.12.040B Allowed Uses and Basic Development Standards								
\$	Use	Max. FAR Base ; W / TDRs of GBP; W / 50% Res. ; W	Min. Res. Floo r Area	Base; W / TDRs or GBP; W / IP	Max ISR / Min LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations		
1 3	Communication s and Information	/ IP				1,000 sq ft gfa (2.0, 3.0)	B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixeduse/residential developments, RZC 21.04.030 Comprehensive Allowed Uses Chart. A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixeduse/residential developments. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.		
1 4	Local Utilities		0%			Adequate to accommoda te peak use	A. Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, Conditional Use Permit.		

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				Table 21.12.	040B			
	Allowed Uses and Basic Development Standards							
\$	Use	Max. FAR Base TDRs GBP; W / 50% Res. ; W	Min. Res. Floo r Area	Max. Height Base; w / TDRs or GBP; w / IP	Max . ISR / Min . LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations	
1 5	Regional Utilities	/ IP		A. Requires a conditional use permit. See RZC 21.76.070.K, Conditional Use Permit. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.			B. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.	
1 6	Large Satellite Dishes / Amateur Radio Tower			A. See RZC 21.56, Wireless Communication Facilities, f or specific				

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	Table 21.12.040B Allowed Uses and Basic Development Standards								
Ø	Use	Max. FAR Base ; W / TDRs or GBP; W / 50% Res. ; W	Min. Res. Floo r Area	Max. Height Base; w / TDRs or GBP; w / IP	Max . ISR / Min . LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations		
1 7	Wireless Communication Facilities	7 11'		development requirements. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. A. See RZC 21.56. Wireless Communication Facilities, for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater					

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				Table 21.12.	040B		
		Allo	ved Use	s and Basic Dev		ent Standard	S
\$	Use	Max. FAR Base ; w / TDRs of GBP; w / 50% Res. ; w / IP	Min. Res. Floo r Area	Max. Height Base; w / TDRs or GBP; w / IP	Max . ISR / Min . LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
				Management Facility incentive.			
	s, Entertainmen				0.50	7	Mandania 1-123 23
1 8	Arts, Entertainment, and Recreation Arts, Entertainment, Recreation, and Assembly	0.36 + 0.41 + 0.41 ^A + 0.55 ^B	50%	4; 5; 8	85% / 15%	Adequate to accommoda te peak use	Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
1 9	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommoda te peak use)	
Edu	cation, Public	Adminis	tratio	n, Health Care,	and c	ther Instit	utions
2 0	Education, Public Administratio n, Health Care, and other Institutions, except those listed below Educational	0.36 7 0.41 7 0.41 ^A 7 0.55 ^B	50%	4; 5; 8	85% / 15%	See Special Regulatio ns	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering

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	Table 21.12.040B Allowed Uses and Basic Development Standards								
6)	Use	Max. FAR Base ; W / TDRs or GBP; W / 50% Res. ; W / IP	Min. Res. Floo r Area	Max. Height Base; w / TDRs or GBP; w / IP	Max ISR / Min LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations		
	Government and Administratio						the probable number of employees, etc.		
2 1	n Institutional Health and Human Services Day Care Center					1,000 sq ft gfa (2.0, 3.0)	A. Provisions for day care centers: 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any property line. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.		
2 2	Religious Institutions Faith-based and Funerary					Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the		

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Table 21.12.040B Allowed Uses and Basic Development Standards							
\$ Use	Max. FAR Base TDRs GBP; W / 50% Res. H	Min. Res. Floo r Area	s and Basic Dev Max. Height Base; w / TDRs or GBP; w / IP	Max ISR / Min LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations Regional Stormwater	
					0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	Management Facility incentive. B. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments). C. Storage locations of buses/vans over 10,000 gww shall be shown on a plan and screened from neighboring properties or right of way. B. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. E. Steeples, bell towers, crosses or other s Symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building	

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	Table 21.12.040B Allowed Uses and Basic Development Standards								
<i>(</i>)	Use	Max. FAR Base / W / TDRs or GBP; W / 50% Res. / W / IP	Min. Res. Floo r Area	Max. Height Base; w / TDRs or GBP; w / IP	Max	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations		
							height by 15 feet. (SMP) F. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet. G. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. C. Refer to RZC 21.08.280 Faith- Based and Funerary for requirements concerning faith- based and funerary uses.		
	struction-Relat								
2 3	Construction- Related Businesses	0.36 7 0.41 7 0.41* 7 0.55*	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, OV Transitional Use Requirements for transitional use requirements.		

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				Table 21.12.	040B				
	Allowed Uses and Basic Development Standards								
(A)	Use	Max. FAR Base ; w / TDRs of GBP; w / 50% Res. ; w / IP	Min. Res. Floo r Area	Max. Height Base; w / TDRs or GBP; w / IP	Max ISR / Min LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations B. Maximum building height of nine stories may be		
Otł 2	ner Kiosk			1;	85%		achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. A. Shall not locate		
2 5	Vending carts			1; 1	15%		in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures. F. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K,		

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	Table 21.12.040B										
	Allowed Uses and Basic Development Standards										
S	Use	Max.	Min.	Max. Height	Max	Parking	Special Regulations				
		FAR	Res.			Ratio:					
		Base	Floo	Base;	ISR	Unit of					
		; w	r	w / TDRs or	/	Measure					
		+	Area	GBP;	Min	(Min.					
		TDRs		w / IP		required,					
		or			LSR	Max.					
		GBP;				allowed)					
		₩/									
		50%									
		Res.									
		; ₩									
		/ IP									
							Conditional Use				
							Permit.				

TABLE NOTES:

- A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater
- B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date

Notes:

- 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.
- 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

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Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.

RZC 21.12.050 OV Zone 2.

A. Purpose. Two portions of Overlake Village are included in Zone 2: the land northwest of the NE 24th Street/DaVinci Avenue NE intersection, and the area southeast of the NE 21st Street/152nd Avenue NE intersection. Commercial uses are emphasized here as part of mixed-use developments. These land areas are not as desirable for exclusively residential development due to their location along major arterials or near SR 520 and as such less housing is required in these areas than in Zone 1.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

OV Zone 2 - Regulations Table								
Struc		ation ation	Environme nt	Communit Y MM	Process	Money	Incentive S -	Other
Buildi ng Height	Fences	Parking Standards	Landscapi ng	Historic al & Archeolo gical Resource s	Review Procedur es	Developme nt Fees	Transfer Developme nt Rights Program	Special Regulations
Densit Y	Signs	Transport ation Standards	Trees	Design Standard <u>s</u>	<u>Permits</u>	<u>Doing</u> <u>Business</u>	Green Building Incentive Program	Public View Corridors & Gateways
Imperv ious Surfac e	Outdoo r Storag e, Displa y & Enclos ures		Environme ntal Regulatio ns	Affordab le Housing	Developm ent Services		General Incentive Informati on	Transition Overlay Areas
Setbac ks	<u>Lighti</u> ng		<u>Open</u> Space	Neighbor hood			Overlake Incentive s	Wireless Communication n Facilities
	Hazard ous Liquid Pipeli nes							

B. Maximum Development Yield.

	Table 21.12.050A									
	Maximum Development Yield									
	Base	Bonuses Available, and Quantity	Max.	- Illustr	rations					
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35					
	Refer to RZC 21.12.090 for floor area ratios.									
Height	5 stories	TDRs or GBP: 1 story	9 stories							

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Incenti	ve	
Program	: 4	
stories		

C. General Allowed Uses and Cross-References.

The following table provides references for each of the

allowed use classes for the zone. References are

provided for assistance in associating current use

classes with the use classes and associated

definitions in effect prior to December 31, 2021.

Additional references assist in aligning use classes

with the Redmond Building Code, Institute of

Transportation Engineers (ITE) Trip Generation Manual,

and the City's Business Licensing system. Additional

information specific to the intended use by be

necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in OV-2 Zone								
(Residential)								
		(RESTACHETAT)	_					
Use Permissi	ons: P - Permitt	ed; L - Limited;	C - Condition	al; N - Not	Permitted			
-		· · ·		·	_			
Residential	Residential	Former Use	Use	Building	ITE Trip			
Use Category	Use Class	Classification	Permissions	Code	Generation			
		(prior to Dec.		Occupancy	Manual Land			
		31, 2021)		Class	Use Code			
High Density	Multifamily	Multifamily	P	R	200-299			
Residential	structures	structures	_	_				
	Mixed-Use	Mixed-Use	<u>P</u>	R	200-299			
	Residential	Residential	_	_				
	Dormitory	Dormitory	<u>P</u>	R	200-299			
	Residential	Residential	P	R	200-299			
	Suite	Suite	_	_				
	Housing	Housing	P	I	600-699			
	Services for	Services for	_	_				
	the Elderly	the Elderly						

Table ##.##.##.# General Allowed Uses and Cross-References in OV-2 Zone (Nonresidential)

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

Nonresidential Use Class	Former Use	Use	Building	ITE Trip
	Classification (prior to	<u>Permissions</u>	<u>Code</u>	<u>Generation</u>
	Dec. 31, 2021)		Occupancy	Manual Land
			<u>Class</u>	<u>Use Code</u>
Retail Sales	General Sales or	$\underline{ t L}$	<u>M</u>	
	Services			
1. Gasoline service;		<u>N</u>		
2. Outdoor automobile				
sales, rental or				
service;				
3. Rental storage and				
mini-warehouses.				
Business and Service	General Sales or	$\overline{\Gamma}$	<u>M</u>	
	Services			
Food and Beverage	General Sales or	L	<u>M</u>	
	Services			
Pet and Animal Sales and	General Sales or	L	M	
Service	Services	_	_	
Hotels, Motels, and	Hotels, Motels, and	P	R	300-399
Other Accommodation	Other Accommodation			
Services	Services			
Marijuana retail sales	Marijuana retail sales	<u>P</u>		
Manufacturing and	Manufacturing and	L	M, F, H	100-199
Wholesale Trade	Wholesale Trade	_		
1. Warehouse and storage		N		
services				

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Artisanal Manufacturing,		L	М, Г, Н	100-199,
Retail Sales, and		_		800-899,
Service				900-999
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	<u>L</u>		
Information	Information	_		
Local utilities	Local utilities	<u>L, C</u>		
Regional utilities	Regional utilities	<u>L, C</u>		
Wireless Communication	Wireless Communication	<u>P</u>		
Facilities	Facilities			
Arts, Entertainment,	Arts, Entertainment, and	<u>P</u>	<u>A</u>	400-499,
Recreation, and Assembly	Recreation			<u>500-599</u>
Natural and Other	Natural and other	<u>P</u>		400-499
Recreational Parks	recreational parks			
Day care center	Day care center	<u>L</u>	E	500-599
Educational	Education, Public	<u>P</u>	<u>E</u>	500-599
	Administration, Health			
	Care, and Other			
	Institutions, except			
	those listed below			
Institutional Health and	<u>Health and Human</u>	<u>P</u>	<u>I</u>	<u>600-699,</u>
Human Services	Services			700-799
Government and	Education, Public	<u>P</u>	<u>B</u>	<u>700-799</u>
<u>Administration</u>	Administration, Health			
	Care, and Other			
	Institutions, except			
	those listed below			
Faith-based and Funerary	Religious Institution	<u>L, C</u>	A, B, H, I, R, S	<u>500-599</u>
Construction-Related	Construction-Related	L	В	
Businesses	Businesses	_	_	

ED. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 2. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land

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use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

	Table 21.12.050B							
	Allowed Uses and Basic Development Standards							
8	Use	Max. FAR Base; w/ TDRs or GBP; w/ 50% Res.; w/	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations	
Res	idential ¹			Į.	I			
2	Multifamily Structure Mixed-Use Residential	2.5; 2.5; 2.5; 4.0	25%	5; 6; 8	85%; 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more Bed (0.75,	Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional	
4	Residential suite					0.75) Bedroom (0.5, 1.0)	Stormwater Management Facility incentive.	
5	Housing Services for the Elderly					See Special Regulations	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0)	

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	Table 21.12.050B											
		Allowed				opment Standa						
\$	Use	Max. FAR Base; W / TDRs OF CBP; W / 50% Res.; W / IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations					
							3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) C. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.					
	eral sales or ser			1								
6	General Sales or Services Retail Sales Business and Service	0.36; 0.41; 0.41*; 0.55*	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. The following uses are not permitted: 1. Casoline service; 2. Outdoor automobile sales, rental or service; 3. Rental storage and mini warehouses. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use					

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	Table 21.12.050B Allowed Uses and Basic Development Standards									
S	Use Food and Beverage	Allowed Max. FAR Base; W / TDRs OF CBP; W / 50% Res.; W / IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations residential developments. C. Requires a			
	Pet and Animal Sales and Service						conditional use permit if greater than 150,000 SF GFA, when involving the Retail Sales use class. See RZC 21.76.070.K, Conditional Use Permit D. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. E. Parking standards for restaurant uses:			
							1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) 2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) F. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.			
7	Hotels, Motels and Other Accommodation Services ^{1,2}	1.2; 1.2; 1.2; 1.	25%	4; 5; 8	85%; 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, OV			

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			-	Table 21	.12.050)B	
						opment Standa	
8	Use	Max. FAR Base; W / TDRs OF CBP; W / 50% Res.; W / IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
	Manishana	26	0.0	4 5	0.50	1 000 64	Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
8	Marijuana retail sales	.36; .41; .41*; .55*	0%	4; 5; 9	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. The maximum number of parking stalls allowed may increase to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
	ufacturing and Wh		Trade				
9	Manufacturing and Wholesale Trade	0.36; 0.41; 0.41 [*] ; 0.55 [*]	25%	4;; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. Warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, emissions, vibrations, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. C. Shall be considered a transitional use. See RZC 21.12.140, OV Transitional Use Requirements, for transitional use requirements. D. Maximum building height of 9 stories may be achieved

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			-	Table 21	12 050)B	
		Allowed				opment Standa:	rds
8	Use	Max. FAR Base; W / TDRs OF CBP; W / 50% Res.; W / IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
	Artisanal Manufacturing, Retail Sales,	11				1,000 sq ft gfa (2.0, 3.0)	through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	and Service						
	nsportation, Comm					Jtilities	March and I all and
10	Road, Ground Passenger and Transit Transportation Rapid charging	0.36; 0.41; 0.41 ^a ; 0.55 ^a	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
11	Rapid charging station					Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixeduse/residential developments, RZC 21.04.030

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S Use Max. Min. FAR Res. Height S Farking Ratio: Unit Of Measure Min. FAR Min. FAR Min. FAR Farking Ratio: Unit Of Measure Min. FAR Min. TDRs Or GBP; W / IP S04 Res.; W / IP S05 Res.; W / IP Res.; Res.; Res.; W / IP Res.;				r	Table 21	.12.05	0B	
Res. Height Floor Base; W / Win. LSR Max. GBP; W / TP S00* W / TP W /	_							
Battery exchange station 12 Battery exchange station 13 Battery exchange station 14 Battery exchange station 15 Battery exchange station 16 Battery exchange stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. 16 B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed- use/residential developments.	§	Use	Base; W / TDRs OF CBP; W / 50% Res.;	Res. Floor	Height Base; w / TDRs or GBP;	ISR / Min.	Ratio: Unit of Measure (Min. required, Max.	Special Regulations
exchange station height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixeduse/residential developments.								_
and Information gfa (2.0, 3.0) materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixeduse/residential developments. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.		exchange station Communications					gfa (2.0,	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixeduse/residential developments. A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixeduse/residential developments. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixeduse/residential developments. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management
14 Local Utilities 0%	14	Local Utilities		0%				THE THEORET VE

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	Table 21.12.050B Allowed Uses and Basic Development Standards										
(Q)	Use	Max. FAR Base; w/ TDRs or GBP; w/ 50% Res.;	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations				
15	Regional Utilities	IP				Adequate to accommodate peak use	A. Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, Conditional Use Permit. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.				
16	Wireless Communication Facilities						A. See RZC 21.56, Wireless Communication Facilities, for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.				
Art	s, Entertainment,		reation	1			-				
17	Arts, Entertainment, and Recreation Arts, Entertainment, Recreation, and Assembly	0.36; 0.41; 0.41 ^A ; 0.55 ^B	25%	4; 5; 8	85%; 15%	Adequate to accommodate peak use	Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and				

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				Dalala 01	10 05/) D	
		Allowed		Table 21		opment Standa:	rds
\$	Use	Max. FAR Base; W/ TDRs OF CBP; W/ 50% Res.; W/ IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations applying the Regional
18	Natural and other recreational					1,000 sq ft gfa (0, adequate to	Stormwater Management Facility incentive.
	parks					accommodate	
T7 =1	cation, Public Ad	minia+::-	+ion T	Inal+h C-		peak use)	l tutions
19	Education, Public Administration, Health Care and other Institutions, except those listed below Educational Government and Administration	0.36; 0.41; 0.41*; 0.55*	25%	4; 5; 8	85%; 15%	See Special Regulations	height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.
20	Institutional Health and Human Services Day Care Centers					1,000 sq ft gfa (2.0, 3.0)	A. Provisions for day care centers: 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any property line. 3. Shall not be located closer than 300 feet from existing day care

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		7 1 1 orrod		Table 21			nda
Ø	Use	Max. FAR Base; W/ TDRs OF CBP; W/ 50% Res.; W/ IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
21	Religious Institutions Faith-based and Funerary					Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	eligible for and

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			Table 21			
\$ Use	Allowed Max.	Uses an Min.	nd Basic Max.	Develo	opment Standar Parking	rds Special Regulations
	FAR Base; W / TDRs OF CBP; W / 50% Res;; HP	Res. Floor Area	Height Base; w / TDRs or GBP; w / IP	ISR / Min. LSR	Ratio: Unit of Measure (Min. required, Max. allowed)	
	±*					walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. E. Steeples, bell towers, crosses or other s Symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP) F. Maximum height for separate structures on site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet. G. C. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, Conditional Use Permit. H. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.

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			-	Table 21	.12.05)B	
§	Use	Allowed	Uses an	nd Basic Max.	Develo	opment Standar Parking	rds Special Regulations
		PAR Base; W/ TDRs OF CBP; W/ 50% Res.;	Res. Floor Area	Height Base; w / TDRs or GBP; w / IP	ISR / Min. LSR	Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
							D. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith- based and funerary uses.
	struction-Related				0.50		
22	Construction-Related Businesses	0.36; 0.41; 0.41*; 0.55*	25%	4;; 8	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, OV Transitional Use Requirements, for transitional use requirements. C. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Oth					0.50		7 01-11 1
23	Kiosk Vending carts			1; 1; 1	85% ; 15%		A. Shall not locate in required parking, landscaping, or drive aisle area, or any

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	Table 21.12.050B									
		Allowed	Uses an	nd Basic	Devel	opment Standa:	rds			
S	Use	Max.	Min.	Max.	Max.	Parking	Special Regulations			
		FAR	Res.	Height	ISR	Ratio: Unit				
		Base;	Floor	Base;	/	of Measure				
		₩ /	Area	w /	Min.	(Min.				
		TDRs		TDRs	LSR	required,				
		or		or		Max.				
		CBP;		GBP;		allowed)				
		₩ /		w / IP						
		50%								
		Res.;								
		w /								
-		IP								
							area that would			
							impede emergency access.			
							B. Shall not reduce			
							or interfere with			
							functional use of			
							walkway or plaza to below standards of			
							Americans with			
							Disabilities Act.			
							C. Structures shall			
							be secured to prevent			
							tipping and			
							endangering public safety.			
							_			
							D. Maximum size is			
							six feet wide by ten			
							feet long.			
							E. Administrative			
							design review			
							required for			
	IE NOMEC.						structures.			

TABLE NOTES:

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed,

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A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater

B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date $\frac{1}{2}$

- subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.
- 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.

RZC 21.12.060 OV Zone 3.

A. Purpose. Zone 3 encompasses a majority of the southwest quadrant of the Overlake Village, except for the land bordering 152nd Avenue NE. Regional retail is emphasized here as part of mixed-use developments.

This land area has the highest visibility and is located along this zone's highest trafficked corridors.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to

that apply to development within this zone.

OV Zone 3	3 - Regul	ations Table	<u> </u>					
Land & St	ructure	Transport ation	Environme nt	Community M	Process	Money	Incentiv es 	Other
Buildin g Height	Fences	Parking Standards	Landscapi ng	Historical & Archeologic al Resources	Review Procedur es	Developm ent Fees	Transfer Developm ent Rights Program	Special Regulation S
Density	Signs	Transport ation Standards	Trees	<u>Design</u> <u>Standards</u>	<u>Permits</u>	Doing Business	Green Building Incentiv e Program	Public View Corridors & Gateways
Impervi ous Surface	Outdoo r Storag e, Displa y & Enclos ures		Environme ntal Regulatio ns	Affordable Housing	Developm ent Services		General Incentiv e Informat ion	Transition Overlay Areas
Setback <u>s</u>	<u>Lighti</u> ng		Open Space	Neighborhoo d			Overlake Incentiv es	Wireless Communicat ion Facilities
	Hazard ous Liquid Pipeli nes							

B. Maximum Development Yield.

	Table 21.12.060A									
Maximum Development Yield										
	Base	Bonuses Availabl	Max.	Illust i	rations					
		e, and Quantity								
Floor	3.7	TDRs or	5.35	Example of a 5-story	Example of 9-story					
area		GBP: 0.05		building with FAR = 3.7	building with FAR = 5.35					

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ratio		Incentiv		
(FAR)		e		
		Program:		
		1.69		
	Refer t	o RZC 21.12	2.090	
	for flo	or area rat	ios.	
Heigh	5	TDRs or	9	
t	storie	GBP: 1	storie	
	s	story	s	
		Incentiv		
		е		
		Program:		
		4		
		stories		

C. General Allowed Uses and Cross-References.

The following table provides references for each of the

allowed use classes for the zone. References are

provided for assistance in associating use classes

with the use classes and associated definitions in

effect prior to December 31, 2021. Additional

references assist in generally aligning use classes

with the Redmond Building Code, Institute of

Transportation Engineers (ITE) Trip Generation Manual,

and the City's Business Licensing system. Addition

information specific to the intended use may be

necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be determined by the Code Administrator

for applicability based on the purpose and intent of the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in OV-3 Zone (Residential)										
(Vestucifitat)										
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted										
-		· · · · · · · · · · · · · · · · · · ·		·						
Residential	Use Class	Former Use	Use	Building	ITE Trip					
Use Category		Classification	Permissions	Code	Generation					
		(prior to Dec.		Occupancy	Manual Land					
		31, 2021)		Class	Use Code					
High Density	Multifamily	Multifamily	P	R	200-299					
Residential	structures	structures								
	Mixed-Use	Mixed-Use	P	R	200-299					
	Residential	Residential	_	_						
	Dormitory	Dormitory	P	<u>R</u>	200-299					
	Residential	Residential	P	R	200-299					
	Suite	Suite		_						
	Housing	Housing	<u>P</u>	I	600-699					
	Services for	Services for	_	_						
	the Elderly	the Elderly								

Table ##.##.# General Allowed Uses and Cross-References in OV-3 Zone (Nonresidential)

 $\underline{ \text{Use Permissions:}} \quad \text{P - Permitted; L - Limited; C - Conditional; N - Not Permitted} \\$

Nonresidential Use Class	Former Use	Use	Building	ITE Trip
	Classification (prior to	Permissions	Code	Generation
	Dec. 31, 2021)		Occupancy	Manual Land
			Class	<u>Use Code</u>
Retail Sales	General Sales or	L	M	
	Services			
1. Gasoline service;		N		
2. Outdoor automobile		_		
sales and service; and				
3. Rental storage and				
mini-warehouses.				
Business and Service	General Sales or	L	M	
	Services			
Food and Beverage	General Sales or	L	M	
	Services			
Pet and Animal Sales and	General Sales or	L	<u>M</u>	
Service	Services			
Hotels, Motels, and	Hotels, Motels, and	P	R	300-399
Other Accommodation	Other Accommodation			
Services	Services			
Marijuana retail sales	Marijuana retail sales	P		
Manufacturing and	Manufacturing and	L	M, F, H	100-199
Wholesale Trade	Wholesale Trade			
1. Warehouse and storage		N		
services				

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Artisanal Manufacturing,		L	М, Г, Н	100-199,
Retail Sales, and		_		800-899,
Service				900-999
Road, Ground Passenger,	Road, Ground Passenger,	<u>P</u>		
and Transit	and Transit	_		
Transportation	Transportation			
Rapid charging station	Rapid charging station	Р		
Battery exchange station	Battery exchange station	<u>P</u>		
Communications and	Communications and	<u>P</u>		
Information	Information	_		
Local utilities	Local utilities	<u>L, C</u>		
Regional utilities	Regional utilities	L, C		
Wireless Communication	Wireless Communication	<u>P</u>		
Facilities	Facilities	_		
Arts, Entertainment,	Arts, Entertainment, and	<u>P</u>	<u>A</u>	400-499,
Recreation, and Assembly	Recreation			<u>500-599</u>
Natural and Other	Natural and other	<u>P</u>		400-499
Recreational Parks	recreational parks			
Day care center	Day care center	<u>L</u>	<u>E</u>	500-599
Educational	Education, Public	<u>P</u>	<u>E</u>	500-599
	Administration, Health			
	Care, and Other			
	Institutions, except			
	those listed below			
Institutional Health and	<u>Health and Human</u>	<u>P</u>	<u>I</u>	<u>600-699,</u>
Human Services	Services			700-799
Government and	Education, Public	<u>P</u>	<u>B</u>	700-799
<u>Administration</u>	Administration, Health			
	Care, and Other			
	Institutions, except			
	those listed below			
Faith-based and Funerary	Religious Institution	<u>L, C</u>	A, B, H, I, R, S	<u>500-599</u>
Construction-Related	Construction-Related	<u>L</u>	<u>B</u>	
Businesses	Businesses	_		

6 D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 3. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land

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use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

				Table 21	.12.06	50B	
		Allowed				opment Standa	
\$	Use	Max. FAR Base; W / TDRs OF GBP; W / 50% Res.; W / IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
Res	idential ¹	0.5	0.50	-	0.50	TT 11 (1 0	T
3	Multifamily Structure Mixed-Use Residential Dormitory Residential suite	2.5; 2.5; 2.5; 4.0	25%	5; 6; 9	85%; 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more Bed (0.75, 0.75) Bedroom (0.5, 1.0)	
5	Housing Services for the Elderly					See Special Regulations	A. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) B. A traffic mitigation plan is required. The plan

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		7.7.7	1	Table 21			,
\$	Use	Max. FAR Base; W/ TDRs OF CBP; W/ 50% Res.;	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations shall address traffic
Con							control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
	eral sales or ser		258	1.	050.	1 000 95	A The following uses
6	Business and Service	.36; .41; .41*; .55*	25%	4; 5; 9	85%; 15%	1,000 SF GFA (2.0, 3.0)	A. The following uses are not permitted: 1. Gasoline service; 2. Outdoor automobile sales and service; and 3. Rental storage and mini-warehouses. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Automobile rental requires a conditional use permit (see RZC 21.76.070.K, Conditional Use Permit) and must comply with the following provisions: 1. Shall not abut any residential zone. 2. Rental uses operating in mixed-use developments are limited to eight rental vehicles at any

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				Table 21	.12.06	50B	
		Allowed	Uses a			opment Standa	
<i>(</i> s)	Food and Beverage	Allowed Max. FAR Base; W/ TDRs OF CBP; W/ 50% Res.;	Min. Res. Floor Area				given time in existing parking spaces; additional vehicles may be stored on-site in a building or elsewhere given submittal and approval by the Technical Committee of a vehicle storage plan. 3. Vehicle display
	Pet and Animal Sales and Service						area shall be outside of required parking and landscape areas. 4. Vehicles shall be stored on paved surfaces. 5. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles. 6. Outdoor loudspeaker systems are prohibited. 7. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage. 8. Vehicle repair shall be conducted indoors. D. Requires a conditional use permit if greater than 150,000 SF GFA, when involving the Retail

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	Table 21.12.060B								
§	Use	Max. FAR Base; w/ TDRs or CBP; w/ 50% Res.;	Min. Res. Floor Area			opment Standa Parking Ratio: Unit of Measure (Min. required, Max. allowed)	rds Special Regulations		
		11					Sales use class. See RZC 21.76.070.K, Conditional Use Permit. E. Parking standards for restaurant uses: 1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) 2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) F. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.		
7	Hotels, Motels and Other Accommodation Services ^{1,2}	1.2; 1.2; 1.2; 1.35	25%	4; 5; 9	85% ; 15%	Rental room (1.0, 1.0)			
8	Marijuana retail sales	.36; .41; .41 ² ; .55 ²	0%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.		
Man 9	ufacturing and Wh		Trade 25%	1.	85%;	1,000 sq ft	A. Warehouse and		
9	Manufacturing and Wholesale Trade	.36; .41; .41 ^A ; .55 ^B	∠J*	4; 5; 9	85*; 15%	gfa (2.0, 3.0)	A. Warehouse and storage services not permitted. B. Shall not be materially detrimental		

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				Table 21	.12.06	50B	
L		Allowed				opment Standa	rds
S	Use	Max. FAR Base;	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
	Artisanal Manufacturing, Retail Sales, and Service nsportation, Comm	unicati					in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Shall be considered a transitional use. See RZC 21.12.140, OV Transitional Use Requirements, for transitional use requirements.
11	Road, Ground Passenger and Transit Transportation Rapid charging station	.36; .41; .41*; .55*	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0) Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments, RZC 21.04.030 Comprehensive Allowed Uses Chart.

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	Table 21.12.060B							
		Allowed	l Uses a			opment Standa	rds	
(A)	Use	Max. FAR Base; W / TDRs OF GBP; W / 50% Res.; W / IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations	
12	Battery exchange station						A. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.	
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.	
14	Local Utilities Regional Utilities		0%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, Conditional Use Permit.	
16	Wireless Communication Facilities	and Da	creatio				See RZC 21.56, Wireless Communication Facilities, for specific development requirements.	
17	s, Entertainment, Arts,	.36;	creatio 25%	n 4;	85%;	Adequate to		
Ι/	Entertainment, and Recreation Arts, Entertainment,	.30; .41; .41*; .55*	2,76	4; 5; 9	15%	accommodate peak use		

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	Table 21.12.060B						
		Allowed	l Uses a			opment Standa	rds
(A)	Use	Max. FAR Base; W / TDRs OF CBP; W / 50% Res.; W / LP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
18	Recreation, and Assembly Natural and					1,000 sq ft	
10	other recreational parks					gfa (0, adequate to accommodate peak use)	
Edu	cation, Public Ad	ministr	ation,	Health C	are, a	nd other Inst	itutions
19	Education, Public Administration, Health Care, and other Institutions, except those listed below Educational Government and Administration	.36; .41; .41 ² ; .55 ²	25%	4; 5; 9	85%; 15%	See Special Regulations	Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.
20	Institutional Health and Human Services Day Care Centers					1,000 sq ft gfa (2.0, 3.0)	A. Provisions for day care centers: 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any property line. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone.
21	Religious Institutions Faith-based and Funerary					Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2)	A. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby,

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Table 21.12.060B Allowed Uses and Basic Development Standards								
\$ Use	Allowed Max. FAR Base; W / TDRs OF CBP; W / 50% Res.; W / IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed) Other uses: 1,000 sq ft	Special Regulations and space for musical instruments).		
					gfa (2.0, 3.0)	B. Storage locations of buses/vans over 10,000 gww shall be shown on a plan and screened from neighboring properties or right of way. © A. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. D. Steeples, bell towers, crosses or other a Symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP) E. Maximum height for separate structures on site, such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet. F B. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, Conditional Use Permit. C. A traffic mitigation plan is required. The plan		

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	Table 21.12.060B Allowed Uses and Basic Development Standards						
\$	Use	Max. FAR Base; w/ TDRs of CBP; w/ 50% Res.;	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	rds Special Regulations
		IP					shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. C. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.
22	struction-Related Construction- Related Businesses	36; -41; -41 ² ; -55 ²	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, OV Transitional Use Requirements, for transitional use
Oth							requirements.
23	Vending carts			1; 1; 1	85%; 15%		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of

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	Table 21.12.060B							
		Allowed		and Basic		opment Standa		
Ś	Use	Max. FAR	Min. Res.	Max. Height	Max. ISR	Parking Ratio: Unit	Special Regulations	
		Base;	Floor	Base;	/	of Measure		
		₩ /	Area	w /	Min.	(Min.		
		TDRs		TDRs	LSR	required,		
		or		or		Max.		
		CBP;		GBP;		allowed)		
		W /		w / IP				
		50%						
		Res.;						
		W / IP						
							walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be	
							secured to prevent tipping and endangering public safety.	
							D. Maximum size is six feet wide by ten feet long.	
							E. Administrative design review required for structures.	

TABLE NOTES:

Notes:

- 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.
- 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030,

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A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater.

B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date.

are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing,
Transitional Housing, and Emergency Housing.

Emergency Shelter is subject to chapter RZC 21.57.020

Emergency Shelter.

RZC 21.12.070 OV Zone 4.

Purpose. Zone 4 provides for redevelopment of a unique Α. 28-acre, sloped site located at the core of the Overlake Village. This site is intended to provide a compact, mixed-use development with substantial residential development, as well as employment, retail and services, which are integrated with a major urban neighborhood public park that provides a central gathering place through plazas and green spaces. The substantial residential component is intended to achieve a site that is active during the day and during the evening, supports retail and other commercial space that is developed on the site, and supports the site as a transit-oriented place. For that reason, a 50 percent minimum residential floor area requirement is established. With its central

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location and proximity to major employers, the site is well-suited for pedestrian- and transit-supportive development. The design and development of this district will be controlled by a Master Plan. The Master Plan ensures that development here carries out the vision for Overlake.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

OV Zone 4	- Regul	ations Table	2					
Land & St	ructure	Transport ation	Environme nt P	Community	Process	Money	Incentiv es 	Other Other
Buildin g Height	<u>Fences</u>	<u>Parking</u> <u>Standards</u>	Landscapi ng	Historical & Archeologic al Resources	Review Procedur es	Developm ent Fees	Transfer Developm ent Rights Program	Special Regulation <u>s</u>
Density	Signs	Transport ation Standards	Trees	<u>Design</u> <u>Standards</u>	<u>Permits</u>	Doing Business	Green Building Incentiv e Program	Public View Corridors & Gateways
Impervi ous Surface	Outdoo <u>f</u> Storag e, Displa y &		Environme ntal Regulatio ns	Affordable Housing	Developm ent Services		General Incentiv e Informat ion	Transition Overlay Areas

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	Enclos ures					
Setback <u>s</u>	Lighti ng	<u>Open</u> Space	Neighborhoo <u>d</u>		Overlake Incentiv es	Wireless Communicat ion Facilities
	Hazard ous Liquid Pipeli nes					

B. Maximum Development Yield.

				Table 21.12.070A	
			Max	imum Development Yield	
	Base	Bonuses Availabl e, and Quantity	Max.	_	rations
Floor area ratio (FAR)		TDRs or GBP: 0.05 Incentiv e Program: 2.25 0 RZC 21.12		Example of a 5-story building with FAR = 2.9	Example of 9-story building with FAR = 5.2
Heigh t	5	or area rat TDRs or GBP: 1 story Incentiv e Program: 6 stories	12 storie s		

C. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating use classes with the use classes and associated definitions in

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references assist in generally aligning use classes
with the Redmond Building Code, Institute of
Transportation Engineers (ITE) Trip Generation Manual,
and the City's Business Licensing system. Addition
information specific to the intended use may be
necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be determined by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

	Table ##.##.# General Allowed Uses and Cross-References in OV-4 Zone (Residential) Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted							
				<u> </u>				
Residential Use	Residential	Former Use	Use	Building	ITE Trip			
Classification	Use Class	Classification	<u>Permissions</u>	Code	Generation			
		(prior to Dec.		Occupancy	Manual Land			
		31, 2021)		Class	Use Code			
High Density	Multifamily	Multifamily	<u>P</u>	<u>R</u>	200-299			
Residential	structures	structures						
	Mixed-Use	Mixed-Use	<u>P</u>	R	200-299			
	Residential	Residential						
	Dormitory	Dormitory	<u>P</u>	<u>R</u>	200-299			
	Residential	Residential	<u>P</u>	R	200-299			
	Suite	Suite						
	Housing	Housing	<u>P</u>	I	600-699			
	Services for	Services for	_	_				
	the Elderly	the Elderly						

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Table ##.##.# General Allowed Uses and Cross-References in OV-4 Zone (Nonresidential)

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

77	I =	**	D '11'	- mp m ·
Nonresidential Use Class	Former Use	<u>Use</u>	Building	ITE Trip
	Classification (prior to	<u>Permissions</u>	Code	Generation
	Dec. 31, 2021)		Occupancy	Manual Land
Datail Calaa	General Sales or	т	Class	<u>Use Code</u>
Retail Sales	Services	<u>L</u>	<u>M</u>	
1. Gasoline service;	Services	N		
2. Outdoor automobile		<u>11</u>		
sales, rental and				
service; and				
3. Rental storage and				
mini-warehouses.				
Business and Service	General Sales or	<u>L</u>	М	
<u> </u>	Services	=	=	
Food and Beverage	General Sales or	<u>L</u>	М	
1000 and 20101age	Services	=	=	
Pet and Animal Sales and	General Sales or	<u>L</u>	М	
Service	Services	=	==	
Hotels, Motels, and	Hotels, Motels, and	<u>P</u>	R	300-399
Other Accommodation	Other Accommodation	_ =	<u>=`</u>	
Services	Services			
Marijuana retail sales	Marijuana retail sales	Р		
Manufacturing and	Manufacturing and	L	М, Г, Н	100-199
Wholesale Trade	Wholesale Trade	=		
1. Wholesale trade		N		
establishments,		_		
warehouse, and storage				
services				
Artisanal Manufacturing,		L	М, Г, Н	100-199,
Retail Sales, and		_		800-899,
Service				900-999
1. Wholesale trade		N		
establishments		_		
Road, Ground Passenger,	Road, Ground Passenger,	<u>P</u>		
and Transit	and Transit	_		
Transportation	Transportation			
Rapid charging station	Rapid charging station	<u>P</u>		
Battery exchange station	Battery exchange station	<u>P</u>		
Communications and	Communications and	<u>P</u>		
Information	Information			
Local utilities	Local utilities	<u>L, C</u>		
Regional utilities	Regional utilities	<u>L, C</u>		
Wireless Communication	Wireless Communication	<u>P</u>		
<u>Facilities</u>	<u>Facilities</u>			
Arts, Entertainment,	Arts, Entertainment, and	<u>P</u>	<u>A</u>	400-499,
Recreation, and Assembly	<u>Recreation</u>			<u>500-599</u>
Natural and Other	Natural and other	<u>P</u>		400-499
Recreational Parks	recreational parks			
Day care center	Day care center	<u>L</u>	<u>E</u>	500-599
<u>Educational</u>	Education, Public	<u>P</u>	<u>E</u>	<u>500-599</u>
	Administration, Health			
	Care, and Other			

	Care, and Other		
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	Institutions, except those listed below			
Institutional Health and Human Services	Health and Human Services	<u>P</u>	Ī	600-699 , 700-799
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	<u>P</u>	<u>B</u>	700-799
Construction-Related Businesses	Construction-Related Businesses	<u>L</u>	<u>B</u>	

€ D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 4. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

	Table 21.12.070B								
Allowed Uses and Basic Development Standards									
S	Use	Max.	Min.	Max.	Max.	Parking	Special Regulations		
		FAR	Res.	Height	ISR	Ratio: Unit			
		Base;	Floor	Base;	/	of Measure			
		₩ /	Area	w /	Min.	(Min.			
		TDRs		TDRs	LSR	required,			
		or		or		Max.			
		GBP;		GBP;		allowed)			
		w /		w / IP					
		IP							
Residential ¹									
1	Multifamily		50%		85%;	Unit (1.0,	A. An applicant may		
	Structure				20%	2.25) plus	use an alternate		

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Table 21.12.070B								
	Allowed Uses and Basic Development Standards							
Ø	Use	Max. FAR Base; W / TDRs Of GBP; W / IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations	
2	Mixed-Use Residential	2.5; 2.5; 4.0		5; 6; 12		1 guest space per 4 units for projects of 6 units or more	method to calculate the 50 percent minimum residential floor area requirement for a proposed Master Plan. If used, the	
3 4	Dormitory Residential suite					Bed (0.75, 0.75) Bedroom (0.5, 1.0)	alternative method shall be described in a Development Agreement for the proposed Master Plan, and shall meet the intent of the 50 percent residential floor area requirement, which is described above in RZC 21.12.070.A, Purpose. B. 2. Height not to exceed 125 feet through Overlake Village Incentive Program.	
5	Housing Services for the Elderly					See Special Regulations	A. Height not to exceed 125 feet through Overlake Village Incentive Program. B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility:	

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	Table 21.12.070B								
	Allowed Uses and Basic Development Standards								
<i>⟨</i> ∌	Use	Max. FAR Base; W/ TDRs Of CBP; W/	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations		
							Worker on largest shift (1.25, 1.25) C. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.		
Gen	eral sales or ser	vices							
6	General Sales or Services Retail Sales	.4; .47; 1.0	50%	4; 5; 10	85%; 20%	1,000 sq ft gfa (2.0, 3.0)	A. The following uses are not permitted: 1. Gasoline service; 2. Outdoor automobile sales, rental and service; and		
	Business and Service						3. Rental storage and mini-warehouses. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Limited to less than 75,000 square feet gross floor area in a single use, when		

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	Table 21.12.070B Allowed Uses and Basic Development Standards							
\$	Use	Max. FAR Base; W/ TDRs OF GBP; W/ IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations 750 square feet gross floor area may be reduced to zero spaces.	
7	Hotels, Motels and Other Accommodation Services ^{1,2}	.4; .47; 1.2	50%	4; 5; 12	85% ; 20%	Rental room (1.0, 1.0)	Height not to exceed 135 feet through Overlake Village Incentive Program.	
8	Marijuana retail sales	.4; .47; 1.0	0%	4; 5; 10	85%; 20%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.	
Man 9	ufacturing and Wh	olesale	Trade 50%	4;	85%;	1,000 sq ft	A. Wholesale trade	
	and Wholesale Trade	.47; 1.0		5; 10	20%	gfa (2.0, 3.0)	establishments and warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Height not to exceed 126 feet through Overlake Village Incentive Program.	

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	Table 21.12.070B								
		Allowed	l Uses a			lopment Standa	ırds		
(h)	Use	Max. FAR Base; W/ TDRs OF CBP; W/ IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations		
	Artisanal Manufacturing, Retail Sales, and Service					1,000 sq ft gfa (2.0, 3.0)			
Tra	nsportation, Comm	unicati	on, Inf						
10	Road, Ground Passenger and Transit Transportation	.4; .47; 1.0	50%	4; 5; 10	85% ; 20%	1,000 sq ft gfa (2.0, 3.0)	Height not to exceed 126 feet through Overlake Village Incentive Program.		
11	Rapid charging station					Adequate to accommodate peak use	A. Height not to exceed 126 feet through Overlake Village Incentive Program. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments, RZC 21.04.030 Comprehensive Allowed Uses Chart.		
12	Battery exchange station						A. Height not to exceed 126 feet through Overlake Village Incentive Program. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.		
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory		

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	Table 21.12.070B								
		Allowed	l Uses a			ов .opment Standa	rds		
(A)	Use	Max. FAR Base; W/ TDRs OF GBP; W/	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations		
							mixed-use/residential developments. B. Height not to exceed 126 feet through Overlake Village Incentive Program.		
14	Local Utilities Regional Utilities		0%			Adequate to accommodate peak use	A. Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, Conditional Use Permit B. Height not to exceed 126 feet through Overlake Village Incentive Program.		
16	Wireless Communication Facilities						See RZC 21.56. Wireless Communication Facilities, for specific development requirements.		
Art	s, Entertainment,	and Re	creatio	n					
17	Arts, Entertainment, and Recreation Arts, Entertainment, Recreation, and Assembly Natural and	.4; .47; 1.0	50%	4; 5; 10	85%; 20%	Adequate to accommodate peak use	Height not to exceed 126 feet through Overlake Village Incentive Program.		
10	other recreational parks					gfa (0, adequate to accommodate peak use)			
	cation, Public Ad								
19	Education, Public Administration, Health Care, and other Institutions, except those listed below Educational	.4; .47; 1.0	50%	4; 5; 10	85%; 20%	See Special Regulations	A. Religious institutions not permitted. B. Height not to exceed 126 feet through Overlake Village Incentive Program.		

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	Table 21.12.070B								
		Allowed	l Uses a			opment Standa	irds		
20	Government and Administration Institutional Health and Human Services Day Care Centers	Max. FAR Base; W / TDRs OF CBP; W / IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc. A. Provisions for day care centers: 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any property line. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone. B. Height not to exceed 126 feet through Overlake Village Incentive		
Con	<u>l</u> struction-Related	Rusina	9999				Program.		
21	Construction- Related Businesses	-4; -47; -1.0	50%	4; 5; 10	85%; 20%	1,000 sq ft gfa (2.0, 3.0)	A. Shall include a showroom open to the general public. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Height not to exceed 126 feet through Overlake Village Incentive Program.		

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	Table 21.12.070B									
		Allowed	l Uses a	nd Basic	Devel	opment Standa				
S	Use	Max.	Min.	Max.	Max.	Parking	Special Regulations			
		FAR	Res.	Height	ISR	Ratio: Unit				
		Base;	Floor	,	/	of Measure				
		₩ /	Area	w /	Min.	(Min.				
		TDRs		TDRs	LSR	required,				
		or		or		Max.				
		CBP;		GBP;		allowed)				
		₩ /		w / IP						
		IP								
Oth		1		-	0.50	T				
22	Kiosk	4		1;	85%;		A. Shall not locate in			
23	Vending carts			1;	15%		required parking,			
				1			landscaping, or drive			
							aisle area, or any			
							area that would impede			
							emergency access.			
							B. Shall not reduce or			
							interfere with			
							functional use of			
							walkway or plaza to			
							below standards of			
							Americans with			
							Disabilities Act.			
							C. Structures shall be			
							secured to prevent			
							tipping and			
							endangering public			
							safety.			
							D. Maximum size is six			
							feet wide by ten feet			
							long.			
							E. Administrative			
							design review required			
							for structures.			

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

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2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.

RZC 21.12.080 OV Zone 5.

A. Purpose. Zone 5 is located north of the SR 520 interchange and encompasses approximately 1.7 acres of the Overlake Village. Commercial uses are emphasized here due to the site's location next to the freeway interchange, highly trafficked arterial, and the immediately surrounding employment campuses.

Residential uses are permitted but not required.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

OV Zone	5 - Regui	lations Tabl	.e					
	dd & cture	Transport ation	Environme nt	Communit Y	Process	Money	Incentive <u>s</u>	Other
Floor Area Ratio (FAR)	<u>Fences</u>	Parking Standards	Landscapi ng	Historic al & Archeolo gical Resource	Review Procedur es	Developm ent Fees	Transfer Developme nt Rights Program	Special Regulations
Buildi ng Height	Signs	Transport ation Standards	Trees	Design Standard <u>s</u>	<u>Permits</u>	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
<u>Densit</u> Y	Outdoo r Storag e, Displa y & Enclos ures		Environme ntal Regulatio ns	Affordab le Housing	Developm ent Services		General Incentive Informati on	Transition Overlay Areas
Imperv ious Surfac e	<u>Lighti</u> <u>ng</u>		<u>Open</u> <u>Space</u>	Neighbor hood			Overlake Incentive <u>s</u>	Wireless Communication Facilities
Setbac ks	Hazard ous Liquid Pipeli nes							

B. Maximum Development Yield.

				le 21.12.080A			
			Maximum	Development Yield			
	Base	Bonuses Available, and Quantity	Max.	Illustr	trations		
Floor area ratio	3.7	Incentive Program: 1.3	5	Example of a 5-story building with FAR = 3.7	Example of 5-story building with FAR = 5		
(FAR)	Refer to RZC 21.12.090 for floor area ratios.						
Height	5 stories	None in this example	5 stories				

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C. General Allowed Uses and Cross-References.

The following table provides references for each of the

allowed use classes for the zone. References are

provided for assistance in associating use classes

with the use classes and associated definitions in

effect prior to December 31, 2021. Additional

references assist in generally aligning use classes

with the Redmond Building Code, Institute of

Transportation Engineers (ITE) Trip Generation Manual,

and the City's Business Licensing system. Addition

information specific to the intended use may be

necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be determined by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.	Table ##.##.## General Allowed Uses and Cross-References in OV-5 Zone										
(Residential)											
Use Permissi	Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted										
Residential	Residential	Former Use	Use	Building	ITE Trip						
Use Category	Use Class	Classification	Permissions	Code	Generation						
		(prior to Dec.		Occupancy	Manual Land						
		31, 2021)		Class	Use Code						

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High Density	Multifamily	Multifamily	P	R	200-299
Residential	structures	structures			
	Mixed-Use	Mixed-Use	P	R	200-299
	Residential	Residential	_	_	
	Dormitory	Dormitory	<u>P</u>	R	200-299
	Residential	Residential	P	R	200-299
	Suite	Suite	_	_	
	Housing	Housing	P	I	600-699
	Services for	Services for	_		
	the Elderly	the Elderly			

Table ##.##.# General Allowed Uses and Cross-References in OV-5 Zone (Nonresidential)

 $\underline{\text{Use Permissions:}} \quad \text{P - Permitted; L - Limited; C - Conditional; N - Not Permitted}$

Nonresidential Use Class	Former Use	<u>Use</u>	Building	ITE Trip
	Classification (prior to	Permissions	Code	Generation
	Dec. 31, 2021)		Occupancy	Manual Land
			Class	Use Code
Retail Sales	General Sales or	<u>L</u>	M	
	Services	_		
1. Gasoline service;		N		
2. Outdoor automobile		=		
sales, rental and				
service; and				
3. Rental storage and				
mini-warehouses.				
Business and Service	General Sales or	L	M	
	Services	=	-	
Food and Beverage	General Sales or	<u>L</u>	M	
	Services	_	_	
Pet and Animal Sales and	General Sales or	L	M	
Service	Services	_	_	
Hotels, Motels, and	Hotels, Motels, and	<u>P</u>	R	300-399
Other Accommodation	Other Accommodation	_	_	
Services	Services			
Marijuana retail sales	Marijuana retail sales	Р		
Manufacturing and	Manufacturing and	L	М, Г, Н	100-199
Wholesale Trade	Wholesale Trade	_		
1. Wholesale trade		N		
establishments,		_		
warehouse, and storage				
services				
Artisanal Manufacturing,		L	М, Г, Н	100-199,
Retail Sales, and		_		800-899,
Service				900-999
1. Wholesale trade		N		
establishments		_		
Road, Ground Passenger,	Road, Ground Passenger,	<u>P</u>		
and Transit	and Transit	_		
Transportation	Transportation			
Rapid charging station	Rapid charging station	Р		
Battery exchange station	Battery exchange station	P		
Communications and	Communications and	<u>P</u>		
Information	Information	_		
Local utilities	Local utilities	L, C		
				l .

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Regional utilities	Regional utilities	L, C		
Wireless Communication	Wireless Communication	<u>P</u>		
Facilities	<u>Facilities</u>			
Arts, Entertainment,	Arts, Entertainment, and	<u>P</u>	<u>A</u>	400-499,
Recreation, and Assembly	Recreation			<u>500-599</u>
Natural and Other	Natural and other	<u>P</u>		400-499
Recreational Parks	recreational parks			
Day care center	Day care center	L	E	500-599
Educational	Education, Public	P	E	500-599
	Administration, Health			
	Care, and Other			
	Institutions, except			
	those listed below			
Institutional Health and	Health and Human	<u>P</u>	<u>I</u>	600-699 ,
<u>Human Services</u>	Services			<u>700-799</u>
Government and	Education, Public	<u>P</u>	В	700-799
Administration	Administration, Health			
	Care, and Other			
	Institutions, except			
	those listed below			
Construction-Related	Construction-Related	<u>L</u>	В	
Businesses	Businesses			

E D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 5. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses

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	Table 21.12.080B								
§	Use	Max. FAR	Min. Res.	Max. Height	Max. ISR	opment Standa Parking Ratio: Unit	rds Special Regulations		
		Base; w/ TDRs	Floor Area	Base; w / TDRs	/ Min. LSR	of Measure (Min. required,			
		or CBP; ₩ /		or GBP; w / IP		Max. allowed)			
Res	$\overline{\hspace{1cm}}$ idential 1	IP							
1	Multifamily	2.5;	0%	5;	85%;	Unit (1.0,			
2	Structure Mixed-Use	2.5; 4.0		5 ; 5	15%	2.25) plus 1 guest			
	Residential	1.0		3		space per 4			
						units for projects of			
						6 units or			
3	Dormitory					more Bed (0.75,			
3	Dormitory					0.75)			
4	Residential					Bedroom			
5	suite Housing					(0.5, 1.0) See Special	A. Parking		
	Services for the Elderly					Regulations	requirements are as follows:		
	che fidelly						1. Multifamily housing		
							for senior citizens:		
							Unit (0.5, 2.0) 2. Nursing home or		
							long-term care facility: 4 patient		
							beds (1.0, 1.0)		
							3. Retirement residence with no		
							skilled nursing		
							facility: Unit (1.0, 1.0)		
							4. Retirement residence with skilled		
							nursing facility: Worker on largest shift (1.25, 1.25)		
							B. A traffic		
							mitigation plan is		
							required. The plan shall address traffic		
							control, parking		
							management (including mitigation of overflow		
							parking into adjoining		
							residential areas), and traffic movement		
							to the arterial street		
Gan	eral sales or ser	vices					system.		
Gen	erar sares or ser	ATCER							

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		77 7 7		Table 21			
\$	Use	Max. FAR Base; W/ TDRs OF CBP; W/	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
6	Ceneral Sales or Services Retail Sales Business and Service Food and Beverage Pet and Animal Sales and Service	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. The following uses are not permitted: 1. Gaseline service; 2. Outdoor automobile sales, rental and service; and 3. Rental storage and mini-warehouses. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Limited to less than 75,000 sq ft gross floor area in a single use, when involving the Retail Sales use class. D. Parking standards for restaurant uses: 1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0) 2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0) E. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use
7	Hotels, Motels and Other Accommodation Services ^{1,2}	1.2; 1.2; 1.35	0%	4; 5; 5	85%; 15%	Rental room (1.0, 1.0)	developments.
8	Marijuana retail sales	.36; .41; .55	0%	4; 5; 5	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses

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				Table 21	.12.08	30B	
		Allowed		and Basic	Devel	opment Standa	
(2)	Use	Hax. FAR Base; W/ TDRs Of CBP; W/ IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
Man	ufacturing and Wh		En do				for additional requirements. B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
Man 9	ufacturing and Wh Manufacturing	отевате .36;	1rade 0%	4 •	85%;	1,000 sq ft	A. Wholesale trade
9	and Wholesale Trade	.30; .41; .55	0%	4; 5; 5	85%; 15%	(2.0, 3.0)	A. Wholesale trade establishments and warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Shall be considered a transitional use. See RZC 21.12.140, OV Transitional Use Requirements, for transitional use requirements.
	Artisanal					1,000 sq ft	*
	Manufacturing, Retail Sales, and Service					(2.0, 3.0)	
	nsportation, Comm			ormation		Utilities	
10	Road, Ground Passenger and Transit Transportation	.36; .41; .55	0%	4; 5; 5	85% ; 15%	1,000 sq ft gfa (2.0, 3.0)	
11	Rapid charging station					Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties

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				Table 21			
						opment Standa	
<i>(</i> 0)	Use	Hax. FAR Base; W / TDRs OF CBP; W / IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
12	Battery exchange station	11					eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments, RZC 21.04.030 Comprehensive Allowed Uses Chart. A. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	developments. A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential
14	Local Utilities					Adequate to accommodate peak use	developments. Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K,

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				Table 21	12 08	ROB	
		Allowed	l Uses a			opment Standa	ırds
(2)	Use	Max. FAR Base; W / TDRs OF GBP; W / IP	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		11					Conditional Use Permit.
15	Regional Utilities						Requires a conditional use permit. See RZC 21.76.070.K, Conditional Use Permit.
16	Wireless Communication Facilities						See RZC 21.56. Wireless Communication Facilities, for specific development requirements.
Art	s, Entertainment,	and Re	creatio	n			
17	Arts, Entertainment, and Recreation Arts, Entertainment, Recreation, and Assembly	.36; .41; .55	0%	4; 5; 5	85%; 15%	Adequate to accommodate peak use	
18	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
Edu	cation, Public Ad	ministr	ation,	Health C			
19	Education, Public Administration, Health Care, and other Institutions, except those listed below Educational Government and Administration	.36; .41; .55	0%	4; 5; 5	85%; 15%	See Special Regulations	A. Religious institutions not permitted. B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.
20	Institutional Health and Human Services Day Care Centers					1,000 sq fg <u>ft</u> gfa (2.0, 3.0)	A. Provisions for day care centers: 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0).

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				Table 21	.12.08	30B	
		Allowed	. Uses a	and Basic	Devel	opment Standa	
W	Use	Base; W/TDRs OF CBP;	Min. Res. Floor Area	Max. Height Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		#					2. Play equipment shall be located no less than 10 feet from any property line. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone.
	struction-Related			ı			
21	Construction- Related Businesses	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, OV Transitional Use Requirements, for transitional use requirements.
Oth				1		T	
22 23	Kiosk Vending carts			1; 1; 1	85%; 15%		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.

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Notes:

- 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.
- 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.

Section 12. Amendments to Redmond Zoning Code (RZC)

Chapter 21.12 Overlake Regulations. The provisions of RZC Chapter

21.12, Section 21.12.090 OV Floor Area is hereby amended to read as follows:

RZC 21.12.090 OV Floor Area.

OV Floor Area is hereby amended to read as follows:

A. All legal lots are allowed the greater of either the maximum allowed Floor Area Ratio (FAR) or 10,000 square

feet of buildings provided all other applicable site requirements are met.

- B. The FAR for nonresidential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for.
- C. Floor area ratio calculations shall be based on the gross site area prior to any provision of space for public amenities.

D. Repealed.

	Table RZC	21.12.090 OV	Floor Area	
Use Types	OV 1/2/3/5	OV 1/2/3/5	<u>OV 4</u>	<u>OV 4</u>
	Base FAR	FAR w/ TDR	Base	FAR w/ TDR
		or GBP FAR	<u>FAR</u>	or GBP FAR
		<u>w/</u>		w/ Incentive
		Incentive		
D 11 11		27 / 7	0 5	27 / 7
<u>Residenti</u>	2.5	<u>N/A</u> <u>4</u>	<u>2.5</u>	N/A
<u>al</u>				4

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Non-	0.36	0.41	0.4	0.47
Residenti		0.55		1.0
al Per				
<u>Use Class</u>				
<u>Hotel/Mot</u>	1.2	N/A 1.35	0.4	0.47
el/ Other				1.0
Accommoda				
tion				
Services				
<u>Maximum</u>	5.35		5.2	
Combined				
FAR				
<u>(Mixed</u>				
<u>Use)</u>				

Notes: Applicability: This table summarizes the permitted

Floor Area Ratio for different types of uses based on their

OV Zone Designation.

Base FAR = Maximum floor area ratio without any incentives
applied

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FAR w/ TDR or GBP = Maximum floor area ratio with Transferred

Development Rights (See RZC 21.48) or Green Building and Green

Infrastructure Incentive Program (See RZC 21.67)

FAR w/ Incentive = Maximum floor area ratio with use of incentive program (See RZC 21.12.170)

Section 13. Amendments to Redmond Zoning Code (RZC)

Chapter 21.12 Overlake Regulations. The provisions of RZC Section

RZC 21.12.100 OV Building Height are hereby amended to include new provision to Paragraph 21.12.100.D. Water Table as follows:

NEW SECTION. RZC 21.12.100.D Water Table. In areas with verifiable shallow water tables where subterranean parking is infeasible or detrimental to natural resources, the maximum number of stories within the zone may be exceeded in the amount necessary to accommodate minimum parking ratios in above-grade structured parking. The maximum number of additional stories beyond the height maximum is three stories. Structured parking shall be placed on the interior of a building shell where feasible and shall be subject to design regulations of Article III of the Redmond Zoning Code.

The following are required for a request to go beyond the height maximum based on shallow water tables:

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- 1. A verifiable water table analysis in the form of a hydrological or geotechnical report;
- 2. A shadow study to identify impacts to open spaces, public areas, and neighboring developments;
- 3. A parking reduction request in conformance

 with RZC 21.40.010.D. which requests the

 lowest amount of parking feasible to

 support the proposed use. A transportation

 management plan may be required in tandem

 with the parking reduction request; and
- 4. The parking garage floor shall be horizontal to accommodate future adaptive reuse.

Section 14. Amendments to Redmond Zoning Code (RZC)

Chapter 21.12 Overlake Regulations. The provisions of RZC Chapter

21.12, Section 21.12.170 OV Incentive Program are hereby amended to read as follows:

RZC 21.12.170 OV Incentive Program

A. Purpose. The purpose of this section is to enhance the character and overall livability of Overlake

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Village. The incentive program does this by incentivizing features that implement neighborhood goals and respond to needs for public amenities, housing opportunities, and environmental sustainability. The incentive program reduces the cost of these features by allowing increased building height and floor area, as well as additional permitted uses. This section also indicates identifies the City's priorities for provision of these desired features.

- B. Features and Incentives.
 - 1. Table 21.12.170A, Priority Features and Incentives,

 indicates identifies high-priority features and

 maximum incentives available in each zone. Table

 21.12.170B, Additional Features and Incentives,

 indicates identifies additional bonus features

 and incentives. Following the tables, subsection

 paragraph D. Features Explained, explains the

 features in detail.
 - 2. Applicants are required to provide all applicable
 Priority Features in Table 21.12.170A before
 they are eligible to receive incentives for

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Additional Features from Tables 21.12.170A or 21.12.170B. In order for sites to qualify for development incentives the applicant must provide the applicable feature(s) described in Table 21.12.170A, Priority Features and Incentives.

- 3. An applicant may provide additional features from

 Table 21.12.170A or 21.12.170B to qualify for

 additional development incentives. The same land

 area may not be used to qualify for two bonus

 features. For example, an applicant whose site

 is shown for a major park on Map 12.1, Overlake

 Village Subarea Map, and who satisfies that

 requirement must provide additional space for an

 outdoor plaza in order to receive additional

 development incentives.
- 4. The Decarbonization incentive includes all of the following requirements to achieve the incentive:
 - a. Provide only high efficiency heat pump for space heating;
 - b. Provide only hot water heat pumps;
 - c. Avoid natural gas for cooking. Deviations

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may be proposed that provide electrical outlets, supporting future conversion to electrical appliances;

- d. Install utilities for EV and solar
 readiness;
- e. Confirm 3-5-year Green Power, purchase

 contract from PSE to offset all operational
 energy use based on energy modeling; and
- f. Install a Building Automation System (BAS)

 for increased occupant control and for

 automatic switch-off when systems are not

 in use.
- g. A confirmation shall be provided to the City

 every five years by the property owner,

 confirming that the carbon emissions of the

 site remain the same or have reduced. A

 binding agreement will be used to provide

 such confirmation. This agreement must run

 with the building and stay in place in

 perpetuity.
- 5. LEED Certification/Green Building (or equivalent certification system that meets or exceeds the

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minimum energy, water, and natural systems

outcomes) and Tree Canopy Strategic Plan

requires the following to achieve the LEED

Platinum incentive:

- a. LEED Platinum or an equivalent Green

 Building Rating and Certification System

 shall be combined with the offset of

 operational energy through direct contract

 with PSE or through support of the City's

 Tree Canopy Strategic Plan.
- b. Support of the Tree Canopy Strategic Plan

 shall be provided as plantings located in

 the City's greenbelt, where capacity is

 available.
- c. Plantings shall be confirmed with PublicWorks and Parks during project proposal.
- C. Restrictions.
 - 1. Features provided through this program for parks, stormwater facilities or plazas may not be counted toward satisfaction of the minimum usable open space requirements in RZC 21.12.120, OV Residential Usable Open Space.

2. Transfer of Development Rights may not be used to exceed the maximum building height allowed through this program.

Table 21.12.170A
Priority Features and Incentives

	iority reatures and i		
	Priority Feature	Applicabl e Zones	Maximum Incentive Per Feature
1 .	Regional Stormwater Management Facility	1 and 3 as indicate d on map	Three additional stories for all residential buildings within the development project limit, Four additional stories for all commercial buildings within the development project limit, Additional 1.5 FAR for residential uses, and Additional 0.19 FAR for commercial uses.
2 .	Major Park	4	Three additional stories for all residential buildings within the development project limit, Four additional stories for all commercial buildings within the development project limit, Additional 1.5 FAR for residential uses, and Additional 0.15 FAR for commercial uses.
3 .	20% Affordable Housing ¹	1, 2, 3, 4, 5	One additional story for 50 percent of the buildings in the development Additional residential floor area at 2.5 times the equivalent floor area provided for each affordable unit beyond the minimum required by RZC 21.20 up to a maximum total residential FAR of 3.75. The bonus residential floor area may be used to increase building height by up to one story.

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			One of the following:
4	Plaza Improvement	1, 2, 3,	Additional 1.5 FAR for residential uses, or
•	Decarbonization	4, 5	•
			Additional 0.15 FAR for commercial and hotel
			uses, or
			One additional story for 50 percent of the
			buildings in the development, or
			Expanded list of nonresidential land uses to
			include uses considered transitional in RZC
			21.12.040 through 21.12.060 and 21.12.080, OV
			Zones 1 through 3 and 5. Only available if
			required residential development per RZC
			21.12.040 through 21.12.070, OV Zones 1 through 4
			has been constructed.
			Maximum stories allowed in the zone for all
			buildings (residential and commercial) within the
			project limit.
			project limit.
			Additional 1.5 FAR for residential uses, and
			Maximum FAR allowed in the zone for commercial
			uses.
			<u>uses.</u>
-			
5	LEED	<u>1, 2, 3, </u>	LEED Gold: Additional .25 FAR for
<u>.</u>	Certification/Gree	<u>4, 5</u>	residential uses and an additional .25 FAR
	n Building (or		for commercial uses.
	equivalent		
	certification		LEED Platinum: Additional .25 FAR for
	system that meets		residential uses, additional .25 FAR for
	or exceeds the		commercial, and one story height bonus for
	minimum energy,		all buildings within the project limit.
	water, and natural		arr sarraringo archiri ene projece rimie.
	systems outcomes)		
	and Tree Canopy		
	Strategic Plan ²		
	Strategic Flam		
1		I	

Notes:

1. The 20% affordable housing requirement may be combined with the required 10% affordable housing requirement of RZC 21.20. Alternative compliance methods, such as deeper affordability, may be utilized as provided by RZC 21.20.050.

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2. If providing the LEED Platinum Certification Priority
Feature, only one Priority Feature is required to meet
applicability requirements to access the Additional
Features and Incentives contained in Table 21.12.170B if
Regional Stormwater Facility and Major Park Priorities
have already been provided or are deemed inapplicable to
the proposed site as determined by the Technical
Committee. A Technical Committee determination of
inapplicability shall be based on location, feasibility,
and/or functionality.

Table 21.12.170B Additional Features and Incentives Applicab le Zones Additional Maximum Incentive Per Feature Features One additional story for each building designed and constructed to meet the certification described in RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP), Expanded list of nonresidential land uses to Green Building or 15 1, 2, 3, include uses considered transitional in RZC Development 4, 5 21.12.040 through 21.12.060 and 21.12.080, OV Zones 1 through 3 and 5. Only available if required residential development per RZC 21.12.040 through 21.12.070, OV Zones 1 through 4 has been constructed. One additional story for all buildings within Residential Uses 1, 2, 3, Above Minimum the development project limit. Required One additional story for all buildings within the development project limit,

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6 3	Subterranean Parking Or Combination Subterranean and Wrapped Structured Parking	1, 2, 3, 4, 5	Additional 1.5 FAR for residential uses, Additional 0.15 FAR for commercial uses, and Expanded list of nonresidential land uses to include uses considered transitional in RZC 21.12.040 through 21.12.060 and 21.12.080, OV Zones 1 through 3 and 5. Only available if required residential development per RZC 21.12.040 through 21.12.070, OV Zones 1 through 4 has been constructed.
8.	Combination Subterranean and Wrapped Structured Parking	1, 2, 3, 4, 5	Select one of the incentives offered for Feature 7.

Section 15. Amendments to Redmond Zoning Code (RZC)

Chapter 21.12 Overlake Regulations. The provisions of RZC

Chapter 21.12, Section 21.12.200 OBAT Regulations Common to All

Uses, Paragraph 21.12.200.C Street Cross Section are hereby

amended to read as follows:

RZC 21.12.200.C. Street Cross Section.

1. . . .

2. Map 12.6, Overlake Business and Advanced Technology (OBAT) Cross Sections and Table.

	Table 21.12.200B									
Requirements for Cross Sections										
Right of	Way Geom	etry								
Sidewal	8	6	12 (Both	6	8.5 (Both	8	8.5	8.5 (Both		
k	(SB/WB)	(Bot	Sides)	(Bot	Sides)	(SB/WB	(SB/WB);	Sides)		
	; h h); note 2,									
						9				

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	12	Side		Side		(NB/EB	below	
	(NB/EB)	s)		s))	(NB/EB)	
5-Foot	5 (Both	5	4 (Both	5	0 (Both	0	0	0 (Both
Plantin	Sides)	(Bot	Sides)	(Bot	Sides)	(Both	(SB/WB);	Sides)
g Strip	,	h	,	h	====,	Sides)	note 2,	,
or 4-		Side		Side		Dideb,	below	
Foot		s)		s)			(NB/EB)	
Furnitu		5,		37			(ND/ED)	
re Zone								
with								
Tree								
Grates								
On-	0 (Both	0	8 (Both	0	0 (Both	0	0 (Both	0 (Both
Street	Sides)	(Bot	Sides)	(Bot	Sides)	(Both	Sides)	Sides)
Parking	sides)	h	sides)	h	sides)	Sides)	sides)	sides)
Parking				Side		sides)		
		Side						
D - 1	0 (D-±1	s)	E E /D-+1-	s)	E E /D-+2	E	E E /D-+1	E E /D-+1
Bike	0 (Both	5.5	5.5 (Both	5.5	5.5 (Both	5.5	5.5 (Both	5.5 (Both
Lane	Sides)	(Bot	Sides)	(Bot	Sides)	(Both	Sides)	Sides)
		h		h		Sides)		
		Side		Side				
		s)		s)				
GP	22	11	11 (Both	22	22 (Both	22	22 (Both	11 (Both
Lanes	(Both	(Bot	Sides)	(Bot	Sides)	(Both	Sides)	Sides)
	Sides)	h		h		Sides)		
		Side		Side				
		s)		s)				
Median	12	12	14	12	12	14	12	12
/ Two								
Way								
Left								
Turn								
Lane								
Notes		•						
Notes	A.		A. Interim		Street		A. Street	Street
	Separat		pending		trees		trees	trees
	е		the		shall be		shall be	shall be
	multius		results of		planted		planted	planted
	e path		a corridor		in		in	in
	paralle		study		sidewalk		sidewalk	sidewalk
	1 to		conducted		area per		area per	area per
	corrido		in		the		the	the
	r.		coordinati		Recommend		Recommend	Recommend
	в.		on with		ed Street		ed Street	ed Street
	Street		identifica		Tree List		Tree List	Tree List
			tion of a		or as		or as	or as
	I	<u>I</u>	I	ı	I	I	I	<u> </u>

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section	light rail	otherwise	otherwise	otherwise
shared	alignment	required	required	required
by	by the	by the	by the	by the
Bellevu	Sound	Parks	Parks	Parks
e and	Transit	Departmen	Departmen	Departmen
Redmond	Board of	t's	t's	t's
	Directors.	Street	Street	Street
C.	B. Light	Tree	Tree	Tree
Outside	rail in	program.	program.	program.
GP lane	the	<u>F = 0 5 = 0</u> .	В.	<u>r = 0 9 = 0</u> 0
13	corridor		Expanded	
feet.	would		pedestria	
Inside	result in		n zone	
GP lane	the		shall	
11	removal of		include	
feet.	the median		10-foot-	
	and on-		wide	
	street		sidewalk	
	parking.		between	
	parming.		two	
			planting	
			areas,	
			one	
			adjacent	
			to the	
			street	
			and one	
			adjacent	
			to	
			adjacent	
			private	
			developme	
			nt. Total	
			right-of-	
			way width	
			shall be	
			82 feet,	
			with	
			easement	
			for	
			remainder	
			of	
			expanded	
			pedestria	
			n zone.	
			of expanded pedestria	

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Section 16. Amendments to Redmond Zoning Code (RZC)

Chapter 21.12 Overlake Regulations. The provisions of RZC

Chapter 21.12, Section 21.12.210 OBAT Allowed Uses and Basic

Development Standards are hereby amended to read as follows:

RZC 21.12.210 OBAT Allowed Uses and Basic Development Standards.

The following table is specific to this zone and provides

references for each of the major topics that are

regulated throughout the code. The individual topics

provide function as connection or linkage to the

Chapters and Sections of the Redmond Zoning Code that

apply to development within this zone.

OBAT Zon	OBAT Zone - Regulations Table										
Land & S	Land & Structure		Environme nt	Communit V	Process	Money	Incentives	Other			
<u> </u>			•		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		<u> </u>				
Buildi ng Height	<u>Fences</u>	<u>Parking</u> <u>Standards</u>	<u>Landscapi</u> <u>ng</u>	Historic al & Archeolo gical Resource s	Review Procedur es	Developm ent Fees	Transfer Development Rights Program	Special Regulation <u>s</u>			
<u>Densit</u> Y	Signs	Transport ation Standards	<u>Trees</u>	Design Standard S	<u>Permits</u>	<u>Doing</u> <u>Business</u>	Green Building Incentive Program	Public View Corridors Gateways			
Imperv ious Surfac e	Outdoor Storage ' Display & Enclosu res		Environme ntal Regulatio ns	Affordab le Housing	Developm ent Services		General Incentive Information	Transition Overlay Areas			

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Setbac	Lightin	Open	Neighbor		Wireless
<u>ks</u>	<u>g</u>	Space	<u>hood</u>		<u>Communicat</u>
					<u>ion</u>
					<u>Facilities</u>
	<u>Hazardo</u>				
	us				
	Liquid				
	Pipelin				
	es				

A. General Allowed Uses and Cross-References.

The following table provides references for each of the

allowed use classes for the zone. References are

provided for assistance in associating current use

classes with the use classes and associated

definitions in effect prior to December 31, 2021.

Additional references assist in aligning use classes

with the Redmond Building Code, Institute of

Transportation Engineers (ITE) Trip Generation Manual,
and the City's Business Licensing system.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

						_
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for applicability based on the purpose and intent of the zone within which the use is proposed.

Table ##.	Table ##.##.# ##.# General Allowed Uses and Cross-References in OBAT Zone									
(Residential)										
<u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>										
Residential	Residential	Former Use	Use	Building	ITE Trip					
Use Category	Use Class	Classification	Permissions	Code	Generation					
		(prior to Dec.		Occupancy	Manual Land					
		31, 2021)		Class	<u>Use Code</u>					
High Density	Multifamily	Multifamily	<u>P</u>	R	200-299					
Residential	structures	structures								
	Mixed-Use	Mixed-Use	<u>P</u>	R	200-299					
	Residential Residential -									
	Dormitory	Dormitory	<u>P</u>	<u>R</u>	200-299					
	Residential	Residential	<u>P</u>	R	200-299					
	Suite	Suite	_	_	<u> </u>					

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

 $\underline{\text{Use Permissions:}} \quad \text{P - Permitted; L - Limited; C - Conditional; N - Not Permitted}$

Nonresidential Use Class	Former Use	Use	Building	ITE Trip
	Classification (prior to	Permissions	Code	Generation
	Dec. 31, 2021)		Occupancy	Manual Land
			Class	Use Code
Retail Sales	General Sales or	L	M	
	Services	_	_	
1. Pet and animal sales		<u>N</u>		
or services;				
2. Veterinary services;				
3. Full-service				
restaurant; and				
4. Travel arrangement				
and reservation				
services.				
5. Allowed retail sales				
uses are limited to				
convenience uses only.				
Business and Service	General Sales or	<u>L</u>	<u>M</u>	
	Services			
1. Limited to property		L		
management services		_		
only.				
Food and Beverage	General Sales or	L	М	
	Services	_	_	
1. Limited to		L		
convenience uses only.				
Manufacturing and	Manufacturing and	L	M, F, H	100-199
Wholesale Trade	Wholesale Trade	_		
1. Outdoor storage		N		

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D 1 C 1 D	D 1 C 1 D	-		
Road, Ground Passenger,	Road, Ground Passenger,	$\underline{ t L}$		
and Transit	and Transit			
<u>Transportation</u>	<u>Transportation</u>			
Rapid charging station	Rapid charging station	$\overline{\Gamma}$		
Battery exchange station	Battery exchange station	<u>L</u>		
Communications and	Communications and	<u>P</u>		
Information	Information			
Local utilities	Local utilities	L, C		
Regional utilities	Regional utilities	P		
Large Satellite Dishes /	Large Satellite Dishes /	P		
Amateur Radio Tower	Amateur Radio Tower	_		
Wireless Communication	Wireless Communication	<u>P</u>		
Facilities	Facilities	_		
Arts, Entertainment,	Arts, Entertainment, and	<u>P</u>	А	400-499,
Recreation, and Assembly	Recreation	_		500-599
Natural and Other	Natural and other	<u>P</u>		400-499
Recreational Parks	recreational parks	-		
Day care center	Day care center	L	E	500-599
Educational	Education, Public	<u>P</u>	E	500-599
	Administration, Health	-	_	
	Care, and Other			
	Institutions, except			
	those listed below			
Institutional Health and	Health and Human	<u>P</u>	<u>I</u>	600-699,
Human Services	Services	_		700-799
Government and	Education, Public	P	В	700-799
Administration	Administration, Health	-	_	
	Care, and Other			
	Institutions, except			
	those listed below			
Faith-based and Funerary	Religious Institution	L	А, В, Н,	500-599
		-		
			I, R, S	
Construction-Related	Construction-Related	<u>L</u>	1, R, S B	

A B. Allowed Uses and Basic Development Standards. The following table (see below) contains the basic zoning regulations that apply to uses in the Overlake Business and Advanced Technology (OBAT) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise

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specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information.

Table 21.12.210A							
	OB	AT Allo		and Basic Development	Standards		
<i>⊗</i>	Use	Max. FAR Base; w / TDRs	Max. Height Base; w / TDRs	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations		
		or	or GBP				
		GBP					
Res	idential ¹	1					
1	Multifamily	1.0;	5 ;	Unit (1.0, 2.25) plus			
	Structures	1.0	6	1 guest space per 4			
2	Mixed-Use			units for projects of			
	Residential			6 units or more			
3	Dormitory			Bed (0.75, 0.75)			
4	Residential			Bedroom (0.5, 1.0)			
	suite	<u> </u>					
Gen 5	eral sales or ser General Sales	vices	0 -	1 000 5+5- /0 0	7 The Callerin		
5	or Service	.62	9 ; 10	1,000 sq ft gfa (2.0, 3.0)	A. The following uses are prohibited:		
	Retail Sales	.02	10	3.0)			
	MCCAII BAICS				1. Pet and animal sales		
					2. Veterinary services;		
					3. Full-service		
					restaurant; and		
					4. Travel arrangement and		
					reservation services.		
					B. Convenience uses only.		
					C. If open to the general public, use shall:		
					1. Be located in multi- tenant buildings or as part of mixed-use		
					developments; and,		
					2. Not exceed 20,000 square feet of gross floor area on a single		
					site or 30,000 square feet of gross floor area on a single site if an athletic club or fitness		
					center is included.		
					D. If open only to internal employees, use is not subject to the		
<u></u>					above constraints.		

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Table 21.12.210A					
OBAT Allowed Uses and Basic Development Standards					
₩	Use	Max. FAR Base; w / TDRs	Max. Height Base; w / TDRs	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		or GBP	or GBP		
					E. Automobile sales, rental and service not allowed except for service to public transit or company-owned vehicles provided the following conditions are met: 1. Requires a conditional use permit. See RZC 21.76.070.K, Conditional Use Permit. 2. Service for company-owned vehicles shall be accessory to another use. 3. Not permitted within a Transition Overlay. F. Gasoline service requires a conditional use permit. See RZC 21.76.070.K, Conditional Use Permit. G. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of
6	Real Estate	.55;	9;	1,000 sq ft gfa (2.0,	mixed-use developments. Property management
	Services Business and Service	.62	10	3.0)	services only.
	Food and Beverage	.55; .62	9; 10	1,000 sq ft gfa (2.0, 3.0)	
Manufacturing and Wholesale Trade					
7	Manufacturing and Wholesale Trade	.55; .62	9; 10	1,000 sq ft gfa (2.0, 3.0)	Outdoor storage not permitted.
Tra	nsportation, Comm	unicati	on, Info	rmation, and Utilities	
8	Road, Ground Passenger and Transit Transportation	.55; .62	9; 10	1,000 sq ft gfa (2.0, 3.0)	
9	Rapid charging station			Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.

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			т	able 21.12.210A	1				
	OBAT Allowed Uses and Basic Development Standards								
Ş			Max.	Parking Ratio: Unit	Special Regulations				
9	Use	Max. FAR			Special Regulations				
			Height	of Measure (Min.					
		Base;	Base;	required, Max.					
		w /	w /	allowed)					
		TDRs	TDRs						
		or	or GBP						
		GBP							
10	Battery				Shall not be located on a				
	exchange				parcel that abuts a				
	station				residential zone.				
11	Communications			1,000 sq ft gfa (2.0,					
	and Information			3.0)					
12	Local			Adequate to	Requires a conditional				
	Utilities;			accommodate peak use	use permit if 40 feet in				
	Regional				height or greater. See				
	Utilities				RZC 21.76.070.K,				
L					Conditional Use Permit.				
13	Large Satellite	.55;	9;	Adequate to	See RZC 21.56, Wireless				
	Dishes/Amateur	.62	10	accommodate peak use	Communication Facilities.				
	Radio Tower			-					
14	Antenna Array				A Conditional Use Permit				
	and Base				may be required; see RZC				
	Station				21.56, Wireless				
					Communication Facilities,				
					for specific development				
					requirements.				
15	Antenna Support				Requires a conditional				
	Structures				use permit (see RZC				
	2014004102				21.76.070.K, Conditional				
					Use Permit) and must				
					comply with RZC 21.56,				
					Wireless Communication				
					Facilities.				
Δr+	s, Entertainment,	and Ro	creation		1401110100.				
16	Arts,	.55;	9;	Adequate to					
10	Entertainment,	.62	10	accommodate peak use					
	and Recreation	• 02	±0	accommodate pear use					
	Arts, Entertainment,								
	Recreation, and								
17	Assembly			1,000 sq ft qfa (0,					
17	Natural and								
	other			adequate to					
	recreational			accommodate peak use)					
TP -1	parks			and the Company and attention					
	cation, Public Ad			ealth Care, and other I					
18	Education,	.55;	9;	See Special	A. Associations,				
	Public	.62	10	Regulations	nonprofit organizations,				
	Administration,				etc., are not permitted.				
	Health Care,				B. Parking: The number of				
	and other				spaces must be adequate				
	Institutions				to accommodate the peak				
	except those				shift as determined by				
	listed below				the Administrator after				
	Educational								

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			Т	Table 21.12.210A	
		AT Allo		and Basic Development	
\$	Use	Max. FAR	Max. Height	Parking Ratio: Unit of Measure (Min.	Special Regulations
		Base; w /	Base; w /	required, Max. allowed)	
		w / TDRs	TDRs	allowed)	
		or	or GBP		
	Institutional	GBP			considering the probable
	Health and Human Services				number of employees, etc.
	Government and				
	Administration				
19	Day Care Center	.62;		Employee on maximum	A. Play equipment shall
13	bay care center	.62		shift (1.0, 1.0)	be located no less than 10 feet from any property line.
					B. Shall not be located closer than 300 feet from
					existing day care operation in residential zone.
					C. If built at greater than 0.55 FAR without use
					of TDRs, deed restrictions shall be
					placed on building space to require space is used permanently for a day
					care center and no other uses.
20	Religious	.55;		Assembly uses: 1,000	A. A seat is one fixed
	Institutions Faith-based and	.62		sq ft gfa (10.0, 10.0), or number of	seat or 18 inches on a
	Funerary			fixed seats (0.2,	square feet in the
				0.2)	general assembly area
				Other uses: 1,000 sq	\frac{\text{(including aisle space,}}{\text{but excluding stage,}}
				ft gfa (2.0, 3.0)	podium, lobby, and space
					for musical instruments).
					B. Storage locations of buses/vans over 10,000
					gvw shall be shown on a
					plan and screened from
					neighboring properties or right-of-way.
					€ A. Decorative fencing or decorative walls and
					landscaping. on side or back lots are required when necessary to prevent
					visual impacts on neighboring properties
					and public shoreline areas.

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			Т	able 21.12.210A	
	OB	AT Allo	wed Uses	and Basic Development	Standards
§	Use	Max.	Max.	Parking Ratio: Unit	Special Regulations
		FAR	Height	of Measure (Min.	
		Base;	Base;	required, Max.	
		w /	w /	allowed)	
		TDRs	TDRs		
		or	or GBP		
		GBP			
					D. Steeples, bell towers,
					crosses or other s
					<u>Symbolic religious icons</u>
					mounted on the rooftop
					may exceed the maximum
					shoreline building height
					by 15 feet. (SMP)
					E. Maximum height for
					separate structures on-
					site, such as bell
					towers, crosses,
					statuary, or other
					symbolic religious icons
					is 50 feet.
					F. A traffic mitigation
					plan is required. The
					plan shall address
					traffic control, parking
					management (including
					mitigation of overflow
					parking into adjoining
					residential areas), and
					traffic movement to the
					arterial street system.
					GB. Requires a
					conditional use permit if
					750 seats or greater. See
					RZC 21.76.070.K,
					Conditional Use Permit.
					C. Refer to RZC 21.08.280
					Faith-Based and Funerary
					for requirements
					concerning faith-based
					and funerary uses.
Con	struction-Related	Busine	sses		1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
21	Construction-	.55;	9;	1,000 sq ft gfa (2.0,	Shall not include a
	Related	.62	10	3.0)	showroom open to the
	Businesses	.02		/	general public.
	_ = = = = = = = = = = = = = = = = = = =	l	l) public.

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under

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RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

B. Repealed.

Section 17. Amendments to Redmond Zoning Code (RZC)

Chapter 21.13 Southeast Redmond. The provisions of RZC Chapter

21.13, Sections 21.13.020 Northeast Design District, 21.13.030

Regional Retail Design District, 21.13.040 Marymoor Design

District, 21.13.070 MDD1, 21.13.080 MDD2, 21.13.090 MDD3,

21.13.100 MDD4, and 21.13.110 MDD5 are hereby amended to read as follows:

RZC 21.13.020 Northeast Design District.

A. Purpose. The purpose of the Northeast Design District is to create a transition from single-family residential areas in the south to industrial areas in the north and to provide opportunities for businesses that require larger footprints. The purpose is also to establish and maintain a transition from the urban development within the district to the rural areas east of the city limits. This will be accomplished by careful siting of buildings, vegetated buffers and

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park spaces, campus-like settings, and master planning. The performance zoning regulations in this chapter grant significant flexibility in terms of allowed uses while establishing district-specific design standards. Standards in this chapter emphasize transition from lower- to higher-intensity uses, creating neighborhood character and a sense of place through site and building design, and connecting this area to parks and regional trails located to the east. The Northeast Design District comprises three performance areas called NDD1, NDD2, and NDD3.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

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Northea	st Design	District - 1	Regulations	Table				
	nd & cture	ation (I)	Environm ent ent	Community	Process	Money	Incenti ves 	Other Other
Buildi ng Height	Fences	Parking Standards	Landscap ing	Historica 1 & Archeolog ical Resources	Review Procedu res	Develop ment Fees	Transfe r Develop ment Rights Program	Special Regulation <u>s</u>
Densit Y	Signs	Transport ation Standards	Trees	<u>Design</u> <u>Standards</u>	Permits	Doing Busines S	Green Buildin g Incenti ve Program	Public View Corridors Gateways
Imperv ious Surfac e	Outdoor Storage L Display Enclosu res		Environm ental Regulati ons	Affordabl e Housing	Develop ment Service S		General Incenti ve Informa tion	Transition Overlay Areas
Setbac ks	Lightin g Hazardo		Open Space	Neighborh ood				Wireless Communicat ion Facilities
	us Liquid Pipelin es							

C. General Allowed Uses and Cross-References.

The following tables provide references for each of the

allowed use classes for the zone. References are

provided for assistance in associating the current use

classes with the use classes and associated

definitions that were in effect prior to December 31,

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2021. Additional references assist in generally aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip

Generation Manual, and the City's Business Licensing system. Additional information specific to the intended use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in NDD1 Zone										
	(Residential)									
Use Permiss:	Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted									
Residential	Residential	Former Use	<u>Use</u>	Building	ITE Trip					
<u>Use Category</u>	<u>Use Class</u>	Classification	Permissions	<u>Code</u>	<u>Generation</u>					
		(prior to Dec.		Occupancy	Manual Land					
		31, 2021)		Class	Use Code					
Low Density	Detached	Detached	<u>P</u>	<u>R</u>	200-299					
Residential	dwelling unit	dwelling unit								
Medium Density	Size-limited	Size-limited	<u>P</u>	R	200-299					
Residential	dwelling	dwelling								
	Cottage	Cottage	<u>P</u>							
	Accessory	Accessory	<u>P</u>							
	dwelling unit	dwelling unit								
	Tiny home		P							
	Attached	Attached	<u>P</u>	R	200-299					
	dwelling unit,	dwelling unit,		_						
	2-4 units	2-4 units								
	Stacked flat		P	R	200-299					
	Courtyard		<u>P</u>	R	200-299					
	Apartments			_						
	Manufactured	Manufactured	<u>P</u>	R	200-299					
	home	home		_						
	Multifamily	Multifamily	<u>P</u>	R	200-299					
	structure	structure								

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Housing Services for the Elderly	Housing Services for the Elderly	L, C	Ī	600-699
Adult family home	Adult family home	<u>P</u>	<u>R</u>	200-299

Table ##.##.# General Allowed Uses and Cross-References in NDD1 Zone								
(Nonresidential)								
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted								
Nonresidential Use Class	Former Use	Use	Building	ITE Trip				
	Classification (prior to	<u>Permissions</u>	<u>Code</u>	<u>Generation</u>				
	Dec. 31, 2021)		Occupancy	Manual Land				
			Class	Use Code				
Arts, Entertainment,	Arts, Entertainment, and	<u>L</u>	А	400-499,				
Recreation, and Assembly	Recreation			500-599				
Natural and Other	Natural and other	L, C		400-499				
Recreational Parks	recreational parks							
Local utilities	Local utilities	Р						
Regional utilities	Regional utilities	C						
Antenna support	Antenna support	C						
structures	structures	_						
Large satellite dish	Large satellite dish	<u>P</u>						
Amateur radio tower	Amateur radio tower	P						
Antenna array and base	Antenna array and base	C						
station	station	_						
Family day care provider	Family day care provider	L	E	500-599				

\in $\underline{\text{D}}$. Allowed Uses and Basic Development Standards: NDD1.

Roadside produce stand Roadside produce stand

			1.13.020B
	Allowed	Uses and Basic De	evelopment Standards: NDD1
Section	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Regulations
Resident	ial ¹	•	
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Cottage	Dwelling unit (1.5, 2.0)	See RZC 21.08.290, Cottage Housing Developments, for specific site development requirements and supplemental neighborhood regulations that may apply. No density bonus applies because total development is governed by FAR.

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		Table 2	I.13.020B
			evelopment Standards: NDD1
Section	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Regulations
4	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units, for specific regulations that may apply.
<u>5</u>	Tiny home	Tiny home (1.0)	
5 6	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	See RZC 21.08.260, Attached Dwelling Units, for specific regulations related to design, review and decision
<u>7</u> <u>8</u>	Stacked flat Courtyard apartment		procedures, and affordable housing exceptions.
6 9	Manufactured home		See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations that may apply.
710	Multifamily structure	Studio dwelling unit (1.0) 1-bedroom dwelling unit (1.25) 2-bedroom dwelling unit (1.5) 3+-bedroom dwelling unit (1.75)	
<u>811</u>	Housing services for the elderly	See Special Regulations.	A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, Retirement Residences, for specific regulations which may apply. B. A Conditional Use Permit is required for Residential Care Facilities. C. A Conditional Use Permit is required for Long-Term Care Facilities. D. Parking requirements are as follows: E. 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: four patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)

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		Table 2	1.13.020B
	Allowed		evelopment Standards: NDD1
Section	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Regulations
			E. For retirement residences, a Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii
9 12	Adult family home	Dwelling unit (2.0)	
Arts, Ed	ucation, and Recr		
10	Community indoor recreation Arts, Entertainment, Recreation, and Assembly	Adequate to accommodate peak use	Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.
11	Parks, open space, trails, and gardens Natural and Other Recreational Parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.
Transpor	tation, Communica	tion, Information	, and Utilities
12	Local utilities		
13	Regional utilities	accommodate peak use	A Conditional Use Permit is required.
14	Antenna support structures		A. A Conditional Use Permit is required. See RZC 21.76.070.K, Conditional Use Permit. B. See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
15	Large satellite dish Amateur radio	N/A	See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
17	tower Antenna array and base station		A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities, for specific development requirements.
	n, Public Adminis		Care, and Other Institutions
18	Family day care provider	Vehicle used by the business (1.0)	Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific regulations that may apply.
Other			
19	Home business	Vehicle used by the business (1.0)	See RZC 21.08.340, Home Business, for specific regulations that may apply.
20	Roadside produce stand	N/A	

Notes:

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- 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.
- D. Regulations Common to All Uses: NDD1.
- E. General Allowed Uses and Cross-References.
- The following tables provide references for each of the allowed use classes for the zone. References are provided for assistance in associating the current use classes with the use classes and associated definitions that were in effect prior to December 31, 2021. Additional references assist in generally aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system. Additional information specific to the intended use may be necessary.

Uses that are not listed below nor within the associated definition of the individual use category

or class shall be classified by the Code Administrator for applicability based on the purpose and intent of the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in NDD2 and NDD3 Zones (Nonresidential)

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

	T	1		T
Nonresidential Use Class	Former Use	Use	Building	ITE Trip
	Classification (prior to	Permissions	Code	Generation
	Dec. 31, 2021)		Occupancy	Manual Land
			Class	Use Code
Retail Sales	General sales or service	L	M	800-899
Business and Service		L	В	700-799,
	General sales or service	_	-	900-999,
				600-699
Manufacturing and	Manufacturing and	<u>P</u>		
wholesale trade	wholesale trade	_		
Transportation,	Transportation,	L, C		
communication,	communication,			
information, and	information, and			
utilities	utilities			
1. Heliports and float	<u>uctificies</u>	N		
plane facilities		11		
Automobile parking	Automobile parking	L		
facility	facility	#		
Natural and other	Natural and other	D		400-499
recreational parks		<u>P</u>		400-499
	recreational parks	-	-	400 400
Arts, Entertainment,	Amusement, sports, or	$\underline{\mathbf{L}}$	<u>A</u>	400-499,
Recreation, and Assembly	recreation establishment	_		500-599
Natural and other	Natural and other	<u>P</u>		400-499
recreational parks	recreational parks			
<u>Educational</u>	Education, public	<u>L</u>	E	500-599
	administration, health			
	care, and other			
	institutions			
Government and	Education, public	$\underline{\mathbf{L}}$	<u>B</u>	700-799
Administration	administration, health			
	care, and other			
	institutions			
Institutional Health and	Education, public	L	I	600-699 ,
Human Services	administration, health			700-799
	care, and other			
	institutions			
Faith-based and Funerary	Education, public	L	А, В, Н,	500-599
	administration, health	_	I, R, S	
	care, and other			
	institutions			
Construction-related	Construction-related	P	В	
businesses	businesses	_	_	
Crop Production	Crop Production	Р		
Roadside produce stand	Roadside produce stand	L L		
		<u> </u>		l

	administration, health care, and other		<u>I, R, S</u>	
	institutions			
Construction-related	Construction-related	<u>P</u>	<u>B</u>	
businesses	businesses			
Crop Production	Crop Production	<u>P</u>		
Roadside produce stand	Roadside produce stand	$\overline{\Gamma}$		
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 \pm \underline{F} . Allowed Uses and Basic Development Standards: NDD2 and NDD3.

	Table 21.13.020D						
	Allowed Uses		pment Standards: NDD2 and NDD3				
Section	Use	Parking ratio: Unit of Measure (Min.	Special Regulations				
		required, Max.					
	0.1.0.1	allowed)					
	Sales or Services	1 000 61					
1	General sales or service	1,000 sq ft gfa (4.0, 5.0)	A. Limited to 5% of site gross floor area.				
	Retail Sales		B. For pet and animal sales and service:				
			C. Boarding and training facilities must be located inside of a structure.				
			C. For animal kennel/shelter:				
			1. Boarding facilities must be located inside of a structure.				
	Business and Service		2. Outdoor runs or yards are allowed for the purpose of exercising animals. Runs/yards must be enclosed by eight-foot-high walls of sound-attenuating fencing or material such as masonry or concrete.				
			3. The planned maximum number of animals to be sheltered shall be indicated on the application. The maximum may be reduced if the applicant cannot demonstrate that the development has adequate lot size and facility design to accommodate the planned number of animals in a way that ensures neighboring residential properties will not be impacted with noise or odor problems.				
Manufact	uring and Wholesa	le Trade	noise of odor problems.				
2	Manufacturing	1,000 sq ft					
	and wholesale trade	gfa (2.0, 3.0)					
Transpor	tation, Communica	tion, Information	, and Utilities				
3	Transportation, communication, information,		A. Heliports and float plane facilities prohibited.				
	and utilities		B. Hazardous waste treatment and storage, primary:				
			1. Prohibited within 1,000 feet of NDD1.				
			2. Otherwise, a Conditional Use Permit required.				
			C. A Conditional Use Permit may be required for antenna array and base station and for antenna support structures; see RZC 21.56, Wireless Communication Facilities, for specific development requirements.				

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		Table 21	L.13.020D
	Allowed Uses		pment Standards: NDD2 and NDD3
Section	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
4	Automobile parking facility	N/A	Automobile parking facilities prohibited within 500 feet of NDD1.
Arts, En	tertainment, and	Recreation	
5	Arts, entertainment, and recreation Arts, Entertainment, Recreation, and Assembly	Adequate to accommodate peak use	Limited to 15% of site gross floor area. Prohibited within 500 feet of NDD1.
6	Natural and other recreational parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	
Educatio	n, Public Adminis	tration, Health C	are, and Other Institutions
7	Education, public administration, health care, and other institutions Educational Government and Administration Institutional Health and Human Services	Adequate to accommodate peak use	A. Limited to 5% of site gross floor area. B. For religious institutions faith-based organizations: 1. A seat is one fixed seat, or 18 inches on a pew or bench, or seven square feet in the general assembly area, including aisle space, but excluding stage, podium, lobby, and space for musical instruments. 2. Storage locations of buses/vans over 10,000 gww shall be shown on a plan and screened from neighboring properties or right of way. 3 1. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. 4. Off site parking in residential zones is allowed only with a shared parking agreement with an existing institutional use, such as a school. 5. A Traffic Mitigation Plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. 6. Steeples, bell towers, crosses, or other s Symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)

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		Table 21	L.13.020D
	Allowed Uses		pment Standards: NDD2 and NDD3
Section	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
	Faith-based and Funerary		7. Maximum height for separate structures on-site, such as bell towers, crosses, statuary, or other symbolic religious icons, is 60 feet. 8 2. Institutions with a seating capacity greater than 750 seats shall: require a traffic study or other documentation deemed suitable by the Technical Committee that demonstrates that there will be no significant adverse impacts to traffic operations on the adjacent street system; have a maximum building height of five stories; be set back five additional feet for every one foot in building height over 45 feet exclusive of rooftop symbolic icons; not contain accessory or stand-alone parking facilities; not contain primary or secondary schools; and shall require a Conditional Use Permit. 9 3. Institutions with a seating capacity greater than 7,500 seats shall be located adjacent to at least one collector, minor, or principal arterial. 4. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning
G	tion Deleted Deed		faith-based and funerary uses.
8	tion-Related Busi Construction- related businesses	1,000 sq ft gfa (2.0, 3.0)	
Other 9	Crop Production	N/A	
10	Roadside produce stand Kiosk Vending cart		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with
			functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.
13	Drive-up stand		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.

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	Table 21.13.020D						
	Allowed Uses	and Basic Develo	pment Standards: NDD2 and NDD3				
Section	Use Parking ratio: Unit of Measure (Min. required, Max. allowed)		Special Regulations				
			B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.				
			C. Structures shall be secured to prevent tipping and endangering public safety.				
			D. Maximum size is six feet wide by ten feet long.				
			E. Administrative design review required for structures.				
			F. Must submit circulation plan addressing queuing.				

RZC 21.13.030 Regional Retail Design District.

A. Purpose. The purpose of the Regional Retail Design

District (RR) is to provide an area for the location

of high-technology research and development

facilities; associated light assembly and warehousing;

other manufacturing uses with similar character,

intensity and impact; support services; regional

retail/wholesale uses with or without compatible uses;

office uses, including corporate headquarters and

regional offices; and hotels and motels. A mix of

research and development, office, hotel/motel and

regional retail/wholesale uses are encouraged to

diversify and increase the employment and revenue base

of the community. Development in the zone should

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provide a high-quality, aesthetically pleasing gateway into the City's corporate limits.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Regiona	Regional Retail Design District - Regulations Table							
	nd & cture	Transport ation	Environm ent	Community Minimum	Process	Money	Incenti ves	Other State of the Control of the Co
Buildi ng Height	<u>Fences</u>	Parking Standards	Landscap ing	Historica 1 & Archeolog ical Resources	Review Procedu res	Develop ment Fees	Transfe r Develop ment Rights Program	Special Regulation <u>S</u>
Densit Y	Signs	Transport ation Standards	Trees	Design Standards	<u>Permits</u>	Doing Busines <u>s</u>	Green Buildin g Incenti ve Program	Public View Corridors & Gateways
Imperv ious Surfac e	Outdoor Storage / Display & Enclosu res		Environm ental Regulati ons	Affordabl e Housing	Develop ment Service <u>s</u>		General Incenti Ve Informa tion	Transition Overlay Areas
Setbac ks	Lightin g		<u>Open</u> Space	Neighborh ood				Wireless Communicat ion Facilities

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Hazardo				
us				
<u>us</u> Liquid				
Pipelin				
es				

D. General Allowed Uses and Cross-References.

The following tables provide references for each of the

allowed use classes for the zone. References are

provided for assistance in associating the current use

classes with the use classes and associated

definitions that were in effect prior to December 31,

2021. Additional references assist in generally

aligning use classes with the Redmond Building Code,

Institute of Transportation Engineers (ITE) Trip

Generation Manual, and the City's Business Licensing

system. Additional information specific to the

intended use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

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for applicability based on the purpose and intent of the zone within which the use is proposed.

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

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

				1
Nonresidential Use Class	Former Use	<u>Use</u>	Building	ITE Trip
	Classification (prior to	Permissions	Code	<u>Generation</u>
	Dec. 31, 2021)		Occupancy	Manual Land
			Class	Use Code
Retail Sales	Automobile sales,	L	M	800-899
	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			
Business and Service	Finance and insurance;	<u>L</u>	<u>B</u>	<u>700-799,</u>
	Real estate services;			<u>900-999,</u>
	Professional services;			600-699 for
	Administrative services;			Veterinary
	Travel arrangement and			
	reservation offices;			
	Investigation and			
	security services;			
	Services to buildings			
	and dwellings			
Marijuana retail sales	Marijuana retail sales	L	R	882
Food and Beverage	Full-service restaurant;	<u> </u>	<u>A</u>	900-999
rood and beverage	Cafeteria or limited	<u>-</u>	<u> </u>	900 999
	service restaurant			
77 + 7 - 7 - 0 + 1	service restaurant	-	D 0	200 200
Hotel, Motel, or Other	Hotel or motel	<u>P</u>	<u>R-2</u>	300-399
Accommodation Services				
Manufacturing and	Manufacturing and	<u>P</u>	M, F, H	<u>100-199,</u>
<u>wholesale trade</u>	wholesale trade			<u>800-899,</u>
				900-999
Communications and	Communications and	<u>P</u>		
information	information	_		
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	 L		
Large Satellite Dishes /	Large Satellite Dishes /	<u> </u>		
Amateur Radio Tower	Amateur Radio Tower	<u> </u>		
Antenna Support	Antenna Support	C		
		<u>C</u>		
Structures	Structures	~		
Antenna Array and Base	Antenna Array and Base	<u>C</u>		
Station	Station			
Adult Entertainment	Adult Entertainment	<u>C</u>	<u>A</u>	400-499
Facilities	Facilities			
Educational	Technical, trade, and	<u>P</u>	E	500-599
	other specialty schools	_	_	

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Government and Administration Public administration		<u>P</u>	<u>B</u>	700-799
Day care center	Day care center	L	E	500-599

₱ E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Regional Retail Design District (RR) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

	Table 21.13.030C Allowed Uses and Basic Development Standards						
§	Use	Maximum FAR w/o TDRs or GBP; w/TDRs or GBP		Special Regulations			
Gener	al Sales or Serv	ices					
1	Auto sales, service, or rental establishment Retail Sales	0.25; 0.35	1,000 sq ft gfa (4.0, 5.0)	B. Marijuana retail sales: see RZC			
2	Marijuana retail sales			21.41 Marijuana-related uses for additional requirements.			

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		Allowed Uses	Table 21.13 and Basic De	.030C velopment Standards
§	Use	Maximum FAR w/o TDRs or GBP; w/TDRs or GBP	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
				C. These uses shall be located on the same development site as a regional retail/wholesale use and shall be bound by a legal instrument recorded on the property, such as a binding site plan, that provides for shared, common parking and shared access with the regional retail/wholesale use. Only one of these uses, composed of a single commercial establishment, shall be allowed per regional retail/wholesale establishment. An existing development site containing a regional retail/wholesale use may not be enlarged in order to develop one of these uses. No driveways may be added to an existing development site containing a regional retail/wholesale use with the development of one of these uses.
3	Heavy consumer goods, sales, or service			A. Minimum 75,000 square feet gfa per use. B. Uses with less than 75,000 square
4	Durable consumer goods, sales, or service			feet gfa per use shall be located on the same development site as a regional retail/wholesale use and shall be bound by a legal instrument recorded on the property, such as a binding site plan,
5	Consumer goods sales or service, other than heavy or durable			that provides for shared, common parking and shared access with the regional retail/wholesale use. Only one of these uses, composed of a single commercial establishment, shall be
6	Grocery, food, and beverage			allowed per regional retail/wholesale establishment. An existing development site containing a regional retail/wholesale use may not be enlarged in order to develop one of these uses. No driveways may be added to an existing development site containing a regional retail/wholesale use with the development of one of these uses.
7	Finance and insurance Business and Service	0.50; 0.60	1,000 sq ft gfa (2.0, 3.0)	A. Permitted only as a service internal to another permitted use.

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		Allowed Uses	Table 21.13 and Basic De	.030C velopment Standards
\$	Use	Maximum FAR w/o TDRs or GBP; w/TDRs or GBP	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
8	Real estate services			B. Walk-in service to general public prohibited.
9	Professional services			
10	Administrative services		1,000 sq ft gfa (3.0, 4.0)	
11	Travel arrangement and reservation offices		1,000 sq ft gfa (2.0, 3.0)	
12	Investigation and security services		1,000 sq ft gfa (2.0,	
13	Services to buildings and dwellings		3.0)	
14	Full-service restaurant Food and Beverage		1,000 sq ft gfa (9.0, 9.0)	
15	Cafeteria or limited service restaurant	0.50; 0.60	1,000 sq ft gfa (10.0, 10.0)	
16	Hotel—or motel , Motel, or Other Accommodation Services1,2		Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: Rental room (1.0, 1.0)	
Manuf	facturing and Who	lesale Trade		
17	Manufacturing and wholesale trade	0.50; 0.60	1,000 sq ft gfa (2.0, 3.0)	
Trans	sportation, Commu	nication, Inf	ormation and	Utilities
18	Communications and information	0.50; 0.60	1,000 sq ft gfa (2.0, 3.0)	

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		Allowed Uses	Table 21.13 and Basic De	.030C velopment Standards
\$	Use	Maximum FAR w/o TDRs or GBP; w/TDRs or GBP	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
19	Rapid charging station			Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.
20	Battery exchange station			Shall not be located on a parcel that abuts a residential zone.
21	Large Satellite Dishes / Amateur Radio Tower		Adequate to accommodate	RZC 21.56, Wireless Communication Facilities.
22	Antenna Support Structures		peak use.	A. RZC 21.56, Wireless Communication Facilities. B. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit.
23	Antenna Array and Base Station			A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities, for specific development requirements.
Arts	, Entertainment,	and Recreatio	n	
24	Adult Entertainment Facilities	0.50; 0.60	1,000 sq ft gfa (2.0, 3.0)	A. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit. B. See RZC 21.18, Adult Entertainment Facilities.
Educa	ation, Public Adm	L ninistration,	Health Care,	and other Institutions
25	Technical, trade, and other specialty schools Educational		1,000 sq ft gfa (2.0, 3.0)	
26	Public Government administration	0.50; 0.60		
27	Day care center		maximum	A. Play equipment shall be located no less than 10 feet from any property line. B. Shall not be located closer than 300 feet from existing day care operation in residential zone.

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- 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.
- 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.

RZC 21.13.070 MDD1.

A. Purpose. The purpose of the MDD1 zone is to provide transit-oriented housing and employment adjacent to and integrated with the planned light rail station and parking structure. This zone encourages employment uses closest to the station and also allows upperstory multifamily and ground-floor pedestrian-oriented uses. MDD1 features an active ground plane,

accomplished through a well-designed public realm and a range of commercial uses that appeal to commuters, workers and residents alike. Connecting the station and Marymoor Park is critical in this zone. MDD1 allows more intense development than other MDD zones while working within the natural constraints of the land.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

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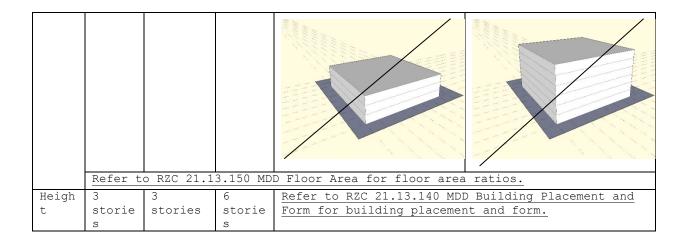
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MDD1 Zoi	ne - Regul	ations Table	e					
	nd & cture	ation	Environm ent	Community Minimum	Process	Money	Incenti ves	Other State of the Control of the Co
Buildi ng Height	Fences	Parking Standards	<u>Landscap</u> <u>ing</u>	Historica 1 & Archeolog ical Resources	Review Procedu res	Develop ment Fees	Transfe r Develop ment Rights Program	Special Regulation <u>s</u>
Densit Y	Signs	Transport ation Standards	Trees	Design Standards	<u>Permits</u>	Doing Busines S	Green Buildin g Incenti ve Program	Public View Corridors & Gateways
Imperv ious Surfac e	Outdoor Storage L Display & Enclosu res		Environm ental Regulati ons	Affordabl e Housing	Develop ment Service <u>s</u>		General Incenti Ve Informa tion	Transition Overlay Areas
Setbac ks	Lightin g		<u>Open</u> Space	Neighborh ood			MDD Incenti ves	Wireless Communicat ion Facilities
	Hazardo us Liquid Pipelin es							

B. Maximum Development Yield.

				Table 21.13.070A		
	Maximum Development Yield					
	Minimu	Bonuses	Maximu	Illust:	rations	
	m	availab	m			
		le				
FAR	1.5	1.8	3.0	Example of a 3-story	Example of a 6-story	
				building with FAR = 1.5	building with FAR = 3.0	

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C. General Allowed Uses and Cross-References.

The following tables provide references for each of the

allowed use classes for the zone. References are

provided for assistance in associating the current use

classes with the use classes and associated

definitions that were in effect prior to December 31,

2021. Additional references assist in generally

aligning use classes with the Redmond Building Code,

Institute of Transportation Engineers (ITE) Trip

Generation Manual, and the City's Business Licensing

system. Additional information specific to the

intended use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of the zone within which the use is proposed.

Table ##.	Table ##.##.# General Allowed Uses and Cross-References in MDD1 Zone (Residential)						
		(Residential	<u>) </u>				
Hara Barrata d	Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted						
use rermissions: r - rermitted; L - Limited; C - Conditional; N - Not Permitted							
	1		1				
Residential	Residential	Former Use	Use	Building	ITE Trip		
Use Category	Use Class	Classification	Permissions	Code	Generation		
		(prior to Dec.		Occupancy	Manual Land		
		31, 2021)		Class	Use Code		
High Density	Multifamily	Multifamily	P	R	200-299		
Residential	structures	structures	· 	_			
	Dormitory	Dormitory	<u>P</u>	<u>R</u>	200-299		
	Residential	Residential	P	R	200-299		
	Suite	Suite	_	_			
	Mixed-Use	Mixed-Use	P	R	200-299		
	Residential	Residential	_	_			
	Housing	Housing	<u>P</u>	I	600-699		
	Services for	Services for		_	<u></u>		
	the Elderly	the Elderly					

Table ##.##.##.#	General Allowed Uses an		ences in MDD	01 Zone
	(Nonresidentia	<u>L)</u>		
Use Permissions: P	- Permitted; L - Limited;	C - Condition	al; N - Not	Permitted Permitted
Nonresidential Use	Former Use	Use	Duilding	TOTE Onein
Class	Classification (prior	Permissions	Building Code	ITE Trip Generation
Class	to Dec. 31, 2021)	remmissions		Manual Land
	to bec. 31, 2021)		Occupancy Class	
D-+		7		<u>Use Code</u>
Retail Sales	4	L	<u>M</u>	
1. Gasoline service;		<u>N</u>		
2. Outdoor automobile				
sales, rental, or				
service are prohibited.	General Sales or			
Indoor and outdoor	Services			
sales, rental, and				
service of non-				
motorized vehicles such				
as bicycles are				
permitted.		_	_	
Business and Service	General Sales or	<u>L</u>	<u>B</u>	700-799,
	Services			900-999
Food and Beverage	General Sales or	<u>L</u>	A, B, F	100-199,
	Services			700-799,
				900-999
Pet and Animal Sales	<u>General Sales or</u>	<u>L</u>		800-899
and Service	Services			
Hotels, Motels, and	Hotels, Motels, and	<u>P</u>	<u>R</u>	300-399
Other Accommodation	Other Accommodation			
<u>Services</u>	<u>Services</u>			

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	The second second		T	100 100
Manufacturing and	Manufacturing and	<u>P</u>	M, F, H	100-199,
Wholesale Trade	Wholesale Trade			<u>800-899,</u>
				<u>900-999</u>
<u>Artisanal</u>		<u>P</u>	M, F, H	<u>100-199,</u>
Manufacturing, Retail				<u>800-899,</u>
Sales, and Service				900-999
Automobile Parking	Total and the Development	L	S	
Facilities	Automobile Parking	_	_	
1. Surface parking lots	<u>Facilities</u>	N		
Road, Ground Passenger,	Road, Ground Passenger,	<u>P</u>		
and Transit	and Transit	_		
Transportation	Transportation			
Towing operators and	Towing operators and	L		
auto impoundment yards	auto impoundment yards	=		
1. Auto impoundment	auco impodificamento jurido	N		
yards and other outdoor		11		
storage				
	Danid charging station	т		
Rapid charging station	Rapid charging station	<u>L</u>		
Battery exchange	Battery exchange	$\underline{\mathbf{L}}$		
station	station			
Communications and	Communications and	<u>P</u>		
<u>Information</u>	Information			
Wireless Communication	Wireless Communication	<u>P</u>		
<u>Facilities</u>	<u>Facilities</u>			
Local utilities	Local utilities	т С		
Local utilities	LOCAL UCLITCIES	L, C		
Regional utilities	Regional utilities	L, C		
Regional utilities Arts, Entertainment,	Regional utilities	L, C	A	400-499,
Regional utilities	Regional utilities Arts, Entertainment,		<u>A</u>	400-499, 500-599
Regional utilities Arts, Entertainment,	Regional utilities	L, C	<u>A</u>	
Regional utilities Arts, Entertainment, Recreation, and	Regional utilities Arts, Entertainment,	L, C P	<u>A</u>	
Regional utilities Arts, Entertainment, Recreation, and Assembly	Regional utilities Arts, Entertainment, and Recreation	L, C	A	500-599
Regional utilities Arts, Entertainment, Recreation, and Assembly Natural and Other	Regional utilities Arts, Entertainment, and Recreation Arts, Entertainment,	L, C P	<u>A</u> E	500-599
Regional utilities Arts, Entertainment, Recreation, and Assembly Natural and Other Recreational Parks Day care center	Regional utilities Arts, Entertainment, and Recreation Arts, Entertainment, and Recreation Day care center	<u>Р</u> Р	E	500-599 400-499 500-599
Regional utilities Arts, Entertainment, Recreation, and Assembly Natural and Other Recreational Parks	Regional utilities Arts, Entertainment, and Recreation Arts, Entertainment, and Recreation Day care center Education, Public	<u>P</u>	_	<u>500-599</u> <u>400-499</u>
Regional utilities Arts, Entertainment, Recreation, and Assembly Natural and Other Recreational Parks Day care center	Regional utilities Arts, Entertainment, and Recreation Arts, Entertainment, and Recreation Day care center Education, Public Administration, Health	<u>Р</u> Р	E	500-599 400-499 500-599
Regional utilities Arts, Entertainment, Recreation, and Assembly Natural and Other Recreational Parks Day care center	Regional utilities Arts, Entertainment, and Recreation Arts, Entertainment, and Recreation Day care center Education, Public Administration, Health Care, and Other	<u>Р</u> Р	E	500-599 400-499 500-599
Regional utilities Arts, Entertainment, Recreation, and Assembly Natural and Other Recreational Parks Day care center	Regional utilities Arts, Entertainment, and Recreation Arts, Entertainment, and Recreation Day care center Education, Public Administration, Health Care, and Other Institutions, except	<u>Р</u> Р	E	500-599 400-499 500-599
Regional utilities Arts, Entertainment, Recreation, and Assembly Natural and Other Recreational Parks Day care center Educational	Regional utilities Arts, Entertainment, and Recreation Arts, Entertainment, and Recreation Day care center Education, Public Administration, Health Care, and Other Institutions, except those listed below	P P P	<u>E</u>	500-599 400-499 500-599 500-599
Regional utilities Arts, Entertainment, Recreation, and Assembly Natural and Other Recreational Parks Day care center Educational Institutional Health	Regional utilities Arts, Entertainment, and Recreation Arts, Entertainment, and Recreation Day care center Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public	<u>Р</u> Р	E	500-599 400-499 500-599 500-599
Regional utilities Arts, Entertainment, Recreation, and Assembly Natural and Other Recreational Parks Day care center Educational	Regional utilities Arts, Entertainment, and Recreation Arts, Entertainment, and Recreation Day care center Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health	P P P	<u>E</u>	500-599 400-499 500-599 500-599
Regional utilities Arts, Entertainment, Recreation, and Assembly Natural and Other Recreational Parks Day care center Educational Institutional Health	Regional utilities Arts, Entertainment, and Recreation Arts, Entertainment, and Recreation Day care center Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other Institutions, except Care, and Other Education, Public Administration, Health Care, and Other	P P P	<u>E</u>	500-599 400-499 500-599 500-599
Regional utilities Arts, Entertainment, Recreation, and Assembly Natural and Other Recreational Parks Day care center Educational Institutional Health	Regional utilities Arts, Entertainment, and Recreation Arts, Entertainment, and Recreation Day care center Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other Institutions, except	P P P	<u>E</u>	500-599 400-499 500-599 500-599
Regional utilities Arts, Entertainment, Recreation, and Assembly Natural and Other Recreational Parks Day care center Educational Institutional Health and Human Services	Regional utilities Arts, Entertainment, and Recreation Arts, Entertainment, and Recreation Day care center Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other Institutions, except those listed below	P P P P	E E	500-599 400-499 500-599 500-599 600-699, 700-799
Regional utilities Arts, Entertainment, Recreation, and Assembly Natural and Other Recreational Parks Day care center Educational Institutional Health and Human Services Government and	Regional utilities Arts, Entertainment, and Recreation Arts, Entertainment, and Recreation Day care center Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public	P P P	<u>E</u>	500-599 400-499 500-599 500-599
Regional utilities Arts, Entertainment, Recreation, and Assembly Natural and Other Recreational Parks Day care center Educational Institutional Health and Human Services	Regional utilities Arts, Entertainment, and Recreation Arts, Entertainment, and Recreation Day care center Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, except those listed below Education, Public Administration, Health	P P P P	E E	500-599 400-499 500-599 500-599 600-699, 700-799
Regional utilities Arts, Entertainment, Recreation, and Assembly Natural and Other Recreational Parks Day care center Educational Institutional Health and Human Services Government and	Regional utilities Arts, Entertainment, and Recreation Arts, Entertainment, and Recreation Day care center Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other	P P P P	E E	500-599 400-499 500-599 500-599 600-699, 700-799
Regional utilities Arts, Entertainment, Recreation, and Assembly Natural and Other Recreational Parks Day care center Educational Institutional Health and Human Services Government and	Regional utilities Arts, Entertainment, and Recreation Arts, Entertainment, and Recreation Day care center Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other Institutions, except	P P P P	E E	500-599 400-499 500-599 500-599 600-699, 700-799
Regional utilities Arts, Entertainment, Recreation, and Assembly Natural and Other Recreational Parks Day care center Educational Institutional Health and Human Services Government and Administration	Regional utilities Arts, Entertainment, and Recreation Arts, Entertainment, and Recreation Day care center Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other Institutions, except those listed below	<u>Р</u> <u>Р</u> <u>Р</u> <u>Р</u> <u>Р</u> <u>Р</u> <u>Р</u>	E E B	500-599 400-499 500-599 500-599 600-699, 700-799
Regional utilities Arts, Entertainment, Recreation, and Assembly Natural and Other Recreational Parks Day care center Educational Institutional Health and Human Services Government and	Regional utilities Arts, Entertainment, and Recreation Arts, Entertainment, and Recreation Day care center Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other Institutions, except those listed below Education, Public Administration, Health Care, and Other Institutions, except	P P P P	E E	500-599 400-499 500-599 500-599 600-699, 700-799

 \subseteq $\underline{\mathsf{D}}.$ Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in MDD1. To use the chart, first

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read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:

- 1. § = section number
- 2. Use = land use
- 3. Parking Ratio = Parking ratio for the use
- 4. Special Regulations: Special regulations that apply to the use

	Table 21.13.070B								
	Allowed Uses and Basic Development Standards								
§	Use	Parking	Special regulations						
		Ratio: Unit of							
		Measure (Min.							
		required, Max.							
		allowed)							
Res	idential ¹								
1	Multifamily	Unit (1,1.5) plus 1							
	structure	guest space per 4							
		units for projects							
		of 6 units or more							
2	Dormitory	Bed (0.5, 0.1)							
3	Residential	Bedroom (0.5, 1)							
	suite								

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Table 21.13.070B								
	Allowed Uses and Basic Development Standards							
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations					
4	Mixed-use residential structure	Unit (1,1) plus 1 guest space per 4 units for projects of 6 units or more						
5	Housing services for the elderly	See special regulations	A. Parking requirements are as follows: 1. Multifamily housing for senior citizens: unit (0.5, 1.5); 2. Nursing home or long-term care facility: 4 patient beds (1, 1); 3. Retirement residence with no skilled					
			nursing facility: unit (1, 1); 4. Retirement residence with skilled nursing facility: worker on largest shift (1.25, 1.25). B. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic					
			movement to the arterial street system.					
Gene	eral Sales or Serv General sales	rice 1,000 sq ft gfa	A. The following uses are prohibited:					
0	or Service	(2,3)	1. Casoline service;					
	Retail Sales		2. Outdoor automobile sales, rental or					
			service, except indoor and outdoor sales, rental and service of non-motorized vehicles such as bicycles are permitted.					
	Business and		B. Limited to less than 75,000 square feet gross floor area in a single use.					
	<u>Service</u>		<pre>C. Parking standards for restaurant uses: 1,000 sq ft gfa (9, 10).</pre>					
	Food and		D. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.					
	Beverage		E. Mini-warehouses/self-storage shall only have retail or customer service					
	Pet and Animal Sales and Service		functions facing the building front on the ground floor; all storage units and other functions shall be located on other block faces or on the second level or higher of the building front block face.					
7	Hotel, motel or other accommodation services 1,2	Rental room (1,1)						
N/	ufacturing and Who	olesale Trade						

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Table 21.13.070B							
Allowed Uses and Basic Development Standards							
W	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations				
8	Manufacturing and Wholesale Trade	1,000 sq ft gfa (2,3)	Uses in new structures permitted after June 17, 2017 shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.				
#	Artisanal Manufacturing, Retail Sales, and Service	1,000 sq ft gfa (2,3)					
	_	nications, Informatio	on and Utilities				
<u>#</u>	<pre>Automobile parking facilities</pre>						
9	Road, ground passenger, and transit transportation	1,000 sq ft gfa (2, 3)					
10	Towing operators and auto impoundment yards		A. Auto impoundment yards and other outdoor storage prohibited. B. Uses in new structures permitted after June 17, 2017 shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.				
11	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.				
12	Battery exchange station		Shall not be located on a parcel that abuts a residential zone.				
13	Communications and information	1,000 sq ft gfa (2, 3)	Uses in new structures permitted after June 17, 2017 shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.				
14 15 16	Wireless Communication Facilities Local utilities Regional	Adequate to accommodate peak use	See RZC 21.56, Wireless Communication Facilities, for specific development requirements. Requires a conditional use permit if 40 feet in height or greater. See RZC				
7 .	utilities	December 1	21.76.070.K, Conditional Use Permit.				
Art:	Arts, entertainment and recreation Arts, Entertainment,	Adequate to accommodate peak use	A. Parking requirement for natural or other recreational parks: 1,000 sq ft gfa (0, Adequate to accommodate peak use). B. Excludes golf courses.				

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		Table 2	1 13 070B					
	Table 21.13.070B Allowed Uses and Basic Development Standards							
	,							
%	Use	Parking Ratio: Unit of Measure (Min.	Special regulations					
		required, Max. allowed)						
	Recreation, and							
	Assembly							
	Natural and							
	<u>Other</u>							
	Recreational							
Edu	Parks Public Adm	inictration Haalth (Care and other Institutions					
18	Education,	Adequate to	A. Provisions for day care centers:					
10	public	accommodate peak	1. Parking requirement: employee on					
	administration,	use	maximum shift (1, 1);					
	health care and		2. Play equipment shall be located no					
	other		less than 10 feet from any property line;					
	Institutions Education		3. Shall not be located closer than 300					
	Institutional		feet from existing day care operation in					
	Health and		residential zone.					
	Human Services		B. Excludes religious institutions and					
	Government and		erematoriums.					
	Administration							
Con	L struction-Related	Businesses						
19	Construction-	1,000 sq ft gfa (2,	Uses in new structures permitted					
	related	3)	after June 17, 2017 shall not be					
	businesses		materially detrimental in terms of noise,					
			truck traffic and other potential					
			operational impacts with nearby					
			<pre>multistory mixed-use/residential developments.</pre>					
Oth	er							
20	Automobile		Surface parking lots are prohibited.					
	parking							
0.1	facilities		D. Ohall sat last d					
21	Kiosk Vending Cart		A. Shall not locate in required parking, landscaping, or drive aisle area, or any					
~~	vending Cart		area that would impede emergency access.					
			B. Shall not reduce or interfere with					
			functional use of walkway or plaza to					
			below standards of Americans with Disabilities Act.					
			C. Structures shall be secured to prevent tipping and endangering public safety.					
			D. Maximum size is six feet wide by ten					
			feet long.					
			E. Administrative design review required					
			for structures.					

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Notes:

- 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.
- 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.

RZC 21.13.080 MDD2.

A. Purpose. The purpose of the MDD2 zone is to be the mixed-use core of the Marymoor Subarea, allowing both employment and mixed-use multifamily development with some ground-floor pedestrian-oriented uses. NE 68th St. is the primary activity corridor in this zone, connecting commercial and manufacturing uses to the

east with the light rail station and Marymoor Park to the west.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

MDD2 Zone - Regulations Table								
Land & Structure		ation Arrange	Environm ent	Communit Y MM	Process	Money	Incentiv es es	Other Other
Buildin g Height	Fences	Parking Standards	Landscap ing	Historic al & Archeolo gical Resource s	Review Procedure S	Develop ment Fees	Transfer Developm ent Rights Program	Special Regulations
Density	Signs	Transport ation Standards	Trees	Design Standard S	<u>Permits</u>	Doing Busines S	Green Building Incentiv e Program	Public View Corridors & Gateways
Impervi ous Surface	Outdoor Storage L Display & Enclosu res		Environm ental Regulati ons	Affordab le Housing	Developme nt Services		General Incentiv e Informat ion	Transition Overlay Areas
Setback s	Lightin g		<u>Open</u> <u>Space</u>	Neighbor hood			MDD Incentiv es	Wireless Communication Facilities
	Hazardo <u>us</u> Liquid							

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Pipelin				
es				

B. Maximum Development Yield

	Table 21.13.080A							
	Maximum Development Yield							
	Minimu m	Bonuses availabl e	Maximum	Illustrations				
FAR	1.5	2.3	2.54	Example of a 3-story building with FAR = 1.5 Example of a 5-story building with FAR = 2.54				
	Refer to RZC 21.13.150 MDD Floor Area for floor area ratios.							
Heigh t	3 storie s	3 stories	5 storie s	Refer to RZC 21.13.140 MDD Building Placement and Form for building placement and form.				

C. General Allowed Uses and Cross-References.

The following tables provide references for each of the

allowed use classes for the zone. References are

provided for assistance in associating the current use

classes with the use classes and associated

definitions that were in effect prior to December 31,

2021. Additional references assist in generally

aligning use classes with the Redmond Building Code,

Institute of Transportation Engineers (ITE) Trip

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Generation Manual, and the City's Business Licensing

system. Additional information specific to the

intended use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in OV-1 Zone (Residential)							
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted							
Residential	Residential	Former Use	Use	Building	ITE Trip		
Use Category	Use Class	Classification	Permissions	Code	Generation		
		(prior to Dec.		Occupancy	Manual Land		
		31, 2021)		Class	Use Code		
High Density	Multifamily	Multifamily	<u>P</u>	R	200-299		
Residential	structures	structures		_			
	Dormitory	Dormitory	P	R	200-299		
	Residential	Residential	<u>P</u>	R	200-299		
	Suite	Suite		_			
	Mixed-Use	Mixed-Use	P	R	200-299		
	Residential	Residential		_			
	Housing	Housing	P	I	600-699		
	Services for	Services for		_			
	the Elderly	the Elderly					

Table ##.##.# General Allowed Uses and Cross-References in MDD2 Zone								
(Nonresidential)								
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted								
Nonresidential Use	Former Use	<u>Use</u>	Building	ITE Trip				
Class	Classification (prior	Permissions	Code	<u>Generation</u>				
	to Dec. 31, 2021)		Occupancy	Manual Land				
			Class	Use Code				
Retail Sales		<u>L</u>	M					
1. Gasoline service;		N						
2. Outdoor automobile	General Sales or	_						
sales, rental, or	Services							
service are prohibited.								
Indoor and outdoor								

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	1	1	T	
sales, rental, and				
service of non-				
motorized vehicles such as bicycles are				
permitted.				
	General Sales or	т т	D	700 700
Business and Service	Services	<u>L</u>	<u>B</u>	700-799 , 900-999
Earl and Darrage	Services	т т	7 D E	
Food and Beverage	General Sales or	<u>L</u>	A, B, F	100-199,
	Services			700-799 , 900-999
Pet and Animal Sales	General Sales or	т	D	800-899
and Service	Services	<u>L</u>	<u>B</u>	000-099
Hotels, Motels, and		D	D	300-399
Other Accommodation	Hotels, Motels, and Other Accommodation	<u>P</u>	<u>R</u>	300-399
Services	Services			
Manufacturing and	Manufacturing and	D	MEU	100-199,
Wholesale Trade	Wholesale Trade	<u>P</u>	<u>М, F, Н</u>	800-899,
WHOTESale ITage	WHOTESale ITade			900-999
Artisanal		D	М, Г, Н	100-199,
Manufacturing, Retail		<u>P</u>	F1, F, II	800-899,
Sales, and Service				900-999
Automobile Parking		L	S	300 333
Facilities	Automobile Parking	<u> </u>	2	
1. Surface parking lots	<u>Facilities</u>	N		
Road, Ground Passenger,	Road, Ground Passenger,	P		
and Transit	and Transit	<u> </u>		
Transportation	Transportation			
Towing operators and	Towing operators and	L		
auto impoundment yards	auto impoundment yards	=		
1. Auto impoundment	adec impodifiancife yards	N		
yards and other outdoor		<u>-</u>		
storage				
Rapid charging station	Rapid charging station	L		
Battery exchange	Battery exchange	L		
station	station	_		
Communications and	Communications and	<u>P</u>		
Information	Information	_		
Wireless Communication	Wireless Communication	<u>P</u>		
Facilities	Facilities	_		
Local utilities	Local utilities	L, C		
Regional utilities	Regional utilities	L, C		
Arts, Entertainment,		<u>P</u>	А	400-499,
Recreation, and	Arts, Entertainment,	_	_	500-599
Assembly	and Recreation			
Natural and Other	Arts, Entertainment,	<u>P</u>		400-499
Recreational Parks	and Recreation			
Day care center	Day care center	<u>P</u>	E	500-599
Educational	Education, Public	<u>P</u>	E	500-599
	Administration, Health			
	Care, and Other			
	Institutions, except			
	those listed below			
<u>Institutional Health</u>	Education, Public	<u>P</u>	<u>I</u>	<u>600-699,</u>
and Human Services	Administration, Health			700-799
	Care, and Other			
	Institutions, except			
	those listed below			
Government and	Education, Public	<u>P</u>	<u>B</u>	700-799
Administration	Administration, Health			

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	Care, and Other			
	Institutions, except			
	those listed below			
Faith-based and	Religious Institutions			
Funerary				
Construction-related	Construction-related	Р	В	
businesses	businesses	_	_	

- © D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in MDD2. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:
 - 1. § = section number
 - 2. Use = land use
 - 3. Parking Ratio = Parking ratio for the use
 - 4. Special Regulations: Special regulations that apply to the use

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		Tabl	e 21.13.080B
	7		Basic Development Standards
\$	Use	Parking Ratio: Unit of Measure (Min. required,	Special regulations
		Max. allowed)	
Res	idential ¹		
1	Multifamily	Unit (1,1.5)	
	structure	plus 1 guest	
		space per 4	
		units for projects of 6	
		units or more	
2	Dormitory	Bed (0.5, 0.1)	
3	Residential suite	Bedroom (0.5, 1)	
4	Mixed-use	Unit (1,1) plus	
	residential	1 guest space	
	structure	per 4 units for projects of 6	
		units or more	
5	Housing	See special	A. Parking requirements are as follows:
	services for the elderly	regulations	1. Multifamily housing for senior citizens: unit (0.5, 1);
			2. Nursing home or long-term care facility: 4 patient beds (1, 1);
			3. Retirement residence with no skilled nursing facility: unit (1, 1);
			4. Retirement residence with skilled nursing facility: worker on largest shift (1.25, 1.25).
			B. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
Gene	eral Sales or Serv	rice	
6	General sales	1,000 sq ft gfa	A. The following uses are prohibited:
	or Service Retail Sales	(2,3)	1. Gasoline service;
	Retail Sales		2. Outdoor automobile sales, rental or
			service, except indoor and outdoor sales,
			rental and service of non-motorized vehicles such as bicycles are permitted.
			B. Limited to less than 75,000 square feet
	Business and Service		gross floor area in a single use.
	<u>5617166</u>		C. Parking standards for restaurant uses: 1,000 sq ft gfa (9, 10).
			D. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the
	Eood and		retail components of mixed-use developments.
	Food and Beverage		E. Mini-warehouses/self-storage shall only have retail or customer service functions
			facing the building front on the ground

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		Tabl	e 21.13.080B
	A	Allowed Uses and B	Basic Development Standards
⊗	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
	Pet and Animal Sales and Service		floor; all storage units and other functions shall be located on other block faces or on the second level or higher of the building front block face.
7	Hotel, motel or other accommodation services ^{1,2}	Rental room (1,1)	
	ufacturing and Who		
8	Manufacturing and Wholesale Trade	1,000 sq ft gfa (2,3)	Uses in new structures permitted after June 17, 2017 shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
<u>#</u>	Artisanal Manufacturing, Retail Sales, and Service	1,000 sq ft gfa (2,3)	
	nsportation, Commu	nications, Inform	ation and Utilities
#	Automobile parking facilities		
9	Road, ground passenger, and transit transportation	1,000 sq ft gfa (2, 3)	
10	Towing operators and auto impoundment yards		A. Auto impoundment yards and other outdoor storage prohibited. B. Uses in new structures permitted after June 17, 2017 shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
11	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.
12	Battery exchange station		Shall not be located on a parcel that abuts a residential zone.
13	Communications and information	1,000 sq ft gfa (2, 3)	Uses in new structures permitted after June 17, 2017 shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
14	Wireless Communication Facilities		See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
15 16	Local utilities Regional utilities	Adequate to accommodate peak use	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, Conditional Use Permit.

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		mahl	21 12 000D
			e 21.13.080B
			asic Development Standards
\$	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Art	s, Entertainment a	and Recreation	
17	Arts,	Adequate to	A. Parking requirement for natural or other
1,	entertainment and recreation Arts, Entertainment, Recreation, and	accommodate peak use	recreational parks: 1,000 sq ft gfa (0, Adequate to accommodate peak use). B. Excludes golf courses.
	Assembly Natural and Other Recreational Parks		
			th Care and other Institutions
18	Education, public administration, health care and other institutions Educational Institutional Health and Human Services Government and Administration	Adequate to accommodate peak use	A. Provisions for day care centers: 1. Parking requirement: employee on maximum shift (1, 1); 2. Play equipment shall be located no less than 10 feet from any property line; 3. Shall not be located closer than 300 feet from existing day care operation in residential zone. B. Excludes crematoriums.
19	Religious Institutions Faith-based and Funerary	Assembly uses: 1,000 sq ft gfa (10, 10), or number of fixed seats (0.2, 0.2)	A. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments. B. Storage locations of buses/vans over 10,000 gww shall be shown on a plan and screened from neighboring properties or right of way. G. A. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. D. Maximum height for separate structures on site such as bell towers, crosses, statuary or other symbolic religious icons is 50 feet. E. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.

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		Tabl	e 21.13.080B
	i	Allowed Uses and E	Basic Development Standards
\$	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
			B. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.
Con	struction-Related	Businesses	
20	Construction- related businesses	1000 sq ft gfa (2, 3)	Uses in new structures permitted after June 17, 2017 shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
Oth	er		
21	Automobile parking facilities		Surface parking lots are prohibited.
22	Kiosk		A. Shall not locate in required parking,
23	Vending Cart		landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet
			long. E. Administrative design review required for structures.
24	Drive-up stand		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures. F. Must submit circulation plan addressing queuing.

Notes:

Permanent Supportive Housing, as defined under RCW
 36.70A.030, and Transitional Housing, as defined under

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RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.

RZC 21.13.090 MDD3.

A. Purpose. The purpose of the Marymoor Design District 3

(MDD3) is to implement policy calling for a walkable subarea that develops in a way that supports Bear Creek, Lake Sammamish, Redmond's drinking water aquifer, and other natural features. Shallow groundwater and lack of a stormwater outfall will require creative designs on the part of developers. To facilitate that, regulations are intended to allow developers to work within the natural constraints of

the land. MDD3 will feature opportunities for living and community gathering, enhanced by proximity to Marymoor Park.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

MDD3 Zoi	ne - Regul	lations Tabl	<u>e</u>					
Lar	nd &	Transport	Environm	Community	Process	Money	Incenti	Other
Stru	cture	ation	ent	<u>###</u>	1111		ves	
Buildi ng Height	Fences	Parking Standards	Landscap ing	Historica 1 & Archeolog ical Resources	Review Procedu res	Develop ment Fees	Transfe r Develop ment Rights Program	Special Regulation <u>s</u>
Densit Y	<u>Signs</u>	Transport ation Standards	<u>Trees</u>	<u>Design</u> <u>Standards</u>	<u>Permits</u>	<u>Doing</u> <u>Busines</u> <u>s</u>	Green Buildin g Incenti ve Program	Public View Corridors & Gateways
Imperv ious Surfac e	Outdoor Storage L Display & Enclosu res		Environm ental Regulati ons	Affordabl e Housing	Develop ment Service s		General Incenti Ve Informa tion	Transition Overlay Areas

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Setbac ks	<u>Lightin</u> <u>g</u>	<u>Open</u> Space	Neighborh ood		MDD Incenti ves	Wireless Communicat ion Facilities	
	Hazardo <u>us</u> Liquid Pipelin es					ractification	

B. Maximum Development Yield.

			Ta	able 21.13.090A						
	Maximum Development Yield									
	Minimum	Bonuses availabl e	Maximum	Illust	rations					
FAR	0.90	Required affordab le housing: 0.09 Addition al affordab le housing: 0.45	0.99 with 10% affordab le housing 1.35 with 20% affordab le housing	Example of a 4-story building with FAR = 0.99	Example of a 5-story building with FAR = 1.35					
	Refer to	RZC 21.13.	150 MDD Fl	oor Area for floor area						
Heig ht	4 stori es	Incentiv e program: 1 story	5 storie s	Refer to RZC 21.13.140 N and Form for building pl						

C. General Allowed Uses and Cross-References.

The following tables provide references for each of the

allowed use classes for the zone. References are

provided for assistance in associating the current use

classes with the use classes and associated

definitions that were in effect prior to December 31,

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2021. Additional references assist in generally aligning use classes with the Redmond Building Code,

Institute of Transportation Engineers (ITE) Trip

Generation Manual, and the City's Business Licensing system. Additional information specific to the intended use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in MDD3 Zone										
(Residential)										
Has Dannianiana D. Dannittad T. Tinitada G. Ganditianala V. V. D. 1911										
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted										
Residential	and and a large transfer that the political terms of the political t									
	Residential	Former Use	Use	Building	ITE Trip					
Use Category	<u>Use Class</u>	Classification	<u>Permissions</u>	Code	Generation					
		(prior to Dec.		Occupancy	Manual Land					
		31, 2021)		Class	<u>Use Code</u>					
Low Density	Detached	Detached	<u>P</u>	<u>R</u>	200-299					
Residential	Dwelling Unit	Dwelling Unit								
Medium Density	Size-limited	Size-limited	<u>P</u>	<u>R</u>	200-299					
Residential	dwelling	dwelling								
High Density	Cottage	Cottage	P	R	200-299					
Residential	Accessory	Accessory	P	R	200-299					
	dwelling unit	dwelling unit	_	_						
	(ADU)	(ADU)								
	Tiny home		<u>P</u>	R	200-299					
	Attached	Attached	P	R	200-299					
	dwelling unit,	dwelling unit,	_	_						
	2-4 units	2-4 units								
	Stacked flats		P	R	200-299					
	Courtyard		P	R	200-299					
	apartments		_	_						
	Manufactured	Manufactured	<u>P</u>	R	200-299					
	home	home								
	Multifamily	Multifamily	<u>P</u>	R	200-299					
	structures	structures								

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Dormitory	Dormitory	P	R	200-299
	-	-		
Residential	Residential	<u>P</u>	<u>R</u>	200-299
Suite	Suite			
Mixed-Use	Mixed-Use	<u>P</u>	R	200-299
Residential	Residential	_	_	
Housing	Housing	<u>P</u>	I	600-699
Services for	Services for			
the Elderly	the Elderly			
Adult family	Adult family	P	R	600-699
home	home	_	_	

Table ##.##.# General Allowed Uses and Cross-References in MDD3 Zone										
(Nonresidential)										
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted										
Nonresidential Use	Former Use	Use	Building	ITE Trip						
Class	Classification (prior	Permissions	Code	<u>Generation</u>						
	to Dec. 31, 2021)		Occupancy	Manual Land						
			Class	<u>Use Code</u>						
Local utilities	Local utilities	<u>P</u>								
Regional utilities	Regional utilities	С								
Wireless Communication	Wireless Communication	P								
Facilities	Facilities	_								
Natural and Other	Parks, open space,	L, C		400-499						
Recreational Parks	trails, and gardens									
Family day care	Family day care	P	E	500-599						
provider	provider	_	-							
Roadside produce stand	Roadside produce stand	P								

© D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in MDD3. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of

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the Development Process, for more information. Uses
not listed are not permitted. The following headings
are used in the table:

- 1. § = section number
- 2. Use = land use
- 3. Parking Ratio = Parking ratio for the use
- 4. Special Regulations: Special regulations that apply to the use

	Table 21.13.090B									
	Allowed Uses and Basic Development Standards: MDD3									
§	Use	Parking Ratio:	Special regulations							
		Unit of Measure								
		(Min. required,								
		Max. allowed)								
110010	ential ¹									
1	Detached	Dwelling unit								
	Dwelling Unit	(2.0)								
2	Size-limited									
	dwelling									
3	Cottage	Cottage (1.5,	See RZC 21.08.290, Cottage Housing							
		2.0)	Developments, for specific site development							
			requirements and supplemental neighborhood							
			regulations that may apply. No density bonus							
			applies because total development is							
			governed by FAR.							
4	Accessory	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units							
	dwelling unit		and RZC 21.80.170.E.2.a.ii for specific							
	(ADU)		regulations that may apply.							
5	Tiny home	Tiny home (1.0)								
5 6	Attached	Dwelling unit	See RZC 21.08.260, Attached Dwelling Units,							
	dwelling unit,	(2.0)	for specific regulations related to design,							
	2-4 units		review and decision procedures, and							
7	Stacked flats		affordable housing exceptions.							
8	Courtyard									
	<u>apartments</u>									
6 9	Manufactured		See RZC 21.08.320, Designated Manufactured							
	home		Homes, Manufactured Homes, and Mobile Homes,							
			for specific regulations that may apply.							
710	Multifamily	Studio dwelling								
	structure	unit (1.0)								
		1-bedroom								

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		Tahle	21.13.090B
	Z110m		Development Standards: MDD3
Ş	Use	Parking Ratio:	Special regulations
		Unit of Measure	1, 11 1 1 1 1 1
		(Min. required,	
		Max. allowed)	
		dwelling unit	
		(1.25) 2-bedroom	
		dwelling unit	
		(1.25)	
		3+-bedroom	
		dwelling unit	
		(1.5)	
8 11	Dormitory	Bed (0.5, 1)	
9 12	Residential	Dea (0.0, 1)	
	Suite		
10 13	Housing	See special	Parking requirements are as follows:
	services for the elderly	regulations	A. Multifamily housing for senior citizens: unit (0.5, 2.0);
			B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0);
			C. Retirement residence with no skilled
			nursing facility: unit (1.0, 1.0);
			D. Retirement residence with skilled nursing facility: worker on largest shift (1.25, 1.25).
			E. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
11 14	Adult family home	Dwelling unit (2.0)	
Arts,			
12	Parks, open	1,000 sq ft gfa	Permitted if public or noncommercial. A
	space, trails, and gardens	(0, adequate to	Conditional Use Permit is required for commercial facilities.
	Natural and	peak use)	Commercial facilities.
	Other		
	Recreational		
	Parks		
		· · · · · · · · · · · · · · · · · · ·	tion and Utilities
13	Local utilities	Adequate to accommodate	
14	Regional utilities	peak use.	A Conditional Use Permit is required.
15	Wireless	N/A	See RZC 21.56, Wireless Communication
	Communication Facilities		Facilities, for specific development requirements.
Educa		<u>l</u> nistration, Healt	h Care and other Institutions
16	Family day care	Vehicle used by	Family day care providers are permitted as
	provider	the business (1.0)	home businesses. See RZC 21.08.340, Home Business, for specific regulations that may apply.
Other			
	•		

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	Table 21.13.090B								
	Allowed Uses and Basic Development Standards: MDD3								
§	Use	Parking Ratio:	Special regulations						
		Unit of Measure							
		(Min. required,							
		Max. allowed)							
17	Home business	Vehicle used by	See RZC 21.08.340, Home Business, for						
		the business	specific regulations that may apply.						
		(1.0)							
18	Roadside	N/A							
	produce stand								

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

RZC 21.13.100 MDD4.

A. Purpose. The purpose of the MDD4 zone is to allow existing business to grow, adapt and change over time. This zone allows manufacturing and light industrial uses along with other kinds of employment uses. It is connected to the light rail station area via NE 67th St. and NE 68th St. Employees at businesses in the MDD4 zone have easy access to recreation via the East Lake Sammamish Trail and to a variety of goods and services on the other side of the trail.

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The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

MDD4 Zone - Regulations Table								
Structure		Transport ation	Environm ent	Community Minimum	Process	Money	Incenti ves	Other State of the
Buildi ng Height	Fences	Parking Standards	Landscap ing	Historica 1 & Archeolog ical Resources	Review Procedu res	Develop ment Fees	Transfe r Develop ment Rights Program	Special Regulation <u>s</u>
Densit Y	Signs	Transport ation Standards	Trees	<u>Design</u> <u>Standards</u>	<u>Permits</u>	Doing Busines S	Green Buildin g Incenti ve Program	Public View Corridors & Gateways
Imperv ious Surfac e	Outdoor Storage L Display Enclosu res		Environm ental Regulati ons	Affordabl e Housing	Develop ment Service <u>s</u>		General Incenti ve Informa tion	Transition Overlay Areas
Setbac ks	Lightin g		<u>Open</u> <u>Space</u>	Neighborh ood			MDD Incenti ves	Wireless Communicat ion Facilities
	Hazardo us Liquid Pipelin es							

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B. Maximum Development Yield.

	Table 21.13.100A									
	Maximum Development Yield									
	Minimu	Bonuses	Maximum	Illust :	rations					
	m	availab								
		le								
FAR	0.5	1.1	1.6	Example of a 3-story building with FAR = 0.5	Example of a 4-story building with FAR = 1.6					
	Refer t	o RZC 21.1	3.150 MDD	Floor Area for floor area						
Heigh	3	1 story	4 stori	Refer to RZC 21.13.140 MD						
t	storie s		es	Form for building placeme	nt and form.					

C. General Allowed Uses and Cross-References.

The following tables provide references for each of the

allowed use classes for the zone. References are

provided for assistance in associating the current use

classes with the use classes and associated

definitions that were in effect prior to December 31,

2021. Additional references assist in generally

aligning use classes with the Redmond Building Code,

Institute of Transportation Engineers (ITE) Trip

Generation Manual, and the City's Business Licensing

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system. Additional information specific to the intended use may be necessary.

Uses that are not listed below nor within the associated definition of the individual use category or class shall be classified by the Code Administrator for applicability based on the purpose and intent of the zone within which the use is proposed.

Table	##.##.##.#	General	Allowed	Uses	and	Cross-References	in	MDD4	Zone
			(Nonres	ident	ial)				

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

Nonresidential Use Class	Former Use	Use	Building	ITE Trip
	Classification (prior to	Permissions	<u>Code</u>	<u>Generation</u>
	Dec. 31, 2021)		Occupancy	Manual Land
			<u>Class</u>	<u>Use Code</u>
Retail Sales	Heavy consumer goods	$\underline{\mathtt{L}}$	<u>M</u>	800-899
	sales or service;			
	Durable consumer goods			
	sales or service;			
	Consumer goods sales or			
	service, other than			
	heavy or durable			
Business and Service	Professional services;	<u>L</u>	<u>B</u>	<u>700-799,</u>
	Administrative services;			900-999
	Services to buildings			
	and dwellings			
Food and Beverage	Full-service restaurant;	$\underline{\mathbf{L}}$	A, B, F	<u>100-199,</u>
	<u>Cafeteria</u> or <u>limited</u>			700-799,
	service restaurant; Bar			900-999
	or drinking place;			
	Caterer; Food service			
	contractor			
Pet and Animal Sales and	Animal kennel / shelter	<u>L</u>	<u>B</u>	800-899
<u>Service</u>				
Manufacturing and	Manufacturing and	$\underline{\mathtt{L}}$	M, F, H	100-199
wholesale trade	wholesale trade			
Artisanal Manufacturing,		<u>P</u>	M, F, H	100-199
Retail Sales, and				
Service				
Rail transportation	Rail transportation	<u>P</u>		
Road, ground passenger,	Road, ground passenger,	<u>P</u>		
and transit	and transit			
<u>transportation</u>	<u>transportation</u>			
Truck and freight	Truck and freight	<u>P</u>		
transportation services	transportation services			

DCIVICC				
Rail transportation	Rail transportation	<u>P</u>		
Road, ground passenger,	Road, ground passenger,	P		
and transit	and transit			
transportation	<u>transportation</u>			
Truck and freight	Truck and freight	P		
transportation services	transportation services			
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Towing operators and	Towing operators and	<u>P</u>		
auto impoundment yards	auto impoundment yards			
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	<u>L</u>		
Postal services	Postal services	<u>P</u>		
Heliport facility	Heliport facility	C		
Communications and	Communications and	<u>P</u>		
information	information			
Wireless Communication	Wireless Communication	<u>P</u>		
Facilities	Facilities			
Regional utilities	Regional utilities	L, C		
Local utilities	Local utilities	L, C		
Natural and Other	Natural and other	<u>P</u>		400-499
Recreational Parks	recreational parks	_		
Arts, Entertainment,	Amusement, sports or	L	A	400-499,
Recreation, and Assembly	recreation establishment	_	_	500-599
1. Limited to athletic		L		
club or fitness center		_		
Educational	Education, public	<u>C</u>	E	500-599
	administration, health	_	_	
	care and other			
	institutions, except			
	those listed below			
Government and	Education, public			
Administration	administration, health			
	care and other			
	institutions, except			
	those listed below			
Institutional Health and	Education, public	<u>L</u>	Ī	600-699
Human Services	administration, health	_	_	
	care and other			
	institutions, except			
	those listed below			
Day Care Center	Day care center	L	E	500-599
Faith-based and Funerary		L	А, В, Н,	500-599
	Religious institutions	_	I, R, S	
Construction-related	Construction-related	<u>P</u>	<u>B</u>	
businesses	businesses	_	_	

€ <u>D</u>. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in MDD4. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special

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Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:

- 1. § = section number
- 2. Use = land use
- 3. Parking Ratio = Parking ratio for the use
- 4. Special Regulations: Special regulations that apply to the use

	Table 21.13.100B					
	Ž.	Allowed Uses and B	Basic Development Standards			
§	Use	Parking Ratio:	Special regulations			
		Unit of Measure				
		(Min. required,				
		Max. allowed)				
Gene	eral sales or serv	rice				
1	Heavy consumer	1,000 sq ft gfa	Limited to repair and rental of goods.			
	goods, sales or	(2, 5)				
	service <u>Retail</u>					
	Sales					
2	Durable					
	consumer goods,					
	sales or					
	service					
3	Consumer goods,					
	sales or					
	service, other					
	than heavy or					
	durable					
4	Professional	1,000 sq ft gfa				
	services	(2, 3)				
	Business and					
	<u>Service</u>					
5	Administrative					
	services					

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Table 21.13.100B				
9	Use	Parking Ratio:	Basic Development Standards	
3	use	Unit of Measure	Special regulations	
		(Min. required,		
		Max. allowed)		
6	Services to			
	buildings and			
7	dwellings			
7	Full-service restaurant Food	Employee on maximum shift	A. Shall be located in multi-tenant building or a single building in a multibuilding,	
	and Beverage	(1, 1)	multi-tenant complex.	
8	Cafeteria or	(-/ -/	B. 50-person seating capacity, except when	
	<pre>limited-service</pre>		associated with manufacture of food or	
	restaurant		kindred products. In that case, maximum is	
9	Bar or drinking	1,000 sq ft gfa	100-person seating capacity, so long as the	
	place	(5, 5)	seating area does not occupy more than 25	
			percent of combined gross floor area. The	
			seating limit does not apply when the use is secondary to a winery or brewery, but the 25	
			percent limit continues to apply.	
			C. Hours of operation limited to 6 a.m12	
			a.m. daily.	
10	Caterer	1,000 sq ft gfa	*	
11	Food service	(2, 3)		
	contractor			
12	Animal kennel /		A. Boarding facilities must be located inside	
	shelter Pet and Animal Sales		of a structure.	
	and Service		B. Outdoor runs or yards are allowed for the	
	<u> </u>		purpose of exercising animals. Runs/yards must be enclosed by eight-foot-high walls of	
			sound-attenuating fencing or material such as	
			masonry or concrete.	
			C. The planned maximum number of animals to	
			be sheltered shall be indicated on the	
			application. The maximum may be reduced if	
			the applicant cannot demonstrate that the	
			development has adequate lot size and	
			facility design to accommodate the planned number of animals in a way that ensures	
			neighboring residential properties will not	
			be impacted with noise or odor problems.	
	ıfacturing and Who			
13	Manufacturing	1,000 sq ft gfa	Uses in new structures permitted after June	
	and Wholesale	(2,3)	17, 2017 shall not be materially detrimental	
	Trade		in terms of noise, truck traffic and other	
			potential operational impacts with nearby multistory mixed-use/residential	
			developments.	
#	Artisanal	1,000 sq ft gfa	-	
	Manufacturing,	(2,3)		
	Retail Sales,			
	and Service		and the later	
	_		ation and Utilities	
14	Rail transportation	1,000 sq ft gfa (2, 3)	Uses in new structures permitted after June 17, 2017 shall not be materially detrimental	
15	Road, ground	y = a (2, 3)	in terms of noise, truck traffic and other	
15	passenger, and		potential operational impacts with nearby	
			1 - * * * *	

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Table 21.13.100B				
	7		asic Development Standards	
8	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations	
16	transit transportation Truck and	,	multistory mixed-use/residential developments.	
	freight transportation services			
17	Towing operators and auto impoundment yards			
18	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.	
19	Battery exchange station		Shall not be located on a parcel that abuts a residential zone.	
20	Postal services	1,000 sq ft gfa (2, 3)	Uses in new structures permitted after June 17, 2017 shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.	
21	Heliport	Adequate to accommodate peak use	A. Uses in new structures permitted after June 17, 2017 shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit	
22	Communications and information	1,000 sq ft gfa (2, 3)		
23	Wireless Communication Facilities		See RZC 21.56, Wireless Communication Facilities for specific development requirements.	
24	Local utilities Regional utilities	Adequate to accommodate peak use	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, Conditional Use Permit.	
	s, Entertainment a			
26	Arts, entertainment and recreation Arts, Entertainment, Recreation, and Assembly Natural and Other Recreational Parks	Adequate to accommodate peak use	A. Parking requirement for natural or other recreational parks: 1,000 sq ft gfa (0, Adequate to accommodate peak use). B. Limited to natural and other recreational parks and athletic club or fitness center.	
Edu	cation, Public Adm	ninistration, Heal	th Care and other Institutions	

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	Table 21.13.100B					
	Z.	Allowed Uses and B	Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations			
27	Education, public administration, health care and other institutions, except those listed below Educational Government and Administration Institutional Health and Human Sorvices	Adequate to accommodate peak use	Provisions for day care centers: A. Parking requirement: employee on maximum shift (1, 1). B. Play equipment shall be located no less than 10 feet from any property line. C. Shall not be located closer than 300 feet from existing day care operation in residential zone.			
28	Human Services Religious Institutions Faith-based and Funerary	Assembly uses: 1,000 sq ft gfa (10, 10), or number of fixed seats (0.2, 0.2)	A. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments). B. Storage locations of buses/vans over 10,000 gww shall be shown on a plan and screened from neighboring properties or right of way. C. A. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. D. Maximum height for separate structures on site such as bell towers, crosses, statuary or other symbolic religious icons is 50 feet. E. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. B. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.			
	struction-Related					
29	Construction- related businesses	1,000 sq ft gfa (2, 3)	Uses in new structures permitted after June 17, 2017 shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.			
Othe	1		a chall set lead to the			
30	Kiosk Vending Cart		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.			

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	Table 21.13.100B			
	Ž	Allowed Uses and B	Basic Development Standards	
%	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations	
			B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.	
32	Drive-up stand		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent	
			tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures. F. Must submit circulation plan addressing queueing.	

RZC 21.13.110 MDD5.

A. Purpose. The purpose of the MDD5 zone is to provide opportunities for community gathering, multifamily living and locally-oriented goods and services, enhanced by proximity to Marymoor Park, while supporting existing buildings and uses. Over time, as buildings reach the end of their useful economic lives or property owners decide to redevelop, a transition will occur, consistent with the vision for the Marymoor Subarea.

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The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

MDD5 Zoi	MDD5 Zone - Regulations Table							
	nd & cture	Transport ation	Environm ent	Community Min	Process	Money	Incenti ves	Other State of the Control of the Co
Buildi ng Height	<u>Fences</u>	Parking Standards	<u>Landscap</u> <u>ing</u>	Historica 1 & Archeolog ical Resources	Review Procedu res	Develop ment Fees	Transfe r Develop ment Rights Program	Special Regulation <u>s</u>
Densit Y	<u>Signs</u>	Transport ation Standards	<u>Trees</u>	Design Standards	<u>Permits</u>	<u>Doing</u> <u>Busines</u> <u>s</u>	Green Buildin g Incenti ve Program	Public View Corridors & Gateways
Imperv ious Surfac e	Outdoor Storage Loisplay Enclosu res		Environm ental Regulati ons	Affordabl e Housing	Develop ment Service s		General Incenti ve Informa tion	Transition Overlay Areas
Setbac ks	Lightin g		<u>Open</u> <u>Space</u>	Neighborh ood			MDD Incenti ves	Wireless Communicat ion Facilities
	Hazardo us Liquid Pipelin es							

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B. Maximum Development Yield.

	Table 21.13.110A					
	Maximum Development Yield					
	Minimu	Bonuses	Maximum	Illustrations		
	m	availab				
		le				
FAR	0.5	2.3	2.0	Example of a 3-story building with FAR = 0.5 Example of a 5-story building with FAR = 2.0		
	Refer to RZC 21.13.150 MDD Floor Area for floor area ratios.					
Heigh	3	3	5 stori	Refer to RZC 21.13.140 MDD Building Placement and		
t	storie	stories	es	Form for building placement and form.		
	S					

C. General Allowed Uses and Cross-References.

The following tables provide references for each of the

allowed use classes for the zone. References are

provided for assistance in associating the current use

classes with the use classes and associated

definitions that were in effect prior to December 31,

2021. Additional references assist in generally

aligning use classes with the Redmond Building Code,

Institute of Transportation Engineers (ITE) Trip

Generation Manual, and the City's Business Licensing

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system. Additional information specific to the
intended use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in MDD5 Zone								
	(Residential)							
<u>Use Permissi</u>	lons: P - Permitt	ted; L - Limited;	C - Condition	al; N - Not	Permitted			
Residential	Residential	Former Use	Use	Building	ITE Trip			
Use Category	Use Class	Classification	Permissions	Code	Generation			
		(prior to Dec.		Occupancy	Manual Land			
		31, 2021)		Class	Use Code			
Medium Density	Attached	Attached	P	R	200-299			
Residential								
High Density	Stacked flats	<u> </u>	P	R	200-299			
Residential	Courtyard		P	R	200-299			
	apartments		<u> </u>		200 233			
		26 21 16 12			000 000			
	<u>Multifamily</u>	<u>Multifamily</u>	<u>P</u>	<u>R</u>	200-299			
	structures	structures						
	Dormitory	Dormitory	<u>P</u>	<u>R</u>	200-299			
	Mixed-Use	Mixed-Use	<u>P</u>	R	200-299			
	Residential Residential							
	Housing P I 600-699							
	Services for	Services for	_	-				
	the Elderly	the Elderly						

Table ##.##.# General Allowed Uses and Cross-References in MDD5 Zone							
	_(Nonresidentia	11)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted							
Nonresidential Use Class	Former Use Classification (prior to Dec. 31, 2021)	<u>Use</u> <u>Permissions</u>	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code			
Retail Sales General sales or Service L M 800-899							
1. Gasoline service;		N					

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	T.	1		
2. Outdoor automobile				
sales, rental, or				
service are prohibited.				
Indoor and outdoor				
sales, rental, and				
service of non-				
motorized vehicles such				
as bicycles are				
permitted.				
Business and Service	General sales or	L	В	700-799,
	Service	_	_	900-999,
	<u> </u>			600-699 for
		_		<u>Veterinary</u>
Food and Beverage	<u>General sales or</u>	<u>L</u>	<u>A</u>	900-999
	<u>Service</u>			
Pet and Animal Sales	General sales or	L	В	800-899
and Service	Service	_	_	
Manufacturing and	Manufacturing and	D	мгш	100-199
		<u>P</u>	M, F, H	100-199
Wholesale Trade	Wholesale Trade	_		100 :
<u>Artisanal</u>		<u>P</u>	M, F, H	100-199
Manufacturing, Retail				
Sales, and Service				
Road, ground passenger,	Road, ground passenger,	<u>P</u>		
and transit	and transit	<u> </u>		
<u>transportation</u>	<u>transportation</u>			
Towing operators and	Towing operators and	<u>L</u>		
auto impoundment yards	auto impoundment yards			
1. Auto impoundment		N		
yards and other outdoor		_		
storage				
	David about the state of	-		
Rapid charging station	Rapid charging station	<u>L</u>		
Battery exchange	Battery exchange	<u>L</u>		
station	station			
Communications and	Communications and	<u>P</u>		
information	information			
Local utilities	Local utilities	L, C		
Regional utilities	Regional utilities	L, C		
<u>Wireless Communication</u>	Wireless Communication	<u>P</u>		
<u>Facilities</u>	<u>Facilities</u>			
Arts, Entertainment,	Arts, entertainment and	L	А	400-499,
Recreation, and	recreation	_	_	500-599
Assembly				
Natural and Other	Arts ontortainment and	т		400-499
	Arts, entertainment and	<u>L</u>		400-433
Recreational Parks	<u>recreation</u>			
Educational	Education, public	<u>P</u>	<u>E</u>	500-599
	administration, health			
	care and other			
	institutions, except			
	those listed below			
Corronnant cod		D	D	700 700
Government and	Education, public	<u>P</u>	<u>B</u>	700-799
<u>Administration</u>	administration, health			
	care and other			
	institutions, except			
	those listed below			
Institutional Health	Education, public	P	Т	600-699,
		<u>P</u>	Ī	
and Human Services	administration, health			<u>700-799</u>
	care and other			
	institutions, except			
	those listed below			

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Faith-based and	Education, public	L	А, В, Н,	500-599
Funerary	administration, health	_	I, R, S	
	care and other			
	institutions, except			
	those listed below			
1. Crematorium		N		
Day care center	Day care center	L	E	500-599
Construction-related	Construction-related	P		
businesses	businesses			

- © D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in MDD5. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:
 - 1. § = section number
 - 2. Use = land use
 - 3. Parking Ratio = Parking ratio for the use

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4. Special Regulations: Special regulations that apply to the use

ent Standards Special regulations
Special regulations
Ground-oriented units only. Permitted nly in Ground-Oriented Unit Overlay rea. See Map 13.2, Ground-Oriented Unit verlay. Minimum density: 12 dwelling units per ross acre.
round floor: only ground-oriented units llowed in Ground-Oriented Unit Overlay rea.
round floor: ground-oriented units only n Ground-Oriented Unit Overlay Area.
rohibited in Ground-Oriented Unit verlay Area.
Ground floor: ground-oriented units aly in Ground-Oriented Unit Overlay rea. Parking requirements are as follows: Multifamily housing for senior itizens: unit (0.5, 1); Nursing home or long-term care acility: 4 patient beds (1, 1); Retirement residence with no skilled ursing facility: unit (1, 1); Retirement residence with skilled ursing facility: worker on largest shift 1.25, 1.25). A traffic mitigation plan is required. The plan shall address traffic control, arking management (including mitigation f overflow parking into adjoining esidential areas), and traffic movement of the arterial street system.
nilliment of the control of the cont

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		m-1-1- 01 12 110	D
	7 T	Table 21.13.110	
Ş	Allov Use	wed Uses and Basic Develo Parking Ratio: Unit of	
3	use	Measure (Min. required, Max. allowed)	special regulations
6	General sales or Service	1,000 sq ft gfa (2,3)	A. The following uses are prohibited:
	Retail Sales		1. Gasoline service;
			2. Outdoor automobile sales, rental or
	Business and Service		service, except indoor and outdoor sales,
	<u>Basiness and service</u>		rental and service of non-motorized
			vehicles such as bicycles are permitted.
	Food and Beverage		B. Limited to less than 75,000 square feet gross floor area in a single use.
			<pre>C. Parking standards for restaurant uses: 1,000 sq ft gfa (9, 10).</pre>
	Pet and Animal Sales and		D. Mini-warehouses/self-storage shall
	Service		only have retail or customer service
			functions facing the building front on
			the ground floor; all storage units and
			other functions shall be located on other
			block faces or on the second level or
Manuf	Lacturing and Wholesale Trad	<u> </u>	higher of the building front block face.
7	Manufacturing and	1,000 sq ft gfa (2,3)	Uses in new structures permitted
	Wholesale Trade		after June 17, 2017 shall not be
			materially detrimental in terms of noise,
			truck traffic and other potential
			operational impacts with nearby
			<pre>multistory mixed-use/residential developments.</pre>
#	Artisanal Manufacturing,	1,000 sq ft gfa (2,3)	acveropmenes.
	Retail Sales, and Service		
	portation, Communications,		3
8	Road, ground passenger,	1,000 sq ft gfa (2, 3)	
	and transit		
9	transportation Towing operators and auto		A. Auto impoundment yards and other
	impoundment yards		outdoor storage prohibited.
			$_{\hbox{\scriptsize B.}}$ Uses in new structures permitted after
			June 17, 2017 shall not be materially
			detrimental in terms of noise, truck traffic and other potential operational
			impacts with nearby multistory mixed-
			use/residential developments.
10	Rapid charging station	Adequate to	Shall not be located on a parcel that
	_	accommodate peak use	abuts a residential zone, RZC 21.04.030
			Comprehensive Allowed Uses Chart.
11	Battery exchange station		Shall not be located on a parcel that abuts a residential zone.
12	Communications and information	1,000 sq ft gfa (2, 3)	
13	Wireless Communication		See RZC 21.56, Wireless Communication
	Facilities		Facilities, for specific development
			requirements.
14	Local utilities	Adequate to	Requires a conditional use permit if 40
		accommodate peak use	feet in height or greater. See RZC
			21.76.070.K, Conditional Use Permit.

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		Table 21.13.110	D D
	7.1	red Uses and Basic Develo	
		Parking Ratio: Unit of	
\$	Use	Measure (Min. required, Max. allowed)	Special regulations
15	Regional utilities		
Arts,	Entertainment and Recreation		
16	Arts, entertainment and recreation Arts, Entertainment, Recreation, and Assembly Natural and Other Recreational Parks	Adequate to accommodate peak use	A. Parking requirement for natural or other recreational parks: 1,000 sq ft gfa (0, Adequate to accommodate peak use). B. Excludes golf courses.
Educa	tion, Public Administration	, Health Care and other	Institutions
17	Education, public administration, health care and other institutions, except	Adequate to accommodate peak use	A. Provisions for day care centers: 1. Parking requirement: employee on maximum shift (1, 1); 2. Play equipment shall be located no
	those listed below Educational		less than 10 feet from any property line; 3. Shall not be located closer than 300 feet from existing day care operation in residential zone.
			B. Excludes crematoriums.
	Government and Administration		
	Institutional Health and Human Services		
18	Religious Institutions Faith-based and Funerary	Assembly uses: 1,000 sq ft gfa (10, 10), or number of fixed seats (0.2, 0.2)	A. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments).
			B. Storage locations of buses/vans over 10,000 gww shall be shown on a plan and screened from neighboring properties or right-of-way. © A. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. D. Maximum height for separate structures on site such as bell towers, crosses, statuary or other symbolic religious icons, is 50 feet.
			E. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.

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		Table 21.13.110)B		
	Allo	wed Uses and Basic Develo	opment Standards		
Ø	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations		
			B. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.		
Const	ruction-Related Businesses	1			
19	Construction-related businesses	1,000 sq ft gfa (2, 3)	Uses in new structures permitted after June 17, 2017 shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.		
Other		1	*		
20	Kiosk		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.		
			C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.		
21	Vending Cart				
22	Drive-up stand		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long.		
			E. Administrative design review required for structures.F. Must submit circulation plan addressing queuing.		

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under

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RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

Section 18. Amendments to Redmond Zoning Code (RZC)

Chapter 21.13 Southeast Redmond. The provisions of RZC Chapter

21.13, Sections 21.13.120 MDD Site Standards and 21.13.150 MDD

Floor Area are hereby amended to read as follows:

RZC 21.13.120 MDD Site Standards.

MDD site Standards are hereby amended to read as follows:

Table 21.13.120A									
Site Standards									
	MDD1	MDD2	MDD3	MDD4	MDD5	Notes			
	Base	Base	Base:						
	÷	÷	0.90	Base	Base:				
FAR for	0.74	0.76	(0.99	: 0	0.5				
residential	Max	Max	with	Max:	Max with				
uses	with	with	requir	0	incentiv				
	ince	ince	ed		es: 1.65				
	ntiv	ntiv	afford						
	es:	es:	able						
	1.64	1.91	housin						
			g)						

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			Max			
			with			
			incent			
			ives:			
			1.35			
	Base	Base	Base:	Base	Base: 0	
	÷	÷	0.90	÷	Маж	
FAR for	0.76	0.74	Max	0.5	with	
non-	Маж	Max	with	Max	incenti	
residentia	with	with	incen	with	ves:	
l uses	ince	ince	tives	ince	1.15 or	
	ntiv	ntiv	÷	ntiv	amount	
	es:	es:	Max:	es:	existin	
	1.66	1.89	0.90	1.4	g on	
					June	
					17,	
					2017,	
					whichev	
					er is	
					greater	
	Min:	Min:		Min:	Min: 0.	
Combined	1.5	1.5	Max:	0.5	5	
FAR			1.35			

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	Max:	Max:		Max:	Max:	
	3.0	2.54		1.4	2.0	
Required						
residentia	Min:	Min:	No	0%	Min:	
l floor	25%	50%	stand		50%	
area as			ard			
percentage						
of tota l						
floor area						
Maximum	70%	65%	55%	55%	55%	
lot						
coverage						
by						
structures						
Maximum	75%	70%	Base:	70%	70%	
impervious			70%			
surface			Max			
area			with			
			incen			
			tives			
			: 75%			

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Minimum	25%	30%	40%	30%	40%	1. Ecological
landscapin						score of 30
g						or greater
						required
						2. See RZC
						21.60.040.C,
						Landscaping
						for
						landscape
						design
						standards
Minimum	7%	7%	7%	7%	7%	Stormwater shall
land area						be infiltrated.
for						See RZC
stormwater						21.17.010.E,
infiltrati						Surface Water
on						Management
Minimum	15%	15%	No sta	ndard	15%	See RZC
residentia						21.13.190,
l usable						Residential
open space						Usable Open Space

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Floor area ratio. The base floor area ratio (FAR) is the FAR allowed without use of any incentives. The minimum FAR is the minimum allowed FAR for a development proposal that requires a land use entitlement, excluding administrative modifications. In no case shall proposed FAR exceed the maximum combined FAR.

RZC 21.13.150 MDD Floor Area

- A. All legal lots are allowed the greater of either the maximum allowed Floor Area Ratio (FAR) or 10,000 square feet of buildings provided all other applicable site requirements are met.
- B. The FAR for nonresidential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for.
- C. Floor area ratio calculations shall be based on the gross site area prior to any provision of space for public amenities.
- D. Each zone has a minimum FAR, the minimum FAR is the

 minimum required FAR for a development proposal requiring
 a land use permit, excluding administrative

 modifications. In no case shall proposed FAR exceed the
 maximum combined FAR.

Table RZC 21.13.150 MDD Floor Area									
Use Type		MDD 1	MDD 2	MDD 3	MDD 4	MDD 5			
	Γ_				/-				
Required	<u>Percentage</u>	Min:	Min: 50%	<u>No</u>	N/A	Min:			
<u>residentia</u>		25%		standar		<u>50%</u>			
<u>l</u> <u>floor</u>				<u>d</u>					
area as									
<u>percentage</u>									
of total									
floor area									
Residentia	Base FAR	0.74	0.76	0.99	N/A	0.5			
<u>1</u>	Max FAR w/								
	Incentives	1.64	1.91	<u>1.35</u>		<u>1.65</u>			
	1110011011100								
Non-	Base FAR	0.76	0.74	0.90	0.5	<u>0</u>			
Residentia	Max FAR w/	1 66	1 00		1 4	1 1 5 1			
<u>1</u>	Incentives	1.66	1.89	0.90	1.4	1.15*			
=									
Hotel/Mote	Base FAR	0.76	0.74	0.90	0.5	0.5			
1/ Other	Max FAR w/	1 66	1 00	0 00	1 /	1 1 ⊑ ★			
Accommodat	<u>Incentives</u>	1.66	1.89	0.90	1.4	1.15*			
ion									
Services									

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Table RZC 21.13.150 MDD Floor Area									
<u>Use Type</u>	MDD 1	MDD 2	MDD 3	MDD 4	MDD 5				
			/-						
<u>Combined</u> <u>Minimum</u>	1.5	1.5	N/A	0.5	0.5				
FAR									
<u>Minimum</u>									
<u>Combined</u> <u>Maximum</u>	3.0	2.54	1.35	1.4	2.0				
FAR									
<u>Maximum</u>									
(Mixed									
Use)									

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

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

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

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

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Section 19. Amendments to Redmond Zoning Code (RZC)

Section 21.13.220 MDD Incentive Program. The provisions of RZC

Section 21.13.220 are hereby amended to read as follows:

- A. Purpose. The purpose of this section is to enhance the character and overall livability of the Marymoor Design District. The incentive program encourages features that implement subarea goals and respond to needs for public amenities and environmental sustainability. The incentive program reduces the cost of these features by allowing increased building height and floor area. This section also indicates identifies the City's priorities for provision of these desired features.
- B. Features and Incentives.
 - 1. Table 21.13.220A, Features and Incentives,

 indicates identifies features and maximum

 incentives available in each zone. Following

 the table, subsection paragraph D. Features

 Explained explains the features in detail.
 - 2. Applicants <u>must</u> <u>are required to</u> provide all applicable Priority Items <u>Features before they</u> are eligible <u>in order for</u> to receive incentives

for Other Items Additional Features.

3. The same land area may not be used to qualify for two bonus features. For example, an applicant whose site is shown for a park on Map 13.1, Marymoor Design District Map, and who satisfies that requirement must provide additional space for a community food garden in order to receive additional development incentives.

C. Restrictions.

- 1. Features provided through this program for parks and plazas may not be counted toward satisfaction of the minimum open space requirements in RZC 21.13.190, MDD Residential Usable Open Space.
- 2. Transfer of Development Rights may not be used to exceed the maximum building height allowed through this program.

Table 21.13.220A							
Features and Incentives							
Feature	Applicable Performance Areas	Maximum Incentive					
Priority Items							
Master plan	1, 2, 4, 5	Height: 1 story for buildings representing half of total gross floor area within the project limit. FAR: 0.25 each for residential (where allowed) and non-residential.					

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	Table 21.13.220A	
Fe	atures and Incentiv	ves
Feature	Applicable Performance Areas	Maximum Incentive
Multifamily component exceeds 50 percent of total gross floor area Decarbonization Park or Plaza	1, 2, 4, 5 1, 2, 4, 5	Height: 1 story for all buildings and one-half story for buildings representing half of total gross floor area. Maximum stories allowed in the zone for all buildings (residential and commercial) within the project limit; Maximum residential FAR for residential uses; and Maximum FAR allowed in the zone for commercial uses. Height: 1 story for all buildings. FAR: 0.25 each for residential
		and non-residential. Height: 1 story for all buildings within the project limit. FAR: 0.5 for residential.
therease ecological score to 35 by incorporating items 7 and 14, or item 13 LEED Certification/Green Building (or equivalent certification system that meets or exceeds the minimum energy, water, and natural systems outcomes) and Tree Canopy Strategic Plan	1, 2, <u>3, 4, 5</u>	Height: 1 story for buildings representing half of total gross floor area (MDD4 only). FAR: 0.2 each for residential (where allowed) and non-residential. LEED Gold: Additional .25 FAR for residential uses and an additional .25 FAR for commercial uses. LEED Platinum: Additional 0.25 FAR for residential uses, additional 0.25 FAR for
Other items Additional Features		commercial, and one story height bonus for all buildings within the project limit.
dener reacutes Additional reacutes		
Increase ecological score to 35 by incorporating items 7 and 14, or item 13 Dedicated Local Commercial or Affordable Commercial	<u>1, 2, 3, 4, 5</u>	Height: 1 story for all buildings. Additional one story for commercial buildings; and Maximum commercial FAR.
Incorporate community food garden(s) of 4,000 square feet each	2, 3, 5	For MDD2 and MDD5: Height: 1 story for buildings representing half of total gross floor area. For MDD3: 75 percent maximum impervious surface area (up from 70 percent) when three

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Table 21.13.220A							
Fe	Features and Incentives						
Feature	Applicable Performance Areas	Maximum Incentive					
		food gardens are provided.					
20 percent of homes affordable at 80 percent of area median income	3	0.45 FAR increase, to 1.35, inclusive of all units and bonuses.					
Reduce impervious surface area to 60 percent	3	Height: 1 story for all buildings.					
Arts (or in lieu contribution)	1, 2, 4, 5	FAR: 0.2 each for residential (where allowed) and non-residential.					
Structured parking	1, 2, 4, 5	Height: 1 story, except no height bonus in MDD4. FAR: 0.25 each for residential (where allowed) and non-residential.					

Notes:

- 1. The 20% affordable housing requirement may be combined with the required 10% affordable housing requirement of RZC 21.20. Alternative compliance methods, such as deeper affordability, may be utilized as provided by RZC 21.20.050.
- 2. If providing the LEED Platinum Certification
 Priority Feature, only one Priority Feature is
 required to meet applicability requirements for a
 project to be eligible to receive Additional
 Feature incentives.

A project may be deemed eligible to receive

incentives associated with provision of Additional

Features if the Priority Features are all

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determined by the Technical Committee to be
inapplicable within the project limit.

Determination shall be based on location,
feasibility, and/or functionality.

- D. Features Explained
 - 1. Master plan. Complete a master plan as described in RZC 21.13.050, MDD Master Planning.
 - 2. Multifamily component exceeds 50 percent of total gross floor area. Submit and receive approval for a land use entitlement where 50 percent of the total project gross floor area is allocated to multifamily uses.
 - 3. Park or Plaza. Dedicate and improve at least one acre of land for a park with neighborhood park amenities, or an urban plaza, accessible to the public from the public way. The preferred location for one park or plaza is the northeast corner of 174th Ave NE and NE 68th St. The preferred location for the other park or plaza is the northeast st. The City may approve modifying the

location provided the modified location equally or better achieves the following goals:

providing two parks/plazas in the Marymoor

Subarea, and distributing the parks/plazas so as to be conveniently and safely accessible to those in the Marymoor Subarea.

- 4. Increase ecological score to 35 by incorporating items 7 and 14, or item 13: incorporate vegetated walls and landscaped roofs, or incorporate green roofs according to the standards described in RZC 21.32.060, Ecological Score Requirements.
- 5. 2. Incorporate community food garden(s) of 4,000 square feet each: provide land and planting-ready beds with appropriate soil and solar access for community food garden(s) open, at minimum, to residents, employees or other tenants of the development.
- 6. 3. 20 Twenty percent of homes affordable at 80 percent of area median income: start with the number of required affordable homes (10

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percent) and double that number. For example:

10 required affordable homes x 2 = 20

affordable homes. In this example, 20 of the

homes would be provided at 80 percent of the

area median income.

- 7. Reduce impervious surface area to 60 percent:

 design the site to reduce total impervious

 surface area to 60 percent.
- 8. 4. Arts (or in lieu contribution): commit one percent of total construction costs to art viewable by the public from the public way. Total construction cost is the sum of all construction costs shown on all building permits associated with the development. In lieu of providing public art, a development using this bonus may contribute one percent of total construction costs to the Arts Activity Fund or other City fund having a similar purpose.
- 9. 5. Structured parking: provide at least half of all on-site parking in a parking structure rather than a surface lot.

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- 6. Decarbonization includes the following in order to receive the incentive:
 - a. Provide only high efficiency heat pump for space heating;
 - b. Provide only hot water heat pumps;
 - c. Avoid natural gas for cooking. Deviations may be proposed that provide electrical outlets, supporting future conversion to electrical appliances;
 - d. Install utilities for EV and solar
 readiness;
 - e. Confirm 3-5-year Green Power, purchase
 contract from PSE to offset all
 operational energy use based on energy
 modeling; and
 - f. Install a Building Automation System (BAS)

 for increased occupant control and for

 automatic switch-off when systems are not

 in use.

- City every five years by the property

 owner, confirming that the carbon

 emissions of the site remain the same or

 have reduced. A binding agreement will be

 used to provide such confirmation. This

 agreement must run with the building and

 stay in place in perpetuity.
- 7. LEED Certification/Green Building (or equivalent certification system that meets or exceeds the minimum energy, water, and natural systems outcomes) and Tree Canopy Strategic Plan:
 - a. LEED Platinum or an equivalent Green

 Building Rating and Certification System

 along with the offset of operational

 energy through direct contract with PSE or

 through support of the Tree Canopy

 Strategic Plan.
 - b. Support of the Tree Canopy Strategic Plan
 shall be provided as plantings located in
 the City's greenbelt, where capacity is
 available.

C. Plantings shall be confirmed with PublicWorks and Parks during project proposal.

Section 20. Amendments to Redmond Zoning Code (RZC)

Chapter 21.14 Commercial Regulations. The provisions of RZC

Chapter 21.14 Commercial Regulations, Sections 21.14.010

Neighborhood Commercial 1 (NC-1), 21.14.015 Neighborhood

Commercial 2 (NC-2), 21.14.020 General Commercial, 21.14.030

Business Park, 21.14.040 Manufacturing Park, 21.14.050 Industry,

21.14.070 Bear Creek Design District, and 21.14.080 Northwest

Design District are hereby amended to read as follows:

RZC 21.14.010 Neighborhood Commercial 1 (NC-1).

A. Purpose. The purpose of the Neighborhood Commercial 1

(NC-1) zone is to provide for attractively designed small-scale shopping areas that offer convenience goods and professional and personal services for the daily needs of nearby neighborhoods and that serve as neighborhood gathering places. The intent is to ensure compatibility with the vicinity neighborhood character and to reduce trip length and frequency by allowing only those uses that primarily serve the neighborhood and that do not have a tendency to draw traffic from outside the neighborhood. Location on transit routes

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and near pedestrian facilities and bike paths is intended to encourage transit use, walking, and biking and to promote convenient access within the shopping area and to and from the neighborhood. Neighborhood Commercial developments should be compatible in height, size, bulk, and design with adjacent residential uses. Mixed-use development is encouraged.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Neighbo	rhood Co	ommercial 1 ·	- Regulati	ons Table				
Struc		Transport ation	Environ ment	Communit Y	Process	Money	Incentiv es	Other Other
Floor Area Ratio	Fence s	Parking Standards	Landsca ping	Historic al & Archeolo gical Resource s	Review Procedu res	Developm ent Fees	Transfer Developm ent Rights Program	Special Regulati ons
<u>Height</u>	Signs	Transport ation Standards	Trees	Design Standard <u>s</u>	Permits	<u>Doing</u> Business	Green Building Incentiv e Program	Public View Corridor s & Gateways

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<u>Densit</u> Y	Outdo or Stora ge, Displ ay & Enclo sures	Environ mental Regulat ions	Affordab le Housing	Develop ment Service S	General Incentiv e Informat ion	Transiti on Overlay Areas
Imperv ious Surfac e	Light ing	<u>Open</u> <u>Space</u>	Neighbor hood			Wireless Communic ation Faciliti es
Setbac ks	Hazar dous Liqui d Pipel ines					

E. General Allowed Uses and Cross-References.

The following tables provide references for each of the

allowed use classes for the zone. References are

provided for assistance in associating the current use

classes with the use classes and associated

definitions that were in effect prior to December 31,

2021. Additional references assist in generally

aligning use classes with the Redmond Building Code,

Institute of Transportation Engineers (ITE) Trip

Generation Manual, and the City's Business Licensing

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system. Additional information specific to the
intended use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in NC-1 Zone (Residential)								
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted								
Residential	Residential	Former Use	Use	Building	ITE Trip			
Use Category	Use Class	Classification	Permissions	Code	Generation			
		(prior to Dec.		Occupancy	Manual Land			
		31, 2021)		Class	Use Code			
Low Density	Residential	Residential	L	R	200-299			
Residential	Mixed-use	Mixed-use	L	R	200-299			
Medium Density	residential	residential	_	_				
Residential	Adult Family	Adult Family	Р	I	200-299			
	Home	Home	_	-				

Table ##.##.# General Allowed Uses and Cross-References in NC-1 Zone (Nonresidential)								
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted								
Nonresidential Use Class	Former Use Classification (prior to Dec. 31, 2021)	<u>Use</u> <u>Permissions</u>	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code				
Retail Sales	Consumer goods sales or service, other than heavy or durable	<u>P</u>	<u>M</u>	800-899				
	Grocery, food, beverage, and dairy	<u>P</u>	<u>M</u>	800-899				
Business and Service	Professional services	P	<u>B</u>	700-799, 900-999, 600-699 for Veterinary				
Food and Beverage	Full-service restaurant	<u>P</u>	<u>A</u>	900-999				
	Cafeteria or limited- service restaurant	<u>P</u>	<u>A</u>	900-999				
Business and Service	Personal services	<u>P</u>	<u>B</u>	700-799 , 900-999				

Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	$\underline{ t L}$		
Communications and	Communications and	L		
Information	Information			
1. Limited to		L		
<u>libraries.</u>				
Local utilities	Local utilities	P		
Regional utilities	Regional utilities	C		
Wireless Communication	Wireless Communication	<u>P</u>		
Facilities	Facilities			
Arts, Entertainment,	Museums and other	<u>P</u>	<u>A</u>	400-499,
Recreation, and Assembly	special purpose			<u>500-599</u>
	<u>recreational</u>			
	institutions			
Arts, Entertainment,	Amusement, sports, or	<u>P</u>	<u>A</u>	<u>400-499,</u>
Recreation, and Assembly	recreation establishment			<u>500-599</u>
Natural and other	Natural and other	<u>P</u>		400-499
recreational parks	recreational parks			
Government and	Government functions	L	В	700-799
Administration				
1. Maintenance shops		<u>N</u>		
Water-enjoyment use	Water-enjoyment use	L		400-499

F. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Neighborhood Commercial (NC-1) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

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		malala 01	14 0100
	711 ~		.14.010C
Q			Development Standards
Section	Use	Parking ratio:	Special Regulations
		unit of measure	
		(required,	
		allowed)	
Resident	ial ¹		
1	Residential	Unit (1.0,	Prohibited in NC-1 zones bordering 188th
2	Mixed-use	2.25) plus 1	Avenue NE in Southeast Redmond.
	residential	guest space per	
		4 units for	
		projects of 6	
		units or more	
	Adult Family	Dwelling unit	
	Home	(2,0)	
General	Sales or Service	<u> </u>	
3	Consumer goods	1,000 sq ft	
	sales or	gfa (2.0, 3.0)	
	service, other	9±4 (2.0, 3.0)	
	than heavy or		
	-		
	durable Retail Sales		
1			
4	Grocery, food,		
	beverage, and		
	dairy		
5	Professional		
	services		
	Business and		
	<u>Service</u>		
6	Full-service		
	restaurant Food		
	and Beverage		
7	Cafeteria or		
	limited-service		
	restaurant		
8	Personal		
	services		
Transpor	tation, Communica	tion, Information	, and Utilities
9	Rapid charging		Permitted only when three sides of site
	station		abut nonresidential zone, RZC 21.04.030
			Comprehensive Allowed Uses Chart.
10	Battery		Permitted only when three sides of site
	exchange		abut nonresidential zone.
	station		
11	Communications	Adequate to	Only libraries are permitted.
	and Information	accommodate	only libraries are permitteed.
12	Local utilities	peak use	
13	Regional	poun acc	Conditional use permit required. See RZC
1 10	utilities		21.76.070.K, Conditional Use Permit.
14	Wireless		See RZC 21.56, Wireless Communication
1 ± ±	Communication		Facilities, for specific development
	Facilities		
Arto En		Pogroation	requirements.
	tertainment, and		
15	Museums and	1,000 sq ft gfa	
	other special	(2.0, 3.0)	
	purpose		
	recreational		
	institutions		
	Arts,		

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		Table 21	.14.010C
	Allow		Development Standards
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
	Entertainment, Recreation, and Assembly		
16	Amusement, sports, or recreation establishment		
17	Natural and other recreational parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	
			are, and other Institutions
18	Government <u>functions</u> <u>and</u> Administration	Employee during maximum shift (1.0,1.0)	A. Limited to 1,000 square feet gross floor area per establishment. B. Excludes maintenance shops.
Other		•	-
19	Water-enjoyment use	Adequate to accommodate peak use	Only allowed in the Bear Creek shoreline jurisdiction downstream of Avondale Road on Union Hill Road, Redmond Way, or SR 520; and in the Sammamish River shoreline jurisdiction at NE 85th Street or NE 90th Street.
20	Kiosk		A. Within the shoreline jurisdictions of
21	Vending cart		Bear Creek and the Sammamish River, limited to uses associated with water enjoyment. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. D. Structures shall be secured to prevent tipping and endangering public safety. E. Maximum size is six feet wide by ten feet long. F. Administrative design review required for structures.
22	Drive-up stand	1,000 sq ft gfa(2.0, 3.0)	A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long.

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	Table 21.14.010C						
	Allowed Uses and Basic Development Standards						
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations				
			E. Administrative design review required for structures. F. Must submit circulation plan addressing queuing.				

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

RZC 21.14.015 Neighborhood Commercial 2 (NC-2).

A. Purpose. The purpose of the Neighborhood Commercial 2

(NC-2) zone is to provide for attractively designed medium-scale shopping areas that offer convenience goods, professional and business services, and personal services for the daily needs of nearby neighborhoods and that serve as neighborhood gathering places. The intent is to promote compatibility with the vicinity neighborhood character. Location on transit routes and near pedestrian facilities and bike paths is intended to encourage transit use, walking,

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and biking and to promote convenient access within the shopping area and to and from the neighborhood.

Neighborhood Commercial developments should be compatible in height, size, bulk, and design with adjacent residential uses. Mixed-use development is encouraged.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Neighbo	rhood Co	ommercial 2	- Regulati	ons Table				
Lan	d &	Transport	Environ	Communit	Process	Money	Incentiv	Other
Struc	ture	<u>ation</u>	ment	<u>y</u>			es	
4					=*		8	
Floor Area Ratio	Fence s	Parking Standards	Landsca ping	Historic al & Archeolo gical Resource	Review Procedu res	Developm ent Fees	Transfer Developm ent Rights Program	Special Regulati ons
Height	Signs	Transport ation Standards	Trees	Design Standard S	<u>Permits</u>	Doing Business	Green Building Incentiv e Program	Public View Corridor s & Gateways
Densit <u>Y</u>	Outdo or Stora		Environ mental	Affordab le Housing	Develop ment		General Incentiv e	Transiti on

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	ge, Displ ay & Enclo sures	Regulat ions		Service <u>s</u>	<u>ion</u>	Overlay Areas
Imperv ious Surfac e	Light ing	Open Space	Neighbor hood			Wireless Communic ation Faciliti es
Setbac ks	Hazar dous Liqui d Pipel ines					

E. General Allowed Uses and Cross-References.

The following tables provide references for each of the

allowed use classes for the zone. References are

provided for assistance in associating the current use

classes with the use classes and associated

definitions that were in effect prior to December 31,

2021. Additional references assist in generally

aligning use classes with the Redmond Building Code,

Institute of Transportation Engineers (ITE) Trip

Generation Manual, and the City's Business Licensing

system. Additional information specific to the

intended use may be necessary.

Uses that are not listed below nor within the associated definition of the individual use category

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or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in NC-2 Zone (Residential) Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted						
Residential Use Category	Residential Use Class	Former Use Classification (prior to Dec. 31, 2021)	<u>Use</u> <u>Permissions</u>	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code	
Low Density Residential	Residential structure	Residential structure	<u>P</u>	<u>R</u>	200-299	
Medium Density Residential	Mixed-use residential structure	Mixed-use residential structure	<u>P</u>	<u>R</u>	200-299	
	Adult Family Home	Adult Family Home	<u>P</u>	Ī	200-299	

Table ##.##.# General Allowed Uses and Cross-References in NC-2 Zone (Nonresidential) Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted Nonresidential Use Class Former Use Use Building ITE Trip Classification (prior to Permissions Code Generation Dec. 31, 2021) Occupancy Manual Land Class Use Code Automobile sales, 800-899 Retail Sales L Μ service, or rental Р М 800-899 establishment; Consumer Р Μ 800-899 goods sales or service, Р 800-899 М other than heavy or durable; Grocery, food, beverage, and dairy; Health and personal care 1. Automobile sales, L services, or rental establishments shall be limited to gasoline service only. 700-7<u>9</u>9, Business and Service В L Finance and insurance; 900-999, Real estate services; 600-699 for Professional services Veterinary 1. Self-storage Ν facilities

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Food and Beverage	Full-service restaurant;	P	А	900-999
1000 and Beverage	Cafeteria or limited-	<u> </u>	==	300 333
	service restaurant			
Artisanal Manufacturing,	<u>Berviee reseaurane</u>	L	М, Г, Н	100-199,
Retail Sales, and		=	11/ 1/ 11	800-899,
Service				900-999
Rapid charging station	Rapid charging station	L		300 333
Battery exchange station	Battery exchange station	L L		
Communications and	Communications and	_		
Information	Information	<u>L</u>		
	IIIOIMation	-		
1. Limited to libraries		<u>L</u>		
only		-		
Local utilities	Local utilities	<u>P</u>		
Regional utilities	Regional utilities	С		
Wireless Communication	Wireless Communication	<u>P</u>		
<u>Facilities</u>	<u>Facilities</u>			
Arts, Entertainment,	Museums and other	<u>P</u>	<u>A</u>	<u>400-499,</u>
Recreation, and Assembly	special purpose			<u>500-599</u>
	<u>recreational</u>			
	<u>institutions</u>			
	Amusement, sports, or	<u>P</u>	A	400-499,
	recreation establishment			500-599
Natural and other	Natural and other	<u>P</u>		400-499
recreational parks	recreational parks	_		
Government and	Public administration;	L	В	700-799
Administration	Other government	_		
	functions			
1. Maintenance shops		N		
Institutional Health and	Ambulatory and	<u>P</u>	I	600-699;
Human Services	outpatient services;	_	_	700-799
	Social assistance,			
	welfare, and charitable			
	services			
Day care center	Day care center	P	E	500-599
Water-enjoyment use	Water-enjoyment use	L	_	

E F. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Neighborhood Commercial (NC-2) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column.

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Permitted uses may require land use permit approval.

See RZC 21.76.020, Overview of the Development

Process, for more information. Uses not listed are not permitted.

		Table 21	L.14.015C
	Allow	red Uses and Basic	c Development Standards
Section	Use	Parking ratio:	Special Regulations
		unit of	
		measure	
		(required,	
		allowed)	
Resident	ial ¹		
1	Residential	Unit (1.0,	
	structure	2.25) plus 1	
	Mixed-use	guest space	
	residential	per 4 units	
	structure	for projects	
	Structure	of 6 units or	
		more	
	Adult Family	Dwelling unit	
	Home	(2.0)	
General	Sales or Service	(2.0)	
2	Automobile	1,000 sq ft	A. Gasoline service only - no other uses
2		gfa (4.0, 5.0)	=
	sales, service,	gia (4.0, 5.0)	permitted.
	or rental		B. Gasoline service permitted only when
			three sides of site abut nonresidential
	Retail Sales		zone.
3	Consumer goods		
	sales or		
	service, other		
	than heavy or		
	durable		
4	Grocery, food,		A grocery, food, beverage, or dairy
	beverage, and		establishment that attains a minimum of
	dairy		LEED Silver Certification or comparable
	_		Built Green or other certification as
			determined by the Technical Committee may
			exceed the 5,000 square feet gross floor
			area with a gross floor area no greater
			than 25,000 square feet.
5	Health and		
	personal care		
6	Finance and		
	insurance		
	Business and		
7	Service Deal service		Cale atamana familitian manhibita
/	Real estate		Self-storage facilities prohibited.
	services		
8	Professional		
	services		

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		Tahlo 21	1.14.015C
	Allow		Development Standards
Section	Use	Parking ratio:	Special Regulations
Deceion	036	unit of	Special Regulations
		measure	
		(required,	
		allowed)	
9	Full-service	1,000 sq ft	
	restaurant Food	gfa (9.0, 9.0)	
	and Beverage	gia (5.0, 5.0)	
10	Cafeteria or	1,000 sq ft	
10	limited-service	gfa (10.0,	
	restaurant	10.0)	
11	Personal	1,000 sq ft	
11	services	gfa (4.0, 5.0)	
Manufact	uring and Wholesa		
#	Artisanal	1,000 sq ft	
<u> </u>	Manufacturing,	gfa (4.0, 5.0)	
	Retail Sales,	<u>3-0 (100) 100)</u>	
	and Service		
Transpor	tation, Communica	tion, Information	, and Utilities
12	Rapid charging	Adequate to	Permitted only when three sides of site
	station	accommodate	abut nonresidential zone, RZC 21.04.030
		peak use	Comprehensive Allowed Uses Chart.
13	Battery		Permitted only when three sides of site
	exchange		abut nonresidential zone.
	station		
14	Communications		Only libraries are permitted.
	and Information		
15	Local utilities		
16	Regional		Conditional use permit required. See RZC
	utilities		21.76.070.K, Conditional Use Permit.
17	Wireless		See RZC <u>21.56</u> , Wireless Communication
	Communication		Facilities, for specific development
	Facilities		requirements.
	tertainment, and		
18	Museums and	1,000 sq	
	other special	ft gfa (10.0,	
	purpose	10.0)	
	recreational		
	institutions		
	Arts,		
	Entertainment,		
	Recreation, and		
1.0	Assembly		
19	Amusement,		
	sports, or recreation		
	establishment		
20	Natural and	1,000 sq ft	
20	other	gfa (0,	
	recreational	adequate to	
	parks	accommodate	
	barvo	peak use)	
Educatio	n, Public Adminis	1 ,	lare, and Other Institutions
21	Public	1,000 sq ft	,
	administration	gfa (4.0, 5.0)	
	Government and	, (<u> ,</u>)	
	Administration		

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	Table 21.14.015C							
	Allowed Uses and Basic Development Standards							
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations					
22	Other	Employee	Excludes maintenance shops.					
	government functions	during maximum shift (1.0,1.0)						
23	Ambulatory and outpatient services	1,000 sq ft gfa (4.0, 5.0)						
	Institutional Health and Human Services							
24	Social assistance, welfare, and charitable	Adequate to accommodate peak use	Excludes day care centers.					
25	Day care center		A. Play equipment shall be located no less than 10 feet from any property line. B. Shall not be located closer than 300 feet from existing day care operation in residential zone.					
Other 26	Water-enjoyment	Adequate to	Only allowed in the Bear Creek shoreline					
20	use	accommodate peak use	jurisdiction downstream of Avondale Road on Union Hill Road, Redmond Way, or SR 520; and, in the Sammamish River shoreline jurisdiction at NE 85th Street or NE 90th Street.					
27	Kiosk		A. Within the shoreline jurisdictions of					
28	Vending cart		Bear Creek and the Sammamish River, limited to uses associated with water enjoyment. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. D. Structures shall be secured to prevent tipping and endangering public safety. E. Maximum size is six feet wide by ten feet long. F. Administrative design review required for structures.					
29	Drive-up stand	1,000 sq ft gross floor area (4.0, 5.0)	A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.					

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	Table 21.14.015C							
	Allowed Uses and Basic Development Standards							
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations					
			C. Structures shall be secured to prevent tipping and endangering public safety.					
			D. Maximum size is six feet wide by ten feet long.					
			E. Administrative design review required for structures.					
			F. Must submit circulation plan addressing queuing. +					

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

RZC 21.14.020 General Commercial.

A. Purpose. The purpose of the General Commercial (GC) zone is to provide for retail and service businesses that serve community needs and that are better suited for locations outside of the Downtown, Overlake, or Neighborhood Commercial zones. These uses are more land intensive, serve travelers, or offer warehouse sales and sales of larger goods that make location in

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the Downtown, Overlake, or Neighborhood Commercial zones undesirable. Examples of such uses include, but are not limited to, large-box retail, vehicles sales and service, mini-warehouses, rental services, wholesale uses, and other similar uses. Mixed-use development is also allowed.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

General	Commerc	cial - Regul	ations Tab	<u>le</u>				
Land Struc		Transport ation	Environ ment	Communit Y	Process	Money	Incentiv <u>es</u>	Other
4							*	
Floor Area Ratio	Fence s	Parking Standards	Landsca ping	Historic al & Archeolo gical Resource s	Review Procedu res	Developm ent Fees	Transfer Developm ent Rights Program	Special Regulati ons
<u>Height</u>	Signs	Transport ation Standards	Trees	Design Standard S	Permits	Doing Business	Green Building Incentiv e Program	Public View Corridor s & Gateways

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<u>Densit</u> Y	Outdo or Stora ge, Displ ay & Enclo sures	Environ mental Regulat ions	Affordab le Housing	Develop ment Service S	General Incentiv e Informat ion	Transiti on Overlay Areas
Imperv ious Surfac e	Light ing	<u>Open</u> <u>Space</u>	Neighbor hood			Wireless Communic ation Faciliti es
Setbac ks	Hazar dous Liqui d Pipel ines					

D. General Allowed Uses and Cross-References.

The following tables provide references for each of the

allowed use classes for the zone. References are

provided for assistance in associating the current use

classes with the use classes and associated

definitions that were in effect prior to December 31,

2021. Additional references assist in generally

aligning use classes with the Redmond Building Code,

Institute of Transportation Engineers (ITE) Trip

Generation Manual, and the City's Business Licensing

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system. Additional information specific to the
intended use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in GC Zone (Residential)								
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted								
Residential	Residential	Former Use	Use	Building	ITE Trip			
Use Category	Use Class	Classification	Permissions	Code	Generation			
		(prior to Dec.		Occupancy	Manual Land			
		31, 2021)		Class	Use Code			
High Density	Multifamily	Multifamily	P	R	200-299			
Residential	structure	structure						
	Mixed-use P R 200-299							
	residential residential							
	structure	structure						

Table ##.##.# General Allowed Uses and Cross-References in GC Zone (Nonresidential)							
Use Permissions: P	Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted						
Nonresidential Use Class Former Use Classification (prior to Dec. 31, 2021) Solution Permissions Building Code Generation Occupancy Class Use Occupancy Occupancy Use Occupancy Occupancy Use Occupancy Occup							
Retail Sales	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; Convenience store; Health and personal care	Ē	M	<u>800-899</u>			

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1. Drive-through		D		<u> </u>
facilities		<u>P</u>		
Business and Service	Finance and insurance; Real estate services; Professional services; Administrative services; Personal services	<u>P</u>	<u>B</u>	700-799, 900-999, 600-699 for Veterinary
1. Drive-through	reisonal services	<u>P</u>		
facilities		<u> </u>		
Marijuana retail sales	Marijuana retail sales	P	R	882
Food and Beverage	Full-service restaurant; Cafeteria or limited service restaurant; Bar or drinking place	<u>P</u>	A	900-999
1. Drive-through facilities		<u>P</u>		
Pet and animal sales or service (except veterinary)	Pet and animal sales or service (except veterinary); Animal kennel/shelter	Ī	<u>B</u>	800-899
Hotel, Motel, and Other Accommodation Services	Hotel or motel	<u>P</u>	<u>R-2</u>	300-399
Artisanal Manufacturing, Retail Sales, and Service		Ī	М, Г, Н	100-199, 800-899, 900-999
Road, ground passenger, and transit transportation	Road, ground passenger, and transit transportation	<u>P</u>		
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and information	Communications and information	<u>P</u>		
Wireless Communication Facilities	Wireless Communication Facilities	<u>P</u>		
Local utilities	Local utilities	Р		
Regional utilities	Regional utilities	С		
Incidental hazardous waste treatment and storage	Incidental hazardous waste treatment and storage	L		
Arts, Entertainment, Recreation, and Assembly	Performing arts or supporting establishment; Museums and other special purpose recreational institutions; Zoos, botanical gardens, arboreta, etc.; Amusement, sports, or recreation establishment	<u>P</u>	<u>A</u>	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	<u>P</u>		400-499
Government and Administration	Public administration; Other government functions; Public safety	<u>P</u>	<u>B</u>	700-799
Institutional Health and Human Services	Ambulatory and outpatient care services	<u>P</u>	Ī	600-699
Day care center	Day care center	L	E	500-599
		_	· – –	

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Religious and Funerary	Religious institutions; Funeral homes and services; Cremation services and cemeteries	Ţ.	A, B, H, I, R, S	500-599
Water enjoyment use	Water enjoyment use			

DE. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the General Commercial (GC) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

	Table 21.14.020C Allowed Uses and Basic Development Standards								
Section	Use	Maximu 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 (min. required, max. allowed)	Special Regulations				
Resident	ial ¹								
1	Multifamily structure	3; 4	0.80; 0.90	Studio (1.2, 1.2)					
2	Mixed-use residential structure			1 bedroom (1.5, 1.5)					

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Т	Table 21.14.020C						
А	Allowed Uses and Basic Development Standards						
Section	Use	Maximu 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 (min. required, max. allowed) 2 bedrooms (1.8, 1.8) 3+ bedrooms (2.0, 2.0)	Special Regulations		
General	sales or service	S					
3	Automobile sales, service, or rental establishment Retail Sales	2;	0.35;	600 sq ft enclosed sales gfa (1.0, 1.0); and 2,500 sq ft open sales/rental display area (1.0, 1.0); and service bay (3.0, 3.0); and employee on maximum shift (1.0, 1.0)	A. Shall not abut residential zone. B. Sales uses must operate as stand-alone businesses; rental uses may operate in mixed-use developments. C. Rental uses operating in mixed-use developments are limited to eight rental vehicles at any given time in existing parking spaces; additional vehicles may be stored onsite in a building or elsewhere given submittal and approval by the Technical Committee of a vehicle storage plan. D. Vehicle display area shall be outside of required parking and landscape areas. E. Vehicles shall be stored on paved surfaces. F. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, may be displayed on the outside of or in the windows of vehicles. G. Outdoor loudspeaker systems are prohibited. H. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.		

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Table 21.14.020C							
Allowed Uses and Basic Development Standards							
Section	Use	Maximu 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 (min. required, max. allowed)	Special Regulations		
					I. Vehicle repair shall be conducted indoors.		
4	Heavy consumer goods sales or service	2; 3	0.35; 0.70	1,000 sq ft gfa (4.0, 5.0)			
J	Durable consumer goods sales or service						
6	Consumer goods sales or service, other than heavy or durable						
7	Grocery, food and beverage						
8	Convenience store						
9 10	Health and personal care Finance and insurance Business and Service				A. Drive-through facilities 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. C-B. Type II landscaping shall screen drive-through lanes.		
11	Real estate services Professional						
13	services Administrative services						
14	Marijuana retail sales				See RZC 21.41 Marijuana- related uses for additional requirements.		
15	Full-service restaurant Food and Beverage	2; 3	0.35; 0.70	1,000 sq ft gfa (9.0, 9.0)	A. Drive-through facilities permitted.		

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Table 21.14.020C

Allowed Uses and Basic Development Standards

Section	Use	Maximu	ıms	Parking	Special Regulations
		Height	FAR	ratio:	
		(stories)	w/o	unit of	
		w/o TDR	TDR	measure	
		or GBP;	or	(min.	
		w/TDR or	GBP;	required,	
		GBP	w/TDR	max.	
			or	allowed)	
			GBP		
16	Cafeteria or			1,000 sq ft	B. Adequate vehicle
	limited			gfa (10.0,	queuing space shall be
	service			10.0)	provided outside the
	restaurant				public right-of-way, on-
17	Bar or				site vehicular circulation
	drinking place				aisles, and the area
					between the building and
					the street.
					$\frac{C-B}{B}$. Type II landscaping
					shall screen drive-through
				1 000	lanes.
18	Personal services			1,000 sq ft gfa (4.0,	
19	Pet and animal			5.0)	Boarding and training
	sales or				facilities must be located
	service				inside of a structure.
	(except				
	veterinary)				
20	Animal .				A. Boarding facilities
	kennel/shelter				must be located inside of
					a structure.
					B. Outdoor runs or yards
					are allowed for the
					purpose of exercising
					animals. Runs/yards must
					be enclosed by eight-foot-
					high walls of sound-
					attenuating fencing or
					material such as masonry or concrete.
					C. The planned maximum number of animals to be
					sheltered shall be
					indicated on the
					application. The maximum
					may be reduced if the
					applicant cannot
					demonstrate that the
					development has adequate
					lot size and facility
					design to accommodate the
					planned number of animals
					in a way that ensures
					neighboring residential
					properties will not be

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Т	able 21.14.020C				
A	llowed Uses and D	Basic Develo	opment S	Standards	
Section	Use	Maximu 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 (min. required, max. allowed)	Special Regulations
21	Hotel er motel, Motel, and Other Accommodation Services ^{1,2}			Rental room (1.0, 1.0)	impacted with noise or odor problems.
	uring and Wholes	ale Trade	ı		
#	Artisanal Manufacturing, Retail Sales, and Service	2; 3	0.35; 0.70	1,000 sq ft gfa (4.0, 5.0)	
Transpor	tation, Communic	ation, Info	rmation		
22	Road, ground passenger, and transit transportation	2; 3	0.35; 0.70	1,000 sq ft gfa (4.0, 5.0)	
23	Rapid charging station			Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.
24	Battery exchange station				Shall not be located on a parcel that abuts a residential zone.
25	Communications and information			1,000 sq ft gfa (4.0, 5.0)	See requirements for incidental hazardous waste treatment and storage in this table.
26	Wireless Communication Facilities	2; 3	0.35; 0.70		See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
27	Local utilities			Adequate to accommodate	
28	Regional utilities			peak use	Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit.
29	Incidental hazardous waste treatment and storage				A. Allowed only as an accessory use to communications and information; all site

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Table 21.14.020C

Allowed Uses and Basic Development Standards

Α.	llowed Uses and	Basic Develo	opment S	Standards	
Section	Use	Maximu	ıms	Parking	Special Regulations
		Height	FAR	ratio:	
		(stories)	w/o	unit of	
		w/o TDR	TDR	measure (min.	
		or GBP;	or	required,	
		w/TDR or GBP	GBP; w/TDR	max.	
		GDF	or	allowed)	
			GBP		
					requirements for that use
					apply.
					B. Storage limited to
					amount necessary for
					proper function of
					business, not to exceed quantities permitted by
					Redmond Fire Department;
					excess stockpiling
					prohibited.
					C. Outdoor storage
					requires Technical
					Committee approval and shall be confined to
					outbuildings, sheds, and
					other structures where
					leakage confinement or
					spill treatment can be
					reasonably handled and
					where exposure to the
					elements does not increase the possibility of a spill
					incident.
					D. Measures shall be taken
					in the construction of
					structures, design of
					storage areas, and design
					of delivery areas to
					prevent release of materials, including those
					resulting from a "worst
					case" accident and
					including consideration of
					large storms where areas
					are not covered.
					E. Hazardous materials
					shall not cause fumes, unpleasant odors, or harm
					to others in the course of
					normal handling. This
					shall not preclude the
					handling of materials with
					the use of approved
					filters, hoods, scrubbers,

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	1.1 01 14 0000							
T	able 21.14.020C							
Allowed Uses and Basic Development Standards								
Section	Use	Maximu	ms	Parking	Special Regulations			
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP	ratio: unit of measure (min. required, max. allowed)				
					or other methods of			
Arts, En	tertainment, and	Recreation			removing odors or harm.			
30	Performing arts or supporting establishment Arts, Entertainment, Recreation, and Assembly	2;	0.35;	Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (4.0, 5.0)				
31	Museums and other special purpose recreational institutions			1,000 sq ft gfa (4.0, 5.0)				
32	Zoos, botanical gardens, arboreta, etc.			Adequate to accommodate peak use				
33	Amusement, sports, or recreation establishment			1,000 sq ft gfa (4.0, 5.0)				
34	Natural and other recreational parks			1,000 sq ft gfa (0, adaequate adequate to accommodate peak use)				
	n, Public Admini				Institutions			
35 36 37 38	Public administration Government and Administration Other government functions Public safety Ambulatory and	2; 3	0.35; 0.70	1,000 sq ft gfa (4.0, 5.0)				
	Public safety							

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Table 21.14.020C

	1	,		T	1
Section	Use	Maximu Height	ms FAR	Parking ratio:	Special Regulations
		(stories)	w/o	unit of	
		w/o TDR	TDR	measure	
		or GBP;	or	(min.	
		w/TDR or	GBP;	required, max.	
		GBP	w/TDR	allowed)	
			or GBP	arrowed)	
	care services		GDE	-	
	Institutional				
	Health and Human Service				
39	Day care	1		Employee on	A. Play equipment shall be
	center			maximum	located no less than 10
				shift (1.0, 1.0)	feet from any property line.
					B. Shall not be located closer than 300 feet from
					existing day care
					operation in residential zone.
40	Religious			Assembly	A. A seat is one fixed
	institutions			uses: 1,000	seat or 18 inches on a pew
	and Funerary			sq ft gfa	or bench or seven square
				(10.0, 10.0), or	feet in the general assembly area, including
				number of	aisle space, but excluding
				fixed seats	stage, podium, lobby, and
				(0.2, 0.2)	space for musical
				Other uses:	instruments.
				1,000 sq ft	B. Storage locations of
				gfa (4.0,	buses/vans over 10,000 gvw
				5.0)	shall be shown on a plan and screened from
					neighboring properties or
					1
					GA. Decorative fencing or decorative walls and
					landscaping on side or
					back lots are required
					when necessary to prevent
					visual impacts on
					neighboring properties and
					public shoreline areas.
					D. Off-site parking in residential zones is
					allowed only with a shared parking agreement with an
					existing institutional
					use, such as a school.
					E. A traffic mitigation
					plan is required. The plan

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Т	able 21.14.020C				
A.	llowed Uses and I	Basic Develo	opment S	tandards	
ction	Use	Maximu	ms	Parking	Special Re
		Height	FAR	ratio:	

	ilowed oses and .	2010 20101	opmono .	o carraar as	
Section	Use	Maximu	ıms	Parking	Special Regulations
		Height	FAR	ratio:	
		(stories)	w/o	unit of	
		w/o TDR	TDR	measure	
		or GBP;	or	(min.	
		w/TDR or	GBP;	required,	
		GBP	w/TDR	max.	
			or	allowed)	
			GBP		
					shall address traffic
					control, parking
					management (including
					mitigation of overflow
					parking into adjoining
					residential areas), and traffic movement to the
					arterial street system.
					_
					F. Steeples, bell towers,
					crosses or other s
					Symbolic religious icons mounted on the rooftop may
					exceed the maximum
					shoreline building height
					by 15 feet. (SMP)
					G. Maximum height for
					separate structures on-
					site, such as bell towers,
					crosses, statuary, or
					other symbolic religious
					icons, is 50 feet.
					B. Refer to RZC 21.08.280
					Faith-Based and Funerary
					for requirements
					concerning faith-based and
					funerary uses.
41	Funeral homes			1,000 sq ft	
	and services			gfa (4.0,	
42	Cremation			5.0)	
	services and				
Other	cemeteries				1
43	Water	35 ft.;	0.35:	1,000 sq ft	Only allowed in the Bear
	enjoyment use	35 ft.	0.70	gfa (4.0,	Creek shoreline
	J : 1 2 2			5.0)	jurisdiction downstream of
					Avondale Road on Union
					Hill Road, Redmond Way, or
					SR 520; and, in the
					Sammamish River shoreline
					jurisdiction at NE 85th
					Street or NE 90th Street.
44	Kiosk	1;			A. Limited to uses
45	Vending cart	1			associated with water
					enjoyment within the
					shoreline jurisdictions of

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Table 21.14.020C

Allowed Uses and Basic Development Standards

Section	Use	Maximu	ıms	Parking	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP	ratio: unit of measure (min. required, max. allowed)	
46	Drive-up stand			1,000 sq ft gfa (4.0, 5.0)	Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. D. Structures shall be secured to prevent tipping and endangering public safety. E. Maximum size is six feet wide by ten feet long. F. Administrative design review required for structures. A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.
					D. Structures shall be secured to prevent tipping

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	Table 21.14.020C Allowed Uses and Basic Development Standards								
Section	Use	Maximu 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 (min. required, max. allowed)	Special Regulations				
					and endangering public safety. E. Maximum size is six feet wide by ten feet long. F. Administrative design review required for structures. G. Must submit circulation plan addressing queuing.				

Notes:

- 1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.
- 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed. Emergency Housing is subject to chapter RZC 21.57.010 Permanent Supportive Housing, Transitional

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Housing, and Emergency Housing. Emergency Shelter is subject to chapter RZC 21.57.020 Emergency Shelter.

RZC 21.14.030 Business Park.

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 retail sales are allowed. Mixed-use development is also allowed. This zone is not intended for uses that primarily serve the general public.

The following table is specific to this zone and provides references for each of the major topics that

are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Busines	s Park - F	Regulations	Table					
	nd & cture	Transport ation	Environm ent	Community Minimum	Process	Money	Incenti ves ———————————————————————————————————	Other State of the Control of the Co
Buildi ng Height	Fences	Parking Standards	Landscap ing	Historica 1 & Archeolog ical Resources	Review Procedu res	Develop ment Fees	Transfe r Develop ment Rights Program	Special Regulation S
Densit Y	Signs	Transport ation Standards	Trees	<u>Design</u> <u>Standards</u>	Permits	Doing Busines S	Green Buildin g Incenti ve Program	Public View Corridors Gateways
Imperv ious Surfac e	Outdoor Storage		Environm ental Regulati ons	Affordabl e Housing	Develop ment Service S		General Incenti ve Informa tion	Transition Overlay Areas
Setbac ks	Lightin g		<u>Open</u> <u>Space</u>	Neighborh ood				Wireless Communicat ion Facilities
	Hazardo us Liquid Pipelin es							

D. General Allowed Uses and Cross-References.

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The following tables provide references for each of the

allowed use classes for the zone. References are

provided for assistance in associating the current use

classes with the use classes and associated

definitions that were in effect prior to December 31,

2021. Additional references assist in generally

aligning use classes with the Redmond Building Code,

Institute of Transportation Engineers (ITE) Trip

Generation Manual, and the City's Business Licensing

system. Additional information specific to the

intended use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in BP Zone (Residential)							
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted							
Residential	Residential	Former Use	Use	Building	ITE Trip		
Use Category	Use Class	Classification	Permissions	Code	Generation		
		(prior to Dec.		Occupancy	Manual Land		
		31, 2021)		Class	Use Code		
Medium Density	Mixed-use	Mixed-use	P	R	200-299		
Residential	residential	residential		_			
	structure	structure					

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

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

Nonresidential Use Class	Former Use Classification (prior to Dec. 31, 2021)	<u>Use</u> <u>Permissions</u>	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
Retail Sales	Automobile sales, service, or rental establishment; Heavy consumer goods sales or service; Durable consumer goods sales or service; Convenience use	<u>L, C</u>	<u>M</u>	800-899
1. Limited to Automobile sales, service, or rental establishment; Heavy consumer goods sales or service; Durable consumer goods sales or service; Convenience use 2. Automobile sales, service, or rental establishments limited to gasoline service only 3. Heavy consumer goods, sales, or service, and Durable consumer goods, sales, or service limited to rental and repair of goods only. 4. Supermarkets prohibited.		L, N		
Business and Service	Finance and insurance; Personal services; Professional services; Administrative services; Services to buildings or dwellings	되	<u>B</u>	700-799, 900-999, 600-699
1. Limited to uses that primarily serve business clients.		<u>T</u>		
Food and Beverage	Full-service restaurant; Cafeteria or limited service restaurant; Bar or drinking place	<u>T</u>	<u>A</u>	900-999
Manufacturing and wholesale trade	Manufacturing and wholesale trade	<u>L</u>		
Rail transportation	Rail transportation	<u>P</u>		

Handractaring and	Hamaraccarring and	<u> </u>		
wholesale trade	wholesale trade			
Rail transportation	Rail transportation	P		
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Road, ground passenger,	Bood ground paggonger	D		
and transit	Road, ground passenger, and transit	<u>P</u>		
				
transportation	transportation	_		
Rapid charging station	Rapid charging station	<u>L</u>		
Battery exchange station	Battery exchange station	<u>L</u>		
Courier and messenger	Courier and messenger	<u>P</u>		
services	services			
Heliport facility	Heliport facility	<u>C</u>		
Automobile parking	Automobile parking	L	S-2	
facility	facility	_		
1. Storage of		N		
impounded,		_		
abandoned, or				
damaged vehicles				
Communications and	Communications and	<u>P</u>		
information	information	<u> </u>		
Wireless Communication	Wireless Communication	D		
Facilities	Facilities	<u>P</u>		
Regional utilities	Regional utilities	<u>P</u>		
Local utilities	Local utilities	<u>P</u>		
<u>Incidental hazardous</u>	<u>Incidental hazardous</u>	<u>L</u>		
waste treatment and	waste treatment and			
storage	storage			
Natural and other	Natural and other	<u>P</u>		400-499
recreational parks	recreational parks	_		
Arts, Entertainment,	Amusement, sports, or	L	А	400-499,
Recreation, and Assembly	recreation establishment	_	_	500-599
1. Limited to		L		
athletic club or		=		
fitness center only				
Adult entertainment	Adult entertainment	<u>C</u>	А	400-499
facilities	facilities	<u> </u>	===	100 133
Educational	Grade schools; Colleges	C	r r	500-599
Educacional	and universities;	<u> </u>	<u>E</u>	300 399
	Technical, trade, and other specialty schools			
Secure community	Secure community	<u>P</u>		
transition facility	transition facility	_		
Institutional Health and	Ambulatory and	<u>L</u>	<u>I</u>	<u>600-699</u>
Human Services	outpatient care services			
1. Limited to medical		<u>L</u>		
diagnostic and				
short-term				
treatment				
facilities where				
treatment lasts				
less than 24 hours				
only.				
Day care center	Day care center	L	E	500-599
Construction-related	Construction-related	L	В	
businesses	businesses	=	=	
Water enjoyment use	Water enjoyment use	L		
waser emlolument ase	Marcer emloliment mac	11		

orall E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations

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that apply to uses in the Business Park (BP) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

	Table 21.14.030C						
	Allo			Development	Standards		
Section	Use	Maximu	ms	Parking	Special Regulations		
		Height	FAR	ratio:			
		(stories)		unit of			
		w/o TDR	w/o	measure			
		or GBP;	TDR	(min.			
		w/TDR or	or	required,			
		GBP	GBP;	max.			
			w/TDR	allowed)			
			or				
			GBP				
Resident							
1	Mixed-use	5;	0.68;	Studio			
	residential	6	1.0	(1.2, 1.2)			
	structure			1 bedroom			
				(1.5, 1.5)			
				2 bedroom			
				(1.8, 1.8)			
				3+ bedroom			
				(2.0, 2.0)			
	sales or service						
2	Automobile	4;	0.45;	1,000 sq ft	A. Conditional use permit		
	sales,	5	1.0	gfa (2.0,	required. See RZC		
	service, or			3.0)	21.76.070.K, Conditional Use		
	rental				Permit.		
	establishment				B. Only gasoline service		
	Retail Sales				permitted.		
					C. Not permitted north of NE		
					90th Street and west of		
					Willows Road.		
3	Heavy consumer				Only rental and repair of		
	goods sales or				goods permitted.		
	service						

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		Т	able 21	.14.030C	
Allowed Uses and Basi				Standards	
Section	Use	Maximu		Parking	Special Regulations
		Height (stories)	FAR	ratio: unit of	
		w/o TDR	w/o	measure	
		or GBP;	TDR	(min.	
		w/TDR or	or	required, max.	
		GBP	GBP; w/TDR	allowed)	
			or	allowed,	
			GBP		
4	Durable				
	consumer goods				
	sales or				
5	service Finance and	4;	0.45;	1,000 sq ft	Finance and insurance,
	insurance	5	1.0	gfa (2.0,	convenience use, and
	Business and	•		3.0)	personal services uses:
	Service				A. Permitted in Willows/Rose
6	Convenience				Hill Neighborhood north of
	use				NE 95th Street only.
7	Personal services				B.—Supermarkets prohibited.
	services				C. Must be closed a minimum
					of four hours in any 24-hour
					period.
					D C. Minimum size per tenant
					space is 1,000 sq ft gfa. B D. Maximum size per tenant
					space is 20,000 sq ft gfa. F E. Shall be secondary use
					in multi-tenant building;
					shall not be located in
					separate building containing only convenience uses.
					$\frac{G}{F}$. Bicycle parking shall be provided on-site.
					$\frac{H}{G}$. The Technical Committee
					may increase the maximum
					parking ratio to 4.0 per
					1,000 sq ft gfa if the applicant demonstrates that
					an increase is warranted
					based on factors, such as
					the availability of nearby
					shared parking,
					opportunities for pedestrian
					access, parking demands for
					specific uses, and expected peak-hour parking demands.
8	Professional				Limited to uses that
	services				primarily serve business
9	Administrative				clients.
10	services Services to				
10	buildings or				
	dwellings				
<u> </u>			l	ı	I .

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		Т	able 21	.14.030C			
				c Development Standards			
Section	Use	Maximu		Parking	Special Regulations		
		Height (stories)	FAR	ratio: unit of			
		w/o TDR	w/o	measure			
		or GBP;	TDR	(min.			
		w/TDR or	or	required,			
		GBP	GBP;	max.			
			w/TDR	allowed)			
			or GBP				
11	Full-service			Employee on	A. Shall be located in		
	restaurant			maximum	multi-tenant building or a		
	Food and			shift (1.0,	single building in a		
	Beverage			1.0)	multibuilding, multi-tenant		
12	Cafeteria or				complex.		
	limited				B. 50-person capacity,		
	service				except when associated with		
13	restaurant			1 000 a~ f+	manufacture of food or		
13	Bar or drinking place			1,000 sq ft gfa (10.0,	kindred products. In that		
	drinking place			10.0)	case, maximum is 100 persons		
				10.0)	or 25 percent of combined gross floor area, whichever		
					is less.		
					C. Hours of operation limited to 6 a.m10 p.m.		
	Marijuana	4;	0.45;	1,000 sq ft	A. See RZC 21.41.Marijuana-		
	Retail Sales	5	1.0	gfa (2.0,	related uses for additional		
	Necall bales	9	1.0	3.0)	requirements.		
Manufact	uring and Wholes	ale Trade		0.00,			
14	Manufacturing	4;	0.45;	1,000 sq ft	A. At least 75 percent of		
	and wholesale	5	1.0	gfa (2.0,	business activity by area		
	trade			3.0)	must be conducted indoors,		
					including storage of		
					materials used in business		
					activity.		
					B. Retail sales of goods		
					manufactured on the		
					premises, or accessory or		
					secondary to the primary manufacturing and wholesale		
					trade use, are permitted.		
					Area devoted to retail sales		
					shall not exceed the lesser		
					of 10 percent of combined		
					gross floor area or 1,000		
					square feet.		
Transpor	tation, Communic	ation, Info	rmation				
15	Rail	4;	0.45;	1,000 sq ft			
	transportation	5	1.0	gfa (2.0,			
16	Road, ground			3.0)			
	passenger, and						
	transit .						
4.5	transportation						
17	Rapid charging			Adequate to	Shall not be located on a		
	station			accommodate	parcel that abuts a		
				peak use	residential zone,		

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Table 21.14.030C								
				Development				
Section	Use	Maximu Height (stories)	ms FAR	Parking ratio: unit of	Special Regulations			
		w/o TDR or GBP;	w/o TDR	measure (min.				
		w/TDR or GBP	or GBP; w/TDR or	required, max. allowed)				
			GBP					
					RZC 21.04.030 Comprehensive Allowed Uses Chart.			
18	Battery exchange station				Shall not be located on a parcel that abuts a residential zone.			
19	Courier and messenger services	4; 5	0.45;	1,000 sq ft gfa (2.0, 3.0)				
20	Heliport facility				Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit.			
21	Automobile parking facility				Storage of impounded, abandoned, or damaged vehicles is prohibited.			
22	Communications and information			1,000 sq ft gfa (2.0, 3.0)				
23	Wireless Communication Facilities				See RZC 21.56, Wireless Communication Facilities, for specific development requirements.			
24	Regional utilities			Adequate to accommodate				
25	Local utilities			peak use				
26	Incidental hazardous waste treatment and storage			1,000 sq ft gfa (2.0, 3.0)	A. Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials, including those resulting from a "worst case" accident and including consideration of large storms where areas are not covered. B. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.			

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Table 21.14.030C								
	Allo			Development				
Section	Use	Maximu		Parking	Special Regulations			
		Height	FAR	ratio:				
		(stories)		unit of				
		w/o TDR	w/o	measure				
		or GBP;	TDR	(min.				
		w/TDR or	or	required,				
		GBP	GBP;	max.				
			w/TDR	allowed)				
			or					
			GBP					
					C. Storage limited to amount			
					necessary for proper			
					function of business, not to			
					exceed quantities permitted			
					by the Redmond Fire			
					Department; excess			
					stockpiling prohibited.			
					D. Outdoor storage requires			
					Technical Committee			
					approval, and shall be			
					confined to outbuildings,			
					sheds, and other structures			
					where leakage confinement or			
					spill treatment can be reasonably handled and where			
					exposure to the elements			
					does not increase the			
					possibility of a spill			
					incident.			
Arts, En	tertainment, and	Recreation			ineraene;			
27	Natural and	4;	0.45;	1,000 sq ft				
	other	5	1.0	gfa (0,				
	recreational			adequate to				
	parks			accommodate				
				peak use)				
28	Amusement,			1,000 sq ft	A. Limited to athletic club			
	sports, or			gfa (2.0,	or fitness center only.			
	recreation			3.0)	B. Maximum size is 30,000 sq			
	establishment				ft gfa in Willows/Rose Hill			
	Arts,				Neighborhood north of NE			
	Entertainment,				95th Street.			
	Recreation,							
	and Assembly							
29	Adult				A. Conditional use permit			
	entertainment				required. See RZC			
	facilities				21.76.070.K, Conditional Use			
					Permit.			
					B. See RZC 21.18, Adult			
					Entertainment Facilities.			
	n, Public Admini							
30	Grade schools	4;	0.45;	Adequate to	Conditional use permit			
	Educational	5	1.0	accommodate	required if capacity is			
31	Colleges and			peak use	greater than 150 full-time			
	universities				students. See RZC			
32	Technical,				21.76.070.K, Conditional Use			
	trade, and				Permit.			
	other							

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Table 21.14.030C								
	Allo	wed Uses an	nd Basic	Development				
Section	Use	Maximu Height	ms FAR	Parking ratio:	Special Regulations			
		(stories)	AA1	unit of				
		w/o TDR	w/o	measure				
		or GBP;	TDR	(min.				
		w/TDR or	or	required,				
		GBP	GBP;	max.				
			w/TDR	allowed)				
			or					
			GBP					
	specialty schools							
33	Secure				See RZC 21.76.070.M,			
	community				Essential Public Facilities.			
	transition							
	facility							
34	Ambulatory and				A. Only medical diagnostic			
	outpatient				and short-term treatment			
	care services Institutional				facilities where treatment			
	Health and				lasts less than 24 hours are permitted.			
	Human Services				⁻			
	ilulian Services				B. Only permitted in the Southeast Redmond			
					neighborhood north of Union			
					Hill Road.			
35	Day care			Employee on	A. Play equipment shall be			
	center			maximum	located no less than 10 feet			
				shift (1.0,	from any property line.			
				1.0)	B. Shall not be located			
					closer than 300 feet from			
					existing day care operation in a residential zone.			
36	Associations			1,000 sq ft	in a residential zone.			
	and nonprofit			gfa (2.0,				
	organizations			3.0)				
Construc	tion-related Bus	inesses	l					
37	Construction-	4;	0.45;	1,000 sq ft	Office uses only.			
	related	5	1.0	gfa (2.0,	_			
	businesses			3.0)				
Other								
38	Water	45 ft.;	0.45;	1,000 sq ft	Allowed only in the			
	enjoyment use	45 ft.	1.0	gfa (2.0,	shoreline jurisdiction of			
				3.0)	Bear Creek, downstream of			
					Avondale Road on Union Hill			
					Road, Redmond Way or SR 520,			
					and the shoreline			
					jurisdiction of the Sammamish River at NE 85th			
					Street and NE 90th Street.			
					(SMP)			
39	Kiosk	1;			A. Limited to uses			
40	Vending cart	1			associated with water			
	_				enjoyment within the			
					shoreline jurisdictions of			
					Bear Creek and the Sammamish			
					River.			
<u> </u>	1			I	l .			

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	Table 21.14.030C Allowed Uses and Basic Development Standards								
0 +									
Section	Use	Maximu	_	Parking	Special Regulations				
		Height	FAR	ratio:					
		(stories)	,	unit of					
		w/o TDR	w/o	measure					
		or GBP;	TDR	(min.					
		w/TDR or	or	required,					
		GBP	GBP;	max.					
			w/TDR	allowed)					
			or GBP						
					B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. D. Structures shall be secured to prevent tipping and endangering public safety. E. Maximum size is six feet wide by ten feet long. F. Administrative design review required for				
					structures.				
41	Drive-up stand			1,000 sq ft gfa (2.0, 3.0)	A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. D. Structures shall be secured to prevent tipping and endangering public safety. E. Maximum size is six feet wide by ten feet long. F. Administrative design review required for structures. G. Must submit circulation plan addressing queuing.				

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Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

RZC 21.14.040 Manufacturing Park.

A. Purpose. The purpose of the Manufacturing Park (MP) zone is to provide locations for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors), and that are better suited for locations outside of Downtown and Overlake due to site requirements, noise impacts, transportation needs, or other considerations. The intent of the Manufacturing Park zone is to allow manufacturing, research and development, light industry, wholesale, assembly and distribution businesses, and essential public facilities. Office and other secondary uses are

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limited to those that support these primary uses.

Other uses such as day care centers, retail vehicle fuel sales, and technical colleges may be considered. Residential uses, except for secure community transition facilities, are not allowed. A broader range of commercial uses are allowed within the Manufacturing Park Overlay in SE Redmond as shown on Map 4.1, City of Redmond Zoning Map.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

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Manufac	Manufacturing Park - Regulations Table									
Lan		Transport	Environ	Communit	Process	Money	Incentiv	Other		
Struc	ture	ation G	ment went		 - - -		es F			
Floor Area Ratio	Fence <u>s</u>	Parking Standards	Landsca ping	Historic al & Archeolo gical Resource s	Review Procedu res	Developm ent Fees	Transfer Developm ent Rights Program	Special Regulati ons		
Height	Signs	Transport ation Standards	<u>Trees</u>	<u>Design</u> <u>Standard</u> <u>S</u>	<u>Permits</u>	Doing Business	Green Building Incentiv e Program	Public View Corridor s & Gateways		
Densit Y	Outdo or Stora ge, Displ ay & Enclo sures		Environ mental Regulat ions	Affordab le Housing	Develop ment Service <u>s</u>		General Incentiv e Informat ion	Transiti on Overlay Areas		
Imperv ious Surfac e	Light ing		Open Space	Neighbor hood				Wireless Communic ation Faciliti es		
Setbac ks	Hazar dous Liqui d Pipel ines									

D. General Allowed Uses and Cross-References.

The following tables provide references for each of the

allowed use classes for the zone. References are

provided for assistance in associating the current use

classes with the use classes and associated

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definitions that were in effect prior to December 31,

2021. Additional references assist in generally

aligning use classes with the Redmond Building Code,

Institute of Transportation Engineers (ITE) Trip

Generation Manual, and the City's Business Licensing

system. Additional information specific to the

intended use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in MP Zone (Nonresidential)									
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted									
Nonresidential Use Class	Former Use Classification (prior to Dec. 31, 2021)	<u>Use</u> <u>Permissions</u>	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code					
Retail Sales	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; Health and personal care	<u>L,C</u>	M	800-899					
1. Heavy consumer goods, sales, or service is limited to repair and rental of goods and membership		Ţ.							

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wholesale/retail				
warehouse				
2. Membership				
wholesale/retail				
warehouses limited				
to Southeast				
Redmond				
neighborhood only.				
Business and Service	Real estate services;	L	В	700-799,
	Finance and insurance;	_	_	900-999
	Professional services;			
	<u>Administrative</u>			
	services; Personal			
	services; Services to			
	buildings and dwellings			
1. Real estate		<u>L</u>		
services limited to		_		
mini-				
warehouse/self-				
storage only.				
2. Health and				
personal care, and				
Finance and				
insurance limited				
to Manufacturing				
Park Overlay only.				
3. Professional				
services limited to				
research and				
development				
services and other				
uses that support				
another permitted				
use within the MP				
zone only				
4. Administrative				
services limited to				
corporate				
headquarters and				
regional offices				
associated with				
manufacturing and				
wholesale trade				
uses within an MP				
zone in Redmond				
only.				
5. Personal services				
limited to the				
Manufacturing Park				
Overlay only.				
Food and Beverage	<u>Full-service</u>	<u>L</u>	A, B, F	<u>100-199,</u>
	restaurant; Cafeteria			700-799,
	or limited service			900-999
	restaurant; Bar or			
	drinking place;			
	Caterer; Food service			
	contractor	_	-	000 000
Pet and Animal Sales and	Pet and animal sales or	<u>L</u>	<u>B</u>	800-899
Service				
	services (except			
-				

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			1	
	veterinary); Animal			
	kennel / shelter			
1. Pet and animal		т		
		$\underline{\mathtt{L}}$		
sales or services				
limited to the				
Manufacturing Park				
and Overlay only.				
Manufacturing and	Manufacturing and	L	М, Г, Н	100-199
wholesale trade	wholesale trade	=	11/ 1/ 11	100 199
	wholesale trade			100 100
Artisanal Manufacturing,		<u>P</u>	M, F, H	100-199
Retail Sales, and				
Service				
Rail transportation	Rail transportation	P		
Road, ground passenger,	Road, ground passenger,	P		
		<u>r</u>		
and transit	and transit			
transportation	transportation			
Truck and freight	Truck and freight	<u>P</u>		
transportation services	transportation services	_		
Towing operators and	Towing operators and	P		
		<u>P</u>		
auto impoundment yards	auto impoundment yards			
Rapid charging station	Rapid charging station	<u>L</u>		
Dath.	Battery exchange	<u>L</u>		
Battery exchange station	station	_		
Postal services	Postal services	P		
Heliport facility	Heliport facility	<u>C</u>		
Communications and	Communications and	<u>P</u>		
information	information			
Wireless Communication	Wireless Communication	<u>P</u>		
Facilities	Facilities	-		
	Regional utilities	P		
Regional utilities				
Local utilities	Local utilities	<u>P</u>		
Solid waste transfer and	Solid waste transfer	<u>P</u>		
recycling	and recycling			
Incidental hazardous	Incidental hazardous	L		
waste treatment and	waste treatment and	=		
	-			
<u>storage</u>	<u>storage</u>			
Primary hazardous waste	Primary hazardous waste	<u>C</u>		
treatment and storage	treatment and storage			
Natural and Other	Natural and other	<u>P</u>		400-499
Recreational Parks	recreational parks	<u>-</u>		100 100
			_	400 400
Arts, Entertainment,	Amusement, sports or	$\underline{\mathbf{L}}$	<u>A</u>	400-499,
Recreation, and Assembly	<u>recreation</u>			500-599
	establishment			
1. Limited to athletic		L		
club or fitness center		=		
only				
		-	_	400 ***
Adult entertainment	Adult entertainment	<u>C</u>	<u>A</u>	400-499
<u>facilities</u>	facilities			
Educational	Technical, trade, and	<u>C</u>	E	500-599
	other specialty schools	_	_	
1. Limited to Technical,		C		
		<u>C</u>		
trade, and other				
specialty schools only				
Secure community	Secure community	<u>P</u>	Ī	500-599
transition facility	transition facility	_	_	
Institutional Health and	Ambulatory and	Т	т	600-699
		<u>L</u>	<u>I</u>	000-099
<u>Human Services</u>	outpatient care			
	services		1	

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				ΔM	$N \cap$	

1. Limited to Ambulatory				
and outpatient care				
services only.				
2. Limited to				
Manufacturing Park				
Overlake only.				
Day Care Center	Day care center	<u>L</u>	E	500-599
Religious and Funerary	Religious institutions	<u>L</u>	A, B, H, I, R, S	500-599
Construction-related	Construction-related	P	В	
businesses	businesses	_	_	
Water enjoyment use	Water enjoyment use	L		

DE. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Manufacturing Park (MP) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

	Table 21.14.040C										
	Allo	wed Uses an	ıd Basic	: Development S	Standards						
Section	Use	Maximu Height (stories) w/o TDR or GBP; w/TDR or GBP		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations						
			GBP								
General	sales or service	S									

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	Table 21.14.040C							
Allowed Uses and Bas		nd Basic	Development S	tandards				
Section	Use	Maximu		Parking	Special Regulations			
		Height	FAR	ratio:				
		(stories)	w/o	unit of				
		w/o TDR	TDR	measure				
		or GBP;	or	(min.				
		w/TDR or	GBP;	required,				
		GBP	w/TDR	max.				
			or	allowed)				
			GBP					
1	Automobile	4;	0.5;	600 sq ft	A. Gasoline service			
	sales,	5	1.0	enclosed	requires conditional use			
	service, or			sales gfa	permit. See RZC			
	rental			(1.0, 1.0);	21.76.070.K, Conditional			
	establishment			and 2,500 sq	Use Permit.			
	Retail Sales			ft open	B. Shall not abut			
				sales/rental	residential zone.			
				display area	C. Rental uses operating in			
				(1.0, 1.0);	mixed-use developments are			
				and service	limited to eight rental			
				bay (3.0,	vehicles at any given time			
				3.0); and	in existing parking spaces;			
				employee on	additional vehicles may be			
				maximum	stored on-site in a			
				shift (1.0,	building or elsewhere given			
				1.0)	submittal and approval by			
					the Technical Committee of			
					a vehicle storage plan.			
					D. Vehicle display area			
					shall be outside of			
					required parking and			
					landscape areas.			
					E. Vehicles shall be stored			
					on paved surfaces.			
					F. Advertising signs are			
					not permitted on the			
					outside of vehicles. Signs			
					providing information about			
					the vehicle, such as year,			
					make, model, etc., may be			
					displayed on the outside of			
					or in the windows of			
					vehicles.			
					G. Outdoor loudspeaker systems are prohibited.			
					H. Razor wire, chain link,			
					and barbed wire fences are			
					prohibited on street or			
					access frontage.			
					I. Vehicle repair shall be conducted indoors.			
					J. Auto and motorcycle			
					repair uses may also allow			
					sales, not to exceed 25			
					percent of the combined			
			l		portonic or the comprised			

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Table 21.14.040C							
				Development			
Section	Use	Maximu 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 (min. required, max. allowed)	Special Regulations		
					gross floor area of all uses. K. Auto sales only permitted in conjunction with repair (see note J above), or as stand-alone businesses on properties with frontage on NE 90th Street between Willows Road and 152nd Avenue NE, NE 95th Street between Willows Road and 151st Avenue NE, and 151st Avenue NE between NE 90th Street and NE 95th Street.		
2	Real estate services	4; 5	0.5;	1,000 sq ft gfa (2.0, 3.0)	Limited to mini- warehouses/self-storage only, except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.		
3 4 5	Heavy consumer goods sales or service Durable consumer goods sales or service Consumer goods sales or service, other than heavy or durable	4; 4	0.25;	1,000 sq ft gfa (2.0, 5.0)	A. Limited to repair and rental of goods, and membership wholesale/retail warehouses only, except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay. B. For membership wholesale/retail warehouses: 1. Permitted in SE Redmond only. 2. A Development Agreement is required and must address the following policy areas of the Comprehensive Plan: land use and design, sustainable building practices, utilities, environmental issues, transportation, parks and open space, and community character. 3. A neighborhood meeting is required prior to		

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	Table 21.14.040C Allowed Uses and Basic Development Standards								
Castin									
Section	Use	Maximu Height (stories)	FAR	Parking ratio: unit of	Special Regulations				
		w/o TDR	w/o TDR	measure					
		or GBP;	or	(min.					
		w/TDR or	GBP;	required,					
		GBP	w/TDR	max.					
			or	allowed)					
			GBP						
					development agreement public hearing.				
					4. Notice for neighborhood				
					meeting shall be mailed at least 21 days in advance to				
					all owners and tenants of properties within 1,000				
					feet of the site for which				
					a complete application has been received by the City. Notice shall also be mailed				
					to all homeowners'				
					residential properties				
					adjacent to the specific MP zone in question.				
					C. Parking in the Manufacturing Park Overlay				
					shall be provided at 2.0 to				
					3.0 stalls per 1,000 sq ft qfa.				
6	Health and	4;	0.5;	1,000 sq ft	Allowed only within the				
	personal care	5	1.0	gfa (2.0,	Manufacturing Park Overlay				
7	Finance and			3.0)	as shown on Map 14.1,				
	insurance				Manufacturing Park Overlay.				
	Business and								
8	Service Professional				Limited to research and				
0	services				development services				
	561 11665				and other uses that support				
					another permitted use in				
					the MP zone, except within				
					the Manufacturing Park				
					Overlay as shown on Map				
					14.1, Manufacturing Park Overlay.				
9	Administrative				Limited to corporate				
	services				headquarters and regional				
					offices associated with				
					manufacturing or wholesale				
					trade uses in an MP zone in				
					Redmond, except within the				
					Manufacturing Park Overlay as shown on Map 14.1,				
					as snown on Map 14.1, Manufacturing Park Overlay.				
10	Personal				Allowed only within the				
	services				Manufacturing Park Overlay				
				ı	, , , , , , , , , , , , , , , , , , , ,				

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Table 21.14.040C							
Allowed Uses and Basi							
Section	Use	Maximu Height (stories) w/o TDR or GBP; w/TDR or GBP	ms FAR W/o TDR or GBP; w/TDR or GBP	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations		
					as shown on Map 14.1, Manufacturing Park Overlay.		
11	Services to buildings and dwellings						
12	Full-service restaurant Food and Beverage	4; 5	0.5;	Employee on maximum shift (1.0, 1.0)	A. Shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex.		
	limited service restaurant				B. 50-person seating capacity, except when associated with manufacture		
14	Bar or drinking place			1,000 sq ft gfa (10.0, 10.0)	of food or kindred products. In that case, maximum is 100-person seating capacity, so long as the seating area does not occupy more than 25 percent of combined gross floor area. The seating limit does not apply when the use is secondary to a winery or brewery, but the 25 percent limit continues to apply. C. Hours of operation limited to 6 a.m12 a.m. daily.		
15 16	Caterer Food service contractor			1,000 sq ft gfa (2.0, 3.0)			
17	Pet and animal sales or services (except veterinary)				Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay.		
18	Animal kennel / shelter				For Animal kennel/shelter uses: A. Boarding facilities must be located inside of a structure. B. Outdoor runs or yards are allowed for the purpose of exercising animals. Runs/yards must be enclosed by eight-foot-high walls of sound-attenuating fencing		

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	Table 21.14.040C Allowed Uses and Basic Development Standards							
Q								
Section	Use	Maximu Height (stories) w/o TDR or GBP; w/TDR or GBP	ms FAR W/o TDR or GBP; W/TDR or GBP	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations			
					or material such as masonry or concrete. C. The planned maximum number of animals to be sheltered shall be indicated on the application. The maximum may be reduced if the applicant cannot demonstrate that the development has adequate lot size and facility design to accommodate the planned number of animals in a way that ensures neighboring residential properties will not be impacted with noise or odor problems.			
	Marijuana Retail Sales	4; 5	0.5;		A. Allowed only within the Manufacturing Park Overlay as shown on Map 14.1. Manufacturing Park Overlay. B. See RZC 21.41 Marijuanarelated uses for additional requirements.			
Manufact	uring and Wholes	ale Trade			<u> </u>			
Manufact 19	Manufacturing and wholes Manufacturing and wholesale trade	ale Trade 4; 5	0.5;	1,000 sq ft gfa (2.0, 3.0)	A. Asphalt and concrete batch plants shall have direct access to arterials. B. Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet. C. Outdoor processing operations follow a Type II review process. D. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the			

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		Γ	able 21	.14.040C	
	Allo			Development S	Standards
Section	Use	Maximu Height (stories) w/o TDR or GBP; w/TDR or GBP		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
					lesser of 10 percent of combined gross floor area or 1,000 square feet. E. One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet.
<u>#</u>	Artisanal Manufacturing, Retail Sales, and Service			1,000 sq ft gfa (2.0, 3.0)	
	tation, Communic				S
21	Rail transportation Road, ground passenger, and transit transportation	4; 5	0.5;	1,000 sq ft gfa (2.0, 3.0)	
22	Truck and freight transportation services				
23	Towing operators and auto impoundment yards				
24	Rapid charging station			Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.
25	Battery exchange station				Shall not be located on a parcel that abuts a residential zone.
26	Postal services			1,000 sq ft gfa (2.0,	
27	Heliport facility			3.0)	Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit.
28	Communications and information				
31	Wireless Communication Facilities	4 ; 5	0.5; 1.0		See RZC 21.56, Wireless Communication Facilities,

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		T	able 21	1.14.040C	
	Allo	wed Uses ar	nd Basio	Development	
Section	Use	Maximu Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR	Parking ratio: unit of measure (min. required, max.	Special Regulations
		<u> </u>	or GBP	allowed)	for specific development
32	Regional utilities			1,000 sq ft gfa (2.0,	requirements.
33	Local utilities			3.0)	
34	Solid waste transfer and recycling				
35	Incidental hazardous waste treatment and storage				A. Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials including those resulting from a "worst case" accident and including consideration of large storms where areas are not covered. B. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.
36	Primary hazardous waste treatment and storage				A. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit B. Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials including those resulting from a "worst case" accident and including consideration of large storms where areas are not covered.

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		п	ahle 21	.14.040C	
	Allo			.14.040C Development S	Standards
Section	Use	Maximu		Parking	Special Regulations
DCCCIOII	050	Height	FAR	ratio:	Special Regulations
		(stories)	w/o	unit of	
		,	TDR	measure	
		w/o TDR		(min.	
		or GBP; w/TDR or	or	required,	
		W/TDR OF GBP	GBP; w/TDR	max.	
		GBP	or	allowed)	
			GBP	,	
			GDE		C. Hazardous materials
					shall not cause fumes,
					unpleasant odors, or harm
					to others in the course of
					normal handling. This shall
					not preclude the handling
					of materials with the use
					of approved filters, hoods,
					scrubbers, or other methods
					of removing odors or harm.
Arts, En	tertainment, and	Recreation		1	
37	Natural and	4;	0.5;	1,000 sq ft	
	other	5	1.0	gfa (0,	
	recreational			adequate to	
	parks			accommodate	
				peak use)	
38	Amusement,			1,000 sq ft	Limited to athletic club or
	sports or			gfa (2.0,	fitness center only.
	recreation			3.0)	
	establishment				
	Arts,				
	Entertainment,				
	Recreation,				
	and Assembly				
39	Adult				A. Conditional use permit
	entertainment				required. See RZC
	facilities				21.76.070.K, Conditional
					Use Permit.
					B. See RZC 21.18, Adult
					Entertainment Facilities.
	n, Public Admini				
40	Technical,	4;	0.5;	Adequate to	A. Conditional use permit
	trade, and	5	1.0	accommodate	required if capacity is
	other			peak use	greater than 150 full-time-
	specialty				equivalent students, where
	schools				15 credits per quarter is
	<u>Educational</u>				considered full-time. See
					RZC 21.76.070.K,
					Conditional Use Permit.
					B. The school shall allow
					for the efficient operation manufacturing uses.
					C. The proposed site design
					and layout shall minimize
					the effects of existing
					manufacturing uses upon the
					proposal. Site design and
					layout should include
			1		

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Table 21.14.040C									
	Allowed Uses and Basic Development Standards								
Section	Use	Maximu	ms	Parking	Special Regulations				
		Height	FAR	ratio:					
		(stories)	w/o	unit of					
		w/o TDR	TDR	measure					
		or GBP;	or	(min.					
		w/TDR or	GBP;	required,					
		GBP	w/TDR	max.					
		ODI	or	allowed)					
			GBP						
			ODI		adequate screening of				
					noise, light, and view of				
					adjacent and less aesthetic				
					uses (such as a storage				
					yard).				
41	Secure				See RZC 21.76.070.M,				
41	community				Essential Public				
	_				Facilities.				
	transition				racilities.				
42	facility				Allowed only within the				
42	Ambulatory and				Allowed only within the				
	outpatient				Manufacturing Park Overlay				
	care services				as shown on Map 14.1,				
	Institutional				Manufacturing Park Overlay.				
	Health and								
	<u>Human Services</u>								
43	Day care			Employee on	A. Play equipment shall be				
	center			maximum	located no less than 10				
				shift (1.0,	feet from any property				
				1.0)	line.				
					B. Shall not be located				
					closer than 300 feet from				
					existing day care operation				
					in residential zone.				
44	Religious			Assembly	A. A seat is one fixed				
	institutions			uses: 1,000	seat, or 18 inches on a pew				
	and Funerary			sq ft qfa	or bench, or seven square				
	<u> </u>			(10.0,	feet in the general				
				10.0), or	assembly area, including				
				number of	aisle space, but excluding				
				fixed seats	stage, podium, lobby, and				
				(0.2, 0.2)	space for musical				
				Other uses:	instruments.				
				1,000 sq ft					
				gfa (2.0,	B. Storage locations of				
				3.0)	buses/vans over 10,000 gvw				
				,	shall be shown on a plan				
					and screened from				
					neighboring properties or				
					right-of-way.				
					$\frac{C}{A}$. Decorative fencing or				
					decorative walls and				
					landscaping on side or back				
					lots are required when				
					necessary to prevent visual				
					impacts on neighboring				
					properties and public				
					shoreline areas.				
					D. Off-site parking in				
					residential zones is				
			l		TCSTUCTICIAL ZOHOS IS				

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Table 21.14.040C Allowed Uses and Basic Development Star	ndards
	Special Regulations
Example of the second of the s	rking agreement with an visting institutional use, seeh as a school. A traffic mitigation and is required. The plan all address traffic entrol, parking management including mitigation of verflow parking into djoining residential reas), and traffic evement to the arterial erect system. Steeples, bell towers, resses or other s Symbolic eligious icons mounted on the rooftop may exceed the eximum shoreline building eight by 15 feet. (SMP) Maximum height for exparate structures onter, such as bell towers, resses, statuary, or other ymbolic religious icons, as 60 feet. B. Institutions with a eating capacity greater than 750 seats shall: equire a traffic study or ther documentation deemed witable by the Technical committee that demonstrates that there will be no injufficant adverse impacts of traffic operations on the adjacent street system; ave a maximum building eight of five stories; be estack five additional effort every one foot in uniding height over 45 et exclusive of rooftop ymbolic icons; not contain coessory or stand-alone arking facilities; not entain primary or econdary schools; and

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Section Use Maximums Parking Special Regulations Height FAR (stories) W/o W/o TDR or GBP, GBP W/TDR or GBP			-	Table 21	.14.040C	
Height (stories) wo wo TDR or GBP, word TDR or GBP, word TDR or GBP, word TDR or GBP, word GBP word						
(stories) W/o TDR or GBP; or GBP w/TDR or GBP; or GBP w/TDR or GBP w/T	Section	Use		1	_	Special Regulations
W/O TDR or GBP; w/TDR or GBP; w/TDR or GBP; w/TDR or GBP; w/TDR or GBP or GBP; w/TDR or GBP or GBP or GBP; w/TDR or GBP or GBP; w/TDR or GBP or GBP; w/TDR			_	FAR		
Construction-related Businesses Construction-related Businesses			(stories)	w/o		
Width or GBP Width or GBP; with the graph of GBP Width or GBP Width or GBP Shall require a conditional use permit. See R2C 21.76.070.K, Conditional Use Permit.			w/o TDR	TDR		
Sep W/TDR or allowed Sep W/TDR or allowed Sep Se			or GBP;	or	,	
Separation			w/TDR or	GBP;		
Shall require a conditional use permit. See RZC 21.76.070.K, Conditional use permit. See RZC 21.76.070.K, Conditional Use Permit. ### C. Institutions with a seating capacity greater than 7,500 seats shall be located adjacent to at least one collector, minor, or principal arterial. D. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses. Construction-related Businesses			GBP	w/TDR		
Shall require a conditional use permit. See RZC 21.76.070.K, Conditional Use Permit. # C. Institutions with a seating capacity greater than 7,500 seats shall be located adjacent to at least one collector, minor, or principal arterial. D. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.				_	allowed)	
Separation Sep				GBP		
Construction-related Businesses						=
Construction-related Businesses Construction-related Businesses						-
# C. Institutions with a seating capacity greater than 7,500 seats shall be located adjacent to at least one collector, minor, or principal arterial. D. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary puess. Construction-related Businesses						
Seating capacity greater than 7,500 seats shall be located adjacent to at least one collector, minor, or principal arterial. D. Refer to RZC 21.08.280 Faith-Based and Funerary For requirements concerning faith-based and funerary uses. Construction-						Use Permit.
than 7,500 seats shall be located adjacent to at least one collector, minor, or principal arterial. D. Refer to REC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses. Construction-related Businesses 45						\pm C. Institutions with a
located adjacent to at least one collector, minor, or principal arterial. D. Refer to RZC 21.08.280 Faith-based and Funerary for requirements concerning faith-based and funerary uses. Construction						seating capacity greater
least one collector, minor, or principal arterial. D. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses. Construction-related Businesses						than 7,500 seats shall be
Construction-related Businesses						
D. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses. Construction-related Businesses 45						least one collector, minor,
Faith-Based and Funerary for requirements concerning faith-based and funerary uses. Construction-related Businesses						
Construction-related Businesses 45						
Construction-related Businesses 45						
Construction-related Businesses 45						
Construction-related Businesses 45						faith-based and funerary
Construction-related businesses 1.0 1,000 sq ft gfa (2.0, 3.0)						uses.
Telated businesses Other 46 Water enjoyment use 45 feet; 45 feet; 1.0 span (2.0, 3.0) A. Allowed only in the shoreline jurisdiction of Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) B. Maximum height is 45 feet. (SMP) 47 Kiosk 1; 1,000 sq ft gfa (2.0, 3.0) 48 Vending cart 1,000 sq ft gfa (2.0, 3.0) Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional					T	
Other 46 Water enjoyment use 45 feet; 1.0 gfa (2.0, 3.0) 8	45		· ·	· ·	_	
Other 46 Water enjoyment use 45 feet; 45 feet 1.0 3.0) 48 Water enjoyment use 45 feet; 45 feet 1.0 3.0) 49 Feet 1.0 3.0) 40 Feet 1.0 3.0) 40 Feet 1.0 3.0) 41 Feet 3.0) 42 Feet 3.0) 43 Feet 3.0) 44 Feet 3.0) 45 feet 3.0) 46 Feet 6.5 47 Feet 6.5 48 Vending cart 48 Vending cart 48 Vending cart 48 Vending cart 48 Celmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) 49 Feet 6.5 40 Feet 7.0 40 Feet 8.0 41 Feet 1.0 42 Feet 1.0 43 Feet 1.0 44 Feet 1.0 45 feet 1.0 46 Feet 1.0 47 Feet 1.0 48 Feet 1.0 49 Feet 1.0 40 Feet 1.0 40 Feet 1.0 41 Feet 1.0 42 Feet 2.0 43 Feet 1.0 44 Feet 1.0 45 feet 1.0 46 Feet 1.0 47 Feet 1.0 48 Feet 1.0 48 Feet 1.0 49 Feet 1.0 40 Feet 1.0 40 Feet 1.0 41 Feet 1.0 42 Feet 1.0 43 Feet 1.0 44 Feet 1.0 45 feet 2.0 46 Feet 1.0 47 Feet 1.0 48 Feet 1.0 48 Feet 1.0 49 Feet 2.0 40 Feet 1.0 40 Feet 1.			5	1.0		
Water enjoyment use 45 feet 45 feet 1.0 1.0 1.000 sq ft gfa (2.0, 3.0) 8 shoreline jurisdiction of Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) 8 Maximum height is 45 feet. (SMP) 47 Kiosk 1; 1 (000 sq ft gfa (2.0, 3.0) 1,000 sq ft gfa (2.0, 3.0) 48 Vending cart 48 Vending cart 1 (1,000 sq ft gfa (2.0, 3.0) 1,000 sq ft gfa (2.0, 3.0) 1,000 sq ft gfa (2.0, 3.0) 2 Sammamish River at NE 85th Street and NE 90th Street. (SMP) A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional		businesses			3.0)	
enjoyment use 45 feet 1.0 gfa (2.0, 3.0) Shoreline jurisdiction of Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional		T	1		T	T
3.0) Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) 47 Kiosk 1; 1,000 sq ft gfa (2.0, 3.0) 48 Vending cart 1,000 sq ft gfa (2.0, 3.0) 49 Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional	46				1,000 sq ft	A. Allowed only in the
Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) 47 Kiosk 1; 1,000 sq ft gfa (2.0, 3.0) 48 Vending cart 48 Vending cart 48 Vending cart A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional		enjoyment use			c 10 0	1 1 1 1 1 1 1 6
Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) 47 Kiosk 1; 1,000 sq ft gfa (2.0, associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional		0115070110 0.00	43 1660	1.0		
520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) 47 Kiosk 1; 1,000 sq ft gfa (2.0, associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional			45 1660	1.0		Bear Creek, downstream of
jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional			43 1660	1.0		Bear Creek, downstream of Avondale Road on Union Hill
Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) 47 Kiosk 1; 1,000 sq ft gfa (2.0, 3.0) 48 Vending cart 48 Vending cart 48 Semmamish River at NE 85th Street and NE 90th Street. (SMP) A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional		0.000	40 1660	1.0		Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR
Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) 47 Kiosk 1; 1,000 sq ft gfa (2.0, associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional			43 1660	1.0		Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline
(SMP) B. Maximum height is 45 feet. (SMP) 1; 1,000 sq ft gfa (2.0, 3.0) 48 Vending cart Vending cart Vending cart Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional			43 1660	1.0		Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the
B. Maximum height is 45 feet. (SMP) 47 Kiosk 1; 1,000 sq ft gfa (2.0, 3.0) 48 Vending cart 48 Vending cart 48 Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional			43 1660	1.0		Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th
feet. (SMP) 1; 1,000 sq ft gfa (2.0, associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional			43 1660	1.0		Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street.
47 Kiosk 1; 1 (2.0, 3.0) 48 Vending cart 48 Vending cart 48 Vending cart 1 (2.0, 3.0) 48 A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional			43 1660	1.0		Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP)
gfa (2.0, 3.0) 48 Vending cart Wending cart Shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional			43 1660	1.0		Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45
48 Vending cart 3.0) enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional	477			1.0	3.0)	Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP)
shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional	47		1;	1.0	3.0) 1,000 sq ft	Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) A. Limited to uses
Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional	47		1;	1.0	1,000 sq ft gfa (2.0,	Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) A. Limited to uses associated with water
Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional		Kiosk	1;	1.0	1,000 sq ft gfa (2.0,	Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) A. Limited to uses associated with water enjoyment within the
B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional		Kiosk	1;	1.0	1,000 sq ft gfa (2.0,	Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of
required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional		Kiosk	1;	1.0	1,000 sq ft gfa (2.0,	Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the
landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional		Kiosk	1;	1.0	1,000 sq ft gfa (2.0,	Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River.
area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional		Kiosk	1;	1.0	1,000 sq ft gfa (2.0,	Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in
would impede emergency access. C. Shall not reduce or interfere with functional		Kiosk	1;	1.0	1,000 sq ft gfa (2.0,	Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking,
access. C. Shall not reduce or interfere with functional		Kiosk	1;	1.0	1,000 sq ft gfa (2.0,	Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle
C. Shall not reduce or interfere with functional		Kiosk	1;	1.0	1,000 sq ft gfa (2.0,	Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that
interfere with functional		Kiosk	1;	1.0	1,000 sq ft gfa (2.0,	Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency
		Kiosk	1;	1.0	1,000 sq ft gfa (2.0,	Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.
		Kiosk	1;	1.0	1,000 sq ft gfa (2.0,	Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or
use of walkway or plaza to		Kiosk	1;	1.0	1,000 sq ft gfa (2.0,	Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or
		Kiosk	1;	1.0	1,000 sq ft gfa (2.0,	Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional
use of walkway or plaza to		Kiosk	1;	1.0	1,000 sq ft gfa (2.0,	Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that
I I I I I I I I I I I I I I I I I I I		Kiosk	1;	1.0	1,000 sq ft gfa (2.0,	Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) B. Maximum height is 45 feet. (SMP) A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional

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			.14.040C	
Section	Use	Maximu Height (stories) w/o TDR or GBP; w/TDR or GBP	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
49	Drive-up stand		1,000 sq ft gfa (2.0, 3.0)	Americans with Disabilities Act. D. Structures shall be secured to prevent tipping and endangering public safety. E. Maximum size is six feet wide by ten feet long. F. Administrative design review required for structures. A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. D. Structures shall be secured to prevent tipping and endangering public safety. E. Maximum size is six feet wide by ten feet long. F. Administrative design review required for structures. G. Must submit circulation plan addressing queuing.

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RZC 21.14.050 Industry.

A. Purpose Statement. The purpose of the Industry (I) zone is to provide locations for manufacturing, industrial uses, mineral and resource extraction and processing, wholesale trade and distribution, and associated warehouse and storage activities. Residential uses are generally prohibited.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Industry	ndustry - Regulations Table							
Land Struc		Transportat ion	Environme nt	Community	Process	Money	Incentives	Other
Floor Area Ratio	Fences	<u>Parking</u> Standards	<u>Landscapi</u> <u>ng</u>	Historical & Archeologi cal	Review Procedure <u>s</u>	<u>Developmen</u> <u>t Fees</u>		Special Regulation <u>s</u>
Height	Signs	Transportat ion Standards	Trees	Resources Design Standards	<u>Permits</u>	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways

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Density	Outdoor	Environme	Affordable	Developme	General	Transition
	Storage	ntal	Housing	nt	Incentive	Overlay
	,	Regulatio		Services	Informatio	Areas
	Display	ns			n	
	<u>&</u>					
	Enclosu					
	res					
Impervi	Lightin	Open	Neighborho			Wireless
ous	<u>g</u>	Space	<u>od</u>			Communicat
Surface						<u>ion</u>
						Facilities
Setback	Hazardo					
S	us					
	Liquid					
	Pipelin					
	<u>es</u>					

D. General Allowed Uses and Cross-References.

The following tables provide references for each of the

allowed use classes for the zone. References are

provided for assistance in associating the current use

classes with the use classes and associated

definitions that were in effect prior to December 31,

2021. Additional references assist in generally

aligning use classes with the Redmond Building Code,

Institute of Transportation Engineers (ITE) Trip

Generation Manual, and the City's Business Licensing

system. Additional information specific to the

intended use may be necessary.

Uses that are not listed below nor within the associated definition of the individual use category

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or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in I Zone (Nonresidential)					
Heo Pormissions: D	- Permitted; L - Limited; C	- Conditions	1. N - No+ E	ormittod	
OSE FEIMISSIONS. F	reimitted, i limited, t	Conditiona	I, N NOC E	ermiteded	
Nonresidential Use Class	Former Use	Use	Building	ITE Trip	
	Classification (prior to	Permissions	Code	Generation	
	Dec. 31, 2021)		Occupancy	Manual Land	
			Class	Use Code	
Retail Sales	Automobile sales,	L	M	800-899	
	service, or rental		_		
	establishment				
1. Limited to automobile		L			
repair only					
Business and Service	Destancianal commissions	<u>L</u>	В	700-799 ,	
	Professional services		_	900-999	
1. Limited to research		L			
and development only		_			
Food and Beverage	Full-service restaurant;	Р, С	A, B, F	100-199,	
	Cafeteria or limited			700-799,	
	service restaurant;			900-999	
	Caterer; Food service				
	contractor				
Manufacturing and	Manufacturing and	<u>L</u>	M, F, H	100-199	
wholesale trade	wholesale trade				
Artisanal Manufacturing,		<u>L</u>	M, F, H	100-199	
Retail Sales, and					
Service					
Rail transportation	Rail transportation	<u>P</u>			
Road, ground passenger,	Road, ground passenger,	<u>P</u>			
and transit	and transit				
<u>transportation</u>	transportation				
Truck and freight	Truck and freight	<u>P</u>			
transportation services	transportation services				
Towing operators and	Towing operators and	<u>P</u>			
auto impoundment yards	auto impoundment yards				
Rapid charging station	Rapid charging station	$\underline{\mathrm{L}}$			
Battery exchange station	Battery exchange station	<u>L</u>			
Heliport facility	Heliport facility	С			
Communications and	Communications and	<u>P</u>			
<u>information</u>	<u>information</u>				
Wireless Communication	Wireless Communication	<u>P</u>			
<u>Facilities</u>	<u>Facilities</u>				
Regional utilities	Regional utilities	<u>P</u>			
Local utilities	Local utilities	<u>P</u>			
Incidental hazardous	Incidental hazardous	<u>L</u>			
waste treatment and	waste treatment and				
storage	storage				

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				ΔM	Nο	

Primary hazardous waste treatment and storage	Primary hazardous waste treatment and storage	<u>L</u>		
Natural and Other Recreational Parks	Natural and other recreational parks	<u>P</u>		
Adult entertainment facilities	Adult entertainment facilities	<u>Cl</u>	<u>A</u>	400-499
Secure community transition facility	Secure community transition facility	<u>C</u>	Ī	500-599
Construction-related businesses	Construction-related businesses	<u>P</u>	<u>B</u>	
Mining and extraction establishments	Mining and extraction establishments	0		
Solid waste transfer and recycling	Solid waste transfer and recycling	P.	<u>H</u>	

DE. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Industry (I) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

	Table 21.14.050C						
		Allowed Uses and Basic De	velopment Standards				
S	Use	Parking ratio:	Special Regulations				
		unit of measure (min.					
		required, max. allowed)					
Gen	eral Sales or Se	rvices					
1	Automobile	600 sq ft enclosed	A. Repair only, except that aAuto and				
	sales,	sales gfa (1.0, 1.0);	motorcycle sales may occupy up to 25				
	service, or	and 2,500 sq ft open	percent of the combined gross floor				
	rental sales/rental display		area.				
	establishment	area (1.0, 1.0); and	B. Shall not abut residential zone.				
	Retail Sales	service bay (3.0, 3.0);					

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		m-1-1- 01 14	1 0500					
	Table 21.14.050C Allowed Uses and Basic Development Standards							
§	Use	Parking ratio:	Special Regulations					
3	000	unit of measure (min. required, max. allowed)	Special Regulations					
		and employee on maximum	C. Vehicle display area shall be					
		shift (1.0, 1.0)	outside of required parking and landscape areas.					
			D. Vehicles shall be stored on paved surfaces.					
			E. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.					
			F. Outdoor loudspeaker systems are prohibited.					
			G. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.					
			H. Vehicle repair shall be conducted indoors.					
2	Professional	1,000 sq ft gfa (2.0,	Research and development services					
	services	3.0)	only.					
	Business and Service							
3	Full-service	Employee on maximum	A. Conditional use permit required.					
	restaurant Food and	shift (1.0, 1.0)	See RZC 21.76.070.K, Conditional Use Permit.					
4	Beverage Cafeteria or limited		B. Shall be located in multi-tenant building or a single building in a multi-building, multi-tenant complex.					
	service restaurant		C. 50-person capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100 persons or 25 percent of combined gross floor area, whichever is less. D. Hours of operation limited to 6					
			a.m10 p.m.					
5	Caterer	1,000 sq ft gfa (2.0,						
6	Food service contractor	3.0)						
Man	ufacturing and W	L holesale Trade	1					
7	Manufacturing	1,000 sq ft gfa (2.0,	A. Asphalt and concrete batch plants					
	and wholesale	3.0)	shall have direct access to arterials.					
	trade		B. Rock crushing equipment, asphalt,					
			and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.					
			C. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of					

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			1.0500
		Table 21.14	
		Allowed Uses and Basic De	
S	Use	Parking ratio:	Special Regulations
		unit of measure (min.	
		required, max. allowed)	
			10 percent of combined gross floor
			area or 1,000 square feet.
			D. One caretaker residence per parcel
			is permitted as an accessory use, and
			shall not exceed 1,500 square feet.
#	Artisanal	1,000 sq ft gfa (2.0,	, ,
<u> </u>	Manufacturing,	3.0)	
	Retail Sales,		
	and Service		
Trai	nsportation. Com	munication, Information, a	nd Utilities
8	Rail		
	transportation		
9	Road, ground		
	passenger, and		
	transit		
	transportation		
10	Truck and		
10	freight		
	transportation		
	services		
11	Towing		
11	operators and		
	auto		
	impoundment		
	yards		
12	Rapid charging	Adequate to accommodate	Shall not be located on a parcel that
12	station	peak use	abuts a residential zone,
	36461011	peak use	RZC 21.04.030 Comprehensive Allowed
			Uses Chart.
13	Battery		Shall not be located on a parcel that
13	exchange		abuts a residential zone.
	station		abues a restacherar zone.
14	Heliport	1,000 sq ft gfa (2.0,	Conditional use permit required. See
11	facility	3.0)	RZC 21.76.070.K, Conditional Use
	Idcility	3.0)	Permit.
15	Communications		L CLINT C.
13	and		
	information		
1.0			Coo DTC 21 F6 Wimeless
16	Wireless Communication		See RZC 21.56, Wireless
	Facilities		Communication Facilities, for specific
17		Adoquato to accommodate	development requirements.
17	Regional	Adequate to accommodate	
1.0	utilities	peak us	
18	Local		
1.0	utilities	1 000 5- 5 (0.0	7 10 10 10 10 10 10 10 10 10 10 10 10 10
19	Incidental	1,000 sq ft gfa (2.0,	A. Measures shall be taken in the
	hazardous	3.0)	construction of structures, design of
	waste		storage areas, and design of delivery
	treatment and		areas to prevent release of materials,
<u> </u>	storage		including those resulting from a
20	Primary		"worst case" accident and including
	hazardous		consideration of large storms where
	waste		areas are not covered.
	waste		areas are not covered.

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		mahla 21 14	0500
		Table 21.14 Allowed Uses and Basic De	
Ş	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
	treatment and storage		B. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.
Art	s, Entertainment	, and Recreation	
21	Natural and other recreational parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	
22	Adult entertainment facilities	1,000 sq ft gfa (2.0, 3.0)	A. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit. B. See RZC 21.18, Adult Entertainment Facilities.
Edu	cation, Public A	dministration, Health Care	
23	Secure community transition facility	Adequate to accommodate peak use	A. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit. B. See RZC 21.76.070.M, Essential Public Facilities.
Con	struction-relate		
24	Construction- related businesses	1,000 sq ft gfa (2.0, 3.0)	
		on Establishments	
25	Mining and extraction establishments	1,000 sq ft gfa (2.0, 3.0)	A. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit. B. Rock crushing equipment, asphalt,
			and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.
			C. Extraction shall occur during daylight hours; nighttime trucking is permitted.
			D. Uses shall have direct access to arterials.
0+1-			E. Uses shall minimize noise and lighting impacts by using noise suppression devices and light shielding, and by using landscape buffers to screen lighting from adjacent shoreline areas.
Oth	er Solid waste	1 000 sq ft afa (2 0	
26	transfer and recycling	1,000 sq ft gfa (2.0, 3.0)	

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RZC 21.14.070 Bear Creek Design District.

Α. Purpose. The purpose of the Bear Creek Design District (comprising Performance Area 1 and Performance Area 2) is to provide development potential on the upland portion of the Bear Creek Design District in the northwest portion of the site in a comprehensive master plan that would allow for the permanent protection of Bear Creek, its riparian corridor, and associated wetlands and floodplains. The Design District provides for the location of retirement residence facilities, associated limited support services, and affordable housing for employees. The Design District will provide critical links in the Bear and Evans Creek Greenway System, an important planned regional trail along Bear and Evans Creeks. The balance of the undevelopable portion of this district will be established as a wetland mitigation banking site.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to

the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Bear Cr	Bear Creek Design District - Regulations Table									
	nd & cture	Transport ation	Environm ent	Communit <u>Y</u>	Process	<u>Money</u>	Incentiv es	Other		
4					=*		8			
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscap ing	Historic al & Archeolo gical Resource s	Review Procedu res	Develop ment Fees	Transfer Developm ent Rights Program	Special Regulati ons		
Height	Signs	Transport ation Standards	Trees	Design Standard S	<u>Permits</u>	Doing Busines s	Green Building Incentiv e Program	Public View Corridor s & Gateways		
Densit Y	Outdoor Storage L Display Enclosu res		Environm ental Regulati ons	Affordab le Housing	Develop ment Service s		General Incentiv e Informat ion	Transiti on Overlay Areas		
Imperv ious Surfac e	Lightin g		Open Space	Neighbor hood				Wireless Communic ation Faciliti es		
Setbac <u>ks</u>	Hazardo us Liquid Pipelin es									

D. General Allowed Uses and Cross-References.

The following tables provide references for each of the

allowed use classes for the zone. References are

provided for assistance in associating the current use

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classes with the use classes and associated

definitions that were in effect prior to December 31,

2021. Additional references assist in generally

aligning use classes with the Redmond Building Code,

Institute of Transportation Engineers (ITE) Trip

Generation Manual, and the City's Business Licensing

system. Additional information specific to the

intended use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.# General Allowed Uses and Cross-References in BCDD Zone (Residential)								
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted								
Residential	Residential	Former Use	Use	Use	Building	ITE Trip		
Use	Use Class	Classification	Permissions	Permissions	Code	Generation		
Category		(prior to Dec.	Performance	Performance	Occupancy	Manual		
		<u>31, 2021)</u>	Area 1	Area 2	Class	Land Use		
						Code		
Low Density Residential Medium Density	Housing services for the elderly	Housing services for the elderly	L	N	Ī	200-299		
Residential	Detached dwelling unit	Detached dwelling unit	<u>L</u>	N	<u>R</u>	200-299		
	Multifamily structure	Multifamily structure	<u>L</u>	N	<u>R</u>	200-299		
	Adult Family Home	Adult Family Home	<u>P</u>	N	Ī	200-299		

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

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

Nonresidential	Former Use	Use	Building	ITE Trip	Nonresidential
Use Class	Classification	Permissions	Code	Generation	Use Class
	(prior to Dec.		Occupancy	Manual	
	31, 2021)		Class	Land Use	
				<u>Code</u>	
Business and	Finance and	<u>L</u>	N	<u>B</u>	700-799
Service	insurance				
Amateur Radio	Amateur Radio	<u>P</u>	<u>N</u>		
Tower	Tower	~	27		
Antenna Array	Antenna Array	<u>C</u>	<u>N</u>		
and Base Station	and Base Station				
Antenna Support	Antenna Support	<u>P</u>	N		
Structures	Structures	<u> </u>	11		
Natural and	Natural and	<u>P</u>	<u>P</u>		
Other	other	-	-		
Recreational	recreational				
Parks	parks				
Institutional	Ambulatory or	L	N	Ī	600-699
<u>Health</u> and	outpatient care				
<u>Human Services</u>	services;				
	Nursing,				
	supervision, and				
	other				
	rehabilitative				
	services; Social assistance,				
	welfare, and				
	charitable				
	services				
1. Limited to					
Ambulatory or					
outpatient care					
services;					
Nursing,					
supervision,					
and other					
rehabilitative services; and					
Social					
assistance,					
welfare, and					
charitable					
services.					
Educational	Colleges and	L	N	E	500-599
	universities	_			
Crop production	Crop production	<u>L</u>	<u>L</u>		
Wetland	Wetland	<u>P</u>	<u>P</u>		
mitigation	mitigation				
banking	banking	_			
Wireless	Wireless	<u>N</u>	<u>P</u>		
Communication	Communication				
<u>Facilities</u>	<u>Facilities</u>				

<u>Facilities</u>	<u>Facilities</u>	
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		AM No.

DE. Allowed Uses and Basic Development Standards. The following tables contain the basic zoning regulations that apply to uses in the Bear Creek Design District (BCDD) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information for more information.

Uses not listed are not permitted.

Table 21.14.070B

	Table 21.14.070B								
	Allowed Uses and Basic Development Standards: Performance Area 1								
S	Use	Minimum	Ма	ximums		Parking	Special Regulations		
		Setbacks	Lot	Height	FAR	ratio:			
		(ft) for	coverage	(storie		unit of			
		1- and 2-	;	s)		measure			
		story, 3-	Impervio			(min.			
		story,	us			required,			
		and 4-	surface			max.			
		story	area			allowed)			
		structure							
		s,							
		respectiv							
		ely							
Res	sidential1								
1	Housing	Avondale:	30%;	4	0.8	Dwelling	A. Ten percent of		
	services	15, 75,	65%		0	unit	the total number of		
	for the	150				(1.0,	dwelling units		
	elderly	Other				1.0)	(including those		
		property					built for		
		lines:					employees) shall be		
		10, 75,					affordable to		
		100					individuals or		
							families earning up		
							to 80 percent of		
							area median income.		
							Applicant is		

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	711 outo	d Hans and B		e 21.14.07		g. Porforma	ngo Aroa 1
Ş	Use	d Uses and B Minimum		ximums	ıııuaıü	Parking	Special Regulations
		Setbacks (ft) for 1- and 2- story, 3- story, and 4- story structure s, respectiv	Lot coverage ; Impervio us surface area	Height (storie s)	FAR	ratio: unit of measure (min. required, max. allowed)	
2	Detached dwelling unit Multifamily structure	ely				Studio (1.2, 1.2) 1 bedroom (1.5, 1.5) 2 bedrooms (1.8, 1.8) 3+ bedrooms (2.0, 2.0)	allowed to apportion affordable units to buildings as applicant sees fit. B. Applicant is entitled to number of TDRs equal to number of affordable units provided. C. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. A. Permitted only to house employees and the families of housing services for the elderly. B. Ten percent of the total number of dwelling units (including those built as housing services for the elderly) shall be affordable to individuals or families earning up to 80 percent of area median income. Applicant is allowed to

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			Table	e 21.14.07	70B		
	Allowe	d Uses and B				s: Performa	nce Area 1
§	Use	Minimum		ximums		Parking	Special Regulations
		Setbacks (ft) for 1- and 2- story, 3- story, and 4- story structure s, respectiv ely	Lot coverage ; Impervio us surface area	Height (storie s)	FAR	ratio: unit of measure (min. required, max. allowed)	
	Adult	013				Dwelling	apportion affordable units to buildings as applicant sees fit. C. Applicant is entitled to number of TDRs equal to number of affordable units provided. D. See RZC 21.20, Affordable Housing, for additional guidance.
	Family Home					<u>unit</u> (2.0)	
Ger	eral Sales or						
4	Finance and insurance Business and Service	Avondale: 15, 75, 150 Other property lines: 10, 75, 100	30%; 65%	4	0.8		Permitted only as internal service to residents and guests of housing services for the elderly.
	_	Communication		tion, and			
5	Amateur Radio Tower	Avondale: 15, 75, 150 Other property lines: 10, 75,	30%; 65%	4	0.8	Adequate to accommoda te peak use	See RZC 21.56, Wireless Communication Facilities for specific development requirements.
6	Antenna Array and Base Station	100					A Conditional Use permit may be required; see RZC 21.56, Wireless Communication Facilities for specific development requirements.

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			Table	e 21.14.07	70B		
	Allowe	d Uses and B	asic Devel	opment Sta			
\$	Use	Minimum Setbacks		ximums Height	FAR	Parking ratio:	Special Regulations
		(ft) for 1- and 2- story, 3- story, and 4- story structure	coverage ; Impervio us surface area	(storie		unit of measure (min. required, max. allowed)	
		s, respectiv ely					
7	Antenna Support Structures						A. RZC 21.56, Wireless Communication Facilities. B. Conditional Use Permit required. See RZC 21.76.070.K, Conditional Use Permit.
	s, Entertainme						T
8	Natural and other recreationa l parks	Avondale: 15, 75, 150 Other property lines: 10, 75, 100	30%; 65%	4	0.8	1,000 sq ft gfa (0, adequate to accommoda te peak use)	
Edu	cation, Public	c Administra	tion, Healt	th Care, a	nd oth	ner Institut	tions
9	Ambulatory or outpatient care services Institution al Health and Human Services Nursing,	Avondale: 15, 75, 150 Other property lines: 10, 75, 100	30%; 65%	4	0.8		Permitted only as internal service to residents and guests of housing services for the elderly.
0	supervision , and other rehabilitat ive services						
1	Social assistance, welfare, and charitable services						
1 2	Colleges and universitie						A. Permitted only as internal housing services for the elderly.

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	Table 21.14.070B								
	Allowe	d Uses and B	asic Devel	opment Sta	ındard	s: Performa	nce Area 1		
S	Use	Minimum	Ma	ximums		Parking	Special Regulations		
		Setbacks	Lot	Height	FAR	ratio:			
		(ft) for	coverage	(storie		unit of			
		1- and 2-	;	s)		measure			
		story, 3-	Impervio			(min.			
		story,	us			required,			
		and 4-	surface			max.			
		story	area			allowed)			
		structure							
		s,							
		respectiv							
		ely							
	S						B. Curriculum must		
	Educational						be related to		
							geriatrics/gerontol		
							ogy.		
Agr	ciculture, Fore	estry, Fishi:	ng, and Hur	nting					
1	Crop	Avondale:	0;	0	0		Permitted until		
3	production	15, 75,	0				such time that a		
		150					state-approved		
		Other					wetland mitigation		
		property					bank is		
		lines:					established; at		
		10, 75,					that time, crop		
		100					production shall		
							cease.		
1	Wetland								
4	mitigation								
	banking								

Notes:

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^{1.} Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

		Table 21.1	4.0700	C
	Allowed Uses and	d Basic Development	Stan	dards: Performance Area 2
S	Use	Maximums		Special Regulations
		Lot coverage;	FAR	
		Impervious		
		surface area		
Arts, E	Entertainment, and R	ecreation		
1	Natural and other	0;	0	
	recreational	0		
	parks			
Agricul	lture, Forestry, Fis	hing, and Hunting		
2	Crop production	0;	0	Permitted until such time that a
		0		state-approved wetland mitigation
				bank is established; at that
				time, crop production shall
				cease.
3	Wetland			
	mitigation			
	banking			
Transpo	ortation, Communicat	ion, Information a	nd Uti	lities
4	Wireless			See RZC 21.56, Wireless
	Communication			Communication Facilities for
	Facilities			specific development
				requirements.

RZC 21.14.080 Northwest Design District.

A. Purpose. The purpose of the Northwest Design District

NWDD) is to encourage residential uses within a

variety of housing types while also providing

neighborhood-scaled commercial and service uses that

meet the daily needs of nearby residents and employees

working within the Willows employment corridor. The

Northwest Design District will provide opportunity for

coordinated development through a master plan that

recognizes the unique context and natural features of

the site.

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The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

Northwes	t Desig	n District -	Regulatio	ns Table				
Lan		<u>Transportat</u>		Community	Process	<u>Money</u>	Incentives	<u>Other</u>
Struc	ture	ion ion	nt mt		1111		***	
Floor Area	Fences	<u>Parking</u> Standards	Landscapi ng	Historical &	Review Procedure	Developmen t Fees	<u>Transfer</u> Developmen	<u>Special</u> Regulation
Ratio				Archeologi cal Resources	S		t Rights Program	<u>s</u>
Height	Signs	Transportat ion Standards	Trees	Design Standards	<u>Permits</u>	<u>Doing</u> <u>Business</u>	Green Building Incentive Program	Public View Corridors Gateways
Density	Outdoor Storage 'Display & Enclosu		Environme ntal Regulatio ns	Affordable Housing	Developme nt Services		General Incentive Informatio n	Transition Overlay Areas
Impervi ous Surface	res Lightin g		Open Space	Neighborho od				Wireless Communicat ion Facilities
Setback <u>s</u>	Hazardo us Liquid Pipelin es							

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C. General Allowed Uses and Cross-References.

The following tables provide references for each of the

allowed use classes for the zone. References are

provided for assistance in associating the current use

classes with the use classes and associated

definitions that were in effect prior to December 31,

2021. Additional references assist in generally

aligning use classes with the Redmond Building Code,

Institute of Transportation Engineers (ITE) Trip

Generation Manual, and the City's Business Licensing

system. Additional information specific to the

intended use may be necessary.

Uses that are not listed below nor within the

associated definition of the individual use category

or class shall be classified by the Code Administrator

for applicability based on the purpose and intent of

the zone within which the use is proposed.

Table ##.##.##.# General Allowed Uses and Cross-References in NWDD Zone							
		(Residential)	<u>) </u>				
Use Permissi	ons: P - Permitt	ed; L - Limited;	C - Condition	al; N - Not	Permitted		
Residential	Residential	Former Use	Use	Building	ITE Trip		
Use Category	Use Class	Classification	Permissions	Code	Generation		
		(prior to Dec.		Occupancy	Manual Land		
		31, 2021)		Class	Use Code		
Medium Density	Attached	Attached	P	R	200-299		
Residential	dwelling unit,	dwelling unit,		_			
	2-4 units	2-4 units					

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Stacked flat		<u>P</u>	<u>R</u>	200-299
Courtyard		<u>P</u>	R	200-299
apartment				
Multifamily	Multifamily	<u>P</u>	R	200-299
structure	structure			
Mixed-use	Mixed-use	P	R	200-299
residential	residential	_		
structure	structure			

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

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

Nonresidential Use Class	Former Use	Use	Building	ITE Trip
	Classification (prior to	Permissions	Code	Generation
	Dec. 31, 2021)		Occupancy	Manual Land
			Class	Use Code
Sales and Retail	Consumer goods sales or	L	M	800-899
	service, other than	_	_	
	heavy or durable;			
	Grocery, food, beverage,			
	and dairy; Health and			
	personal care			
Business and Service	Finance and Insurance;	L	В	700-799,
Business and Service	Real estate services;	#	<u>D</u>	900-999,
	Professional services			600-999,
1 0-15	rioressional services	NT.		000-099
1. Self-storage		<u>N</u>		
facilities		_		
Food and Beverage	Full-service restaurant;	<u>P</u>	<u>A</u>	900-999
	<u>Cafeteria or limited-</u>			
	service restaurant			
Business and Service	Personal services	<u>P</u>	<u>B</u>	<u>700-799,</u>
				<u>900-999</u>
Road, ground passenger,	Road, ground passenger,	<u>P</u>		
and transit	and transit			
transportation	transportation			
Rapid charging station	Rapid charging station	P		
Wireless Communication	Wireless Communication	P		
Facilities	Facilities	_		
Local utilities	Local utilities	Р		
Regional utilities	Regional utilities	С		
Arts, Entertainment,	Amusement, sports, or	L	А	400-499,
Recreation, and Assembly	recreation	_	_	500-599
	establishment; Community			·
	indoor recreation			
1. Limited to fitness		L		
and athletic clubs		=		
only.				
Natural and Other	Natural and other	<u>P</u>		400-499
Recreational Park	recreational park	_		
Natural and Other	Parks, open space	<u>P</u>		400-499
Recreational Park	trails, and gardens	_ =		
Day care center	Day care center	Р	E	500-599
zaj care center	zaj sare center	<u> </u>	=======================================	300 000

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\in $\underline{\mathsf{D}}$. Allowed Uses and Basic Development Standards.

			malala 01 1	1 0000	
	7\	llowed Hees	Table 21.1	4.080B evelopment Standa	rde
Sectio	Use	Maxi		Parking ratio:	Special Regulations
n	use	Height	FAR	unit of	Special Regulations
11		(stories)		measure (min.	
			w/o TDR	required, max.	
		w/o TDR	or NWDD	allowed)	
		or NWDD Green	Green Incentive		
		Incentive	s;		
		s;	w/TDR or		
		w/TDR or	NWDD		
		NWDD	Green		
		Green	Incentive		
		Incentive	s		
		s			
Residen	tial ¹		•	•	
1	Attached	4	0.68;	Studio (1.2,	A. See RZC 21.08.260,
	dwelling		1.0	1.2)	Attached Dwelling
	unit, 2-4			1 bedroom	Units, for specific
	units			(1.5, 1.5)	regulations related
2	Stacked flat			2 bedrooms	to design, review and
3	Courtyard			(1.8, 1.8)	decision procedures.
	apartment			3+ bedrooms	B. See RZC
				(2.0, 2.0)	21.20, Affordable
					Housing.
2 4	Multifamily	5 ;	0.68;	Guest (1 per 4 units)	See RZC
	structure	6	1.0	units)	21.20, Affordable
					Housing.
3 <u>5</u>	Mixed-use			A. Non-	
	residential			residential	
	structure			uses shall be	
				included, but not limited	
				to, the ground	
				floor street	
				level.	
				B. See RZC	
				21.20, Afforda	
				ble Housing.	
General	sales or servi	ices	<u> </u>	are nousing.	<u> </u>
4	Consumer	4;	0.45;	1,000 sq ft	
	goods sales	5	1.0	gfa (2.0, 3.0)	
	or service,			= ' '	
	other than				
	heavy or				
	durable				
	Sales and				
	Retail				
5	Grocery,				Maximum 15,000 sq ft
	food,				gfa
	beverage,				
	and dairy				
6	Health and				
	personal				
	care				

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			Table 21.1		
	A	llowed Uses	and Basic De	evelopment Standa	
Sectio n	Use	Maxi Height (stories) w/o TDR or NWDD Green Incentive	FAR w/o TDR or NWDD Green Incentive s;	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
7	Finance and	s; w/TDR or NWDD Green Incentive s	w/TDR or NWDD Green Incentive s		
	Husiness and Service				
9	Real estate services Professional				Self-storage facilities prohibited
	services				
10	Full-service restaurant Food and Beverage			1,000 sq ft gfa (9.0, 9.0)	
11	Cafeteria or limited- service restaurant			1,000 sq ft gfa (10.0, 10.0)	
12	Personal services			1,000 sq ft gfa (2.0, 3.0)	
Transpo	rtation, Commun	nication, In	formation, a		
13	Road, ground passenger, and transit transportati on	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	
14	Rapid charging station			Adequate to accommodate peak use	
15	Wireless Communicatio n Facilities				See RZC 21.56, Wireless Communication Facilit ies, for specific development requirements.
16	Local utilities				
17	Regional utilities ntertainment, a	and Recreati	on		Conditional Use Permit required.
18	Amusement,	4;	0.45;	1,000 sq ft	Fitness and athletic
10	sports, or recreation establishmen	5	1.0	gfa (2.0, 3.0)	clubs only. Max 10,000 sq ft gfa.
	t Arts, Entertainmen				

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			Table 21.1	4.080B	
	A	llowed Uses	and Basic De	evelopment Standa	rds
Sectio	Use	Maxi	mums	Parking ratio:	Special Regulations
n		Height	FAR	unit of	
		(stories)	w/o TDR	measure (min.	
		w/o TDR	or NWDD	required, max.	
		or NWDD	Green	allowed)	
		Green	Incentive		
		Incentive	s;		
		s;	w/TDR or		
		w/TDR or	NWDD		
		NWDD	Green		
		Green	Incentive		
		Incentive	s		
		S			
	<u>t,</u>				
	Recreation,				
19	and Assembly Natural and			1,000 sq ft	
19	other			gfa (0,	
	recreational			adequate to	
	park			accommodate	
20	Community			peak use)	
	indoor			1	
	recreation				
21	Parks, open				
	space				
	trails, and				
	gardens				
				e, and other Insti	
22	Day care	4;	0.45;	Employee on	See RZC 21.08.310.
	center	5	1.0	maximum shift	
22	7			(1.0, 1.0)	
23	Associations			1,000 sq ft	
	and nonprofit			gfa (2.0, 3.0)	
	organization				
	organization				
	ਹ			l	

Notes:

1. Permanent Supportive Housing, as defined under RCW 36.70A.030, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

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Section 21. Amendments to Redmond Zoning Code (RZC)

Chapter 21.40 Parking Standards. The provisions of RZC Chapter

21.40, Section 21.40.010 Vehicle Parking are hereby amended to include new provisions of Paragraph 21.40.010.C.1.f Parking in Downtown, Overlake, and Marymoor Design Districts, and new provisions of Paragraph 21.40.010.D.4 Parking Near Frequent Transit as follows:

RZC 21.40.010 Vehicle Parking.

- C. Administration.
 - 1. Nonconforming Parking.

a. . . .

. . .

NEW SECTION. f. Parking in Downtown, Overlake, and Marymoor Design Districts.

i. Developments with nonconforming parking in

the Downtown, Overlake, and Marymoor

Design Districts shall not be required to

provide additional parking spaces when a

change of use occurs or minor

improvements are performed, provided

that the change of use or minor

improvement do not enlarge the structure

or increase the amount of nonconformity.

ii. Developments, sites, and structures where

a portion of the site and/or structures

have been obtained under threat of

condemnation shall not be required to

provide additional parking spaces than

that which was sufficient to meet the

requirements in place during the most

recent development or construction of the

site.

RZC 21.40.010 Vehicle Parking.

- D. Required Off-Street Parking.
 - 1. . . .
 - 2. . . .
 - 3. . . .

NEW SECTION. 4. Parking Near Frequent Transit.

Affordable Housing Units. Low-Cost

Affordable Housing Units located within onequarter mile of at least one transit stop
that provides service every 30 minutes or
better for at least 12 hours per day shall
have a maximum residential parking
requirement no greater than one parking

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may be increased up to the maximum for nonincome restricted housing units within the

zone if the City determines that a

particular housing unit is in an area with a

lack of access to street parking capacity,

physical space impediments, or other reasons

supported by evidence that would make onstreet parking infeasible for the unit (RCW

36.70A.620(1)).

b. Housing for the Elderly and Adult Family

Homes. Housing built specifically for
seniors or people with disabilities,
including all Housing Services for the

Elderly and Adult Family Homes, within onequarter mile of at least one transit stop
that provides service every 15 minutes or
better for at least 12 hours per day shall
not be required to provide parking for
residents. Parking for visitors or staff
shall be as established in the Redmond
Zoning Code. The City may require up to one

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space per bedroom or the maximum for similar housing units within the zone, whichever is less, if it determines that a particular housing unit is in an area with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make onstreet parking infeasible for the unit. The City may require a developer to record a covenant that prohibits the rental of a unit subject to this parking restriction for any purpose other than providing for housing for seniors or people with disabilities. (RCW 36.70A.620(2))

c. Multifamily Structures. Multifamily

structures located within one-quarter mile

of at least one transit stop that provides

service every 15 minutes or better for at

least 12 hours per day shall have a minimum

residential parking requirement no greater

than one parking space per bedroom. The

minimum requirement may be increased up to

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the maximum for similar multifamily

structures within the zone if the City

determines that a particular housing unit is

in an area with a lack of access to street

parking capacity, physical space

impediments, or other reasons supported by

evidence that would make on-street parking

infeasible for the unit (RCW 36.70A.620(3)).

d. Accessory Dwelling Units. Off-street parking

for an accessory dwelling unit located

within one-quarter mile of a major transit

stop shall not be required unless the

Administrator has determined that the

accessory dwelling unit is in an area with a

lack of access to street parking capacity,

physical space impediments, or other reasons

supported by evidence that would make on
street parking infeasible for the accessory

dwelling unit (RCW 36.70A.698).

Section 22. Amendments to Redmond Zoning Code (RZC)

Chapter 21.44 Signs. The provisions of RZC Chapter 21.44, Section

21.44.010 Signs and Street Graphics, Paragraph 21.44.010.D

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Exemptions, and Section 21.44.020 Sign Design Standards, Paragraph 21.44.010.E General Sign Design Standards are hereby amended to read as follows:

RZC 21.44.010.D Exemptions.

- 1. . . .
- 2. . . .
- 3. . . .
- 4. . . .
- exempt from the requirements of this section: street signs and/or numbers, street address identification, traffic control and pedestrian signs and signals, governmental directional, gateway, and/or wayfinding signs, public and legal notices and warnings required by a public process, signs required by law, and governmental flags.
- 6. Gateway Entrance Signs. Gateway signs and all other wayfinding signs as provided for within the Redmond Wayfinding Design Manual. Repealed.

RZC 21.44.020.E. General Sign Design Standards.

J	L	•	•	•	•

2. . . .

3. . . .

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- 4. . . .
- 5. Sign Color.
 - a. Use of colors is one of the primary means of visual communication. Excessive and uncoordinated use of colors may confuse and negate the message of the sign. Sign applicants and designers should choose colors that are complementary yet provide good contrast with each other. Bright day-glo (fluorescent) colors should be avoided as they are distracting and do not blend well with other background colors. Excessively bright colors should not be used as a means to attract attentio attention.
 - b. Sign colors should relate to, complement, and not detract from the materials or color scheme of the buildings, including accent and trim we need to coelamy Omm-colors.
- Section 23. Amendments to Redmond Zoning Code (RZC)

 Chapter 21.46 Temporary Uses. The provisions of RZC Chapter 21.46,

 Sections 21.46.010 Purpose, 21.46.020 Scope, 21.46.030 Decision

 Criteria are hereby amended to read as follows and the provisions

 of RZC Chapter 21.46 are hereby amended to include new provisions

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of Sections 21.46.040 Temporary Use Permit Duration and Administration, and 21.46.050 Temporary Encampments as follows:

RZC 21.46.010 Purpose.

The following provisions authorizing and regulating certain temporary uses are intended to permit temporary uses and structures when consistent with the Zoning Code and when safe and compatible with the general vicinity, critical areas protections, and adjacent uses. Temporary uses are not to be permitted in order to avoid otherwise applicable development requirements, permits or fees.

RZC 21.46.020 Scope Applicability.

A. A short-term temporary use permit shall be required for any temporary use of no more than six months in duration. The six months need not run consecutively, except in the case of encampment temporary uses. The six months may occur at any time within a calendar year as long as each day of operation is designated and approved. A day of operation shall mean any or part of any day in which the business is conducted.

Applications for a short-term temporary use permit (six months or less) shall follow the procedures for a

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Type I review pursuant to RZC 21.76.050.F or as modified herein. Short-term temporary use permits shall not be renewed, and any temporary use that will extend beyond six months shall be conducted only after approval of a long-term temporary use permit.

- 1. Temporary uses that occur seasonally on an annual basis may be processed over the counter upon their subsequent year's renewal provided the first year's business was processed under a Type I review and the proposal is substantially the same as the previous year.
- B. An encampment temporary use permit shall be valid for a five-year period based on the following criteria:
 - 1. Once approved, the encampment may occur at the host site for a maximum of three visits within a five-year period if the site plan and conditions that were originally approved remain unchanged;
 - 2. The encampment shall comply with the provisions outlined in this chapter;
 - 3. All conditions of approval were fulfilled during the previous stay;

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- 4. A temporary encampment stay shall be limited to a

 maximum of 125 calendar days within any 365
 calendar-day time period at one location; and
- 5. There shall be a minimum of 365 calendar days

 between the end of the 125-calendar-day stay and

 the next approved encampment.
- C. A long-term temporary use permit shall be required for any temporary use longer than six months in duration.

 A long-term temporary use permit shall be valid for a maximum of two years from the date the permit is issued or the end of the permit activity, whichever comes first. Applications for a long-term temporary use permit (longer than six months) shall follow the procedures for a Type V review pursuant to RZC 21.76.050.J.
- D. A long-term temporary use permit may be renewed, provided that:
 - 1. The permit renewal must be applied for in advance of the expiration of the original term;
 - 2. The permit renewal shall follow the procedures for a Type V review pursuant to RZC 21.76.050.J;

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- 3. The applicant shall pay a renewal fee equal to that prescribed by Council resolution for a new long-term temporary use permit; and
- 4. The application for renewal meets the decision criteria outlined in RZC 21.46.030.A;
- 5. The renewal may be conditioned upon the

 construction or installation of such improvements

 that are necessary to serve the temporary use and

 to mitigate impacts of the temporary use, taking

 into account the duration of the use.
- 6. A long-term temporary use permit may be renewed for one or more additional two-year renewal terms if the conditions of this subsection are met at the time of such renewal.
- E. Upon expiration of the initial term of a short- or longterm temporary use permit or upon the expiration of any renewal term of a long-term temporary use permit, either:
 - 1. The temporary use shall immediately cease, and the property on which the use was located shall be restored as nearly as practicable to the state it

Attachment F: Ordinance to Amend the Redmond Zoning Code

was in prior to commencement of the temporary use; or

- 2. If the applicant has applied for and received all permits necessary to make such temporary use permanent, the temporary use may continue until any necessary construction under such permits is completed and the use meets all requirements for a permanent use of the property as long as the applicant diligently pursues completion of the improvements and compliance with the requirements.
- F. The following types of temporary uses, activities and associated structures may be authorized, subject to specific limitations noted herein and as noted in RZC 21.46.030, Decision Criteria, and as may be established by the Administrator:
 - 1. Outdoor art and craft shows and exhibits;
 - 2. Retail sales such as Christmas trees, seasonal retail sale of agricultural or horticultural products, firewood, seafood, etc.;

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- 3. Mobile services such as veterinary services for purposes of giving shots, unless exempted under subsection G.11 of this section;
- 4. Vending cart. No mechanical, audio or noise-making devices, nor loud shouting or yelling will be permitted to attract attention;
- 5. Group retail sales, such as swap meets, flea

 markets, parking lot sales, Saturday Market,

 auctions, etc.;
- 6. Temporary encampments that comply with the conditions outlined in this chapter;
- 7. Temporary parking lots used during construction or site development;
- 8. The Administrator may authorize additional

 temporary uses not listed in this subsection,

 when it is found that the proposed uses are in

 compliance with the provisions pursuant to this

 chapter.

- G. Exemptions. The following activities and structures are exempt from requirements to obtain temporary use approval:
 - 1. Portable units or modular structures when used to provide temporary classrooms at schools; provided, that adequate sewer and water service is available.
 - 2. Manufactured homes, portable units, modular structures, travel trailers when used as a dwelling while a residential building on the same lot is being constructed or when a damaged residential building is being repaired, when adequate sewer and water is available.
 - 3. Manufactured homes when used for housing elderly or disabled relatives of the occupant of an existing residence, when such relatives require constant supervision and care, and when adequate sewer and water is available.
 - 4. Manufactured homes, portable units, modular structures, or travel trailers when used to support construction or site development.

- 5. Guests of Redmond residents in recreational

 vehicles when in compliance with RZC 21.40.010.G,

 Parking and Storage of Recreational, Utility, and

 Commercial Vehicles and Vessels in Residential

 Neighborhoods.
- 6. Recycling and collection centers that meet all of the following requirements:
 - a. Containers and structures shall be located on private property and not on public rights-of-way. The property owner's approval must be obtained, and the Planning Department notified that the structure will be located at that site;
 - b. Structures shall not interfere with traffic circulation or visibility at intersections;
 - c. The owner's name and telephone number shall be clearly posted on the structure or container; and
 - d. If located in a parking area, the structures or containers shall take up no more than three parking stalls. One collection structure and

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associated staff booth are allowed in parking
lots of 200 stalls or less and one additional
container and staff booth for every additional
200 stalls;

- 7. Model homes or apartments and related real estate

 sales and display activities located within the

 subdivision or residential development to which

 they pertain;
- 8. Garage sales, moving sales, and similar activities

 for the sale of personal belongings when operated

 not more than three days in the same week and not

 more than twice in the same calendar year.

 Allowed in all residential zoning districts;
- 9. Fund-raising car washes that meet the requirements

 for discharge of wastewater established by the

 City of Redmond Natural Resources Division;
- 10. Motorized catering that remains at one location for no more than three hours per day;
- 11. Mobile services that:

- a. Are located outside the public right-of-way and not located on on-street parking;
- b. Are located at a site for no more than 14 total

 days over a period of three months;
- c. Are not located in required drive aisles or any area that would impede emergency or ADA access;
- d. Are located on a lot with no more than one other mobile service vehicle at any given time.
- 12. Circuses, carnivals, fairs, or similar transient

 amusement or recreational activities. Such uses

 are subject to RMC Chapter 5.28, Carnivals,

 Circuses and Amusement Activities;
- 13. Activities, vendors and booths associated with

 City of Redmond-sponsored or authorized special

 events;
- 14. Individual booths in an approved temporary use

 site for group retail identified under subsection

 F.5 of this section;

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- 15. Weekend (Saturday and Sunday) only, warehouse sales
 in Business Park, Manufacturing Park, and Industry
 zones, when held no more than once a month in an
 existing facility.
- A. Temporary uses are permitted throughout all zones

 provided they meet the purpose and decision

 criteria in this chapter. This Chapter also

 describes the types of temporary uses, their

 permitted duration and associated permit type.

 Establishment of a temporary use which meets the

 criteria of this chapter shall not require any

 other type of land use approval. Other permits

 from the City may be required to comply with the

 Redmond Municipal Code.
- B. The following types of temporary uses, activities

 and associated structures may be authorized,

 subject to specific limitations noted herein and
 as noted in RZC 21.46.060 Decision Criteria.
 - 1. Temporary or seasonal retail sales not
 associated with a permanent on-site use,
 such as uses that are not otherwise limited
 including Christmas tree lots.

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- 2. Mobile services unless specifically exempt.
- 3. Vending cart/kiosks.
- 4. Temporary outdoor dining.
- 5. Temporary encampments.
- 6. Temporary uses not listed in this chapter may

 be classified by the Code Administrator, when

 it is found that the proposed uses are within

 the scope of this chapter.

RZC 21.46.030 Decision Criteria Exemptions.

- A. Temporary uses may be authorized only when all the following determinations can be made:
 - 1. The temporary use will not impair the normal, safe, and effective operation of a permanent use on the same site.
 - 2. The temporary use will not significantly impact

 public health, safety or convenience, or create

 traffic hazards or congestion, or otherwise

 interrupt or interfere with the normal conduct or

 uses and activities in the vicinity.

3. The temporary use will not be materially

detrimental to the surrounding uses in terms of

traffic, noise, and other external effects.

B. General Conditions.

- 1. A temporary use conducted in a parking facility
 shall not occupy or remove from availability more
 than 25 percent of the spaces required for the
 permanent use.
- 2. Each site occupied by a temporary use must provide or have available sufficient parking and vehicular maneuvering area for customers or other users. Such parking need not comply with RZC 21.40.010.G, Parking and Storage of Recreational, Utility, and Commercial Vehicles and Vessels in Residential Neighborhoods, but must provide safe and efficient interior circulation and ingress and egress to and from public rights-of-way.
- 3. The temporary use shall comply with all applicable standards of the Seattle-King County Health

 Department.

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- 4. No temporary use shall occupy or use public parks

 in any manner unless specifically approved by the

 Parks Department.
- 5. All temporary uses shall obtain, prior to occupancy of the site, all applicable City of Redmond permits, licenses and other approvals (e.g., business license, building permit, administrative approvals, etc.).
- 6.— The applicant for a temporary use shall supply
 written authorization from the owner of the
 property on which the temporary use is located.
- 7. Each site occupied by a temporary use shall be left

 free of debris, litter, or other evidence of the

 temporary use upon completion of removal of the

 use.
- 8. All materials, structures, and products related to

 the temporary use must be removed from the

 premises between days of operation on the site,

 provided that materials, structures, and products

 related to the temporary use may be left on-site

 overnight between consecutive days of operation.

By virtue of having been in consistent operation prior to the existence of the ordinance codified in this chapter, the open air craft and farmers market operation, commonly known as the Saturday Market, shall be allowed to store structures on site between weekly activity of the market, but such structures must be reviewed by the Administrator annually and permission to leave them in place between market sessions may be denied if they become a visual blight, safety, or health problem. They shall be removed at the end of the permit period.

9. Additional conditions may be established as

necessary to ensure land use compatibility and to

minimize potential impacts on nearby uses. These

include, but are not limited to, time and

frequency of operation, temporary arrangements

for parking and traffic circulation, requirement

for screening or enclosure, and guarantees for

site restoration and cleanup following temporary

uses.

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- C. Temporary encampments must also meet the following criteria:
 - 1. The applicant shall apply for a temporary use

 permit at least 30 days before the planned

 opening of the temporary encampment.
 - 2. The encampment shall be limited to a maximum of 100 persons. After the encampment reaches its 100-person capacity, individuals who arrive after sundown (and meet all screening criteria) will be allowed to stay for one night, after which they will not be permitted entry until a vacancy is available. Such occurrences shall be logged and reported to the City on a weekly basis.
 - 3. The temporary encampment use permit may be revocable at any time if the encampment is found to be non-compliant with this chapter or conditions placed upon the permit.
 - 4. The encampment or the parking of any vehicles

 associated with the application shall not

 displace the host site's parking lot in such a

 way that the host site no longer meets the

minimum or required parking of the principal use as required by code or previous approvals unless an alternative parking plan has been approved by the Administrator.

- 5. The temporary encampment managing organization shall maintain a resident log for all who are residing at the encampment. Such log shall be kept on-site at the encampment. Prospective encampment residents shall be asked to provide a reasonable form of identification when signing the log. Adequate information must be submitted by the encampment resident, sponsoring host, or organization group to allow for the Redmond Police Department to perform an active warrant and sex offender status check. Individuals identified as either having an active warrant or being registered as a sex offender will not be allowed to stay at the encampment.
- 6. The sponsoring host and organization group shall submit an operating agreement and code of conduct.

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- 7. The Administrator may impose additional conditions

 for the purpose of maintaining the health,

 safety, and welfare of people in and around the

 temporary encampment, relating but not limited to

 any or all of the following:
 - a. Encampment resident code of conduct;
 - b. The presence of minors in the encampment;

 - d. Setbacks and screening.
- 8. No illegal activities shall be allowed on premises.
- D. Temporary encampments shall be processed as a Type I

 Permit with the following modifications:
 - 1. A Notice of Application shall be mailed and posted on-site meeting the standards outlined in RZC 21.76.080.B, Notice of Application.
 - 2. A minimum of one Major Land Use Action Sign shall
 be posted on-site meeting the requirements
 outlined in RZC Appendix 6, Extraordinary Notice
 Requirements.

- 3. Prior to the decision on the application for a temporary encampment, the Administrator shall require that a neighborhood meeting be held.
- 4. The aforementioned subsection shall only be applicable to the initial application, with the exception of mailed notices. A mailed notice shall be sent prior to each stay in accordance with RZC 21.76.080.B. All subsequent stays as a part of this application shall only require administrative review.
- E. Emergencies. The Administrator may waive these requirements when a natural or manmade disaster necessitates the immediate establishment of a temporary encampment.
- A. The following activities and structures are exempt

 from requirements to obtain temporary use

 approval. Substantive requirements applicable to

 any use identified in this section shall still

 be met. Additional land use approvals or other

 permits may be required.
 - 1. Manufactured homes, portable units, modular structures, travel trailers when used as a

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dwelling while a residential building on the same lot is being constructed or when a damaged residential building is being repaired, if adequate sewer and water are available.

- 2. Manufactured homes, portable units, modular structures, or travel trailers when used to support construction or site development.
- 3. Guests of Redmond residents in recreational

 vehicles when in compliance with RZC

 21.40.010.G, Parking and Storage of

 Recreational, Utility, and Commercial

 Vehicles and Vessels in Residential

 Neighborhoods.
- 4. Temporary Recycling and collection events

 that meet all of the following
 requirements:
 - a. Containers and structures shall be

 located on private property and not on

 public rights-of-way. The property

 owner's approval must be obtained, and

 the Planning Department notified that

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the event will be located at that
site;

- b. Structures shall not interfere with traffic circulation or visibility at intersections;
- c. The property owner's name and telephone
 number shall be clearly posted on
 site; and
- d. If located in a parking area, the

 structures or containers shall take up

 no more than three parking stalls. One

 collection structure and associated

 staff booth are allowed in parking

 lots of 200 stalls or less and one

 additional container and staff booth

 for every additional 200 stalls.
- 5. Model homes or apartments and related real

 estate sales and display activities located

 within the subdivision or residential

 development to which they pertain.
- 6. Garage sales, moving sales, and similar activities for the sale of personal

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belongings when operated not more than three days in the same week and not more than twice in the same calendar year. Allowed in all residential zoning districts.

- 7. Fund-raising car washes that meet the

 requirements for discharge of wastewater

 established by the City of Redmond

 Environmental & Utility Services Division.
- 8. Motorized catering that remains at one location for no more than three hours per day.
- 9. Mobile services that:
 - a. Are located outside the public right of-way and not located on on-street
 parking;
 - b. Are located at a site for no more than
 14 total days over a period of three
 months;
 - c. Are not located in required drive aisles or any area that would impede emergency or ADA access; and
 - d. Are located on a lot with no more than one

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other mobile service vehicle at any given time.

- 10. Circuses, carnivals, fairs, or similar

 transient amusement or recreational

 activities. Such uses are subject to RMC

 Chapter 5.28, Shows, Carnivals and Circuses.
- 11. Activities, vendors, and booths associated

 with City of Redmond-sponsored or authorized

 special events which have an approved special

 events permit.
- 12. Weekend (Saturday and Sunday) only, warehouse sales in Business Park, Manufacturing Park, and Industry zones, when held no more than once a month in an existing facility.

NEW SECTION. RZC 21.46.040 Temporary Use Permit Duration and Administration.

A. Temporary uses will have different permit administration requirements depending on the duration of the temporary use as described below:

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Duration 1	Permit Type
Short Term or	Type I ²
Seasonal 0-6	
months	
Medium-	Type II
<u>Term 6-18</u>	
months	
Long-Term	Type V ³
18-60	
months	

Notes:

- 1. Effective duration of a temporary use permit

 can be extended without necessitating

 additional permitting in the event of a

 manmade or natural disaster or emergency

 declaration which necessitates the

 extension of a previous approved temporary

 use permit.
- 2. Temporary uses that occur seasonally on an annual basis may be processed over the counter upon the subsequent year's renewal

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provided the first year's business was

processed under a Type I review and the

proposal is substantially the same as the

previous year.

- 3. A long-term temporary use permit may be renewed, provided that:
 - a. The permit renewal must be applied for in advance of the expiration of the original term;
 - b. The permit renewal shall follow the procedures for a Type V review pursuant to RZC 21.76.050.J;
 - c. The applicant shall pay a renewal fee
 equal to that prescribed by Council
 resolution for a new long-term
 temporary use permit;
 - d. The application for renewal meets the decision criteria outlined in RZC 21.46.030.A;
 - e. The renewal may be conditioned upon the construction or installation of such improvements that are necessary to serve

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the temporary use and to mitigate
impacts of the temporary use, taking
into account the duration of the use;
and

- f. A long-term temporary use permit may be
 renewed for one or more additional two year renewal terms if the conditions of
 this subsection are met at the time of
 such renewal.
- B. Upon expiration of the initial term of a short- or

 long-term temporary use permit or upon the

 expiration of any renewal term of a temporary use

 permit:
 - 1. The temporary use shall immediately cease; and
 - 2. The property on which the use was located shall be restored as nearly as practicable to the state it was in prior to commencement of the temporary use.

NEW SECTION. RZC 21.46.050 Temporary Encampments.

A. An encampment temporary use permit shall be valid

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for a five-year period based on the following
criteria:

- 1. Once approved, the encampment may occur at the host site for a maximum of four consecutive months per visit, with at least three consecutive months between visits, and for not more than six months in any calendar year. The site plan and conditions that were originally approved shall remain unchanged for each visit;
- 2. The encampment shall comply with the provisions outlined in this chapter;
- 3. All conditions of approval were fulfilled during the previous stay; and
- 4. The proposed host site shall not be within 1,000 feet of another approved host site.
- B. Temporary encampments must also meet the following criteria:
 - 1. The applicant shall apply for a temporary use permit at least 30 days before the planned opening of the temporary encampment.
 - 2. The encampment shall be limited to a maximum of 100 persons. After the encampment reaches its

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100-person capacity, individuals who arrive after sundown (and meet all screening criteria) will be allowed to stay for one night, after which they will not be permitted entry until a vacancy is available. Such occurrences shall be logged and reported to the City on a weekly basis.

- 3. The temporary encampment use permit may be revocable at any time if the encampment is found to be non-compliant with this chapter or conditions placed upon the permit.
- 4. The encampment, parking of any vehicles, or

 parking of tiny homes associated with the

 application shall not displace the minimum

 or required parking of the principal use on

 the host site as required by code or

 previous approvals unless an alternative

 parking plan has been approved by the

 Administrator.
- 5. The temporary encampment managing agency

 shall maintain a resident log for all who

 are residing at the encampment. Such log

 shall be kept on-site at the encampment.

Prospective encampment residents shall be asked to provide a reasonable form of identification when signing the log.

Adequate information must be submitted by the encampment resident, sponsoring host, or organization group to allow for the Redmond Police Department to perform an active warrant and sex offender status check. Individuals identified as having an active warrant will not be allowed to stay at the encampment. For sex offender checks, the managing agency retains the authority to allow such offenders to remain on the property, provided that required reporting requirements are followed.

- 6. The sponsoring host and organization group shall submit an operating agreement and code of conduct.
- 7. The Administrator may impose additional

 conditions for the purpose of maintaining

 the health, safety, and welfare of people

 in and around the temporary encampment,

 relating but not limited to any or all of

the following:

- a. Encampment resident code of conduct;
- b. The presence of minors in the encampment;
- c. The provision of transportation to/from the
 encampment; and
- d. Setbacks and screening.
- C. Temporary encampments shall be processed as a Type I
 Permit with the following modifications:
 - 1. A Notice of Application shall be mailed and posted on-site meeting the standards outlined in RZC 21.76.080.B, Notice of Application.
 - 2. A minimum of one Major Land Use Action Sign

 shall be posted on-site meeting the

 requirements outlined in RZC Appendix 6,

 Extraordinary Notice Requirements.
 - 3. Prior to the decision on the application for a temporary encampment, the Administrator shall require that a neighborhood meeting be held.
 - 4. With the exception of mailed notice, the

 provisions of this paragraph C. shall only

 apply to the initial application. A mailed

 notice shall be sent prior to each stay in

Attachment F: Ordinance to Amend the Redmond Zoning Code accordance with RZC 21.76.080.B.

- 5. The initial application shall be processed as Type I permit. Subsequent stays within the allowed five-year period shall only require administrative review.
- D. Emergencies. The Administrator may waive these

 requirements when a natural or manmade disaster

 necessitates the immediate establishment of a

 temporary encampment.

RZC 21.46.060 Emergency Shelter.

Refer to RZC 21.57.020 Emergency Shelter.

RZC 21.46.070 Decision Criteria.

- A. Temporary uses may be authorized only when all the following determinations can be made:
 - 1. The temporary use will not impair the normal, safe, and effective operation of a permanent use on the same site.
 - 2. The temporary use will not significantly impact public health, safety or convenience, or create traffic hazards or

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congestion, or otherwise interrupt or
interfere with the normal conduct or uses
and activities in the vicinity.

- 3. The temporary use will not be materially

 detrimental to the surrounding uses in terms

 of traffic, noise, and other external

 effects.
- 4. Temporary uses shall not be allowed as a mechanism to avoid otherwise applicable development requirements, permits, or fees.
- B. General Conditions.
 - 1. A temporary use conducted in a parking facility

 shall not occupy or remove from availability

 more than 25 percent of the spaces required

 for the permanent use.
 - a. Up to 40 percent of the parking spaces

 required for the permanent use may be

 occupied with the submittal and approval of
 an alternative parking plan.
 - 2. Each site occupied by a temporary use must provide or have available sufficient parking and vehicular maneuvering area for

not comply with RZC 21.40.010.G, Parking
and Storage of Recreational, Utility, and
Commercial Vehicles and Vessels in
Residential Neighborhoods, but must provide
safe and efficient interior circulation and
ingress and egress to and from public
rights- of-way.

- 3. The temporary use shall comply with all applicable standards of the Seattle-King County Health Department.
- 4. No temporary use shall occupy or use public parks in any manner unless specifically approved by the Parks Department.
- 5. All temporary uses shall obtain, prior to

 occupancy of the site, all applicable City

 of Redmond permits, licenses and other

 approvals (e.g., business license, building

 permit, administrative approvals, etc.).
- 6. The applicant for a temporary use shall supply written authorization from the owner of the property on which the temporary use

Attachment F: Ordinance to Amend the Redmond Zoning Code

is located.

- 7. Each site occupied by a temporary use shall

 be left free of debris, litter, or other

 evidence of the temporary use upon

 completion of removal of the use.
- 8. All materials, structures, and products related to the temporary use must be removed from the premises between days of operation on the site, provided that the materials, structures, and products related to the temporary use may be left on-site overnight between consecutive days of operation. By virtue of having been in consistent operation prior to the existence of the ordinance codified in this chapter, the open air craft and farmers market operation, commonly known as the Saturday Market, shall be allowed to store structures on-site between weekly activity of the market, but such structures must be reviewed by the Administrator annually and permission to leave them in place between market sessions may be denied if they

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become a visual blight, safety, or health problem. They shall be removed at the end of the permit period.

9. Additional conditions may be established as necessary to ensure land use compatibility and to minimize potential impacts on nearby uses. These include, but are not limited to, time and frequency of operation, temporary arrangements for parking and traffic circulation, requirement for screening or enclosure, and guarantees for site restoration and cleanup following temporary uses.

Section 24. Amendments to Redmond Zoning Code (RZC)

Chapter 21.52 Transportation Standards. The provisions of RZC

Chapter 21.52 Transportation Standards, Section 21.52.030 Street

and Access Standards, Paragraph 21.52.030.G Right-of-Way and/or

Easement Dedication and Section 21.52.050 Pedestrian, Bicycle, and

Other Nonmotorized Connections, Paragraph 21.52.050.C Location are

hereby amended to read as follows:

RZC 21.52.030.G Right-of-Way and/or Easement Dedication.

1				

2. The Technical Committee shall serve as the decision-making body regarding the City's acceptance of right-of-way that is encumbered, if the City in its sole determination finds that the easement or other right will not interfere with the City's long-term operation of the right-of-way for transportation, pedestrian mobility including the needs of the physically disabled, utility, or other customary right-of-way purposes.

RZC 21.52.050.C Location.

. . .

1. . . .

. . .

6. . . .

- 7. Compliance with RZC Appendix 2, Construction Specification and Design Standards for Streets and Access; and
- 8. Compliance with RZC 21.10, Downtown Regulations; RZC 21.12, Overlake Regulations; and RZC 21.08, Residential Regulations...; and
- 9. Provision and long-term maintenance of pedestrian mobility including the needs of the physically disabled.

Section 25. Amendments to Redmond Zoning Code (RZC)

Chapter 21.58 Introduction. The provisions of RZC Article III

Design Standards, Chapter 21.58 Introduction, Section 21.58.020

Attachment F: Ordinance to Amend the Redmond Zoning Code

Scope and Authority, Paragraph 21.58.020.E Administrative Design Flexibility are hereby amended to read as follows:

- E. Administrative Design Flexibility. See RZC 21.76.070.C,

 Administrative Design Flexibility.
 - 1. Purpose: Allow flexibility in the application of
 Article III Design Standards in order to promote
 creativity in site and building design.
 Departures from the Design Standards shall still
 maintain the intent of the applicable standard.
 - 2. Applicability: Proposals subject to the Design

 Review Board's review authority can seek

 Administrative Design Flexibility from the Design

 Review Board. The Design Review Board's decision

 on an Administrative Design Flexibility Request

 from the Design Standards in Article III shall

 have the effect of a recommendation to the

 underlying permit. The Design Review Board shall

 have the effect of a final decision for building

 permits with no underlying land use approval.
 - 3. Criteria: If the Design Review Board makes a

recommendation to vary the site requirements, it shall be based on the following:

- 1. a. The application of certain provisions of
 the <u>Design Standards in Article III Zoning</u>
 Code would result in practical difficulties
 or unnecessary hardships inconsistent with
 the general purpose and intent of the
 underlying zone and of the design
 standards.;
- 2. b. Permitting a minor variation will not be materially detrimental to the public welfare or injurious to the property or improvements in the area.;
- 3. c. Permitting a minor variation will not be contrary to the objectives of the design standards.;
- 4. d. Permitting a minor variation in design

 better meets the goal and policies of the

 Comprehensive Plan and neighborhood goals

 and policies;
- 5. e. Permitting a minor variation in design results in a superior design in terms of

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architecture, building materials, site
design, landscaping, and open space;

- 6. f. The minor variation protects the integrity of a historic landmark or the historic design subarea-; and
- 7. g. Granting of the minor variation is

 consistent Consistency with the Shoreline

 Master Program, if applicable.
- 4. The applicant seeking Administrative Design

 Flexibility from the Design Standards in

 Article III must demonstrate, in writing, how

 the project meets the above listed criteria by

 providing:
 - a. Measurable improvements, such as an increase in tree retention or installation of native vegetation, glazing, pedestrian and bicycle connectivity, and increase usable open space;
 - b. Objective improvements such as screening of vehicle entrances and driveways or

mechanical equipment, reduction in
impervious surface area, or retention of
historic features; and

c. Conceptual architectural sketches showing the project as code compliant and with proposed variation to site requirements, indicating the improvements gained by application of the Administrative Design Flexibility.

Section 26. Amendments to Redmond Zoning Code (RZC)

Chapter 21.60 Citywide Design Standards. The provisions of RZC

Chapter 21.60 Citywide Design Standards, Section 21.60.020

Context, Circulation, and Connections, Paragraph 21.60.020.H

Pedestrian and Bicycle Circulation are hereby amended to read as follows:

RZC 21.60.020.H Pedestrian and Bicycle Circulation.

- 1. . . .
- 2. Design Criteria.
 - a. . . .

. . .

f. Provide for and maintain circulation and connections meeting the access needs of the physically

challenged disabled as required by the
International Building Code and International
Residential Code adopted by the State Building Code
Council and the City of Redmond.

- g. Encourage pedestrian use and movement by providing walkways. Design efficient pedestrian walkways by:
 - i. Reducing walkway distances and providing short cuts;
 - ii. Eliminating pedestrian barriers and obstacles, such as providing steps and ramps across retaining walls and slopes where possible and prohibiting vehicular overhangs from driveways within the right-of-way and sidewalk or within easements granted to the City for pedestrian mobility, to allow for pedestrian movement throughout the site. (Gates shall be provided to breech fences if they impede pedestrian movement to shopping, transit, and other common activities.) Pedestrian access shall be clearly marked through design treatments, such as colored and textured walks, speed table driveway crossings, etc.;
 - iii. Assuring continuity of walkways;

- iv. Providing protection from wind and rain,
 especially at main building entrances and over
 public walkways;
- v. Providing adequate lighting in accordance with the lighting standards in the Redmond Zoning Code where nighttime use exists or is encouraged;
- vi. Using walkway surfaces which are comfortable to walk on and durable; and
- vii. Providing safe and convenient access to bike parking.
- h. Existing paths should be recognized and improved to ensure connection to and through sites and access to parks and open space.
- i. Pedestrian circulation plans should typically incorporate the following techniques to increase the safety of pedestrians:
 - i. Avoid sharp "blind" corners, especially on stairways and corridors where potential assailants can predict movement.
 - ii. Avoid sudden changes in grade that reduce sight
 lines on pathways.

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- iii. Design openings in barriers along pathways to allow sight lines into adjacent property.
- iv. Consider installing convex security mirrors where sight lines are impeded along pathways.
- v. Avoid situations where pedestrians cannot see activity on the far side or where alternative paths are not available.
- vi. Confirm the provision of adequate driveway

 length to avoid encumbering pedestrian

 mobility such as caused by vehicular overhangs

 within the right-of-way and sidewalk and/or

 easements granted to the City for public

 pedestrian mobility.

Section 27. Amendments to Redmond Zoning Code (RZC)

Chapter 21.62 Urban Center Standards. The provisions of RZC Chapter

21.62 Urban Center Standards, Section 21.62.030 Overlake Village

Zones Supplemental Design Standards, Paragraph 21.62.030.E

Building Form and Scale are hereby amended to read as follows:

RZC 21.62.030.E Building Form and Scale.

 Intent. To maintain light and views, reduce the bulk of taller buildings, reinforce pedestrian scale on street frontages, and promote variety in building height.

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2. Design Criteria.

. . .

- c. Design of Large Buildings. Large building

 mass shall be sited and designed to reduce

 the apparent mass and bulk, and avoid long,

 continuous flat facades through use of

 techniques, such as:
 - i. Breaking up the mass into multiple buildings or designing a building to appear as multiple buildings through multiple defined entryways and storefronts;
 - ii. Articulation of facades into increments
 through use of architectural
 techniques, such as bay windows,
 offsets, recesses, and other techniques
 which break or minimize scale; and
 - iii. Provision of new internal streets and pathways at a minimum as shown in the Overlake Village Subarea Map to establish/enhance the urban grid.
 - A. Modulation. All building facades visible from streets, parks, or

other public spaces shall be modulated to provide visual interest and to reduce the apparent bulk of larger structures. Building facades shall be stepped back or projected forward at one or more intervals to provide a minimum 25 percent modulation of the horizontal width of the structure. No building facade shall exceed 120 feet without modulation in the facade plane. The minimum depth of modulation is 10 feet. Projections may begin on the third floor and may not extend any further into the right-of-way-than one-half of the width of the sidewalk.

Section 28. Amendments to Redmond Zoning Code (RZC)

Chapter 21.78 Definitions. The provisions of RZC Chapter 21.78 are

hereby amended to include the following new provisions of Section

RZC 21.78.A. Purpose; and sections A Definitions, B Definitions,

C Definitions, D Definitions, E Definitions, F Definitions, G Definitions, H Definitions, I Definitions, L Definitions, M Definitions, N Definitions, P Definitions, R Definitions, S Definitions, T Definitions, V Definitions are hereby amended to include new definitions of Accessibility/Accessible; Artisanal Manufacturing; Active Recreational Use; Business and Service; Courtyard Apartment; Food and Beverage; Faith-based; Funerary; Garage, Private; Green Building Rating and Certification System; High Density Residential; Low Density Residential; Managing Agency (Encampment); Medium Density Residential; Recreation, Passive; Retail Sales; Solar Access; Stacked Flat; Tiny Home; Transportation, Communication, Information, and Utilities; and Variance and are hereby amended to read as follows:

NEW SECTION. RZC 21.78.A Purpose.

For the purpose of this chapter, certain terms, phrases,

words and their derivatives shall have the meanings

set forth in this chapter and/or the relevant portions

of Title 21. Where terms are not defined, they shall

have their ordinarily accepted meanings within the

context with which they are used. Webster's Third New

International Dictionary of the English Language,

Unabridged, copyright 1986, shall be considered as

providing ordinarily accepted meanings. Words used in

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the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

RZC 21.78 A Definitions.

Access Corridor. A vehicle circulation area in private ownership, including easements, tracts and driveways in a common ownership, over which access is afforded to more than one lot or residence. Where a driveway is shared and serves garages or accessory buildings, and the lots and principal buildings front upon another street or an access corridor, the shared driveway shall not be defined as an access corridor. In this case, the side street setbacks do not apply. An access corridor shall not serve more than 10 single-family lots.

NEW SECTION. Accessibility/Accessible. A term that

describes the usability of a facility, product or
service by people with disabilities.

Accessory dwelling unit. An accessory dwelling unit

(hereinafter referred to as "ADU") is a habitable

living unit that provides basic requirements for

living, sleeping, eating, cooking, and sanitation. An

ADU is accessory to the a primary single family dwelling unit and located on a the same lot. An ADU and may be added to, created within, or detached from the primary single-family dwelling unit for use as a complete independent dwelling unit.

NEW SECTION. Artisanal Manufacturing, Retail Sales, and Service. The Artisanal Manufacturing, Retail Sales, and Service use class, under the Manufacturing and Wholesale Trade use category, comprises businesses engaged in the independent, hand-crafted transformation of materials into finished products for the display and retail sale of those products within a building or structure, or a portion thereof. Activities include small-scale manufacturing as a result of which no impacts are imposed on adjacent uses or the City's Critical Aquifer Recharge Areas by the retail sales of the manufactured goods or services such as repair or restoration of the manufactured goods. Example goods include books and designed paper products, musical instruments, jewelry, clothing, and textiles. Artisanal Manufacturing, Retail Sales, and Service does not include any activity relating to marijuana.

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- NEW SECTION. Active Recreational Use. Active recreation

 refers to a structured individual or team activity

 that requires the use of special facilities, courses,

 fields, or equipment.
- Alter/Alteration, Historic. Any construction or remodeling which modifies all or part of the original site, object, or structure either in appearance or by substitution of original materials with new material. This shall include both exterior and interior construction or change to properties. Alteration includes but is not limited to changing paint color or topographic features; removal or substitution of fences, railings, landscaping, or ornamentations; or additions or substitutions of windows, window frames, doors, doorframes, and signs.
- Arts, Entertainment, and Recreation, and Assembly. An establishment that provides facilities or services for cultural, recreational, and entertainment uses, including but not limited to, performing arts establishments, theaters, museums, arcades, and marinas, but specifically excluding adult entertainment facilities. Kiosks are included as

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accessory to Arts, Entertainment, Recreation, and Assembly.

Attached Dwelling Units. Two to four dwelling units with common or party walls on one or two sides, or above or below. but with separate front and/or rear access. This includes but is not limited to duplexes, triplexes, townhomes, stacked flats and courtyard apartments. Attached dwellings greater than four units, see Multifamily Structure.

RZC 21.78 B Definitions.

NEW SECTION. Business and Service. The Business and

Service use class, under the General Sales or

Services use category, is a use that provides

administrative, professional, or service-type

transactions, including storage of records and

accounts, as well as the home businesses and mobile

businesses and services providing these services.

RZC 21.78 C Definitions.

Car-Sharing Vehicle. A "car-sharing vehicle" is a vehicle

maintained and owned or leased by a car-sharing

organization and which is available for use by its

members. A "car-sharing vehicle" shall be no more than

18 feet in length and shall bear a decal or other mark that identifies the car-sharing organization and is securely affixed to the exterior of the vehicle.

- NEW SECTION. Courtyard Apartment. Courtyard

 apartments are characterized by side-by-side

 attached dwelling units arranged around a

 central courtyard or lawn area.
- Cremation Services Crematorium and Cemeteries. The

 operation of Sites or structures reserved for

 the interment of human or animal remains, or for

 cremating the dead.

RZC 21.78 D Definitions.

Dwelling Unit. A single unit providing complete,
independent living facilities for not more than one
family and permitted roomers and boarders, including
permanent provisions for living, sleeping, eating,
cooking, and sanitation. A mobile home, manufactured
home, modular home, apartment, condominium, townhouse,
single-family attached or detached house, or accessory
dwelling unit or tiny home is considered to a be a
dwelling unit.

RZC 21.78 E Definitions.

Education Services. Establishments that offer teaching and learning activities or experiences, including preschools, grade schools, colleges and universities, and technical, trade, and other specialty schools.

RZC 21.78 F Definitions.

- Family. An individual or two or more persons related by blood, or marriage; eight or fewer nonrelated persons living together in a single dwelling unit, unless a grant of reasonable accommodation as identified in RZC 21.76, Review Procedures, allows an additional number of persons One or more persons, either related or unrelated, living together as a single housekeeping unit.
- NEW SECTION. Food and Beverage. Establishments that

 prepare meals, snacks, and beverages for immediate

 consumption. The Food and Beverage use class, under

 the General Sales or Services use category,

 comprises the former use classes of Full-Service

 Restaurant, Cafeteria or Limited-Service Restaurant,

 Bar or Drinking Place, Caterer, Food Service

 Contractor, as well as the drive-up stand businesses

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and mobile businesses providing these services.

- NEW SECTION. Faith-based. The faith-based use class comprises structures and properties managed by an organization for purpose of religious belief, practice, or affiliation. Structures and properties may include accessory uses such as a residence or office for the faith-based leader, administrative offices, classrooms and meeting rooms, assembly halls, records storage, and food-preparation areas. Secondary accessory uses may also include temporary indoor shelter, food banking, soup kitchen, and similar essential community services. Other conditional and temporary uses carried out in association with common faith-based beliefs, practices, and affiliations and essential facilities may also apply.
- NEW SECTION. Funerary. The funerary use class comprises

 services of a "Funeral Director", "Funeral

 Establishment", and similar services as defined by

 chapter 18.39 RCW.

RZC 21.78 G Definitions.

NEW SECTION. Garage, Private. An accessory structure or an accessory portion of a principal structure, designed or

used for the shelter or storage of vehicles owned or operated by the occupants of the principal structure.

Government Functions, Other and Administration. The provision of governmental services not specifically identified elsewhere in these definitions. This definition includes military and national security functions and space research and technology when conducted by a government agency. The Government and Administration use class includes the former Public Administration use class that comprised all government functions, including federal, state, and local government agencies that administer, oversee, and manage public programs or that have executive, legislative, or judicial authority; and legislative and executive offices, courts, and other government functions. This definition does not include correctional institutions, which are separately defined and regulated.

NEW SECTION. Green Building Rating and Certification

System. Green building rating or certification systems

broaden the focus beyond the product to consider the

project as a whole. Rating systems are a type of

building certification system that rates or rewards

relative levels of compliance or performance with specific environmental goals and requirements. Rating systems and certification systems are frequently used interchangeably. Green building rating and certification systems require an integrated design process to create projects that are environmentally responsible and resource-efficient throughout a building's life cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. While the philosophy, approach, and certification method vary across these the systems, a common objective is that projects awarded or certified within these programs are designed to reduce the overall impact of the built environment on human health and the natural environment. (Vierra, 2019)

RZC 21.78 H Definitions.

NEW SECTION. High Density Residential. High density

residential generally includes (but is not limited

to) housing types such as multifamily structures,

mixed-use residential, and residential suites.

Home Business, Home Occupation Business. A business activity which results in a product or service and

is conducted in whole or in part on a residential premises within a dwelling unit or associated accessory structure to a dwelling unit, and is clearly subordinate to use of the premises as a residence. Home business does not include any business activity relating to marijuana.

Hotel or Motel. An establishment that provides four or more

guest rooms for the lodging and short-term

accommodations for travelers and that does not provide

gambling. Hotels and motels typically offer food

services, recreational services, convention hosting

services, laundry services, and similar services

required or desired by travelers.

RZC 21.78 I Definitions.

Institutional Health and Human Services. A subset of

Education, Public Administration, Health Care, and

Other Institutions consisting of Institutional

organizations providing a wide range of public

health, wellness, and human services such as:

Ambulatory or Outpatient Services; Nursing,

Supervision, and Other Rehabilitative Services;

Social Assistance, Welfare, and Charitable

Services; Day Care Centers; and Family Day Care Providers.

RZC 21.78 L Definitions.

residential generally includes (but is not limited

to) housing types such as detached single family

dwelling units, cottages, small-lot short plats,

size-limited dwellings, manufactured homes, tiny

homes, accessory dwelling units, duplexes,

triplexes, fourplexes, townhomes, stacked flats and

courtyard apartments.

RZC 21.78 M Definitions.

- NEW SECTION. Managing Agency (Encampment). Managing agency

 has the same meaning as RCW 35.21.915.(6)(a) "Managing

 Agency" and as thereafter amended.
- NEW SECTION. Medium Density Residential. Medium density

 residential generally includes (but is not limited

 to) housing types such as duplexes, triplexes,

 fourplexes, townhomes, stacked flats, courtyard

 apartments and mixed-use residential.

RZC 21.78 N Definitions.

Natural and Other Recreational Parks. Public and private park and recreation facilities that do not fall

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within another specific park definition in this

Code. The Natural and Other Recreational Parks use

class includes the former Parks, Open Space, Trails

and Gardens use class, described as wildlife

refuges; wetland, stream, and wildlife mitigation

areas; arboretums; pea patches; and play areas.

RZC 21.78 P Definitions.

Pet and Animal Sales or and Service (Except Veterinary).

The retail sale of pets and other animals (except livestock) and the provision of pet or animal care services, such as grooming, training, sitting,

boarding, and caretaking, as well as the home

businesses and mobile businesses providing these

services. This definition includes pet and pet supply stores but does not include veterinary services. For Veterinary, refer to the Business and Service use class.

RZC 21.78 R Definitions.

NEW SECTION. Recreation, Passive. Recreational

activities that do not require prepared

facilities like sports fields or pavilions.

Passive recreational activities place minimal

stress on a site's resources and are highly

compatible with natural resource protection.

Passive recreation includes but is not limited

to activities such as hiking, wildlife viewing,

observing and photographing nature, and

picnicking.

NEW SECTION. Retail Sales. The Retail Sales use class,
under the General Sales or Services use category,
includes, among others, the display and sale of
merchandise, and involves stocks of goods, wares
or merchandise incidental to such purposes and
accessible to the public, as well as the vending
cart businesses and mobile businesses providing
these services.

RZC 21.78 S Definitions.

NEW SECTION. Solar Access. The amount of unrestricted sunlight that reaches a structure, or portion thereof.

NEW SECTION. Stacked Flat. A type of residential structure characterized by attached dwelling units that have upper and lower units.

RZC 21.78 T Definitions.

NEW SECTION. Tiny Home. An accessory dwelling unit that

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is mounted on wheels and able to be pulled by a vehicle and is temporary in nature.

- NEW SECTION. Transportation, Communication, Information,

 and Utilities. Transportation, Communication,

 Information, and Utilities uses encompass several subcategories of uses typically associated with this land
 use category:
 - Transportation establishments serve passengers

 and cargo movements and are grouped by the modes

 of transportation. They use transportation

 equipment as a productive asset although many

 may have service and repair facilities

 (railroads or airlines).
 - produce or distribute information. Information

 can be broadly differentiated by the medium

 through which it flows. However, the

 establishments in communication and information

 sub-category pertain to those that transform

 information into a commodity, such as but not

 limited to courier, messenger, and postal

 services, motion pictures and sound recording,

software development and publishing, newspaper,
books, and other publishing, libraries and
archives, and radio, television, cable networks,
and distribution.

• Utility establishments provide utility services,

such as electric power, natural gas, steam

supply, water supply, and sewage removal. This

sub-category does not include waste management

services, which collect, treat, and dispose of

waste materials, and do not directly use or

operate utilities.

RZC 21.78 V Definitions.

NEW SECTION. Variance. A mechanism by which the City

considers granting relief from certain regulations

when proposed by an applicant for the purposes of development.

Section 29. Amendments to Redmond Zoning Code (RZC)

Appendix 2 Construction Specification and Design Standards for

Streets and Access. The provisions of RZC Appendix 2 Construction

Specification and Design Standards for Streets and Access,

Subsection 2.A. Streets are hereby amended to read as follows:

RZC Appendix 2.A. Streets.

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- 1. . . .
- 2. Street Types and Widths.
 - a. . . .
 - b. Private Streets.
 - i. . . .
 - ii. . . .
 - iii. Acceptance as Public Streets. The acceptance of private streets as public streets shall be per adopted procedures. The public street standards contained herein shall apply in consideration of such acceptance.

Table 1. Arterials.									
Arterial Street (1)	.		_						
Classification	Principal	Minor	Collector						
Corridor Width	100 feet	84 feet	60 feet						
(Right-of-Way)									
Easement (2)	10	10 feet/Adjacent to ROW	10						
	feet/Adjacent		feet/Adjace						
	to ROW		nt to ROW						
Pavement Width	48 feet - 60	44 feet - 56 feet 4 through	36 feet -						
(Curb to Curb)	feet 4 through	lanes with 12 feet center turn	40 feet 2						
	lanes with 12	lane where required	through						
	feet center	_	lanes with						
	turn lane where		center turn						
	required		lane and						
	-		parking						
			where						
			required						
Maximum number of	2	2	1						
general purpose									
travel lanes in									
each direction									
Mid-block lane	11-12 feet	10.5-11 feet	10.5-11						
width			feet						
Maximum Grade (perce	ent) (3,4)								
Flat	4	6	7						
Rolling	6	7	10						
Mountainous	8	9	12						
Type of Concrete	Vertical Type	Vertical Type A-1	Vertical						
Curb	A-1		Type A-1						
Sidewalk, Concrete (5)								

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Urban Centers	8-foot minimum both sides with widths as great as 12-16 feet in retail areas. See RZC 21.10.150, 21.12.150, and 21.12.200.	8-foot minimum, both sides with widths as great as 12-16 feet in retail areas. See RZC 21.10.150, 21.12.150, and 21.12.200.	8-foot minimum, both sides with widths as great as 12-16 feet in retail areas. See RZC 21.10.150, 21.12.150, and 21.12.200.
Pedestrian Priority Zones Outside Urban Centers (6)	8-foot minimum both sides	8-foot minimum both sides	8- foot minimu m both sides
Rest of City	6-foot minimum both sides of street	6-foot minimum both sides of street	6-foot minimum both sides of street
Maximum Pedestrian Crossi ng Length	75 feet		
On-Street Parking (7)	Allowed in urban centers. Not allowed elsewhere.	Allowed in urban centers. Not allowed elsewhere.	Allowed
Bicycle Facilities		sportation Master Plan for bike lan	e plan.
Furnishing Zone/Land			
Urban Centers	Varies. See RZC 21.10.150, 21.12.150, and 21.12.200	Varies. See RZC 21.10.150, 21.12.150, and 21.12.200	Varies. See RZC 21.10.150, 21.12.150, and 21.12.200
Pedestrian Priority Zones outside Urban Centers (5)	5-foot minimum both sides	5-foot minimum both sides	5-foot minimum both sides
Rest of City	5-foot minimum both sides	5-foot minimum both sides	5-foot minimum both sides

Notes:

- 1. Variations may be required to accommodate unusual and/or topographic conditions. Specific corridor designs may supersede these standards.
- 2. Easements accommodate the sidewalk and can be used to accommodate utilities, to the extent that pedestrian mobility including the needs of the physically disabled is maintained and that vehicular overhangs from driveways into the right-of-way or sidewalk and/or easements granted to the City for public pedestrian mobility are avoided.
- $\overline{3}$. Flat Typical cross slopes from zero percent to eight percent. Rolling Typical cross slopes from nine percent to 15 percent. Mountainous Typical cross slopes over 15 percent.
- 4. Maximum grade may be exceeded for short distances provided no practical alternative exists and subject to approval by the Director of Public Works.
- 5. RZC 21.10.150, Pedestrian System shall govern in the downtown.
- 6. See Transportation Master Plan Chapter 4-3 Pedestrian System Plan.
- 7. Where allowed, on-street parking may be required at the City's discretion.

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Table 2. Loc	cal Streets.						
Classifica	Connector	Local Acce	ss Street:	S			
tion	Streets	Single-Fam	ily Reside	ential	Multifamily Residential	Nonreside ntial	
		Private	Public		Private	Public	Public
Dwelling		5 - 9	5 - 9	10 or			
Units/Lots				more			
Corridor Width	60 feet right-of- way	35 feet ingress/e gress tract	44 feet right- of-way	50 feet right- of-way	35 feet ingress/e gress tract	50 feet (1) right- of-way	60 feet right-of- way
Easement (7)	10 feet/adja cent to ROW	None	10 feet - Adjacen t to ROW	10 feet - Adjace nt to ROW	None	10 feet - Adjacen t to ROW	10 feet - Adjacent to ROW
Pavement Width	36-40 feet 2 through lanes with center turn lane and parking where required	28 feet (9)	28 feet	28 feet	28 feet (9)	28 feet	44 feet thru route 36- 40 feet side streets
Maximum	1	1	I	l.			Į.
general purpose travel lanes in each direction							
Mid-block	10-10.5 feet	10 feet					
lane width		(4 E)					
Maximum Grad	de (percent)	(4,5)	8	8	8	8	8
Rolling	10	10	12 (6)	12 (6)	10	12 (6)	12 (6)
Mountainou	12	10	15	15	10	15	15 (3,6)
S			(3,6)	(3,6)	= -	(3,6)	
Type of Curb (8)	Type A-1	Asphalt Thickened Edge or Concrete Shiner or Vertical Type A-1		Vertic al Type A-1	Thickened Edge or Concrete Shiner or Vertical Type A-1	Vertica 1 Type A-1	Vertical Type A-1
Sidewalk,	In Urban	One Side	One	Both	One Side	Both	Both
Concrete	Centers, 8-foot minimum both sides with widths as great as	(10), 5- foot minimum for detached sidewalks , 6-foot minimum	Side (10), 5-foot minimum for detache d sidewal	Sides, 5-foot minimu m for detach ed sidewa lks,	(10), 5- foot minimum for detached sidewalks , 6-foot minimum	Sides, 5-foot minimum for detache d sidewal ks, 6-	Sides, 5- foot minimum for detached sidewalks , 6-foot minimum
	12-16		ks, 6-	6-foot		foot	

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	feet in retail areas. See RZC 21.10.150 , 21.12.150 , and 21.12.200 . In Pedestria n Priority Zones (11) outside of Urban Centers, 8-foot minimum both sides Rest of City, 6-foot minimum or 5-foot minimum with furnishin g zone; both	back of curb	foot minimum back of curb	minimu m back of curb	back of curb	minimum back of curb	back of curb
	sides of street						
Parking Permitted	Allowed, may be required at City's discretio n	One Side	One Side	One Side	One Side Only (2)	One Side	None
Bicycle Facilities		See Redmon	d Transpoi	rtation M	aster Plan,	Bicycle S	ystem Plan
Landscape Strip/Furn ishing Zone	In Urban Centers, Varies. See RZC 21.10.150 , 21.12.150 , and 21.12.200 In Pedestria n Priority Zones (11) outside of Urban	None	5-foot minimum landsca pe strip both sides, located between roadway and sidewal k	5-foot minimu m landsc ape strip both sides, locate d betwee n roadwa y and sidewa lk	None	5-foot minimum landsca pe strip both sides, located between roadway and sidewal k	None

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Centers,			
5-foot			
minimum			
both			
sides			
Rest of			
City,			
Option 1:			
5-foot			
minimum			
with 5-			
foot			
sidewalk			
or Option			
2: no			
furnishin			
g zone			
with 6-			
foot or			
wider			
sidewalk			

Notes:

- 1. For less than 10 dwelling units, one may follow the single-family residential public guidelines with 44 feet of right-of-way.
- 2. RZC 21.40.010.E, Design Requirements for Parking Facilities, would be used in conjunction with this guideline.
- 3. Maximum grade may be exceeded subject to approval by the Director of Public Works. Such approval shall be conditional upon the following:
- a. No practical alternative exists.
- b. Any grade over 15 percent up to a maximum of 20 percent shall extend no further than 600 feet without being interrupted by an intersection or landing with eight feet difference in elevation over a distance of 100 feet.
- 4. On private streets the grade shall not exceed 10 percent unless authorized by the Redmond Fire Department.
- 5. See Table 1 for definitions of terrain.
- 6. Where grade exceeds 10 percent on an emergency vehicle access road, mitigation shall be required per RMC 15.06.013(17).
- 7. Easements accommodate the sidewalk and can be used to accommodate utilities, to the extent that pedestrian mobility including the needs of the physically disabled is maintained and that vehicular overhangs from driveways into the right-of-way or sidewalk and/or easements granted to the City for public pedestrian mobility are avoided.
- 8. Rolled curb alternative may be approved in some existing areas or in use with vertical curb transition.
- 9. Minimum 20-foot unobstructed driving surface is acceptable as long as the number of on-street parking stalls can be provided in alternate locations on site based on the standard 8-foot parking lane on one side. These parking stalls should be in addition to the minimum parking requirements per the project. Please note that additional pavement width may be subject to require due to the utilities spacing requirements.
- 10. Sidewalks shall be installed on the same side of the development with the first half-street improvements.
- 11. See Transportation Master Plan Chapter 4-3 Pedestrian System Plan.

Table 3. Rustic Street Standards for NE Rose Hill Neighborhood Subarea
These rustic streets shall be characterized by: narrow street widths designed to
serve local access needs and to reduce the amount of impervious surface; pedestrian
walkways; and street edges that incorporate landscaped drainage swales. The
landscaped drainage swales shall be designed at a minimum to convey stormwater,
improve stormwater quality and provide a natural-looking and informal landscaped

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improved streets in the NE Rose Hill Subarea implement Redmond's Comprehensive Plan policies N-WR-H-11 and H-12, found in the Willows/Rose Hill Neighborhood Plan. Local Access Street Improvements: Residential Single-Family Private Public Classification Dwelling 5 - 9 5 - 9 10 or more lots units/lots served by street Corridor Width 41-46 foot 46-foot right-53-foot right-of-way (28 ingress/egress of-way feet pavement width) 55-foot right-of-way (30 tract feet pavement width) for NE 100th Street, NE 104th Street, and 138th Avenue NE south of NE 100th Street Pavement Width 26 feet without 26 feet without 28 feet or, 30 feet for NE 100th Street, (Edge to Edge) parking parking 31 feet with 31 feet with NE 104th Street and 138th (4)Avenue NE south of NE 100th parking parking Street Easement Width 10 feet 10 feet adjacent to right-None (5) adjacent to of-way right-of-way Maximum Grade 10 10 Percentage Type of Pavement 3 feet wide, 3 feet wide, 3 feet wide, thickened edge Edge (included thickened edge or thickened edge or flat on each side, scored as part of total flat on each side or flat on each concrete or concrete shiner side, scored pavement width) printed asphalt, scored concrete, concrete or or concrete concrete shiner shiner Sidewalk, One side; One side; Both sides; separated from concrete 5-footseparated from separated from vehicle lanes by street edge wide minimum vehicle lanes by vehicle lanes treatment street edge by street edge treatment treatment Parking, 8-feet-One side; One side; Either side wide (1,4)interspersed with interspersed landscaping, with opposite side landscaping, from sidewalk opposite from sidewalk Bicycle Lanes None None None Street edge Landscape strip Landscape strip Minimum landscaped drainage treatment minimum width 5 minimum width 5 swale width 10 feet required required (3,4) feet both sides feet both sides one side. Other side may be landscape strip minimum width 5 feet

edge that separates walkways from vehicle lanes. The following standards for new and

Notes:

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^{1.} Parking will be located intermittently between the landscaped areas. Parking may be parallel, angled or 90 degree depending on site conditions. The Fire Marshal may allow variation in signage type and allow fewer signs (spacing requirements) that restrict parking in fire lanes.

^{2.} Reserved.

^{3.} Minimum bottom width of swale shall be two feet. Minimum swale depth shall be one foot. Slopes steeper than 2H:1V ratio may only be allowed per approval by the Public Works Director. See RZC 21.08.180 for additional requirements for swales in the Willows/ Rose Hill neighborhood.

- 4. See Standard Details DG-13 through DG-16.
- 5. Easements are intended to accommodate utilities and maintenance, to the extent that pedestrian mobility including the needs of the physically disabled is maintained and that vehicular overhangs from driveways into the right-of-way or sidewalk and/or easements granted to the City for public pedestrian mobility are avoided.
- 6. The Rustic Street specifications are minimums, alternatives that expand the design or include intermittent curbing may be approved by the Director of Public Works.

Section 30. Preparation of Final Documents. The Administration is directed to complete preparation of the final Redmond Zoning Code, including updates to numbering; correction of any typographical errors; minor stylistic or editorial revisions; and updates and inclusion of appropriate graphics and illustrations, reflecting the Amendments approved in this ordinance.

Section 31. 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 32. 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.

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Attachment F: Ordinance to Amend the Redmond Zoning Code

	ADOPTED	bу	the	Redmond	City	Council	this	21 st	day	of	June,
2022											
						CITY OF	REDM(OND			
						ANGELA	BIRNE	Y, MA	YOR		
ATTE	ST:										
							(S.	EAL)			
CHER'	YL XANTHO	os,	MMC,	CITY CL	ERK						
APPR	OVED AS T	ΓO F	'ORM:								
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