

CODE

**CITY OF REDMOND
ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY 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 AND
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

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:

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

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

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.

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 Zones ^{1,2}											
Online Users: Click on District Abbreviation to View Map -->	UR	RA5	R1	R3	R4, R5	R6	R8	RIN	R12, R18, R20, R30	MDD3	NDD1
Residential											
Detached dwelling unit	P <u>L</u>	P	P	P	P	P	P	P	P	P	P
Size-limited dwelling	<u>N</u>	P	P	P	P	P	P	P	P	P	P

Attachment F: Ordinance to Amend the Redmond Zoning Code

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Online Users: Click on District Abbreviation to View Map -->	UR	RA5	R1	R3	R4, R5	R6	R8	RIN	R12, R18, R20, R30	MDD3	NDD1
Cottage	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	P	P	P		P	P
Accessory dwelling unit	P	P	P	P	P	P	P	P	P	P	P
<u>Tiny home</u>	<u>L</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Attached dwelling unit	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P/C	P/C	P/C	P/C	P/C	P	P
<u>Stacked flat</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P</u>	<u>P</u>
<u>Courtyard apartment</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P</u>	<u>P</u>
Manufactured home	<u>N</u>	P	P	P	P	P	P	P	P	P	P
Multifamily structure	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	P	P
Dormitory	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>
Residential suite	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>
Mixed-use residential structure	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

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Online Users: Click on District Abbreviation to View Map -->	UR	RA5	R1	R3	R4, R5	R6	R8	RIN	R12, R18, R20, R30	MDD3	NDD1
Housing services for the elderly	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P/C	P	P
Adult family home	<u>N</u>	P	P	P	P	P	P	P	P	P	P
Long-term care facility	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	C	P	P
Residential care facility	<u>N</u>	C	C	C	C	C	C	C	C	P	P
Retirement residence	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P/C	P/C	P/C	C	P/C	P	P
General Sales or Service											
General Sales or Service <u>Retail Sales</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Automobile sales, rental, or service establishment											
Heavy consumer goods sales, rental, or service											

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Durable consumer goods sales, rental, and service											
Consumer goods, other											
Membership wholesale / retail warehouse											
Grocery, food, beverage, or dairy sales											
Marijuana retail sales	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Health and personal care											
Convenience store											
Finance and insurance											
Real estate services											

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Professional services											
Administrative services											
Services to buildings or dwellings											
Travel arrangement and reservation services											
Investigation and security services											
<u>Business and Service</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Full-service restaurant											
Cafeteria or limited-service restaurant											

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Bar or drinking place											
Caterer											
Food service contractor											
<u>Food and Beverage</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Animal kennel/shelter		<u>C</u>									
Personal services											
Pet and animal sales or <u>and</u> service (except for veterinary, <u>see</u> <u>Business and</u> <u>Service</u>)	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Hotels, motels, and other accommodation services	<u>L/C</u>	<u>L</u>	<u>L/C</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>N</u>	<u>N</u>	<u>N</u>
Bed and breakfast inn	<u>P/C</u>	<u>P</u>	<u>P/C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			

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Hotel or motel											
Manufacturing and Wholesale Trade											
Manufacturing and Wholesale trade	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Artisanal</u> <u>Manufacturing,</u> <u>Retail Sales, and</u> <u>Service</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Marijuana processing	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Transportation, Communication, Information, and Utilities											
<u>Automobile Parking</u> <u>Facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Rail transportation	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Road, ground passenger, and transit transportation	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

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Truck and freight transportation services	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Postal services	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Courier and messenger services	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Heliport	<u>N</u>	C	C	C	C	C	C	C	C	<u>N</u>	<u>N</u>
Float plane facility	<u>N</u>	C	C	C	C	C	C	C	C	<u>N</u>	<u>N</u>
Rapid charging station	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Battery exchange station	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Communications and Information	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Wireless Communication Facilities	P	P	P	P	P	P	P	P	P	P	P
Local utilities	P	P	P	P	P	P	P	P	P	P	P

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Regional utilities	C	C	C	C	C	C	C	C	C	C	C
Solid waste transfer and recycling	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Hazardous waste treatment and storage, incidental	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Hazardous waste treatment and storage, primary	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Water extraction well	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Arts, Entertainment and Recreation											
Arts, entertainment, and recreation, <u>and assembly</u>	<u>N</u>	<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>
Performing arts or supporting establishment											

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Sports team or club venue											
Museums and other special purpose recreational institutions											
Zoos, Botanical Gardens, Arboreta, Etc.											
Amusement, sports, or recreation establishment											
Golf course	C	C	C	C	C	C	C	C	C	<u>N</u>	<u>N</u>
Natural and other recreational parks	<u>L</u>	<u>L/C</u>	<u>L/C</u>	<u>L/C</u>	<u>L/C</u>	<u>L/C</u>	<u>L/C</u>	<u>L/C</u>	<u>L/C</u>	<u>L</u>	<u>L</u>
Adult entertainment facilities	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Community indoor recreation		C	P	P	P	P	P	P	P		P

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Parks, open space, trails and gardens	P	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P	P
Athletic, sports, and play fields	E	E	E	E	E	E	E	E	E		
Marine recreation	E	E	E	E	E	E	E	E	E		
Commercial swimming pool	E	E	E	E	E	E	E	E	E		
Education, Public Administration, Health Care, and other Institutions											
Education, Public Administration, Health Care, and other Institutions	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>
Educational services											
Grade schools			E	E	E	E	E	E	E		
Colleges and universities											
Technical, trade, specialty schools											

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Public administration											
Government functions, other											
Public safety <u>Government and</u> <u>Administration</u>		C	C	C	C	C	C	C	C	<u>N</u>	<u>N</u>
<u>Institutional,</u> <u>Health, and h</u> <u>uman</u> <u>s</u> <u>ervices</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Ambulatory or outpatient services											
Nursing, supervision, and other rehabilitative services											
Day care center	<u>N</u>	<u>N</u>	C	C	C	C	C	C	C	<u>N</u>	<u>N</u>
Family day care provider	P	P	P	P	P	P	P	P	P	P	P

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Social assistance, welfare, and charitable service											
Religious institutions Faith-Based and Funerary	<u>N</u>	<u>N</u>	<u>PL/C</u>	<u>PL</u> /C	<u>PL</u> /C	<u>PL</u> /C	<u>PL</u> /C	<u>PL</u> /C	<u>PL</u> /C	<u>N</u>	<u>N</u>
Funeral homes and services											
Cremation services and cemeteries											
Associations, nonprofit organizations, etc. (can be incorporated into business, may span more than one use) = L											
Secure community transition facility	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

Attachment F: Ordinance to Amend the Redmond Zoning Code

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, R5	R6	R8	RIN	R12, R18, R20, R30	MDD3	NDD1
Construction related business											
Construction related business	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Mining and Extraction Establishments											
Mining and extraction establishment	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Agriculture											
Crop production	P	P	P	P	P	P	<u>N</u>	P	<u>N</u>	<u>N</u>	<u>N</u>
Marijuana production	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Animal production	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Equestrian facility	P	P	C	C	C	C	C	C	<u>N</u>	<u>N</u>	<u>N</u>
Other											
Drive-up stand											
Roadside produce stand	P	P	P	P	P	P	P	P	P	P	P

Attachment F: Ordinance to Amend the Redmond Zoning Code

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, R5	R6	R8	RIN	R12, R18, R20, R30	MDD3	NDD1
Home business (Admin Note: capture in primary use)	P	P	P	P	P	P	P	P	P	P	P
Automobile parking facilities (Admin Note: moved to transportation category)											
Kiosk											
Vending cart											
Water-enjoyment use	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Wetland mitigation banking	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Piers, docks, and floats	<u>N</u>	P	P	P	P	P	P	P	P	<u>N</u>	<u>N</u>
Water-oriented accessory structure	<u>N</u>	P	P	P	P	P	P	P	P	<u>N</u>	<u>N</u>

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

~~C~~D. Nonresidential Zones.

Attachment F: Ordinance to Amend the Redmond Zoning Code

Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}											
Online Users: Click on District Abbreviation to View Map -->	NC- 1	NC- 2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Residential											
Detached dwelling unit	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>	<u>N</u>	<u>N</u>
Size-limited dwelling	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Cottage	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Accessory dwelling unit	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Tiny home</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Attached dwelling unit	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Stacked flat</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Courtyard apartment</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Manufactured home	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Multifamily structure	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>	<u>N</u>	<u>N</u>
Dormitory	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

Attachment F: Ordinance to Amend the Redmond Zoning Code

Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}											
Online Users: Click on District Abbreviation to View Map -->	NC- 1	NC- 2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Residential suite	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Mixed-use residential structure	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Housing services for the elderly	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>	<u>N</u>	<u>N</u>
Adult family home	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
Long-term care facility	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>	<u>N</u>	<u>N</u>
Residential care facility	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>	<u>N</u>	<u>N</u>
Retirement residence	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>	<u>N</u>	<u>N</u>
General Sales or Service											
General Sales or Service <u>Retail</u> <u>Sales</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L/C</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>N</u>	<u>N</u>	P <u>L</u>	<u>L</u>
Automobile sales, rental, or service establishment		P	P	<u>E</u>	P	P				P	

Attachment F: Ordinance to Amend the Redmond Zoning Code

Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}											
Online Users: Click on District Abbreviation to View Map -->	NC- 1	NC- 2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Heavy consumer goods sales, rental, or service			P	P	P		P			P	P
Durable consumer goods sales, rental, and service			P	P	P		P			P	P
Consumer goods, other	P	P	P		P		P			P	P
Membership wholesale / retail warehouse					P						
Grocery, food, beverage, or dairy sales	P	P	P				P			P	
Marijuana retail sales	<u>N</u>	<u>N</u>	P	P	P	<u>N</u>	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Health and personal care		P	P		P					P	
Convenience store			P	P						P	

Attachment F: Ordinance to Amend the Redmond Zoning Code

Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}											
Online Users: Click on District Abbreviation to View Map -->	NC- 1	NC- 2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Finance and insurance		P	P	P	P		P	P		P	
Real estate services	P	P	P		P		P			P	
Professional services	P	P	P	P	P	P	P			P	P
Administrative services			P	P	P		P			P	P
Services to buildings or dwellings				P	P		P			P	P
Travel arrangement and reservation services							P			P	<u>N</u>
Investigation and security services							P			P	<u>N</u>
<u>Business and Service</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>N</u>	<u>L</u>	<u>L</u>
Full-service restaurant	P	P	P	P	P	E	P			P	P

Attachment F: Ordinance to Amend the Redmond Zoning Code

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

Attachment F: Ordinance to Amend the Redmond Zoning Code

Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}											
<i>Online Users:</i> <i>Click on District</i> <i>Abbreviation to</i> <i>View Map --></i>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
accommodation services											
Bed and breakfast inn											
Hotel or motel			P				P				
Manufacturing and Wholesale Trade											
Manufacturing and Wholesale trade	<u>N</u>	<u>N</u>	<u>N</u>	P	P	P	P	<u>N</u>	<u>N</u>	P	P
<u>Artisanal Manufacturing, Retail Sales, and Service</u>	L	L	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Marijuana processing	<u>N</u>	<u>N</u>	<u>N</u>	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Transportation, Communication, Information, and Utilities											
<u>Automobile Parking Facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Rail transportation	<u>N</u>	<u>N</u>	<u>N</u>	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	P	P

Attachment F: Ordinance to Amend the Redmond Zoning Code

Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}											
Online Users: Click on District Abbreviation to View Map -->	NC- 1	NC- 2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Road, ground passenger, and transit transportation	<u>N</u>	<u>N</u>	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	P	P
Truck and freight transportation services	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	P	<u>N</u>	<u>N</u>	<u>N</u>	P	P
Towing operators and auto impoundment yards	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P
Postal services	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	P
Courier and messenger services	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>
Heliport	<u>N</u>	<u>N</u>	<u>N</u>	C	C	C	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	C
Float plane facility	<u>N</u>	<u>N</u>	<u>N</u>				<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
Rapid charging station	P	P	P	P	P	P	P	<u>N</u>	<u>N</u>	P	P
Battery exchange station	P	P	P	P	P	P	P	<u>N</u>	<u>N</u>	P	P

Attachment F: Ordinance to Amend the Redmond Zoning Code

Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}											
Online Users: Click on District Abbreviation to View Map -->	NC- 1	NC- 2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Communications and Information	P	P	P	P	P	P	P	<u>N</u>	<u>N</u>	P	P
Wireless Communication Facilities	P	P	P	P	P	P	P	P	<u>N</u>	P	P
Local utilities	P	P	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	P	P/C
Regional utilities	C	C	C	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	P	P/C
Solid waste transfer and recycling	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	P	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>
Hazardous waste treatment and storage, incidental	<u>N</u>	<u>N</u>	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>
Hazardous waste treatment and storage, primary	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	C	P	<u>N</u>	<u>N</u>	<u>N</u>	C	<u>N</u>
Water extraction well	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Arts, Entertainment, and Recreation											

Attachment F: Ordinance to Amend the Redmond Zoning Code

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

Attachment F: Ordinance to Amend the Redmond Zoning Code

Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}											
Online Users: Click on District Abbreviation to View Map -->	NC- 1	NC- 2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Natural and other recreational park	<u>P</u> <u>L</u>	<u>P</u> <u>L</u>	<u>P</u> <u>L</u>	<u>P</u> <u>L</u>	<u>P</u> <u>L</u>	<u>P</u> <u>L</u>		<u>P</u> <u>L</u>	<u>P</u> <u>L</u>	<u>P</u> <u>L</u>	<u>P</u> <u>L</u>
Adult entertainment facilities	<u>N</u>	<u>N</u>	<u>N</u>	C	C	C	C	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Community indoor recreation											
Parks, open space, trails and gardens											
Athletic, sports, and play fields											
Marine recreation											
Commercial swimming pool											
Education, Public Administration, Health Care, and other Institutions											
Education, Public Administration, Health Care, and other Institutions	<u>N</u>	<u>N</u>	<u>N</u>	<u>L</u>	<u>L</u>	<u>N</u>	<u>L</u>	<u>L</u>	<u>N</u>	P	P

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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- 1	NC- 2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Educational services										P	P
Grade schools				P						P	P
Colleges and universities				P				P		P	P
Technical, trade, specialty schools				P	P		P			P	P
Public administration		P	P				P			P	P
Government functions, other	P	P	P							P	P
Public safety Government and Administration	<u>L</u>	<u>L</u>	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>L</u>	<u>N</u>	<u>N</u>	P	P
Institutional, Health and hHuman sServices	<u>N</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>N</u>	<u>N</u>	<u>L</u>	<u>N</u>	P	P
Ambulatory or outpatient services		P	P	P	P			P		P	P

Attachment F: Ordinance to Amend the Redmond Zoning Code

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

Attachment F: Ordinance to Amend the Redmond Zoning Code

Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}											
Online Users: Click on District Abbreviation to View Map -->	NC- 1	NC- 2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Cremation services and cemeteries			P							P	P
Associations, nonprofit organizations, etc.				P						P	P
Secure community transition facility	<u>N</u>	<u>N</u>	<u>N</u>	C	C	C	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Construction related business											
Construction related business	<u>N</u>	<u>N</u>	<u>N</u>	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	P	P
Mining and Extraction Establishments											
Mining and extraction establishment	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	C	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Agriculture											
Crop production	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	P	P	<u>N</u>
Marijuana production	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>	<u>N</u>	<u>N</u>

Attachment F: Ordinance to Amend the Redmond Zoning Code

Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}											
Online Users: Click on District Abbreviation to View Map -->	NC- 1	NC- 2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Animal production	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Equestrian facility	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Other											
Drive-up stand	P	P	P	P	P					P	P
Roadside produce stand	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>
Home business (capture in primary use)											
Automobile parking facilities				P						P	
Kiosk	P	P	P	P	P					P	P
Vending cart	P	P	P	P	P					P	P
Water-enjoyment use	P	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Wetland mitigation banking	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	P	<u>N</u>	<u>N</u>

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

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,*

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}										
<i>Online Users:</i> <i>Click on District Abbreviation to View Map --></i>	OT, AP, TWNC, BC,	RVT,	OV1,							
	VV, TR, SMT, TSQ, RVBD	CTR, EH	OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Residential										
Detached dwelling unit	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Size-limited dwelling	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Cottage	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Accessory dwelling unit	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT,	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
<u>Tiny home</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Attached dwelling unit	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	P
<u>Stacked flat</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Courtyard apartment</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>
Manufactured home	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Multifamily structure	P	P	P	P	P	P	P	P	P	P
Dormitory	P	P	P	P	P	P	P	P	P	
Residential suite	P	P	P	P	P	P	P	P		

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
<p>Online Users: Click on District Abbreviation to View Map --></p>	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT,	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Mixed-use residential structure	P	P	P	P	P	P	P	P	P	P
Housing services for the elderly	P	P	P	P	P	<u>N</u>	P	P	P	<u>N</u>
Adult family home	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Long-term care facility	P	P	P	P	P	<u>N</u>	P	P	P	<u>N</u>
Residential care facility	P	P	P	P	P	<u>N</u>	P	P	P	<u>N</u>
Retirement residence	P	P	P	P	P	<u>N</u>	P	P	P	<u>N</u>
General Sales or Service										

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Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT,	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
General Sales or Service Retail Sales	P <u>L</u>	P <u>L</u>	P <u>L/C</u>	P <u>L</u>	P <u>L</u>	P <u>L/C</u>	P <u>L</u>	P <u>L</u>	P <u>L</u>	<u>N</u>
Automobile sales, rental, or service establishment	P	P	P/C	P	P		P	P	P	
Heavy consumer goods sales, rental, or service	P	P	P/C	P	P		P	P	P	
Durable consumer goods sales, rental, and service	P	P	P/C	P	P		P	P	P	

Attachment F: Ordinance to Amend the Redmond Zoning Code

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
<p>Online Users: Click on District Abbreviation to View Map --></p>	OT, AP, TWNC, BC,	RVT,	OV1,							
	VV, TR, SMT, TSQ, RVBD	CTR, EH	OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Consumer goods, other	P	P	P/C	P	P		P	P	P	P
Membership wholesale / retail warehouse										
Grocery, food, beverage, or dairy sales	P	P	P/C	P	P		P	P	P	P
Marijuana retail sales	P	<u>N</u>	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Health and personal care	P	P	P/C	P	P		P	P	P	P
Convenience store	P	P	P/C	P	P		P	P	P	

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
<p>Online Users: Click on District Abbreviation to View Map --></p>	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Finance and insurance	P	P	P/C	P	P		P	P	P	P
Real estate services	P	P	P/C	P	P	P	P	P	P	P
Professional services	P	P	P/C	P	P		P	P	P	P
Administrative services	P	P	P/C	P	P		P	P	P	
Services to buildings or dwellings	P	P	P/C	P	P		P	P	P	
Travel arrangement and	P	P	P/C	P	P		P	P	P	

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
<p>Online Users: Click on District Abbreviation to View Map --></p>	<p>OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD</p>	<p>RVT, CTR, EH</p>	<p>OV1, OV2, OV3</p>	<p>OV4</p>	<p>OV5</p>	<p>OBAT</p>	<p>MDD1</p>	<p>MDD2</p>	<p>MDD5</p>	<p>NWDD</p>
reservation services										
Investigation and security services	P	P	P/C	P	P		P	P	P	
<u>Business and Service</u>	<u>P</u>	<u>P</u>	<u>P/C</u>	<u>P</u>	<u>P</u>	<u>L</u>	<u>P</u>	<u>P</u>	<u>P/C</u>	<u>L</u>
Full-service restaurant	P	P	P/C	P	P		P	P	P	P
Cafeteria or limited-service restaurant	P	P	P/C	P	P		P	P	P	P
Bar or drinking place	P	P	P/C	P	P		P	P	P	
Caterer	P	P	P/C	P	P		P	P	P	

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Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
<p>Online Users: Click on District Abbreviation to View Map --></p>	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT,	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Food service contractor	P	P	P/C	P	P		P	P	P	
<u>Food and Beverage</u>	<u>P</u>	<u>P</u>	<u>P/C</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>L</u>
Animal kennel/shelter	P	P	P/C	P	P		P	P	P	
Personal services	P	P	P/C	P	P		P	P	P	P
Pet and animal sales or and service (except <u>for veterinary, see Business and Service</u>)	P	P	P/C	P	P	<u>N</u>	P	P	P	<u>N</u>
Hotels, motels, and other	P	<u>N</u>	P	P	P	<u>N</u>	P	P	P	<u>N</u>

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
<p>Online Users: Click on District Abbreviation to View Map --></p>	<p>OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD</p>	<p>RVT, CTR, EH</p>	<p>OV1, OV2, OV3</p>	<p>OV4</p>	<p>OV5</p>	<p>OBAT</p>	<p>MDD1</p>	<p>MDD2</p>	<p>MDD5</p>	<p>NWDD</p>
accommodation services										
Bed and breakfast inn	P		P	P	P		P	P	P	
Hotel or motel	P		P	P	P		P	P	P	
Manufacturing and Wholesale Trade										
Manufacturing and Wholesale trade	<u>N</u>	<u>N</u>	P	P	P	P	P	P	P	<u>N</u>
<u>Artisanal Manufacturing, Retail Sales, and Service</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>
Marijuana processing	<u>N</u>	<u>N</u>	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC,	RVT,	OV1,							
	VV, TR, SMT, TSQ, RVBD	CTR,	OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Transportation, Communication, Information, and Utilities										
Automobile Parking Facility	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>
Rail transportation	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Road, ground passenger, and transit transportation	P	P	P	P	P	P	P	P	P	P
Truck and freight transportation services	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Towing operators and auto	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	P	P	<u>N</u>

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
<p>Online Users: Click on District Abbreviation to View Map --></p>	OT, AP, TWNC, BC,	RVT,	OV1,							
	VV, TR, SMT, TSQ, RVBD	CTR, EH	OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
impoundment yards										
Postal services	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Courier and messenger services	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Heliport	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Float plane facility	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Rapid charging station	P	<u>N</u>	P	P	P	P	P	P	P	P
Battery exchange station	P	<u>N</u>	P	P	P	P	P	P	P	<u>N</u>

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
<p>Online Users: Click on District Abbreviation to View Map --></p>	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT,	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
	Communications and Information	P	P	P	P	P	P	P	P	<u>N</u>
	Wireless Communication Facilities	P	P	P	P	P	P	P	P	P
	Local utilities	P	P	P/C	P/C	P/C	P/C	P/C	P/C	P
	Regional utilities	<u>N</u>	<u>N</u>	P/C	P/C	P/C	C	P/C	P/C	C
	Solid waste transfer and recycling	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	Hazardous waste treatment and	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
<p>Online Users: Click on District Abbreviation to View Map --></p>	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT,	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
storage, incidental										
Hazardous waste treatment and storage, primary	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Water extraction well	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Arts, Entertainment and Recreation										
Arts, entertainment, and recreation, <u>and assembly</u>	P	<u>L</u>	P	P	P	P	P	P	P	<u>L</u>

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Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
<p>Online Users: Click on District Abbreviation to View Map --></p>	<p>OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD</p>	<p>RVT, CTR, EH</p>	<p>OV1, OV2, OV3</p>	<p>OV4</p>	<p>OV5</p>	<p>OBAT</p>	<p>MDD1</p>	<p>MDD2</p>	<p>MDD5</p>	<p>NWDD</p>
Performing arts or supporting establishment	P		P	P	P	P	P	P	P	
Sports team or club venue	P		P	P	P	P	P	P	P	
Museums and other special purpose recreational institutions	P		P	P	P	P	P	P	P	
Zoos, Botanical Gardens, Arboreta, Etc.	P		P	P	P	P	P	P	P	
Amusement, sports, or	P	P	P	P	P	P	P	P	P	P

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
<p>Online Users: Click on District Abbreviation to View Map --></p>	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT,	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
recreation establishment										
Golf course	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Natural and other recreational park	<u>P L</u>	<u>P L</u>	<u>P L</u>	<u>P L</u>	<u>P L</u>	<u>P L</u>	<u>P L</u>	<u>P L</u>	<u>P L</u>	P
Adult entertainment facilities	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Community indoor recreation										P
Parks, open space, trails and gardens										P

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
<i>Online Users:</i> <i>Click on District</i> <i>Abbreviation to</i> <i>View Map --></i>	OT, AP, TWNC, BC,	RVT,	OV1,							
	VV, TR, SMT, TSQ, RVBD	CTR,	OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Athletic, sports, and play fields										
Marine recreation										
Commercial swimming pool										
Education, Public Administration, Health Care, and other Institutions										
Education, Public Administration, Health Care, and other Institutions	P	P	P	P	P	P	P	P	P	
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										
Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
<p>Online Users:</p> <p>Click on District Abbreviation to View Map --></p>	<p>OT,</p> <p>AP,</p> <p>TWNC,</p> <p>BC,</p> <p>VV,</p> <p>TR,</p> <p>SMT,</p> <p>TSQ,</p> <p>RVBD</p>	<p>RVT,</p> <p>CTR,</p> <p>EH</p>	<p>OV1,</p> <p>OV2,</p> <p>OV3</p>	<p>OV4</p>	<p>OV5</p>	<p>OBAT</p>	<p>MDD1</p>	<p>MDD2</p>	<p>MDD5</p>	<p>NWDD</p>
Colleges and universities	P	P	P	P	P	P	P	P	P	
Technical, trade, specialty schools	P	P	P	P	P	P	P	P	P	
Public administration	P	P	P	P	P	P	P	P	P	
Government functions, other	P	P	P	P	P	P	P	P	P	
Public safety <u>Government and Administration</u>	P	P	P	P	P	P	P	P	P	<u>N</u>
<u>Institutional,</u> <u>Health and hHuman</u> <u>sServices</u>	P	P	P	P	P	P	P	P	P	<u>N</u>

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Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT,	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Ambulatory or outpatient services	P	P	P	P	P	P	P	P	P	
Nursing, supervision, and other rehabilitative services	P	P	P	P	P	P	P	P	P	
Day care center	P	P	P	P	P	P	P	P	P	P
Family day care provider	P	P	P	P	P	P	P	P	P	<u>N</u>
Social assistance, welfare, and	P	P	P	P	P	P	P	P	P	

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT,	OV1, OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
charitable service										
Religious institutions Faith-Based and Funerary	P	P	P/C	<u>L</u>	<u>L</u>	P/C	<u>L</u>	P L	P L	<u>N</u>
Funeral homes and services	P	P	P	P	P	P	P	P	P	
Cremation services and cemeteries	P	P	P	P	P	P				
Associations, nonprofit	P	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}										
<p>Online Users:</p> <p>Click on District Abbreviation to View Map --></p>	OT,									
	AP,									
	TWNC,									
	BC,	RVT,	OV1,							
	VV,	CTR,	OV2,	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
	TR,	EH	OV3							
	SMT,									
	TSQ,									
	RVBD									
organizations,										
etc.										
Secure community transition facility	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Construction related business										
Construction related business	<u>N</u>	<u>N</u>	P	P	P	P	P	P	P	<u>N</u>
Mining and Extraction Establishments										
Mining and extraction establishment	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Agriculture										
Crop production	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

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Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
<p>Online Users: Click on District Abbreviation to View Map --></p>	<p>OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD</p>	<p>RVT, CTR, EH</p>	<p>OV1, OV2, OV3</p>	<p>OV4</p>	<p>OV5</p>	<p>OBAT</p>	<p>MDD1</p>	<p>MDD2</p>	<p>MDD5</p>	<p>NWDD</p>
Marijuana production	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Animal production	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Equestrian facility	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Other										
Drive-up stand								P	P	
Roadside produce stand	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Home business (capture in primary use)										

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
<p>Online Users: Click on District Abbreviation to View Map --></p>	OT, AP, TWNC, BC,	RVT,	OV1,							
	VV, TR, SMT, TSQ, RVBD	CTR, EH	OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Automobile parking facilities	P						P	P		
Kiosk	P		P	P	P		P	P	P	
Vending cart	P		P	P	P		P	P	P	
Water-enjoyment use	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Wetland mitigation banking	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Piers, docks, and floats	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
<i>Online Users:</i> <i>Click on District</i> <i>Abbreviation to</i> <i>View Map --></i>	OT, AP, TWNC, BC,	RVT,	OV1,							
	VV, TR, SMT, TSQ, RVBD	CTR, EH	OV2, OV3	OV4	OV5	OBAT	MDD1	MDD2	MDD5	NWDD
Water-oriented accessory structure	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

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, 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

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.### Urban Recreation Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Building Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & Enclosures		Environmental Regulation	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas
Impervious Surface	Lighting		Open Space	Neighborhood				Wireless Communication Facilities

Setback s	Hazard ous Liquid Pipeli nes							
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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 21.06.###.# General Allowed Uses and Cross-References in UR Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
<u>Residential</u> Use Category	<u>Residential</u> Use Class	<u>Former Use</u> Classification (Prior To Dec. 31, 2021)	<u>Use</u> Permissions	<u>Building</u> Code Occupancy Class	<u>ITE Trip</u> Generation Manual Land Use Range
<u>Low Density</u> <u>Residential</u>	<u>Detached</u> <u>Dwelling Unit</u>	<u>Detached</u> <u>Dwelling Unit</u>	<u>L</u>	<u>R</u>	<u>200-299</u>
	<u>Accessory</u> <u>Dwelling Unit</u> (ADU)	<u>Accessory</u> <u>Dwelling Unit</u> (ADU)	<u>L</u>	<u>R</u>	<u>200-299</u>

Table 21.06.###.# General Allowed Uses and Cross-References in UR Zone (Nonresidential)				
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
<u>Nonresidential Use Class</u>	<u>Former Use</u> Classification (prior to Dec. 31, 2021)	<u>Use</u> Permissions	<u>Building</u> Code Occupancy Class	<u>ITE Trip</u> Generation Manual Land Use Code
<u>Hotels, Motels and Other</u> <u>Accommodation Services</u>	<u>Bed and Breakfast Inn</u>	<u>L, C</u>	<u>R</u>	<u>300-399</u>

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

€ 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 21.06.010B			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	Permitted use only for dwelling 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 unit (ADU)	ADU (1.0)	One accessory dwelling unit is allowed for each allowed housing

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

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

Table 21.06.010B			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
15	Animal production		
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 stand	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.

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, 21.08.080 R-5 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, 21.08.120 R-18 Multifamily Urban Residential, 21.08.130 R-20

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

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.









D. Permitted Uses in Zone Use Charts. Each zone use chart in RZC 21.08.020 through RZC 21.08.140 lists the categories of land uses that may be permitted and any kind of conditional review process which may be required.

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

development, and that are not appropriate for long-term 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 Zone Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Impervious Surface</u>	<u>Outdoor Storage, Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>

<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
	<u>Hazardous Liquid Pipelines</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 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.

<u>Table 21.08.###.# General Allowed Uses and Cross-References in RA-5 Zone</u> <u>(Residential)</u> <u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>					
<u>Residential</u> <u>Use Category</u>	<u>Residential</u> <u>Use Class</u>	<u>Former Use</u> <u>Classification</u> <u>(prior to Dec.</u> <u>31, 2021)</u>	<u>Use</u> <u>Permissions</u>	<u>Building</u> <u>Code</u> <u>Occupancy</u> <u>Class</u>	<u>ITE Trip</u> <u>Generation</u> <u>Manual Land</u> <u>Use Code</u>
<u>Low Density</u> <u>Residential</u>	<u>Detached</u> <u>dwelling unit</u>	<u>Detached</u> <u>dwelling unit</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Size-limited</u> <u>dwelling</u>	<u>Size-limited</u> <u>dwelling</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Accessory</u> <u>dwelling unit</u> <u>(ADU)</u>	<u>Accessory</u> <u>dwelling unit</u> <u>(ADU)</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Manufactured</u> <u>home</u>	<u>Manufactured</u> <u>home</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Tiny Homes</u>		<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Residential</u> <u>care facility</u>	<u>Residential</u> <u>care facility</u>	<u>C</u>	<u>I</u>	<u>200-299</u>
	<u>Adult family</u> <u>homes</u>	<u>Adult family</u> <u>homes</u>	<u>P</u>	<u>I</u>	<u>200-299</u>

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<p>Table ##.##.###.## General Allowed Uses and Cross-References in RA-5 Zone (Nonresidential)</p> <p>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</p>				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Hotel, Motel, and Other Accommodation Services</u>	<u>Bed and Breakfast Inn</u>	<u>L</u>	<u>R</u>	<u>300-399</u>
<u>1. Limited to Bed and Breakfast</u>		<u>L</u>		
<u>Pet or Animal Sales and Services</u>	<u>Animal kennel</u>	<u>L</u>	<u>B</u>	<u>800-899</u>
<u>1. Limited to Animal kennel</u>		<u>L</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>P</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>C</u>		
<u>Heliport</u>	<u>Heliport</u>	<u>C</u>		
<u>Float plane facility</u>	<u>Float plane facility</u>	<u>C</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Arts, Entertainment, Recreation, and Assembly</u>	<u>Community indoor recreation; Athletic, sports, and play fields; Marine recreation; Commercial swimming pool</u>	<u>L, C</u>	<u>A</u>	<u>400-499</u>
<u>Natural and Other Recreational Parks</u>	<u>Parks, open space, trails and gardens</u>	<u>L, C</u>		<u>400-499</u>

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

D 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 21.08.020C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential ¹			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC <u>21.08.220</u> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply.
<u>4</u>	<u>Tiny home</u>	<u>Tiny home</u> (1.0)	<u>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.</u>
<u>45</u>	Manufactured home	Dwelling unit (2.0)	See RZC <u>21.08.320</u> , <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> for specific regulations which may apply.
<u>56</u>	Residential care facility	Dwelling unit (2.0)	A Conditional Use Permit is required
<u>67</u>	Adult family homes		
General Sales or Service			

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

Table 21.08.020C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
			<p>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>, <i>In-Water Structures</i>. Piers and docks are also subject to standards for residential piers and docks contained in RZC <u>21.68.070.E</u>, <i>Piers, Docks, and Floats</i>. (SMP)</p> <p>C. Only one float plane per lot is permitted. (SMP)</p> <p>D. Float planes shall observe speed regulations for watercraft and vessels contained in RMC <u>14.16.030</u>, <i>Speed Regulations</i>, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes. (SMP)</p> <p>E. Float plane facilities or operation of float planes is prohibited on the</p>

Table 21.08.020C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
			<p>Sammamish River, Bear Creek and Evans Creek. (SMP)</p> <p>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)</p>
13	Wireless Communication Facilities		See RZC <u>21.56</u> , <i>Wireless Communication Facilities</i> , for specific regulations that may apply.
Arts, Entertainment, and Recreation			
14	Community indoor recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	Adequate to accommodate peak use.	<p>A Conditional Use Permit is required.</p> <p>Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.</p> <p><u>A Conditional Use Permit is required for Athletic, sports, and playfields, Marine recreation, and Commercial swimming pools.</u></p>

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Table 21.08.020C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
15	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.
16	Athletic, sports, and play fields	Adequate to accommodate peak use.	A Conditional Use Permit is required.
17	Golf course		
18	Marine recreation		
19	Commercial swimming pool		
Education, Public Administration, Health Care, and Other Institutions			
20	Public safety Government and Administration	Adequate to accommodate peak use.	A Conditional Use Permit is required.
21	Family day care provider	Vehicle used by the	Family day care providers are permitted as home businesses. See RZC <u>21.08.340</u> ,

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Table 21.08.020C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
		business (1.0) .	<i>Home Business</i> , for specific regulations which may apply.
Agriculture			
22	Crop production	N/A	
23	Equestrian facility		<i>See RZC 21.08.250, Animal Boarding: Kennels, Shelters, and Equestrian Facilities</i> , for specific regulations which may apply.
24	Animal production		All commercial livestock, dairy and fowl 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			
25	Home Business	Vehicle used by the	<i>See RZC 21.08.340, Home Business</i>, for specific regulations which may apply.

Table 21.08.020C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
		business (1.0)	
26	Roadside produce stand	N/A	
27	Pier, dock, float		See RZC <u>21.68.070</u> , <i>In-Water Structures</i> , for special height, setback and area requirements (SMP).
38	Water-oriented accessory structure		See RZC <u>21.68.070.G</u> , <i>Water-Oriented Accessory Structures</i> , for special height, 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 21.08.030 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 Regulations Table								
<u>Land & Structure</u>		<u>Transportation</u>	<u>Environment</u>	<u>Community</u>	<u>Process</u>	<u>Money</u>	<u>Incentives</u>	<u>Other</u>
								
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeology</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>

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

<u>Table ##.##.###.##.## General Allowed Uses and Cross-References in R-1 Zone</u> <u>(Residential)</u> <u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>					
<u>Residential</u> <u>Use Category</u>	<u>Residential</u> <u>Use Class</u>	<u>Former Use</u> <u>Classification</u> <u>(prior to Dec.</u> <u>31, 2021)</u>	<u>Use</u> <u>Permissions</u>	<u>Building</u> <u>Code</u> <u>Occupancy</u> <u>Class</u>	<u>ITE Trip</u> <u>Generation</u> <u>Manual Land</u> <u>Use Code</u>
<u>Low Density</u> <u>Residential</u>	<u>Detached</u> <u>dwelling unit</u>	<u>Detached</u> <u>dwelling unit</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Size-limited</u> <u>dwelling</u>	<u>Size-limited</u> <u>dwelling</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Accessory</u> <u>dwelling unit</u> <u>(ADU)</u>	<u>Accessory</u> <u>dwelling unit</u> <u>(ADU)</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Manufactured</u> <u>home</u>	<u>Manufactured</u> <u>home</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Tiny home</u>		<u>P</u>	<u>R</u>	<u>200-299</u>

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

<p>Table ##.##.###.## General Allowed Uses and Cross-References in R-1 Zone (Nonresidential)</p> <p>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</p>				
<u>Nonresidential Use Class</u>	<u>Former Use</u> <u>Classification (prior to</u> <u>Dec. 31, 2021)</u>	<u>Use</u> <u>Permissions</u>	<u>Building</u> <u>Code</u> <u>Occupancy</u> <u>Class</u>	<u>ITE Trip</u> <u>Generation</u> <u>Manual Land</u> <u>Use Code</u>
<u>Hotel, Motel, and Other</u> <u>Accommodation Services</u>	<u>Bed and Breakfast Inn</u>	<u>L, C</u>	<u>R</u>	<u>300-399</u>
<u>1. Limited to Bed and</u> <u>Breakfast Inn</u>		<u>L</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>P</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>C</u>		
<u>Heliport</u>	<u>Heliport</u>	<u>C</u>		
<u>Float plane facility</u>	<u>Float plane facility</u>	<u>C</u>		
<u>Wireless Communication</u> <u>Facilities</u>	<u>Wireless Communication</u> <u>Facilities</u>	<u>P</u>		
<u>Arts, Entertainment,</u> <u>Recreation, and Assembly</u>	<u>Community indoor</u> <u>recreation; Athletic,</u> <u>sports, and play fields;</u> <u>Marine recreation;</u> <u>Commercial swimming pool</u>	<u>L</u>	<u>A</u>	<u>400-499</u>

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

⊕ 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

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: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential ¹			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC <u>21.08.220</u> , <i>Accessory Dwelling Units</i> , for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	See RZC <u>21.08.320</u> , <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
<u>5</u>	<u>Tiny home</u>	<u>Tiny home</u> <u>(1.0)</u>	See RZC <u>21.08.220</u> , <i>Accessory Dwelling Units</i> , and RZC <u>21.08.170.E.2.a.ii</u> <i>Small Lot Short Plats</i> for specific regulations which may apply.

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Table 21.08.030C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
5-6	Residential care facility	See Special Regulations	A. A Conditional Use Permit is required. B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0)
6-7	Adult family home	Dwelling unit (2.0)	
General Sales or Service			
7	Bed and Breakfast Inn <u>Hotel, Motel, and Other Accommodation Services</u>	Rental room (1.0)	<u>Limited to Bed and Breakfast Inns.</u> <u>A.</u> Permitted use if no more than two rental rooms. <u>B.</u> A Conditional Use Permit is required for inns with between three and eight rooms.
Transportation, Communication, Information, and Utilities			
8	Local utilities	Adequate to accommodate peak use.	
9	Regional utilities		A Conditional Use Permit is required.
10	Heliport	N/A	A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.

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

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Table 21.08.030C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
			<p>E. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP)</p> <p>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)</p>
12	Wireless Communication Facilities		See RZC <u>21.56</u> , <i>Wireless Communication Facilities</i> , for specific regulations that may apply
Arts, Entertainment, and Recreation			
13	Community indoor recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	Adequate to accommodate peak use.	<p>Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.</p> <p><u>A Conditional Use Permit is required for Athletic, sports, and playfields, Marine</u></p>

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Table 21.08.030C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
			<u>recreation, and Commercial swimming pools.</u>
14	Parks, open space, trails and gardens <u>Natural and Other Recreational Parks</u>	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.
15	Athletic, sports, and play fields	Adequate to accommodate peak use.	A Conditional Use Permit is required.
16	<u>Golf course</u>		
17	Marine recreation		
18	Commercial swimming pool		
Education, Public Administration, Health 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

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Table 21.08.030C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
			other uses, such as a school, church, meeting hall, or some other building used for more than one purpose. See RZC <u>21.08.310, Day Care Centers</u> , for specific regulations which may apply.
20	Family day care provider	Vehicle used by the business (1.0).	Family day care providers are permitted as home businesses. See RZC <u>21.08.340, Home Business</u> , for specific regulations which may apply.
21	Public safety <u>Government and Administration</u>	Adequate to accommodate peak use.	A Conditional Use Permit is required.
22	Grade schools (K-12) Educational		
23	Religious Institution Faith-based and Funerary	1,000 sq. feet of GFA for assembly (1.0) or 5 fixed seats (1.0); 3 seats (1.0).	A. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions <u>faith-based organizations</u> with between 250 and 750 seats. See RZC <u>21.08.280, Churches, Temples, Synagogues and Other Places of</u>

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Table 21.08.030C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
			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.
Agriculture			
24	Crop production	N/A	
25	Equestrian facility		
26	Animal production		All commercial livestock, dairy and fowl 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: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Other			
27	Home Business	Vehicle used by the business (1.0).	See RZC <u>21.08.340</u>, <i>Home Business</i>, for specific regulations which may apply.
28	Roadside produce stand	N/A	
29	Pier, dock, float		See RZC <u>21.68.070</u> , <i>In-Water Structures</i> , for special height, setback and area requirements. (SMP)
30	Water-oriented accessory structure		See RZC <u>21.68.070.G</u> , <i>Water-Oriented Accessory Structures</i> , for special height, 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 21.08.040 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							
<u>Land & Structure</u>	<u>Transportation</u>	<u>Environment</u>	<u>Community</u>	<u>Process</u>	<u>Money</u>	<u>Incentives</u>	<u>Other</u>

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

<u>Table ##.##.###.##</u> <u>General Allowed Uses and Cross-References in R-2 Zone</u> <u>(Residential)</u> <u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>					
<u>Residential</u> <u>Use Category</u>	<u>Residential</u> <u>Use Class</u>	<u>Former Use</u> <u>Classification</u> (prior to Dec. 31, 2021)	<u>Use</u> <u>Permissions</u>	<u>Building</u> <u>Code</u> <u>Occupancy</u> <u>Class</u>	<u>ITE Trip</u> <u>Generation</u> <u>Manual Land</u> <u>Use Code</u>
<u>Low Density</u> <u>Residential</u>	<u>Detached</u> <u>dwelling unit</u>	<u>Detached</u> <u>dwelling unit</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Size-limited</u> <u>dwelling</u>	<u>Size-limited</u> <u>dwelling</u>	<u>P</u>	<u>R</u>	<u>200-299</u>

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

<p>Table ##.##.###.## General Allowed Uses and Cross-References in R-2 Zone (Nonresidential)</p> <p>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</p>				
<u>Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Hotel, Motel, and Other Accommodation Services</u>	<u>Bed and Breakfast Inn</u>	<u>L</u>	<u>R</u>	<u>300-399</u>
<u>1. Limited to Bed and Breakfast Inn</u>		<u>L</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>P</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>C</u>		
<u>Heliport</u>	<u>Heliport</u>	<u>C</u>		
<u>Float plane facility</u>	<u>Float plane facility</u>	<u>C</u>		

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

⊕ E. *Allowed Uses and Special Regulations.* The following table contains special zoning regulations that apply to uses in the R-2 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 21.08.040C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential ¹			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		

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Table 21.08.040C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, <i>Accessory Dwelling Units</i> , for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
<u>5</u>	<u>Tiny home</u>	<u>Tiny home (1.0)</u>	<u>See RZC 21.08.220, Accessory Dwelling Units, and RZC 21.08.170.E.2.a.ii <i>Small Lot Short Plats</i> for specific regulations which may apply.</u>
56	Residential care facility	See Special Regulations	A. A Conditional Use Permit is required. B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0)
67	Adult family home	Dwelling unit (2.0)	
General Sales or Service			
7	Bed and Breakfast Inn	Rental room (1.0)	<u>Limited to Bed and Breakfast Inns. No more than two rental rooms permitted.</u>

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Table 21.08.040C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
	Hotel, Motel, and Other Accommodation Services		
Transportation, Communication, Information, and Utilities			
8	Local utilities	Adequate to accommodate peak use.	
9	Regional utilities		A Conditional Use Permit is required.
10	Heliport	N/A	A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.
11	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, <i>In-Water Structures</i> . Piers and docks are also subject to standards for residential piers and docks contained in RZC

Table 21.08.040C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
			<p>21.68.070.E, <i>Piers, Docks, and Floats</i>. (SMP)</p> <p>C. Only one float plane per lot is permitted. (SMP)</p> <p>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)</p> <p>E. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP)</p> <p>F. Float plane facilities and operation shall comply with FAA standards, including standards for fueling, oil spill cleanup, firefighting equipment,</p>

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

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Table 21.08.040C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
15	Athletic, sports, and play fields	Adequate to accommodate peak use.	A Conditional Use Permit is required.
16	<u>Golf course</u>		
17	Marine recreation		
18	Commercial swimming pool		
Education, Public Administration, Health 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, <i>Day Care Centers</i> , for specific regulations which may apply.
20	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, <i>Home Business</i> , for specific regulations which may apply.

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

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Table 21.08.040C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
25	Equestrian facility		A Conditional Use Permit is required.
26	Animal production		All commercial livestock, dairy and fowl 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			
27	Home Business	Vehicle used by the business (1.0).	See RZC <u>21.08.340</u>, <i>Home Business</i>, for specific regulations which may apply.
28	Roadside produce stand	N/A	

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

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 & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>

<u>Impervious Surface</u>	<u>Outdoor Storage, Display & Enclosures</u>	<u>Hazardous Liquid Pipelines</u>	<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
	<u>Hazardous Liquid Pipelines</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 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.

<u>Table ##.##.###.##</u> <u>General Allowed Uses and Cross-References in R-3 Zone</u> <u>(Residential)</u> <u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>					
<u>Residential</u> <u>Use Category</u>	<u>Residential</u> <u>Use Class</u>	<u>Former Use</u> <u>Classification</u> <u>(prior to Dec.</u> <u>31, 2021)</u>	<u>Use</u> <u>Permissions</u>	<u>Building</u> <u>Code</u> <u>Occupancy</u> <u>Class</u>	<u>ITE Trip</u> <u>Generation</u> <u>Manual Land</u> <u>Use Code</u>
<u>Low Density</u> <u>Residential</u>	<u>Detached</u> <u>dwelling unit</u>	<u>Detached</u> <u>dwelling unit</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Size-limited</u> <u>dwelling</u>	<u>Size-limited</u> <u>dwelling</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Accessory</u> <u>dwelling unit</u> <u>(ADU)</u>	<u>Accessory</u> <u>dwelling unit</u> <u>(ADU)</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Manufactured</u> <u>home</u>	<u>Manufactured</u> <u>home</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Tiny home</u>		<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Residential</u> <u>care facility</u>	<u>Residential</u> <u>care facility</u>	<u>C</u>	<u>I</u>	<u>600-699</u>
	<u>Adult family</u> <u>home</u>	<u>Adult family</u> <u>home</u>	<u>P</u>	<u>R</u>	<u>200-299</u>

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<u>Table ###.###.###.# General Allowed Uses and Cross-References in R-3 Zone</u> <u>(Nonresidential)</u> <u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>				
<u>Nonresidential Use Class</u>	<u>Former Use</u> <u>Classification (prior to</u> <u>Dec. 31, 2021)</u>	<u>Use</u> <u>Permissions</u>	<u>Building</u> <u>Code</u> <u>Occupancy</u> <u>Class</u>	<u>ITE Trip</u> <u>Generation</u> <u>Manual Land</u> <u>Use Code</u>
<u>Hotel, Motel, and Other</u> <u>Accommodation Services</u>	<u>Bed and Breakfast Inn</u>	<u>L</u>	<u>R</u>	<u>300-399</u>
<u>1. Limited to Bed and</u> <u>Breakfast Inn</u>		<u>L</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>P</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>C</u>		
<u>Heliport</u>	<u>Heliport</u>	<u>C</u>		
<u>Float plane facility</u>	<u>Float plane facility</u>	<u>L, C</u>		
<u>Wireless Communication</u> <u>Facilities</u>	<u>Wireless Communication</u> <u>Facilities</u>	<u>P</u>		
<u>Arts, Entertainment,</u> <u>Recreation, and Assembly</u>	<u>Community indoor</u> <u>recreation; Athletic,</u> <u>sports, and play fields;</u> <u>Marine recreation;</u> <u>Commercial swimming pool</u>	<u>L</u>	<u>A</u>	<u>400-499</u>
<u>Natural and Other</u> <u>Recreational Parks</u>	<u>Parks, open space,</u> <u>trails and gardens</u>	<u>L, C</u>		<u>400-499</u>
<u>Golf course</u>	<u>Golf course</u>	<u>C</u>	<u>A</u>	<u>400-499</u>
<u>Day care center</u>	<u>Day care center</u>	<u>L, C</u>	<u>E</u>	<u>500-599</u>
<u>Family day care provider</u>	<u>Family day care provider</u>	<u>L</u>	<u>R</u>	<u>500-599</u>

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

D 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 21.08.050C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential ¹			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, <i>Accessory Dwelling Units</i> , for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
<u>5</u>	<u>Tiny home</u>	<u>Tiny home</u> <u>(1.0)</u>	<u>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.</u>
56	Residential care facility	See Special Regulations	A. A Conditional Use Permit is required. B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0)

Table 21.08.050C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
67	Adult family home	Dwelling unit (2.0)	
General Sales or Service			
7	Bed and Breakfast Inn <u>Hotel, Motel, and Other Accommodation Services</u>	Rental room (1.0)	<u>Limited to Bed and Breakfast Inns. No</u> more than two rental rooms permitted.
Transportation, Communication, Information, and Utilities			
8	Local utilities	Adequate to	
9	Regional utilities	accommodate peak use.	A Conditional Use Permit is required.
10	Heliport	N/A	A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.
11	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

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

Table 21.08.050C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
			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 Communication Facilities		See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific regulations that may apply.
Arts, Entertainment, and Recreation			
13	Community indoor recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	Adequate to accommodate peak use.	Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities. <u>A Conditional Use Permit is required for Athletic, sports, and playfields, Marine recreation, and Commercial swimming pools.</u>
14	Parks, open space, trails and gardens	1,000 sq ft gfa (0, adequate to	Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.

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Table 21.08.050C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
	<u>Natural and</u> <u>Other</u> <u>Recreational</u> <u>Parks</u>	accommodate peak use.)	
15	Athletic, sports, and play fields	Adequate to accommodate peak use.	A Conditional Use Permit is required.
16	<u>Golf course</u>		
17	Marine recreation		
18	Commercial swimming pool		
Education, Public Administration, Health 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, <i>Day Care Centers</i> , for specific regulations which may apply.

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Table 21.08.050C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
20	Family day care provider		Family day care providers are permitted as home businesses. See RZC 21.08.340, <i>Home Business</i> , for specific regulations which may apply.
21	Public safety <u>Government and Administration</u>	Adequate to accommodate peak use.	A Conditional Use Permit is required.
22	Grade schools (K-12) <u>Educational</u>		
23	Religious Institution <u>Faith-based and Funerary</u>	1,000 sq ft gfa for assembly (1.0) or 5 fixed seats (1.0); 3 seats (1.0).	A. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions <u>faith-based organizations</u> with between 250 and 750 seats. See RZC 21.08.280, Churches, Temples, Synagogues and Other Places of Worship <u>Faith-Based and Funerary</u> , 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 21.08.050C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
			<u>requirements concerning faith-based and funerary uses.</u>
Agriculture			
24	Crop production	N/A	
25	Equestrian facility		A Conditional Use Permit is required.
Other			
26	Home Business	Vehicle used by the business (1.0).	See RZC 21.08.340, Home Business, for specific regulations which may apply.
27	Roadside produce stand	N/A	
28	Pier, dock, float		See RZC 21.68.070, <i>In-Water Structures</i> , for special height, setback and area requirements. (SMP)
29	Water-oriented accessory structure		See RZC 21.68.070.G, <i>Water-Oriented Accessory Structures</i> , for special height, 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 21.08.060 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

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

R-4 Zone Regulations Table								
Land & Structure		Transportation	Environment	Community	Process	Money	Incentives	Other
								
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Impervious Surface</u>	<u>Outdoor Storage, Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
	<u>Hazardous Liquid Pipelines</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 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 <u>(Residential)</u> Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
<u>Residential</u> Use Category	<u>Residential</u> Use Class	<u>Former Use</u> Classification (prior to Dec. 31, 2021)	<u>Use</u> Permissions	<u>Building</u> Code Occupancy Class	<u>ITE Trip</u> Generation Manual Land Use Code
<u>Low-Density</u> <u>Residential</u>	<u>Detached</u> <u>dwelling unit</u>	<u>Detached</u> <u>dwelling unit</u>	<u>P</u>	<u>R</u>	<u>200-299</u>

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

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<p>Table ##.##.###.## General Allowed Uses and Cross-References in R-4 Zone (Nonresidential)</p> <p>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</p>				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Hotel, Motel, and Other Accommodation Services</u>	<u>Bed and Breakfast Inn</u>	<u>L</u>	<u>R</u>	<u>300-399</u>
<u>1. Limited to Bed and Breakfast Inn</u>		<u>L</u>		
<u>Road, Ground, Passenger and Transit Transportation</u>	<u>Road, Ground, Passenger and Transit Transportation</u>	<u>L</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>P</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>C</u>		
<u>Heliport</u>	<u>Heliport</u>	<u>C</u>		
<u>Float plane facility</u>	<u>Float plane facility</u>	<u>L, C</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Arts, Entertainment, Recreation, and Assembly</u>	<u>Community indoor recreation; Athletic, sports, and play fields; Marine recreation Commercial swimming pool</u>	<u>L</u>	<u>A</u>	<u>400-499</u>
<u>Natural and Other Recreational Parks</u>	<u>Parks, open space, trails and gardens</u>	<u>L, C</u>		<u>400-499</u>
<u>Golf course</u>	<u>Golf course</u>	<u>C</u>	<u>A</u>	<u>400-499</u>

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

⊕ 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*,

for more information. ~~Uses not listed are not permitted.~~

Table 21.08.060C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential ¹			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Bear Creek, 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 plat	Dwelling unit (2.0)	Permitted use only in Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC 21.08.170.E.2.a.ii, <i>Small Lot Short Plats</i> , for specific regulations which may apply.

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Table 21.08.060C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
4	Size-limited dwelling		
5	Accessory dwelling unit (ADU)	ADU (1.0)	A. See RZC 21.08.220, <i>Accessory Dwelling Units</i> , for specific regulations which may apply. B. ADUs are not allowed within cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.
<u>6</u>	<u>Tiny home</u>	<u>Tiny home (1.0)</u>	<u>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.</u>
6-7	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	A. Permitted use in Education Hill, Grass Lawn, North Redmond, Southeast Redmond, 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			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
			Conditional Use Permit is required for attached dwelling units in all other neighborhoods not listed above. B. Please see RZC 21.08.260, <i>Attached Dwelling Units</i> , for supplemental neighborhood regulations related to density, design, and review and decision procedures.
<u>8</u>	<u>Stacked flats</u>	<u>Dwelling unit</u> <u>(2.0)</u>	Please see RZC 21.08.260, <i>Attached Dwelling Units</i> , for supplemental neighborhood regulations related to density, design, and review and decision procedures.
<u>9</u>	<u>Courtyard</u> <u>apartments</u>	<u>Dwelling unit</u> <u>(2.0)</u>	Please see RZC 21.08.260, <i>Attached Dwelling Units</i> , for supplemental neighborhood regulations related to density, design, and review and decision procedures.
<u>710</u>	Manufactured home	Dwelling unit (2.0)	Please see RZC 21.08.320, <i>Designated Manufactured Homes, Manufactured Homes,</i>

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Table 21.08.060C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
			<i>and Mobile Homes</i> , for specific regulations which may apply.
8 <u>11</u>	Retirement residence	See Special Regulations	<p>A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, <i>Retirement Residences</i>, for specific regulations which may apply.</p> <p>B. Parking requirements are as follows:</p> <ol style="list-style-type: none"> 1. With no skilled nursing facility: Unit (1.0, 1.0) 2. With skilled nursing facility: Worker on largest shift (1.25, 1.25) <p>C. A Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.</p>
9 <u>12</u>	Residential care facility		A Conditional Use Permit is required.
10 <u>13</u>	Adult family home	Dwelling unit (2.0)	
General Sales or Service			

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

Table 21.08.060C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
			<p>meet, as a minimum, the location criteria contained in RZC 21.68.070, <i>In-Water Structures</i>. Piers and docks are also subject to standards for residential piers and docks contained in RZC 21.68.070.E, <i>Piers, Docks, and Floats</i>. (SMP)</p> <p>C. Only one float plane per lot is permitted. (SMP)</p> <p>D. Float planes shall observe speed regulations for watercraft and vessels contained in RMC 14.16.030, <i>Speed Regulations</i>, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes. (SMP)</p> <p>E. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP)</p>

Table 21.08.060C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
			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 Communication Facilities		See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific regulations that may apply.
Arts, Entertainment, and Recreation			
18	Community indoor recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	Adequate to accommodate peak use.	Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities. <u>A Conditional Use Permit is required for Athletic, sports, and playfields, Marine recreation, and Commercial swimming pools.</u>
19	Parks, open space, trails and gardens	1,000 sq ft gfa (0, adequate to	Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.

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Table 21.08.060C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
	Natural and Other Recreational Parks	accommodate peak use.)	
20	Athletic, sports, and play fields	Adequate to accommodate peak use.	A Conditional Use Permit is required.
21	<u>Golf course</u>		
22	Marine recreation		
23	Commercial swimming pool		
Education, Public Administration, Health Care, and Other Institutions			
24	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, <i>Day Care Centers</i> , for specific regulations which may apply.

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

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Table 21.08.060C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
			<u>requirements concerning faith-based and funerary uses.</u>
Agriculture			
29	Crop production	N/A	
30	Equestrian facility		A Conditional Use Permit is required.
Other			
31	Home Business	Vehicle used by the business (1.0).	See RZC 21.08.340, Home Business, for specific regulations which may apply.
32	Roadside produce stand	N/A	
33	Pier, dock, float		See RZC 21.68.070, <i>In-Water Structures</i> , for special height, setback and area requirements. (SMP)
36	Water-oriented accessory structure		See RZC 21.68.070.G, <i>Water-Oriented Accessory Structures</i> , for special height, 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 21.08.070 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

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 & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Impervious Surface</u>	<u>Outdoor Storage, Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>

<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
	<u>Hazardous Liquid Pipelines</u>							

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 RIN Zone (Residential) Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
<u>Residential</u> <u>Use Category</u>	<u>Residential</u> <u>Use Class</u>	<u>Former Use</u> <u>Classification</u> <u>(prior to Dec.</u> <u>31, 2021)</u>	<u>Use</u> <u>Permissions</u>	<u>Building</u> <u>Code</u> <u>Occupancy</u> <u>Class</u>	<u>ITE Trip</u> <u>Generation</u> <u>Manual Land</u> <u>Use Code</u>
<u>Low Density</u> <u>Residential</u> <u>Medium Density</u> <u>Residential</u>	<u>Detached</u> <u>dwelling unit</u>	<u>Detached</u> <u>dwelling unit</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Cottage</u>	<u>Cottage</u>	<u>L</u>	<u>R</u>	<u>200-299</u>
	<u>Size-limited</u> <u>dwelling</u>	<u>Size-limited</u> <u>dwelling</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Accessory</u> <u>dwelling unit</u> <u>(ADU)</u>	<u>Accessory</u> <u>dwelling unit</u> <u>(ADU)</u>	<u>L</u>	<u>R</u>	<u>200-299</u>
	<u>Attached</u> <u>dwelling unit,</u> <u>2-4 units</u>	<u>Attached</u> <u>dwelling unit,</u> <u>2-4 units</u>	<u>L</u>	<u>R</u>	<u>200-299</u>
	<u>Stacked Flats</u>		<u>C</u>	<u>R</u>	<u>200-299</u>
	<u>Courtyard</u> <u>Apartments</u>		<u>C</u>	<u>R</u>	<u>200-299</u>
	<u>Manufactured</u> <u>home</u>		<u>P</u>	<u>R</u>	<u>200-299</u>

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

<p>Table ###.##.###.## General Allowed Uses and Cross-References in RIN Zone (Nonresidential)</p> <p>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</p>				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Hotel, Motel, and Other Accommodation Services</u>	<u>Bed and Breakfast Inn</u>	<u>L</u>	<u>R</u>	<u>300-399</u>
<u>1. Limited to Bed and Breakfast Inn</u>		<u>L</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>P</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>C</u>		
<u>Heliport</u>	<u>Heliport</u>	<u>C</u>		
<u>Float plane facility</u>	<u>Float plane facility</u>	<u>L, C</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		

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

€ 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

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

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

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

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Table 21.08.070B			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
6 -8	Manufactured home		See RZC 21.08.320, <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
7 -9	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, <i>Retirement Residences</i> , 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 care facility		A Conditional Use Permit is required.

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Table 21.08.070B			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
9-11	Adult family home	Dwelling unit (2.0)	
General Sales or Service			
10	Bed and Breakfast Inn <u>Hotel, Motel, and Other Accommodation Services</u>	Rental room (1.0)	<u>Limited to Bed and Breakfast Inns. No</u> more than two rental rooms permitted.
Transportation, Communication, Information, and Utilities			
11	Local utilities	Adequate to accommodate peak use.	
12	Regional utilities		A Conditional Use Permit is required.
13	Heliport	N/A	A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.
14	Float plane facility		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

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

Table 21.08.070B			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
			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 Communication Facilities		See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment, and Recreation			
16	Community indoor recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	Adequate to accommodate peak use.	Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities. <u>A Conditional Use Permit is required for Athletic, sports, and playfields, Marine recreation, and Commercial swimming pools.</u>
17	Parks, open space, trails and gardens	1,000 sq ft gfa (0, adequate to	Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.

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Table 21.08.070B			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
	<u>Natural and Other Recreational Parks</u>	accommodate peak use.)	
18	Athletic, sports, and play fields	Adequate to accommodate peak use.	A Conditional Use Permit is required.
19	<u>Golf course</u>		
20	Marine recreation		
21	Commercial swimming pool		
Education, Public Administration, Health Care, 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, <i>Day Care Centers</i> , for specific regulations which may apply.

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

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Table 21.08.070B			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
			<u>requirements concerning faith-based and funerary uses.</u>
Agriculture			
27	Crop production	N/A	
28	Equestrian facility		A Conditional Use Permit is required.
Other			
29	Home Business	Vehicle used by the business (1.0).	See RZC 21.08.340, Home Business, for specific regulations which apply to home businesses.
30	Roadside produce stand	N/A	
31	Pier, dock, float		See RZC 21.68.070, <i>In-Water Structures</i> , for special height, setback and area requirements. (SMP)
32	Water-oriented accessory structure		See RZC 21.68.070.G, <i>Water-Oriented Accessory Structures</i> , for special height, 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 21.08.080 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 Regulations Table								
Land & Structure		Transportation	Environment	Community	Process	Money	Incentives	Other
								
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Impervious Surface</u>	<u>Outdoor Storage, Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
	<u>Hazardous Liquid Pipelines</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 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.

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

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

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<p>Table ##.##.###.## General Allowed Uses and Cross-References in R-5 Zone (Nonresidential)</p> <p>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</p>				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Hotel, Motel, and Other Accommodation Services</u>	<u>Bed and Breakfast Inn</u>	<u>L</u>	<u>R</u>	<u>300-399</u>
<u>1. Limited to Bed and Breakfast Inn</u>		<u>L</u>		
<u>Road, Ground, Passenger and Transit Transportation</u>	<u>Road, Ground, Passenger and Transit Transportation</u>	<u>L</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>P</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>C</u>		
<u>Heliport</u>	<u>Heliport</u>	<u>C</u>		
<u>Float plane facility</u>	<u>Float plane facility</u>	<u>L, C</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Arts, Entertainment, Recreation, and Assembly</u>	<u>Community indoor recreation; Athletic, sports, and play fields; Marine recreation; Commercial swimming pool</u>	<u>L</u>	<u>A</u>	<u>400-499</u>
<u>Natural and Other Recreational Parks</u>	<u>Parks, open space, trails and gardens</u>	<u>L, C</u>		<u>400-499</u>
<u>Golf course</u>	<u>Golf course</u>	<u>C</u>	<u>A</u>	<u>400-499</u>

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

D 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*,

for more information. ~~Uses not listed are not permitted.~~

Table 21.08.080C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
Residential ¹			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods.
3	Small-lot short plat	Dwelling unit (2.0)	Permitted use only in 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		

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

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Table 21.08.080C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			<p>part of a demonstration program. A Conditional Use Permit is required for all attached dwelling units in all other neighborhoods not listed above.</p> <p>B. Please see RZC 21.08.260 for specific neighborhood requirements related to density, design, and review and decision procedures.</p>
7-10	Manufactured home		See RZC 21.08.320, <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which apply to Manufactured Housing
8 11	Retirement residence	See Special Regulations	<p>A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, <i>Retirement Residences</i>, for specific regulations which may apply.</p> <p>B. Parking requirements are as follows:</p>

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Table 21.08.080C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			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	Residential care facility		A Conditional Use Permit is required.
10	Adult family home	Dwelling unit (2.0)	
General Sales or Service			
11	Bed and Breakfast Inn <u>Hotel, Motel, and Other Accommodation Services</u>	Rental room (1.0)	<u>Limited to Bed and Breakfast Inns.</u> No more than two rental rooms permitted.
Transportation, Communication, Information, and Utilities			
12	Road, Ground, Passenger and	N/A	Regional light rail transit system only. No vehicle storage.

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

Table 21.08.080C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			<p>C. Only one float plane per lot is permitted. (SMP)</p> <p>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)</p> <p>E. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP)</p> <p>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)</p>

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

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Table 21.08.080C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
20	Athletic, sports, and play fields	Adequate to accommodate peak use.	A Conditional Use Permit is required.
21	<u>Golf course</u>		
22	Marine recreation		
23	Commercial swimming pool		
Education, Public Administration, Health Care, and Other Institutions			
24	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, <i>Day Care Centers</i> , for specific regulations which may apply.
25	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, <i>Home Business</i> , for specific requirements for family day care providers.

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

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Table 21.08.080C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
30	Equestrian facility		A Conditional Use Permit is required.
Other			
31	Home Business	Vehicle used by the business (1.0).	See RZC 21.08.340, Home Business, for specific regulations which apply to home businesses.
32	Roadside produce stand	N/A	
33	Pier, dock, float		See RZC 21.68.070, <i>In-Water Structures</i> , for special height, setback and area requirements. (SMP)
34	Water-oriented accessory structure		See 21.68.070.G, <i>Water-Oriented Accessory Structures</i> , for special height, 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 21.08.090 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 Regulations Table								
Land & Structure		Transportation	Environment	Community	Process	Money	Incentives	Other
								
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Impervious Surface</u>	<u>Outdoor Storage, Display & Enclosures</u>	<u>Hazardous Liquid Pipelines</u>	<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
	<u>Hazardous Liquid Pipelines</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 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.

<u>Table ##.##.###.## General Allowed Uses and Cross-References in R-6 Zone</u> <u>(Residential)</u> <u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>					
<u>Residential</u> <u>Use Category</u>	<u>Residential</u> <u>Use Class</u>	<u>Former Use</u> <u>Classification</u> <u>(prior to Dec.</u> <u>31, 2021)</u>	<u>Use</u> <u>Permissions</u>	<u>Building</u> <u>Code</u> <u>Occupancy</u> <u>Class</u>	<u>ITE Trip</u> <u>Generation</u> <u>Manual Land</u> <u>Use Code</u>
<u>Low Density</u> <u>Residential</u>	<u>Detached</u> <u>dwelling unit</u>	<u>Detached</u> <u>dwelling unit</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
<u>Medium Density</u> <u>Residential</u>	<u>Cottage</u>	<u>Cottage</u>	<u>L</u>	<u>R</u>	<u>200-299</u>
	<u>Small-lot</u> <u>short plat</u>	<u>Small-lot</u> <u>short plat</u>	<u>L</u>	<u>R</u>	<u>200-299</u>

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

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

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

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

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

Table 21.08.090C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
<u>6</u>	<u>Tiny home</u>	<u>Tiny home</u> <u>(1.0)</u>	<u>A. 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.</u> <u>B. Tiny homes are not allowed within Cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.</u>
67	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	A. Permitted use in Bear Creek, Education Hill, Grass Lawn, North Redmond, 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 project. <u>See RZC 21.08.260.B.2.b, Willow/ Rose Hill Neighborhood for additional information.</u> A Conditional Use Permit is required for attached dwelling units in all other neighborhoods not listed above.
<u>8</u>	Stacked Plat		
<u>9</u>	Courtyard apartment		

Table 21.08.090C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			B. Please see RZC <u>21.08.260</u> , <i>Attached Dwelling Units</i> , for supplemental neighborhood regulations related to density, design, and review and decision procedures.
7 <u>10</u>	Manufactured home		See RZC <u>21.08.320</u> , <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
8 <u>11</u>	Retirement residence	See Special Regulations	<p>A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC <u>21.08.370</u>, <i>Retirement Residences</i>, for specific regulations which may apply.</p> <p>B. Parking requirements are as follows:</p> <ol style="list-style-type: none"> 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 21.08.090C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			C. A Traffic Mitigation Plan is required. See RZC <u>21.08.370.C.3.b.iii.</u>
<u>912</u>	Residential care facility		A Conditional Use Permit is required.
1013	Adult family home	Dwelling unit (2.0)	
General Sales or Service			
11	Bed & Breakfast Inn <u>Hotel,</u> <u>Motel, and</u> <u>Other</u> <u>Accommodation</u> <u>Services</u>	Rental room (1.0)	<u>Limited to Bed and Breakfast Inns.</u> No more than two rental rooms permitted.
Transportation, Communication, Information, and Utilities			
12	Local utilities	Adequate to	
13	Regional utilities	accommodate peak use.	A Conditional Use Permit is required.
14	Heliport	N/A	A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.

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

Table 21.08.090C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			<p>E. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP)</p> <p>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)</p>
16	Wireless Communication Facilities		See RZC <u>21.56</u> , <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment and Recreation			
17	Community indoor recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	Adequate to accommodate peak use.	<p>Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.</p> <p><u>A Conditional Use Permit is required for Athletic, sports, and playfields, Marine</u></p>

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Table 21.08.090C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			<u>recreation, and Commercial swimming pools.</u>
18	Parks, open space, trails and gardens	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.
19	Athletic, sports, and play fields	Adequate to accommodate peak use.	A Conditional Use Permit is required.
20	Golf course		
21	Marine recreation		
22	Commercial swimming pool		
Education, Public Administration, 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

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

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Table 21.08.090C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			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.
Agriculture			
28	Crop production	N/A	
29	Equestrian facility		A Conditional Use Permit is required.
Other			
30	Home Business	Vehicle used by the business (1.0).	See RZC 21.08.340, Home Business, for specific regulations which may apply.
31	Roadside produce stand	N/A	
32	Pier, dock, float		See RZC 21.68.070, <i>In-Water Structures</i> , for special height, setback and area requirements. (SMP)

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

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.

<u>R-8 Zone Regulations Table</u>								
<u>Land & Structure</u>		<u>Transportation</u>	<u>Environment</u>	<u>Community</u>	<u>Process</u>	<u>Money</u>	<u>Incentives</u>	<u>Other</u>
								
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building</u>	<u>Public View</u>

							<u>Incentive Program</u>	<u>Corridors & Gateways</u>
<u>Impervious Surface</u>	<u>Outdoor Storage / Display & Enclosures</u>	<u>Hazardous Liquid Pipelines</u>	<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
	<u>Hazardous Liquid Pipelines</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 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.

<u>Table ##.##.###.# General Allowed Uses and Cross-References in R-8 Zone</u> <u>(Residential)</u> <u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>					
<u>Residential</u> <u>Use Category</u>	<u>Residential</u> <u>Use Class</u>	<u>Former Use</u> <u>Classification</u> <u>(prior to Dec.</u> <u>31, 2021)</u>	<u>Use</u> <u>Permissions</u>	<u>Building</u> <u>Code</u> <u>Occupancy</u> <u>Class</u>	<u>ITE Trip</u> <u>Generation</u> <u>Manual Land</u> <u>Use Code</u>
<u>Low Density</u> <u>Residential</u> <u>Medium Density</u> <u>Residential</u>	<u>Detached</u> <u>dwelling unit</u>	<u>Detached</u> <u>dwelling unit</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Cottage</u>	<u>Cottage</u>	<u>L</u>	<u>R</u>	<u>200-299</u>
	<u>Small-lot</u> <u>short plat</u>	<u>Small-lot</u> <u>short plat</u>	<u>L</u>	<u>R</u>	<u>200-299</u>
	<u>Size-limited</u> <u>dwelling</u>	<u>Size-limited</u> <u>dwelling</u>	<u>P</u>	<u>R</u>	<u>200-299</u>

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

<u>Table ##.##.###.## General Allowed Uses and Cross-References in R-8 Zone</u> <u>(Nonresidential)</u> <u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>

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

<u>Water-oriented accessory structure</u>	<u>Water-oriented accessory structure</u>	<u>P</u>		
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D E. *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 21.08.100C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
Residential ¹			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Cottage	Cottage (1.5, 2.0)	Permitted use only in Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods.
3	Small-lot short plat	Dwelling unit (2.0)	Permitted use only in Bear Creek, 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 dwelling unit (ADU)	ADU (1.0)	A. See RZC 21.08.220, <i>Accessory Dwelling Units</i> , for specific regulations which may 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			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
<u>6</u>	<u>Tiny home</u>	<u>Tiny home</u> <u>(1.0)</u>	<u>A. See RZC 21.08.220, Accessory Dwelling Units and RZC 21.008.170.E.2.a.ii Small Lot Short Plats for specific regulations which may apply.</u> <u>B. Tiny homes are not allowed within cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.</u>
67	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2) 1- bedroom	A. Permitted use in all neighborhoods with the exception of Willows/Rose Hill. B. 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 project. <u>See RZC 21.08.260.B.2.b, Willow/Rose Hill Neighborhood for additional information.</u> C. Please see RZC 21.08.260, <i>Attached Dwelling Units</i> , for specific regulations related to density, design, review and
<u>8</u>	<u>Stacked Flat</u>	dwelling unit (1.5) 2- bedroom	
<u>9</u>	<u>Courtyard apartment</u>	dwelling unit (1.8) 3+- bedroom dwelling unit (2.0)	

Table 21.08.100C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			decision procedures, and affordable housing exceptions.
7 <u>10</u>	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
8 <u>11</u>	Retirement residence	See Special Regulations	<p>A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, <i>Retirement Residences</i>, for specific regulations which may apply.</p> <p>B. Parking requirements are as follows:</p> <ol style="list-style-type: none"> 1. With no skilled nursing facility: Unit (1.0, 1.0) 2. With skilled nursing facility: Worker on largest shift (1.25, 1.25) <p>C. A Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.</p>

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Table 21.08.100C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
9 <u>12</u>	Residential care facility		A Conditional Use Permit is required.
10 <u>13</u>	Adult family home	Dwelling unit (2.0)	
General Sales or Service			
11	Bed and Breakfast Inn <u>Hotel, Motel, and Other Accommodation Services</u>	Rental room (1.0)	<u>Limited to Bed and Breakfast Inns.</u> No more than two rental rooms permitted.
Transportation, Communication, Information, and Utilities			
12	Local utilities	Adequate to accommodate peak use.	
13	Regional utilities		A Conditional Use Permit is required.
14	Heliport	N/A	A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish.
15	Float plane facility		A. A Conditional Use Permit is required. Permitted only abutting Lake Sammamish.

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

Table 21.08.100C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			<p>Sammamish River, Bear Creek and Evans Creek. (SMP)</p> <p>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)</p>
16	Wireless Communication Facilities		See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment and Recreation			
17	Community indoor recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	Adequate to accommodate peak use.	<p>Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.</p> <p><u>A Conditional Use Permit is required for Athletic, sports, and playfields, Marine recreation, and Commercial swimming pools.</u></p>

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Table 21.08.100C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
18	Parks, open space, trails and gardens <u>Natural and Other Recreational Parks</u>	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.
19	Athletic, sports, and play fields	Adequate to accommodate peak use	A Conditional Use Permit is required.
20	Golf course		
21	Marine recreation		
22	Commercial swimming pool		
Education, Public Administration, 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

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

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Table 21.08.100C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			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.
Agriculture			
28	Equestrian facility	N/A	A Conditional Use Permit is required.
Other			
29	Home Business	Vehicle used by the business (1.0).	See RZC 21.08.340, Home Business, for specific regulations which may apply.
30	Roadside produce stand	N/A	
31	Pier, dock, float		See RZC 21.68.070, <i>In-Water Structures</i> , for special height, setback and area requirements. (SMP)
32	Water-oriented accessory structure		See RZC 21.68.070.G, <i>Water-Oriented Accessory Structures</i> , for special height, 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 21.08.110 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 Zone Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Impervious Surface</u>	<u>Outdoor Storage, Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
	<u>Hazardous Liquid Pipelines</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 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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<p>Table ##.##.###.## General Allowed Uses and Cross-References in R-12 Zone</p> <p>(Residential)</p> <p>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</p>					
<u>Residential</u> Use Category	<u>Residential</u> Use Class	<u>Former Use</u> Classification (prior to Dec. 31, 2021)	<u>Use</u> Permissions	<u>Building</u> Code Occupancy Class	<u>ITE Trip</u> Generation Manual Land Use Code
<u>Low Density</u> <u>Residential</u> <u>Medium Density</u> <u>Residential</u>	<u>Detached</u> <u>dwelling unit</u>	<u>Detached</u> <u>dwelling unit</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Size-limited</u> <u>dwelling</u>	<u>Size-limited</u> <u>dwelling</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Accessory</u> <u>dwelling unit</u> <u>(ADU)</u>	<u>Accessory</u> <u>dwelling unit</u> <u>(ADU)</u>	<u>L</u>	<u>R</u>	<u>200-299</u>
	<u>Attached</u> <u>dwelling unit,</u> <u>2-4 units</u>	<u>Attached</u> <u>dwelling unit,</u> <u>2-4 units</u>	<u>L</u>	<u>R</u>	<u>200-299</u>
	<u>Stacked flat</u>		<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Multifamily</u> <u>structures</u>	<u>Multifamily</u> <u>structures</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Courtyard</u> <u>Apartments</u>		<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Manufactured</u> <u>home</u>	<u>Manufactured</u> <u>home</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Tiny home</u>		<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Housing</u> <u>Services for</u> <u>the Elderly</u>	<u>Housing</u> <u>Services for</u> <u>the Elderly</u>	<u>L, C</u>	<u>I</u>	<u>600-699</u>

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	<u>Adult family home</u>	<u>Adult family home</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
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<p>Table ##.##.###.# General Allowed Uses and Cross-References in R-12 Zone (Nonresidential)</p> <p>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</p>				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Local utilities</u>	<u>Local utilities</u>	<u>P</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>C</u>		
<u>Float plane facility</u>	<u>Float plane facility</u>	<u>L, C</u>		
<u>Heliport</u>	<u>Heliport</u>	<u>C</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Arts, Entertainment, Recreation, and Assembly</u>	<u>Community indoor recreation; Athletic, sports, and play fields; Marine recreation; Commercial swimming pool</u>	<u>L</u>	<u>A</u>	<u>400-499</u>
<u>Natural and Other Recreational Parks</u>	<u>Parks, open space, trails and gardens</u>	<u>L, C</u>		<u>400-499</u>
<u>Golf course</u>	<u>Golf course</u>	<u>C</u>	<u>A</u>	<u>400-499</u>
<u>Day care center</u>	<u>Day care center</u>	<u>L, C</u>	<u>E</u>	<u>500-599</u>
<u>Family day care provider</u>	<u>Family day care provider</u>	<u>L</u>	<u>R</u>	<u>500-599</u>

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

D E. *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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Table 21.08.110C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
Residential ¹			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, <i>Accessory Dwelling Units</i> , for specific regulations which may apply.
<u>4</u>	<u>Tiny home</u>	<u>Tiny home</u> <u>(1.0)</u>	<u>See RZC 21.08.220, <i>Accessory Dwelling Units</i> and RZC 21.08.170.4.2.a.ii <i>Small Lot Short Plats</i> for specific regulations which may apply.</u>
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, <i>Attached Dwelling Units</i> , for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
<u>6</u>	<u>Stacked Flat</u>		
<u>7</u>	<u>Courtyard Apartment</u>		

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Table 21.08.110C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
58	Multifamily structures	1-bedroom dwelling unit (1.5) 2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	
69	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
710	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

Table 21.08.110C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			<p>RZC 21.08.360, <i>Retirement Residences</i>, for specific regulations which may apply.</p> <p>B. A Conditional Use Permit is required for Residential Care Facilities.</p> <p>C. A Conditional Use Permit is required for Long-Term Care Facilities.</p> <p>D. Parking requirements are as follows:</p> <ol style="list-style-type: none"> 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) <p>E. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.</p>

Table 21.08.110C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
9 11	Adult family home	Dwelling unit (2.0)	
Transportation, Communication, Information, and Utilities			
9	Local utilities	Adequate to	
10	Regional utilities	accommodate peak use.	A Conditional Use Permit is required.
11	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, <i>In-Water Structures</i> . Piers and docks are also subject to standards for residential piers and docks contained in RZC 21.68.070.E, <i>Piers, Docks, and Floats</i> . (SMP) C. Only one float plane per lot is permitted. (SMP)

Table 21.08.110C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			<p>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)</p> <p>E. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP)</p> <p>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)</p>
12	Helipport		<p>A Conditional Use Permit is required.</p> <p>Does not include medical airlift.</p> <p>Permitted only abutting Lake Sammamish.</p>

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Table 21.08.110C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
13	Wireless Communication Facilities		See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment, and Recreation			
15	Community indoor recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	Adequate to accommodate peak use.	Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities. <u>A Conditional Use Permit is required for Athletic, sports, and playfields, Marine recreation, and Commercial swimming pools.</u>
16	Parks, open space, trails and gardens <u>Natural and Other Recreational Parks</u>	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.

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Table 21.08.110C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
17	Athletic, sports, and play fields	Adequate to accommodate peak use.	A Conditional Use Permit is required.
18	<u>Golf course</u>		
19	Marine recreation		
20	Commercial swimming pool		
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, <i>Day Care Centers</i> , for specific regulations which may apply.
22	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, <i>Home Business</i> , for specific regulations which may apply.
23	Public safety <u>Government and Administration</u>	Adequate to accommodate peak use	A Conditional Use Permit is required.

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

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

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 Zone Regulations Table								
<u>Land & Structure</u>		<u>Transportation</u>	<u>Environment</u>	<u>Community</u>	<u>Process</u>	<u>Money</u>	<u>Incentives</u>	<u>Other</u>
								
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>

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<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Resources</u> <u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Impervious Surface</u>	<u>Outdoor Storage</u> <u>Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
	<u>Hazardous Liquid Pipelines</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 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.

<p>Table ##.##.###.## General Allowed Uses and Cross-References in R-20 Zone (Residential)</p> <p>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</p>					
<u>Residential</u> Use Category	<u>Residential</u> Use Class	<u>Former Use</u> Classification (prior to Dec. 31, 2021)	<u>Use</u> Permissions	<u>Building</u> Code Occupancy Class	<u>ITE Trip</u> Generation Manual Land Use Code
<u>Low Density</u> <u>Residential</u> <u>Medium Density</u> <u>Residential</u>	<u>Detached</u> <u>dwelling unit</u>	<u>Detached</u> <u>dwelling unit</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Size-limited</u> <u>dwelling</u>	<u>Size-limited</u> <u>dwelling</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Accessory</u> <u>dwelling unit</u> (ADU)	<u>Accessory</u> <u>dwelling unit</u> (ADU)	<u>L</u>	<u>R</u>	<u>200-299</u>

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

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

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

D E. *Allowed Uses and Special Regulations.* The following table contains special zoning regulations that apply to uses in the R-20 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 21.08.130C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
Residential ¹			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		

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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
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, <i>Accessory Dwelling Units</i> , for specific regulations which may apply.
<u>4</u>	<u>Tiny home</u>	<u>Tiny home</u> <u>(1.0)</u>	<u>See RZC 21.08.220, <i>Accessory Dwelling Units</i>, and RZC 21.08.170.E.2.a.ii <i>Small Lot Short Plats</i> for specific regulations which may apply.</u>
45	Attached dwelling unit, 2-4 units	Studio dwelling unit (1.2)	A. Permitted use in all neighborhoods. B. Please see RZC 21.08.260, <i>Attached Dwelling Units</i> , for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
<u>6</u>	<u>Stacked flat</u>	1-bedroom dwelling unit	
<u>7</u>	<u>Courtyard apartment</u>	(1.5)	
58	Multifamily structures	2-bedroom dwelling unit (1.8) 3+-bedroom dwelling unit (2.0)	

Table 21.08.130C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
69	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
710	Housing Services for the Elderly	See Special Regulations	<p>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, <i>Retirement Residences</i>, for specific regulations which may apply.</p> <p>B. A Conditional Use Permit is required for Residential Care Facilities.</p> <p>C. A Conditional Use Permit is required for Long-Term Care Facilities.</p> <p>D. Parking requirements are as follows:</p> <p>1. Multifamily housing for senior citizens: Unit (0.5, 2.0)</p>

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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
			<p>2. Nursing home or long-term care facility: four patient beds (1.0, 1.0)</p> <p>3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)</p> <p>4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)</p> <p>E. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.</p>
8 11	Adult family home	Dwelling unit (2.0)	
Transportation, Communication, Information, and Utilities			
9	Local utilities	Adequate to accommodate peak use.	
10	Regional utilities		A Conditional Use Permit is required.
11	Heliport	N/A	<p>A Conditional Use Permit is required.</p> <p>Does not include medical airlift.</p> <p>Permitted only abutting Lake Sammamish.</p>

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	<p>A. A Conditional Use Permit is required. Permitted only abutting Lake Sammamish.</p> <p>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, <i>In-Water Structures</i>. Piers and docks are also subject to standards for residential piers and docks contained in RZC 21.68.070.E, <i>Piers, Docks, and Floats</i>. (SMP)</p> <p>C. Only one float plane per lot is permitted. (SMP)</p> <p>D. Float planes shall observe speed regulations for watercraft and vessels contained in RMC 14.16.030, <i>Speed Regulations</i>, except that these speeds may be exceeded for a short duration of time during landing and takeoff of planes. (SMP)</p>

Table 21.08.130C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (minimum required; maximum allowed)	Special Regulations
			<p>E. Float plane facilities or operation of float planes is prohibited on the Sammamish River, Bear Creek and Evans Creek. (SMP)</p> <p>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)</p>
13	Wireless Communication Facilities		See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment, and Recreation			
15	Community indoor recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	Adequate to accommodate peak use.	<p>Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.</p> <p><u>A Conditional Use Permit is required for Athletic, sports, and playfields, Marine</u></p>

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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
			<u>recreation, and Commercial swimming pools.</u>
16	Parks, open space, trails and gardens <u>Natural and Other Recreational Parks</u>	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.
17	Athletic, sports, and play fields	Adequate to accommodate peak use.	A Conditional Use Permit is required.
18	<u>Golf course</u>		
19	Marine recreation		
20	Commercial swimming pool		
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, <i>Day Care Centers</i> , for specific regulations which may apply.

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

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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
			<u>requirements concerning faith-based and funerary uses.</u>
Other			
26	Home Business	Vehicle used by the business (1.0).	See RZC 21.08.340, Home Business, for specific regulations which may apply.
27	Roadside produce stand	N/A	
28	Pier, dock, float		See RZC 21.68.070, <i>In-Water Structures</i> , for special height, setback and area requirements, (SMP)
29	Water-oriented accessory structure		See RZC 21.68.070.G, <i>Water-Oriented Accessory Structures</i> , for special height, 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 21.08.140 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.

R-30 Zone Regulations Table								
<u>Land & Structure</u>		<u>Transportation</u>	<u>Environment</u>	<u>Community</u>	<u>Process</u>	<u>Money</u>	<u>Incentives</u>	<u>Other</u>
								
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Impervious Surface</u>	<u>Outdoor Storage, Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
	<u>Hazardous Liquid Pipelines</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 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.

<u>Table ##.##.###.# General Allowed Uses and Cross-References in R-30 Zone</u> <u>(Residential)</u> <u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>					
<u>Residential</u> <u>Use Category</u>	<u>Residential</u> <u>Use Class</u>	<u>Former Use</u> <u>Classification</u> <u>(prior to Dec.</u> <u>31, 2021)</u>	<u>Use</u> <u>Permissions</u>	<u>Building</u> <u>Code</u> <u>Occupancy</u> <u>Class</u>	<u>ITE Trip</u> <u>Generation</u> <u>Manual Land</u> <u>Use Code</u>
<u>Low Density</u> <u>Residential</u>	<u>Detached</u> <u>dwelling unit</u>	<u>Detached</u> <u>dwelling unit</u>	<u>P</u>	<u>R</u>	<u>200-299</u>

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

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<p>Table ##.##.###.# General Allowed Uses and Cross-References in R-30 Zone</p> <p>(Nonresidential)</p> <p>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</p>				
<u>Nonresidential Use Class</u>	<u>Former Use</u> <u>Classification (prior to</u> <u>Dec. 31, 2021)</u>	<u>Use</u> <u>Permissions</u>	<u>Building</u> <u>Code</u> <u>Occupancy</u> <u>Class</u>	<u>ITE Trip</u> <u>Generation</u> <u>Manual Land</u> <u>Use Code</u>
<u>Local utilities</u>	<u>Local utilities</u>	<u>P</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>C</u>		
<u>Heliport</u>	<u>Heliport</u>	<u>C</u>		
<u>Float plane facility</u>	<u>Float plane facility</u>	<u>L, C</u>		
<u>Wireless Communication</u> <u>Facilities</u>	<u>Wireless Communication</u> <u>Facilities</u>	<u>P</u>		
<u>Arts, Entertainment,</u> <u>Recreation, and Assembly</u>	<u>Community indoor</u> <u>recreation; Athletic,</u> <u>sports, and play fields;</u> <u>Marine recreation;</u> <u>Commercial swimming pool</u>	<u>L</u>	<u>A</u>	<u>400-499</u>
<u>Natural and Other</u> <u>Recreational Parks</u>	<u>Parks, open space,</u> <u>trails and gardens</u>	<u>L, C</u>		<u>400-499</u>
<u>Golf course</u>	<u>Golf course</u>	<u>C</u>	<u>A</u>	<u>400-499</u>
<u>Day care center</u>	<u>Day care center</u>	<u>L, C</u>	<u>E</u>	<u>500-599</u>
<u>Family day care provider</u>	<u>Family day care provider</u>	<u>L</u>	<u>R</u>	<u>500-599</u>
<u>Government and</u> <u>Administration</u>	<u>Public safety</u>	<u>C</u>	<u>B</u>	<u>700-799</u>
<u>Educational</u>	<u>Grade schools (K-12)</u>	<u>C</u>	<u>E</u>	<u>500-599</u>
<u>Faith-based and Funerary</u>	<u>Religious Institution</u>	<u>L, C</u>	<u>A, B, H,</u> <u>I, R, S</u>	<u>500-599</u>

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

D 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
Residential ¹			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, <i>Accessory Dwelling Units</i> , for specific regulations which may apply.
<u>4</u>	<u>Tiny home</u>	<u>Tiny home (1.0)</u>	See RZC 21.08.220, <i>Accessory Dwelling Units</i> , and RZC 21.08.170.E.2.a.ii <i>Small Lot Short Plots</i> for specific regulations which may apply.
<u>45</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, <i>Attached Dwelling Units</i> , for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.
<u>6</u>	<u>Stacked flat</u>	1-bedroom dwelling unit (1.5)	
<u>7</u>	<u>Courtyard apartment</u>		
58	Multifamily structures	2-bedroom dwelling unit (1.8)	

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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
		3+-bedroom dwelling unit (2.0)	
69	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations which may apply.
710	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, <i>Retirement Residences</i> , 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 21.08.140C			
Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
			<p>2. Nursing home or long-term care facility: four patient beds (1.0, 1.0)</p> <p>3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)</p> <p>4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)</p> <p>E. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.</p>
8 11	Adult family home	Dwelling unit (2.0)	
Transportation, Communication, Information, and Utilities			
9	Local utilities	Adequate to accommodate peak use.	
10	Regional utilities		A Conditional Use Permit is required.
11	Heliport	N/A	<p>A Conditional Use Permit is required.</p> <p>Does not include medical airlift.</p> <p>Permitted only abutting Lake Sammamish.</p>
12	Float plane facility	N/A	<p>A. A Conditional Use Permit is required.</p> <p>Permitted only abutting Lake Sammamish.</p>

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

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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
			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 Communication Facilities		See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment, and Recreation			
14	Community indoor recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	Adequate to accommodate peak use.	Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities. <u>A Conditional Use Permit is required for Athletic, sports, and playfields, Marine recreation, and Commercial swimming pools.</u>
15	Parks, open space, trails and gardens <u>Natural and Other</u>	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.

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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
	<u>Recreational Parks</u>		
16	Athletic, sports, and play fields	Adequate to accommodate peak use.	A Conditional Use Permit is required.
17	<u>Golf course</u>		
18	Marine recreation		
19	Commercial swimming pool		
Education, Public Administration, Health Care, and Other Institutions			
20	Day care center	Employee (1.0)	A Conditional Use Permit is required. See RZC 21.08.310, <i>Day Care Centers</i> , for specific regulations which may apply.
21	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, <i>Home Business</i> , for specific regulations which may apply.
22	Public safety <u>Government and Administration</u>	Adequate to accommodate peak use	A Conditional Use Permit is required.

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

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

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;
3. Better utilize existing infrastructure and community resources;
4. Add to Redmond's stock of affordable dwelling units; and
5. ~~Protect neighborhood character and stability by ensuring~~ 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.~~

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 attached 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.

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

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

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

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

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.

~~iv~~-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.

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

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 ~~steeple, bell tower, 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

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 on-site, 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;

~~f~~e. The maximum lot coverage of structures may not exceed 35 percent, and total impervious surfaces may not exceed 75 percent of lot area;

~~g~~f. No more than two large vehicles may be stored on-site at a given period of time; and

~~h~~g. 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 ~~facility~~ structures must be located adjacent to at least one

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, crosses, 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

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.*

a. Visitors, customers, and/or deliveries to home businesses within residential zones 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.

10. Utility Demand. Utility demand (water,
sewer, or garbage) shall not exceed

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 vehicle-related 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.

A. *Purpose.* The Old Town district is comprised of the 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 pedestrian-scale 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

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 Town Zone - Regulations Table								
<u>Land & Structure</u> 		<u>Transportation</u> 	<u>Environment</u> 	<u>Community</u> 	<u>Process</u> 	<u>Money</u> 	<u>Incentives</u> 	<u>Other</u> 
<u>Floor Area Ratio (FAR)</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Height</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Density</u>	<u>Outdoor Storage, Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Impervious Surface</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>

<u>Setbacks</u>	<u>Hazardous Liquids Pipelines</u>							
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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.

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

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

<p>Table ##.##.###.# General Allowed Uses and Cross-References in OT Zone (Nonresidential)</p> <p>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</p>				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Retail Sales</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>1. Gas station</u> <u>2. Auto repair</u> <u>3. Automobile sales with outdoor display and storage</u> <u>4. Rental storage and mini-warehouses</u>		<u>N</u>		
<u>Business and Service</u>	<u>General Sales or Services</u>			
<u>Food and Beverage</u>	<u>General Sales or Services</u>			
<u>Pet and Animals Sales and Service</u>	<u>General Sales or Services</u>			
<u>Hotels, Motels, and Other Accommodation Services</u>	<u>Hotels, Motels, and Other Accommodation Services</u>	<u>P</u>	<u>R</u>	<u>300-399</u>
<u>Marijuana retail sales</u>	<u>Marijuana retail sales</u>	<u>P</u>		
<u>Artisanal Manufacturing, Retail Sales, and Service</u>		<u>L</u>	<u>M, F, H</u>	<u>100-199, 800-899, 900-999</u>
<u>Automobile Parking Facilities</u>	<u>Automobile Parking Facilities</u>	<u>L</u>	<u>S</u>	
<u>1. Surface parking lots</u>		<u>N</u>		
<u>Road, Ground Passenger, and Transit Transportation</u>	<u>Road, Ground Passenger, and Transit Transportation</u>	<u>L</u>		
<u>1. Limited to regional light rail transit</u>		<u>L</u>		

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

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

Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential ¹			
1	Attached dwelling unit, 2-4 units	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.	<p>A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i>.</p> <p>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. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets, per RZC 21.62.020.F.5, <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i>, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection.</p> <p>C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, <i>Applicability</i>.</p>
2	Stacked flat		
3	Courtyard apartment		
24	Multifamily Structure, Mixed-Use Residential		
35	Dormitory	Bed (0.5, 1.0)	
46	Residential suite		

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Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
<u>57</u>	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.
General 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 mini-warehouses. 5. Retail sales or services involving drive-through/drive-up facilities, except <u>drive-</u>

Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
	<u>Business and Service</u>		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.
	<u>Food and Beverage</u>		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: 1,000 sq ft gfa (2.0, 10.0). 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
	<u>Pet and Animal Sales and Service</u>		

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Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
			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, and Other Accommodation Services ^{1,2}	Rental room (1.0, 1.0)	
8	Marijuana retail sales	1,000 sq ft gfa (2.0, 5.0)	See RZC 21.41 marijuana-related uses for additional requirements.
<u>Manufacturing and Wholesale Trade</u>			
#	<u>Artisanal Manufacturing, Retail Sales, and Service</u>	<u>1,000 sq ft gfa (2.0, 2.0)</u>	
<u>Transportation, Communication, Information, and Utilities</u>			
#	<u>Automobile Parking Facilities</u>		
9	Road, Ground Passenger, and Transit Transportation	1,000 sq ft gfa (2.0, 2.0)	Regional light rail transit system and office uses only. No vehicle storage except light rail vehicles.

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Table 21.10.030C			
Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
10	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.
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 (2.0, 2.0)	
13	Local Utilities		
14	Wireless Communication Facilities	N/A	See RZC 21.56. <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, and Recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	Adequate to accommodate peak use	
16	Natural and other recreational parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and Other Institutions			
17	Education, Public Administration, Health Care, and Other Institutions, except those listed below <u>Educational</u>	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.
	<u>Institutional Health and Human Services</u>		

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Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
	<u>Government and 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 Institutions Faith-based and Funerary		1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats
20	Funeral Homes and Services		
Other			

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

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 21.10.040 Anderson Park (AP) Zone.

A. *Purpose.* The Anderson Park (AP) 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 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 - Regulations Table								
<u>Land & Structure</u> 		<u>Transportation</u> 	<u>Environment</u> 	<u>Community</u> 	<u>Process</u> 	<u>Money</u> 	<u>Incentives</u> 	<u>Other</u> 
<u>Floor Area Ratio (FAR)</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Height</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Density</u>	<u>Outdoor Storage / Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Impervious Surface</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
<u>Setbacks</u>	<u>Hazardous Liquid Pipelines</u>							

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

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

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<u>Retail Sales</u>	<u>General Sales or Services</u>	<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>		
<u>Business and Service</u>	<u>General Sales or Services</u>			
<u>Food and Beverage</u>	<u>General Sales or Services</u>			
<u>Pet and Animal Sales and Service</u>	<u>General Sales or Services</u>			
<u>Hotels, Motels, and Other Accommodation Services</u>	<u>Hotels, Motels, and Other Accommodation Services</u>	<u>P</u>	<u>R</u>	<u>300-399</u>
<u>Marijuana retail sales</u>	<u>Marijuana retail sales</u>	<u>P</u>		
<u>Artisanal Manufacturing, Retail Sales, and Service</u>		<u>L</u>	<u>M, F, H</u>	<u>100-199,</u> <u>800-899,</u> <u>900-999</u>
<u>Automobile Parking Facilities</u>	<u>Automobile Parking Facilities</u>	<u>L</u>	<u>S</u>	
1. Surface parking lots		<u>N</u>		
<u>Road, Ground Passenger, and Transit Transportation</u>	<u>Road, Ground Passenger, and Transit Transportation</u>	<u>L</u>		
1. Limited to regional light rail transit system and office use only.		<u>L</u>		
<u>Rapid charging station</u>	<u>Rapid charging station</u>	<u>L</u>		
<u>Battery exchange station</u>	<u>Battery exchange station</u>	<u>L</u>		
<u>Communications and Information</u>	<u>Communications and Information</u>	<u>P</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>P</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Arts, Entertainment, Recreation, and Assembly</u>	<u>Arts, Entertainment, and Recreation</u>	<u>P</u>	<u>A</u>	<u>400-499,</u> <u>500-599</u>
<u>Natural and Other Recreational Parks</u>	<u>Natural and other recreational parks</u>	<u>P</u>		<u>400-499</u>
<u>Day care center</u>	<u>Day care center</u>	<u>P</u>	<u>E</u>	<u>500-599</u>
<u>Educational</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>E</u>	<u>500-599</u>
<u>Institutional Health and Human Services</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>I</u>	<u>600-699,</u> <u>700-799</u>
<u>Government and Administration</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>B</u>	<u>700-799</u>

Faith-based and Funerary	Religious Institution	<u>L</u>	<u>A, B, H,</u> <u>I, R, S</u>	<u>500-599</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 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: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential ¹			
<u>1</u>	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> .
<u>2</u>	<u>Stacked flat</u>		
<u>3</u>	<u>Courtyard apartment</u>		

Table 21.10.040C Allowed Uses and Basic 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, <i>Downtown Pedestrian System</i> , 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, <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i> . C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020.
35	Dormitory	Bed (0.5, 1.0)	
46	Residential suite		
57	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.
General Sales or Service			

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 and Services Retail Sales	1,000 sq ft gfa (2.0, 3.5)	<p>A. Uses not permitted include:</p> <ol style="list-style-type: none"> 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 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. <p>B. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Parking standards for restaurant uses:</p> <ol style="list-style-type: none"> 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.
	<u>Business and Service</u>		
	<u>Food and Beverage</u>		

Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
	<u>Pet and Animal Sales and Service</u>		<p>4. The Technical Committee may waive the parking requirement for 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:</p> <p>a. The use is located in an office building and primarily serves the occupants and guests of the office building; or</p> <p>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.</p> <p>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.</p>
7	Hotels, Motels, and Other Accommodation Services ^{1,2}	Rental room (1.0, 1.0)	
8	Marijuana retail sales	1,000 sq ft gfa (2.0, 5.0)	See RZC 21.41 Marijuana-related uses for additional requirements.
<u>Manufacturing and Wholesale Trade</u>			
#	<u>Artisanal Manufacturing,</u>	<u>1,000 sq ft gfa (2.0, 3.5)</u>	

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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
	<u>Retails Sales, and Service</u>		
Transportation, Communication, Information, and Utilities			
<u>#</u>	<u>Automobile Parking Facilities</u>		
9	Road, Ground Passenger, and Transit Transportation	1,000 sq ft gfa (2.0, 3.5)	Regional light rail transit system and office uses only. No vehicle storage.
10	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.
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 (2.0, 3.5)	
13	Local Utilities		
14	Wireless Communication Facilities	N/A	See RZC 21.56. <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, and Recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	Adequate to accommodate peak use	
16	Natural and other recreational parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and Other Institutions			

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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
17	Education, Public Administration, Health Care, and Other Institutions, except those listed below <u>Educational</u>	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.
	<u>Institutional Health and Human Services</u>		
	<u>Government and 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 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, 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.
20	Funeral Homes and Services		

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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
			<u>A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.</u> <u>B. Excludes crematoriums.</u>
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.

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 21.10.050 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 grade-separated 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.

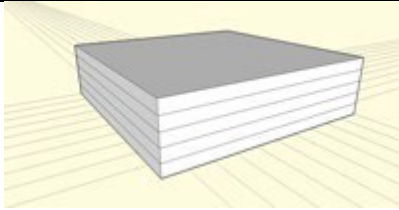
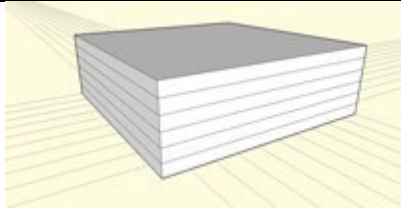
Town Center Zone - Regulations Table								
Land & Structure		Transportation	Environment	Community	Process	Money	Incentives	Other
								
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscape	Historical & Archeological	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations

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

B. Maximum Development Yield.

Table 21.10.050A Maximum Development Yield				
Allo wed	Base	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

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 (distance 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 (distance 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, <i>Residential Setback Requirements</i>	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, <i>Using Transfer Development Rights</i> (TDRs), or through compliance with RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program</i> (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, <i>Downtown Residential Densities Chart</i> .

Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
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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.

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

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

Table ##.##.###.# General Allowed Uses and Cross-References in TWNC Zone (Nonresidential)				
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Retail Sales</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
1. <u>Gas station.</u> 2. <u>Automobile sales with outdoor display and storage.</u> 3. <u>Rental storage and mini-warehouses.</u>		<u>N</u>		
<u>Business and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Food and Beverage</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Pet and Animal Sales and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Hotels, Motels, and Other Accommodation Services</u>	<u>Hotels, Motels, and Other Accommodation Services</u>	<u>P</u>	<u>R</u>	<u>300-399</u>
<u>Marijuana retail sales</u>	<u>Marijuana retail sales</u>	<u>P</u>		
<u>Artisanal Manufacturing, Retail Sales, and Service</u>		<u>L</u>	<u>M, F, H</u>	<u>100-199, 800-899, 900-999</u>
<u>Automobile Parking Facilities</u>	<u>Automobile Parking Facilities</u>	<u>L</u>	<u>S</u>	
1. <u>Surface parking lots</u>		<u>N</u>		
<u>Road, Ground Passenger, and Transit Transportation</u>	<u>Road, Ground Passenger, and Transit Transportation</u>	<u>L</u>		
<u>Rapid charging station</u>	<u>Rapid charging station</u>	<u>L</u>		
<u>Battery exchange station</u>	<u>Battery exchange station</u>	<u>L</u>		
<u>Communications and Information</u>	<u>Communications and Information</u>	<u>P</u>		

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

D 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.~~

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Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential ¹			
<u>1</u>	Attached dwelling unit, 2-4 units	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, <i>Downtown Residential Densities Chart</i> . B. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, <i>Applicability</i> .
<u>2</u>	<u>Stacked flat</u>		
<u>3</u>	<u>Courtyard apartment</u>		
<u>24</u>	Multifamily Structure, Mixed-Use Residential		
<u>35</u>	Dormitory	Bed (0.5, 1.0)	
<u>46</u>	Residential suite		
<u>57</u>	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). 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 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
General Sales or Service			
6	General Sales or Services <u>Retail Sales</u>	1,000 sq ft gfa (3.5, 5.0)	<p>A. Uses not permitted include:</p> <p>1. Gas station.</p> <p>2. Automobile sales with outdoor display and storage.</p> <p>3. Rental storage and mini-warehouses.</p> <p>4. Retail sales or services involving drive-through/drive-up facilities, except <u>Drive-through facilities</u> 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.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Auto repair without outdoor storage and outdoor service is allowed provided:</p> <p>1. All service/repair work is performed indoors.</p> <p>2. There is no overnight storage of customer vehicles in outdoor parking areas.</p> <p>D. Parking standards for restaurant uses:</p>
	<u>Business and Service</u>		
	<u>Food and Beverage</u>		

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Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
	<u>Pet and Animal Sales and Service</u>		<p>1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0).</p> <p>2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0).</p> <p>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:</p> <p>a. The use is located in an office building and primarily serves the occupants and guests of the office building; or</p> <p>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.</p>
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 gfa (2.0, 5.0)	See RZC 21.41 Marijuana-related uses for additional requirements.
<u>Manufacturing and Wholesale Trade</u>			

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Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
#	<u>Artisanal Manufacturing, Retail Sales, and Service</u>	<u>1,000 sq ft gfa (3.5, 5.0)</u>	
Transportation, Communication, Information, and Utilities			
#	<u>Automobile Parking Facilities</u>		
9	Road, Ground Passenger, and Transit Transportation	1,000 sq ft gfa (3.5, 5.0)	Regional light rail transit system and office uses only. No vehicle storage.
10	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.
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 (3.5, 5.0)	
13	Local Utilities		
14	Wireless Communication Facilities	N/A	See RZC 21.56. <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, and Recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	Adequate to accommodate peak use	
16	Natural and other recreational parks	1,000 sq ft gfa (0, adequate to	

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
		accommodate peak use)	
Education, Public Administration, Health Care, and Other Institutions			
17	Education, Public Administration, Health Care, and Other Institutions, except those listed below <u>Educational</u>	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.
	<u>Institutional</u>		
	<u>Health and Human Services</u>		
18	<u>Government and Administration</u>		
	Day Care Center		
19	Religious Institutions <u>Faith-based and Funerary</u>	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 are, including 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

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Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
			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			
20	Funeral Homes and Services	1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats	Excludes crematoriums.
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.

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 21.10.060 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









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 Creek Zone - Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Processes 	Money 	Incentives 	Other 
<u>Floor Area Ratio (FAR)</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program (TDR)</u>	<u>Special Regulations</u>
<u>Building Height</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program (GBP)</u>	<u>Public View Corridors & Gateways</u>
<u>Density</u>	<u>Outdoor Storage,</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>









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	<u>Display & Garbage and Recycling Enclosures</u>							
<u>Impervious Surface</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
<u>Setbacks</u>	<u>Hazardous Liquid Pipelines</u>							

Valley View Zone - Regulations Table								
<u>Land & Structure</u> 		<u>Transportation</u> 	<u>Environment</u> 	<u>Community</u> 	<u>Processes</u> 	<u>Money</u> 	<u>Incentives</u> 	<u>Other</u> 
<u>Floor Area Ratio (FAR)</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program (TDR)</u>	<u>Special Regulations</u>
<u>Building Height</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Businesses</u>	<u>Green Building Incentive Program (GBP)</u>	<u>Public View Corridors & Gateways</u>
<u>Density</u>	<u>Outdoor Storage, Display & Garbage and Recycling Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Impervious Surface</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>

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<u>Setbacks</u>	<u>Hazardous Liquid Pipelines</u>							
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Trestle Zone - Regulations Table								
<u>Land & Structure</u> 		<u>Transportation</u> 	<u>Environment</u> 	<u>Community</u> 	<u>Processes</u> 	<u>Money</u> 	<u>Incentives</u> 	<u>Other</u> 
<u>Floor Area Ratio (FAR)</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program (TDR)</u>	<u>Special Regulations</u>
<u>Building Height</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Businesses</u>	<u>Green Building Incentive Program (GBP)</u>	<u>Public View Corridors & Gateways</u>
<u>Density</u>	<u>Outdoor Storage, Display & Garbage and Recycling Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Impervious Surface</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
<u>Setbacks</u>	<u>Hazardous Liquid Pipelines</u>							

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

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

Table ##.##.###.# General Allowed Uses and Cross-References in BC, VV, TR Zones (Nonresidential)				
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Retail Sales</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
1. <u>Automobile sales with outdoor display and storage.</u> 2. <u>Major Auto Repair.</u> 3. <u>Rental storage and mini-warehouses.</u>		<u>N</u>		
<u>Business and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Food and Beverage</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Pet and Animal Sales and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Hotels, Motels, and Other Accommodation Services</u>	<u>Hotels, Motels, and Other Accommodation Services</u>	<u>P</u>	<u>R</u>	<u>300-399</u>
<u>Marijuana retail sales</u>	<u>Marijuana retail sales</u>	<u>P</u>		
<u>Artisanal Manufacturing, Retail Sales, and Service</u>		<u>L</u>	<u>M, F, H</u>	<u>100-199,</u> <u>800-899,</u> <u>900-999</u>
<u>Automobile Parking Facilities</u>	<u>Automobile Parking Facilities</u>	<u>L</u>	<u>S</u>	
1. <u>Surface parking lot</u>		<u>N</u>		
<u>Road, Ground Passenger, and Transit Transportation</u>	<u>Road, Ground Passenger, and Transit Transportation</u>	<u>L</u>		
1. <u>Vehicle storage prohibited in Valley View zone. Office use only.</u> 2. <u>Regional light rail transit system and office use only in Bear Creek and Trestle zones.</u> 3. <u>Vehicle storage limited to light rail vehicles in Trestle zone.</u>		<u>L, N</u>		

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Rapid charging station	Rapid charging station	<u>L</u>		
Battery exchange station	Battery exchange station	<u>L</u>		
Communications and Information	Communications and Information	<u>P</u>		
Local utilities	Local utilities	<u>P</u>		
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	<u>P</u>	<u>E</u>	500-599
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	<u>P</u>	<u>E</u>	500-599
Institutional Health and Human Services	Education, Public Administration, Health Care, and Other Institutions, except those listed below	<u>P</u>	<u>I</u>	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>	<u>A, B, H, I, R, S</u>	500-599
1. Crematorium		<u>N</u>		

D 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 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential ¹			
1	Attached dwelling unit, 2-4 units	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, <i>Downtown Residential Densities Chart</i> . 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, <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i> , 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, <i>Applicability</i> .
2	Stacked flat		
3	Courtyard apartment		
24	Multifamily Structure, Mixed-Use Residential		
35	Dormitory	Bed (0.5, 1.0)	
46	Residential suite		
57	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).

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
			<p>C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0).</p> <p>D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25).</p> <p>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.</p>
General Sales or Service			
6	<p>General Sales or Service <u>Retail Sales</u></p> <p><u>Business and Service</u></p>	1,000 sq ft gfa (3.5, 5.5)	<p>A. Uses not permitted include:</p> <p>1. Automobile sales with outdoor display and storage.</p> <p>2. Major Auto Repair.</p> <p>3. Rental storage and mini-warehouses.</p> <p>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.</p> <p>C. B. Auto repair without outdoor storage and outdoor service is allowed provided:</p> <p>1. All service/repair work is performed indoors.</p> <p>2. There is no overnight storage of customer vehicles in outdoor parking areas.</p> <p>D. C. Parking standards for restaurant uses:</p>

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
	<u>Food and Beverage</u>		<p>1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0).</p> <p>2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0).</p> <p>3. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multistory building at least 3 stories tall.</p> <p>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:</p> <p>a. The use is located in an office building and primarily serves the occupants and guests of the office building; or</p> <p>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.</p> <p>E. <u>D.</u> 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-through lane and the street shall be provided.</p>
	<u>Pet and Animal Sales and Service</u>		

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Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
7	Hotels, Motels, and Other Accommodation Services ^{1,2}	Rental room (1.0, 1.0)	
8	Marijuana retail sales	1,000 sq ft gfa (2.0, 5.0)	See RZC 21.41 Marijuana-related uses for additional requirements.
<u>Manufacturing and Wholesale Trade</u>			
#	<u>Artisanal Manufacturing, Retail Sales, and Service</u>	<u>1,000 sq ft gfa (3.5, 5.5)</u>	
<u>Transportation, Communication, Information, and Utilities</u>			
#	<u>Automobile Parking Facilities</u>		
9	Road, Ground Passenger, and Transit Transportation	1,000 sq ft gfa (3.5, 5.5)	A. Valley View Zone: office uses only. No vehicle storage. B. Bear Creek and Trestle zones: Regional light rail transit system and office uses only. No vehicle storage except light rail vehicles in Trestle zone.
10	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.
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 (3.5, 5.5)	
13	Local Utilities		
14	Wireless Communication Facilities	N/A	See RZC 21.56. <i>Wireless Communication Facilities</i> , for specific development requirements.
<u>Arts, Entertainment, and Recreation</u>			

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Table 21.10.060C			
Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
15	Arts, Entertainment, and Recreation <u>Arts,</u> <u>Entertainment,</u> <u>Recreation, and</u> <u>Assembly</u>	Adequate to accommodate peak use	
16	Natural and other recreational parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and Other Institutions			
17	Education, Public Administration, Health Care, and Other Institutions, except those listed below <u>Educational</u> <u>Government and</u> <u>Administration</u> <u>Institutional</u> <u>Health and</u> <u>Human Services</u>	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	See Special Regulations.	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

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Table 21.10.060C Allowed Uses and Basic 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 <u>Faith-based and Funerary</u>	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, lobby, and space for musical instruments).
20	Funeral Homes and Services		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>A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.</u> <u>B. Excludes crematoriums.</u>
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.

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

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.

Sammamish Trail Zone - Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
<u>Floor Area Ratio (FAR)</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program (TDR)</u>	<u>Special Regulations</u>
<u>Building Height</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program (GBP)</u>	<u>Public View Corridors & Gateways</u>
<u>Density</u>	<u>Outdoor Storage, Display & Garbage and Recycling Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>

<u>Impervious Surface</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
<u>Setbacks</u>	<u>Hazardous Liquid Pipelines</u>							

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

Table ###.###.###.# General Allowed Uses and Cross-References in SMT Zone (Nonresidential)				
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Retail Sales</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>1. Gas station. 2. Auto repair. 3. Automobile sales with outdoor display and storage. 4. Rental storage and mini-warehouses.</u>		<u>N</u>		
<u>Business and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Food and Beverage</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Pet and Animal Sales and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	

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<u>Hotels, Motels, and Other Accommodation Services</u>	<u>Hotels, Motels, and Other Accommodation Services</u>	<u>P</u>	<u>R</u>	<u>300-399</u>
<u>Marijuana retail sales</u>	<u>Marijuana retail sales</u>	<u>P</u>		
<u>Artisanal Manufacturing, Retail Sales, and Service</u>		<u>L</u>	<u>M, F, H</u>	<u>100-199,</u> <u>800-899,</u> <u>900-999</u>
<u>Automobile Parking Facilities</u>	<u>Automobile Parking Facilities</u>	<u>L</u>	<u>S</u>	
<u>1. Surface parking lots</u>		<u>N</u>		
<u>Road, Ground Passenger, and Transit Transportation</u>	<u>Road, Ground Passenger, and Transit Transportation</u>	<u>L</u>		
<u>1. Limited to regional light rail system and office uses only.</u> <u>2. Vehicle storage limited to light rail vehicles.</u>		<u>L</u>		
<u>Rapid charging station</u>	<u>Rapid charging station</u>	<u>L</u>		
<u>Battery exchange station</u>	<u>Battery exchange station</u>	<u>L</u>		
<u>Communications and Information</u>	<u>Communications and Information</u>	<u>P</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>P</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Arts, Entertainment, Recreation, and Assembly</u>	<u>Arts, Entertainment, and Recreation</u>	<u>P</u>	<u>A</u>	<u>400-499,</u> <u>500-599</u>
<u>Natural and Other Recreational Parks</u>	<u>Natural and other recreational parks</u>	<u>P</u>		<u>400-499</u>
<u>Day care center</u>	<u>Day care center</u>	<u>P</u>	<u>E</u>	<u>500-599</u>
<u>Educational</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>E</u>	<u>500-599</u>
<u>Institutional Health and Human Services</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>I</u>	<u>600-699,</u> <u>700-799</u>
<u>Government and Administration</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>B</u>	<u>700-799</u>
<u>Faith-based and Funerary</u>	<u>Religious Institution</u>	<u>L</u>	<u>A, B, H,</u> <u>I, R, S</u>	<u>500-599</u>
<u>1. Crematorium</u>		<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 Development Process*, for more information. ~~Uses not listed are not permitted.~~

Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential ¹			
1	Attached dwelling unit, 2-4 units	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, <i>Downtown Residential Densities Chart</i> . 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, <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i> , but not within the
<u>2</u>	<u>Stacked flat</u>		
<u>3</u>	<u>Courtyard apartment</u>		
<u>24</u>	Multifamily Structure, Mixed-Use Residential		

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Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
			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, <i>Applicability</i> .
35	Dormitory	Bed (0.5, 1.0)	
46	Residential suite		
57	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.
General Sales or Service			
6	General Sales or Services <u>Retail Sales</u>	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. 5. Retail sales or services involving drive-through/drive-up facilities, except @Drive-through facilities confined within

Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
	<u>Business and Service</u>		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.
	<u>Food and Beverage</u>		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. 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 at least three stories tall.
	<u>Pet and Animal Sales and Service</u>		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,

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Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
			<p>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.</p> <p>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.</p>
7	Hotels, Motels, and Other Accommodation Services ^{1,2}	Rental room (1.0, 1.0)	
8	Marijuana related uses	1,000 sq ft gfa (2.0, 5.0)	See RZC 21.41 Marijuana-related uses for additional requirements.
<u>Manufacturing and Wholesale Trade</u>			
#	<u>Artisanal Manufacturing, Retail Sales, and Service</u>	<u>1,000 sq ft gfa (2.0, 3.5)</u>	
<u>Transportation, Communication, Information, and Utilities</u>			
#	<u>Automobile Parking Facilities</u>		
9	Road, Ground Passenger, and Transit Transportation	1,000 sq ft gfa (2.0, 3.5)	Regional light rail transit system and office uses only. No vehicle storage except light rail vehicles.
10	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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Table 21.10.070C			
Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
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 (2.0, 3.5)	
13	Local Utilities		
14	Wireless Communication Facilities		See RZC 21.56. <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, and Recreation <u>Arts,</u> <u>Entertainment,</u> <u>Recreation, and</u> <u>Assembly</u>	Adequate to accommodate peak use	
16	Natural and other recreational parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and Other Institutions			
17	Educational Services, Public Administration, Public Safety, Other Government Functions, Associations, Nonprofit Organizations, etc. <u>Educational</u>	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.

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Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
	<u>Government and Administration</u>		
	<u>Institutional Health and Human Services</u>		
18	Day Care Center	See Special Regulations.	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 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, lobby, and space for musical instruments).
20	Funeral Homes and Services		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>A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.</u> <u>B. Excludes crematoriums.</u>
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.

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

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 21.10.080 Town Square (TSQ) Zone.

A. *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

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 transit-oriented development in order to take advantage of the zones proximity to local and regional transit opportunities.

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 Square Zone - Regulations Table								
<u>Land & Structure</u>		<u>Transportation</u>	<u>Environment</u>	<u>Community</u>	<u>Process</u>	<u>Money</u>	<u>Incentives</u>	<u>Other</u>
								
<u>Floor Area Ratio (FAR)</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscape</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program (TDR)</u>	<u>Special Regulations</u>
<u>Building Height</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incenti</u>	<u>Public View Corridors</u>

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

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

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

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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	<u>L</u>	<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>	
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	<u>P</u>	<u>R</u>	<u>300-399</u>
Marijuana retail sales	Marijuana retail sales	<u>P</u>		
Artisanal Manufacturing, Retail Sales, and Service		<u>L</u>	<u>M, F, H</u>	<u>100-199,</u> <u>800-899,</u> <u>900-999</u>
Automobile Parking Facilities	Automobile Parking Facilities	<u>P</u>		
1. Surface parking lots		<u>N</u>		
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	<u>L</u>		
1. Limited to office use only. 2. Vehicle storage not permitted.		<u>L</u>		
Rapid charging station	Rapid charging station	<u>L</u>		
Battery exchange station	Battery exchange station	<u>L</u>		
Communications and Information	Communications and Information	<u>P</u>		
Local utilities	Local utilities	<u>P</u>		
Wireless Communication Facilities	Wireless Communication Facilities	<u>P</u>		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	<u>P</u>	<u>A</u>	<u>400-499,</u> <u>500-599</u>
Natural and Other Recreational Parks	Natural and other recreational parks	<u>P</u>		<u>400-499</u>
Day care center	Day care center	<u>P</u>	<u>E</u>	<u>500-599</u>
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	<u>P</u>	<u>E</u>	<u>500-599</u>
Institutional Health and Human Services	Education, Public Administration, Health Care, and Other Institutions, except those listed below	<u>P</u>	<u>I</u>	<u>600-699,</u> <u>700-799</u>
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	<u>P</u>	<u>B</u>	<u>700-799</u>
Faith-based and Funerary	Religious Institution	<u>L</u>	<u>A, B, H,</u> <u>I, R, S</u>	<u>500-599</u>

1. Crematorium		N		
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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 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential ¹			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along	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
<u>2</u>	<u>Stacked flat</u>		
<u>3</u>	<u>Courtyard apartment</u>		
<u>24</u>	Multifamily Structure,		

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Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
	Mixed-Use Residential	the site may be counted towards up to 25 percent of the required off-street parking.	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 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.
35	Dormitory	Bed (0.5, 1.0)	
46	Residential suite		
57	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
General Sales and Services			

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
6	General Sales or Services <u>Retail Sales</u>	1,000 sq ft gfa (2.0, 3.5)	<p>A. Uses not permitted include:</p> <p>1. Gas station.</p> <p>2. Auto repair.</p> <p>3. Automobile sales with outdoor display and storage.</p> <p>4. Rental storage and mini warehouses.</p> <p>5. Retail sales or services involving drive-through/drive-up facilities, except 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 is approved by the City.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Parking standards for restaurant uses:</p> <p>1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0).</p> <p>2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0).</p> <p>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.</p>
	<u>Business and Service</u>		
	<u>Food and Beverage</u>		

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Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
	<u>Pet and Animal Sales and Service</u>		<p>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:</p> <p>a. The use is located in an office building and primarily serves the occupants and guests of the office building; or</p> <p>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.</p> <p>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.</p>
7	Hotels, Motels, and Other Accommodation Services ^{1,2}	Rental room (1.0, 1.0)	
8	Marijuana retail sales	1,000 sq ft gfa (2.0, 5.0)	See RZC 21.41 Marijuana-related uses for additional requirements.
<u>Manufacturing and Wholesale Trade</u>			
#	<u>Artisanal Manufacturing, Retail Sales, and Service</u>	<u>1,000 sq ft gfa (2.0, 3.5)</u>	

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Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Transportation, Communication, Information, and Utilities			
#	<u>Automobile Parking Facilities</u>		
9	Road, Ground Passenger, and Transit Transportation	1,000 sq ft gfa (2.0, 3.5)	Office only. No vehicle storage.
10	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.
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 (2.0, 3.5)	
13	Local Utilities		
14	Wireless Communication Facilities	N/A	See RZC 21.56. <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, and Recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	Adequate to accommodate peak use	
16	Natural and other recreational parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and Other Institutions			
17	Education, Public	See Special Regulations.	Parking: The number of spaces must be adequate to accommodate the peak customer

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
	Administration, Health Care, and Other Institutions, except those listed below <u>Educational</u> <u>Institutional</u> <u>Health and</u> <u>Human Services</u> <u>Government and</u> <u>Administration</u>		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	See Special Regulations	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 <u>Faith-based and</u> <u>Funerary</u>	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, lobby, and space for musical instruments).
20	Funeral Homes and Services		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 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
			<u>A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.</u> <u>B. Excludes crematoriums.</u>
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.

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 21.10.090 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

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

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

River Bend Zone - Regulations Table								
<u>Land & Structure</u> 		<u>Transportation</u> 	<u>Environment</u> 	<u>Community</u> 	<u>Process</u> 	<u>Money</u> 	<u>Incentives</u> 	<u>Other</u> 
<u>Floor Area Ratio (FAR)</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Height</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Businesses</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Density</u>	<u>Outdoor Storage, Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Impervious Surface</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
<u>Setbacks</u>	<u>Hazardous Liquid Pipelines</u>							

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

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

	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>	<u>700-799</u>
Faith-based and Funerary	Religious Institution	<u>L</u>	<u>A, B, H, I, R, S</u>	<u>500-599</u>
1. Crematorium		<u>N</u>		

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

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Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
<u>2</u>	<u>Stacked flat</u>	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.	21.10.130.B, <i>Downtown Residential Densities Chart</i> . B. Not permitted on ground floor street fronts of Type I pedestrian streets as 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 RZC 21.20.020.
<u>3</u>	<u>Courtyard apartment</u>		
<u>24</u>	Multifamily Structure, Mixed-Use Residential		
<u>35</u>	Dormitory	Bed (0.5, 1.0)	
<u>46</u>	Residential suite		
<u>57</u>	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.
General Sales or Service			

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
6	General Sales or Services <u>Retail Sales</u>	1,000 sq ft gfa (2.0, 3.5)	<p>A. Uses not permitted include:</p> <p>1. Rental storage and mini-warehouses.</p> <p>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.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Auto Repair without outdoor storage and outdoor service is allowed provided:</p> <p>1. All service/repair work is performed indoors.</p> <p>2. There is no overnight storage of customer vehicles in outdoor parking areas.</p> <p>D. Parking standards for restaurant uses:</p> <p>1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0).</p> <p>2. Take-out restaurant: 1,000 sq ft gfa (10.0,10.0).</p>
	<u>Business and Service</u>		
	<u>Food and Beverage</u>		

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
	<u>Pet and Animal Sales and Service</u>		<p>3. 1,000 sq ft gfa (5.0, 5.0) when the restaurant is located in a multistory building at least three stories tall.</p> <p>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:</p> <p>a. The use is located in an office building and primarily serves the occupants and guests of the office building; or</p> <p>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.</p> <p>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.</p>
7	Hotels, Motels, and Other Accommodation Services ^{1,2}	Rental room (1.0, 1.0)	
8	Marijuana retail sales	1,000 sq ft gfa (2.0, 5.0)	See RZC 21.41 Marijuana-related uses for additional requirements.
<u>Manufacturing and Wholesale Trade</u>			
#	<u>Artisanal Manufacturing,</u>	<u>1,000 sq ft gfa (2.0, 3.5)</u>	

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Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
	<u>Retail Sales, and Service</u>		
Transportation, Communication, Information, and Utilities			
#	<u>Automobile Parking Facilities</u>		
9	Road, Ground Passenger, and Transit Transportation	1,000 sq ft gfa (2.0, 3.5)	Regional light rail transit system and office uses only. No vehicle storage except light rail vehicles.
10	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.
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 (2.0, 3.5)	
13	Local Utilities		
14	Wireless Communication Facilities	N/A	See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment, and Recreation			
15	Arts, Entertainment, and Recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	Adequate to accommodate peak use	
16	Natural and other recreational parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and Other Institutions			
17	Education, Public Administration,	See Special Regulations.	Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a

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Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
	Health Care, and Other Institutions, except those listed below <u>Educational</u>		parking study or other study submitted by the applicant and approved by the Code Administrator.
	<u>Institutional Health and Human Services</u>		
	<u>Government and 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 Institutions <u>Faith-based and Funerary</u>	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, lobby, and space for musical instruments).
20	Funeral Homes and Services	1,000 sq ft gfa (10.0, 10.0) or 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. <u>A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.</u> <u>B. Excludes crematoriums.</u>

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
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.

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 21.10.100 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-






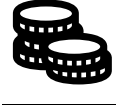


density residential uses or are converted to nonresidential uses that are compatible with the residential neighborhood.

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								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
<u>Floor Area Ratio (FAR)</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Height</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Businesses</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Density</u>	<u>Outdoor Storage, Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Impervious Surface</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication</u>

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								<u>Facilities</u>
<u>Setbacks</u>	<u>Hazardous Liquids</u>							

Carter Zone - Regulations Table								
<u>Land & Structure</u> 		<u>Transportation</u> 	<u>Environment</u> 	<u>Community</u> 	<u>Process</u> 	<u>Money</u> 	<u>Incentives</u> 	<u>Other</u> 
<u>Floor Area Ratio (FAR)</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Height</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Businesses</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Density</u>	<u>Outdoor Storage, Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Impervious Surface</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
<u>Setbacks</u>	<u>Hazardous Liquids</u>							

East Hill Zone - Regulations Table							
<u>Land & Structure</u>	<u>Transportation</u>	<u>Environment</u>	<u>Community</u>	<u>Process</u>	<u>Money</u>	<u>Incentives</u>	<u>Other</u>

								
<u>Floor Area Ratio (FAR)</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Height</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Density</u>	<u>Outdoor Storage, Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Impervious Surface</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
<u>Setbacks</u>	<u>Hazardous Liquid Pipelines</u>							

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

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Table ###.###.###.# General Allowed Uses and Cross-References in RVT, CTR, EH Zones (Nonresidential)				
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
Nonresidential Use Class	Former Use Classification (prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
Retail Sales	General Sales or Services	L	M	
1. Gas station. 2. Auto repair. 3. Automobile sales with outdoor display and storage. 4. Rental storage and mini-warehouses. 5. Uses requiring or utilizing outdoor storage.		N		
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	
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	L		
1. Limited to office only. 2. Vehicle and outside storage prohibited.		L		
Communications and Information	Communications and Information	P		
Local utilities	Local utilities	P		
Wireless Communication Facilities	Wireless Communication Facilities	P		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	L	A	400-499, 500-599
Natural and Other Recreational Parks	Natural and other recreational parks	P		400-499
Day care center	Day care center	P	E	500-599
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	L	E	500-599
Institutional Health and Human Services	Education, Public Administration, Health Care, and Other Institutions, except those listed below	L	I	600-699, 700-799
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	L	B	700-799

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

D 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 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential ¹			
1	Attached dwelling unit, 2-4 units	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, RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> . 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
<u>2</u>	<u>Stacked flat</u>		
<u>3</u>	<u>Courtyard apartment</u>		
<u>24</u>	Multifamily Structure, Mixed-Use Residential		

Table 21.10.100C Allowed Uses and Basic Development 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, <i>Applicability</i> .
35	Dormitory	Bed (0.5, 1.0)	
46	Residential suite		
57	Housing Services for the Elderly	See Special Regulations.	<p>Parking requirements are as follows:</p> <p>A. Multifamily housing for senior citizens: Unit (0.5, 2.0).</p> <p>B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0).</p> <p>C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0).</p> <p>D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25).</p> <p>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.</p>

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Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
General Sales or Service			
6	General Sales or Services <u>Retail Sales</u>	1,000 sq ft gfa (2.0, 3.5)	<p>B. A. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby residential developments.</p> <p>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.</p> <p>1. Parking standards for restaurant uses:</p> <p>a. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0).</p>
	<u>Business and Service</u>		

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
	<u>Food and Beverage</u>		<p>b. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0).</p> <p>c. The Technical Committee may waive the parking requirement for restaurant/deli/cafe uses less than 750 sq ft provided:</p> <p>I. The use is located in an office building and primarily serves the occupants and guests of the office building, or</p> <p>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.</p> <p>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</p> <p>1. on-site parking is not located in the front yard;</p> <p>2. the exterior of the structure and landscaping maintains a single-family character; and</p>
	<u>Pet and Animal Sales and Service</u>		

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Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
			3. the use is consistent with Comprehensive Plan Policies for the zone. E. <i>Repealed.</i> F. <i>Repealed.</i>
Transportation, Communication, Information, and Utilities			
7	Road, Ground Passenger, and Transit Transportation	1,000 sq ft gfa (2.0, 3.5)	A. Office only, No vehicle or outside storage allowed. 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.
8	Communications and Information		
9	Local Utilities		
10	Wireless Communication Facilities	N/A	See RZC 21.56. <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment, and Recreation			
11	Arts, Entertainment, and Recreation <u>Arts,</u>	Adequate to accommodate peak use	A. Limited to parks and community centers, except events and exhibits are allowed on the

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
	<u>Entertainment, Recreation, and Assembly</u>		ground floor of multistory mixed use residential buildings. 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 other recreational parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and Other Institutions			
13	Education, Public Administration, Health Care, and Other Institutions, except those listed below	See Special Regulations.	A. 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 Administrator. 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;
	<u>Institutional Health and Human Services</u>		

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
	<u>Government and Administration</u>		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.
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 Institutions <u>Faith-based and Funerary</u>		A. 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
16	Funeral Homes and Services		

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Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
			<p>the structure and landscaping maintains a single-family character; and c) the use is consistent with Comprehensive Plan Policies for the zone.</p> <p>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).</p> <p>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.</p> <p>A <u>B</u>. Excludes crematoriums.</p> <p>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 maintains a single family character; and c) the use is consistent with Comprehensive Plan Policies for the zone.</p> <p><u>C. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.</u></p>

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 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.

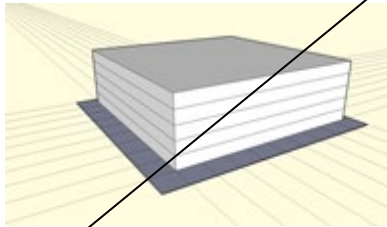
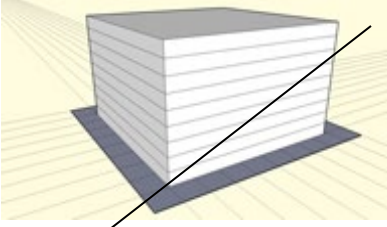
A. *Purpose.* Zone 1 encompasses a majority of the eastern half of Overlake Village, including both sides of 152nd Avenue NE. Residential uses are emphasized here as part of mixed-use developments. The land within this zone offers a strong opportunity to attract residents to this area due to its location 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 - Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Impervious Surface</u>	<u>Outdoor Storage, Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>			<u>Overlake Incentives</u>	<u>Wireless Communication Facilities</u>
	<u>Hazardous Liquid Pipelines</u>							

B. Maximum Development Yield.

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.				
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 4 stories	9 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 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					
<u>Residential Use Category</u>	<u>Residential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>High Density Residential</u>	<u>Multifamily structures</u>	<u>Multifamily structures</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Mixed-Use Residential</u>	<u>Mixed-Use Residential</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Dormitory</u>	<u>Dormitory</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Residential Suite</u>	<u>Residential Suite</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Housing Services for the Elderly</u>	<u>Housing Services for the Elderly</u>	<u>P</u>	<u>I</u>	<u>600-699</u>

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

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<u>3. Rental storage and mini-warehouses.</u>				
<u>Business and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Food and Beverage</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Pet and Animal Sales and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Hotels, Motels, and Other Accommodation Services</u>	<u>Hotels, Motels, and Other Accommodation Services</u>	<u>P</u>	<u>R</u>	<u>300-399</u>
<u>Marijuana retail sales</u>	<u>Marijuana retail sales</u>	<u>P</u>		
<u>Manufacturing and Wholesale Trade</u>	<u>Manufacturing and Wholesale Trade</u>	<u>L</u>	<u>M, F, H</u>	<u>100-199</u>
<u>1. Warehouse and storage services</u>		<u>N</u>		
<u>Artisanal Manufacturing, Retail Sales, and Service</u>		<u>L</u>	<u>M, F, H</u>	<u>100-199, 800-899, 900-999</u>
<u>Road, Ground Passenger, and Transit Transportation</u>	<u>Road, Ground Passenger, and Transit Transportation</u>	<u>L</u>		
<u>Rapid charging station</u>	<u>Rapid charging station</u>	<u>L</u>		
<u>Battery exchange station</u>	<u>Battery exchange station</u>	<u>L</u>		
<u>Communications and Information</u>	<u>Communications and Information</u>	<u>P</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>L, C</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>P</u>		
<u>Large Satellite Dishes / Amateur Radio Tower</u>	<u>Large Satellite Dishes / Amateur Radio Tower</u>	<u>P</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Arts, Entertainment, Recreation, and Assembly</u>	<u>Arts, Entertainment, and Recreation</u>	<u>P</u>	<u>A</u>	<u>400-499, 500-599</u>
<u>Natural and Other Recreational Parks</u>	<u>Natural and other recreational parks</u>	<u>P</u>		<u>400-499</u>
<u>Day care center</u>	<u>Day care center</u>	<u>L</u>	<u>E</u>	<u>500-599</u>
<u>Educational</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>E</u>	<u>500-599</u>
<u>Institutional Health and Human Services</u>	<u>Health and Human Services</u>	<u>P</u>	<u>I</u>	<u>600-699, 700-799</u>
<u>Government and Administration</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>B</u>	<u>700-799</u>
<u>Faith-based and Funerary</u>	<u>Religious Institution</u>	<u>L</u>	<u>A, B, H, I, R, S</u>	<u>500-599</u>
<u>Construction-Related Businesses</u>	<u>Construction-Related Businesses</u>	<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 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							
§	Use	Max. FAR Base + w + TDRs + 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
Residential ¹							
1	Multifamily Structure	2.5 2.5	50%	5; 6;	85% /	Unit (1.0, 2.25) plus 1	Maximum building height of nine stories may be achieved through RZC
2	Mixed-Use Residential	2.5 4		8	15%		

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Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base 7-w 7 TDRs or GBP 7-w 50% Res. 7-w 7-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
						guest space per 4 units for projects of 6 units or more	21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
3	Dormitory					Bed (0.75, 0.75)	
4	Residential suite					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 Regulatio ns	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , 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							
§	Use	Max. FAR	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
		Base w / TDRs or GBP; w / 50% Res. w / IP					
							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.
General sales or services							
6	General Sales or Services <u>Retail Sales</u>	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. Gasoline 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
	<u>Business and Service</u>						

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Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max . ISR / Min . LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base + TDRs or GBP; + 50% Res. + IP		Base; w / TDRs or GBP; w / IP			
	<u>Food and Beverage</u>						<p>operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Limited to less than 75,000 square feet gross floor area in a single use, when involving the <u>Retail Sales use class</u>.</p> <p>D. Maximum building height of 9 stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>E. Parking standards for restaurant uses:</p> <p>1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0)</p> <p>2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0)</p> <p>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.</p>
	<u>Pet and Animal Sales and Service</u>						
7	Hotels, Motels and Other	1.2; 1.2	50%	4; 5; 8	85% / 15%	Rental room	Maximum building height of nine stories may be

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Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base w / TDRs or 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
	Accommodation Services ^{1,2}	1.2; 1.35				(1.0, 1.0)	achieved through RZC 21.12.170, <i>OV Incentive Program</i> , 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.
Manufacturing and Wholesale Trade							
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, <i>OV Transitional Use Requirements</i> for

Attachment F: Ordinance to Amend the Redmond Zoning Code

Table 21.12.040B Allowed Uses and Basic Development Standards							
\$	Use	Max. FAR Base + w + TDRs or 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
							transitional use requirements. D. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	<u>Artisanal Manufacturing, Retail Sales, and Service</u>					1,000 sq ft gfa (2.0, 3.0)	
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation	0.36 + 0.41 + 0.41* + 0.55*	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, <i>OV Incentive Program</i> , 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, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
12	Battery exchange station						

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Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base w / TDRs or 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
							B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments, RZC 21.04.030 Comprehensive Allowed Uses Chart.
1 3	Communication s 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. 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, <i>Conditional Use Permit</i> .

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Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base ± w ± TDRs or 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
							B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
1 5	Regional Utilities			A. Requires a conditional use permit. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , 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, <i>Wireless Communication Facilities</i> , for specific			

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Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base ± TDRs or GBP ± 50% Res. ± 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
				development requirements. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.			
1 7	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, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater			

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Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. . ISR / Min . LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base + w + TDRs or GBP + w 50% Res. + w + IP		Base; w / TDRs or GBP; w / IP			
				Management Facility incentive.			
Arts, Entertainment, and Recreation							
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, <i>OV</i> <i>Incentive Program</i> , 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)	
Education, Public Administration, Health Care, and other Institutions							
2 0	Education, Public Administratio n, Health Care, and other Institutions, except those listed below <u>Educational</u>	0.36 + 0.41 + 0.41^a + 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, <i>OV</i> <i>Incentive Program</i> , 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							
§	Use	Max. FAR Base + w + TDRs or 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
							the probable number of employees, etc.
	<u>Government and Administratio n</u>						
2 1	<u>Institutional Health and Human Services</u>					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, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	<u>Day Care Center</u>						
2 2	<u>Religious Institutions Faith-based and Funerary</u>					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, <i>OV Incentive Program</i> , on those properties eligible for and applying the

Table 21.12.040B							
Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base +w +TDRs or 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
						(0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	Regional Stormwater 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 gvw shall be shown on a plan and screened from neighboring properties or right- of way. D 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

Table 21.12.040B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	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
		Base + w + TDRs or GBP + w 50% Res. + w + IP					
							<p>height by 15 feet. (SMP)</p> <p>F. Maximum height for separate structures on site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.</p> <p>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.</p> <p><u>C. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.</u></p>
Construction-Related Businesses							
2 3	Construction-Related Businesses	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. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, <i>OV Transitional Use Requirements</i> for transitional use requirements.

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Table 21.12.040B Allowed Uses and Basic Development Standards							
S	Use	Max. FAR	Min. Res. Floo r Area	Max. Height	Max . ISR / Min . LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base w / TDRs or GBP; w / 50% Res. w IP		Base; w / TDRs or GBP; w / IP			
							B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Other							
2 4	Kiosk			1; 1;	85% /		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. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K,
2 5	Vending carts			1	15%		

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









Emergency Shelter is subject to chapter RZC 21.57.020
Emergency Shelter.

RZC 21.12.050 OV Zone 2.

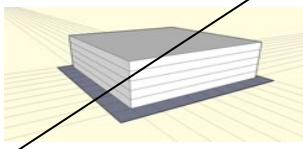
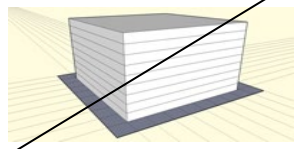
A. *Purpose.* Two portions of Overlake Village are included in Zone 2: the land northwest of the NE 24th Street/DaVinci Avenue NE intersection, and the area southeast of the NE 21st Street/152nd Avenue NE intersection. Commercial uses are emphasized here as part of mixed-use developments. These land 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.

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OV Zone 2 - Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Building Height	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Density	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Impervious Surface	Outdoor Storage, Display & Enclosures		Environmental Regulations	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas
Setbacks	Lighting		Open Space	Neighborhood			Overlake Incentives	Wireless Communication Facilities
	Hazardous Liquid Pipelines							

B. Maximum Development Yield.

Table 21.12.050A 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.				
Height	5 stories	TDRs or GBP: 1 story	9 stories		

		Incentive Program: 4 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 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)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
<u>Residential Use Category</u>	<u>Residential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
High Density Residential	Multifamily structures	Multifamily structures	<u>P</u>	<u>R</u>	<u>200-299</u>
	Mixed-Use Residential	Mixed-Use Residential	<u>P</u>	<u>R</u>	<u>200-299</u>
	Dormitory	Dormitory	<u>P</u>	<u>R</u>	<u>200-299</u>
	Residential Suite	Residential Suite	<u>P</u>	<u>R</u>	<u>200-299</u>
	Housing Services for the Elderly	Housing Services for the Elderly	<u>P</u>	<u>I</u>	<u>600-699</u>

Table ###.###.###.# General Allowed Uses and Cross-References in OV-2 Zone (Nonresidential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>	
Retail Sales	General Sales or Services	<u>L</u>	<u>M</u>		
1. Gasoline service; 2. Outdoor automobile sales, rental or service; 3. Rental storage and mini-warehouses.		<u>N</u>			
Business and Service	General Sales or Services	<u>L</u>	<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>		
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	<u>P</u>	<u>R</u>		<u>300-399</u>
Marijuana retail sales	Marijuana retail sales	<u>P</u>			
Manufacturing and Wholesale Trade	Manufacturing and Wholesale Trade	<u>L</u>	<u>M, F, H</u>		<u>100-199</u>
1. Warehouse and storage services		<u>N</u>			

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

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								
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations	
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP				
Residential ¹								
1	Multifamily Structure	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	Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.	
2	Mixed-Use Residential					Bed (0.75, 0.75)		
3	Dormitory					Bedroom (0.5, 1.0)		
4	Residential suite						See Special Regulations	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , 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)
5	Housing Services for the Elderly							

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Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							<p>3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)</p> <p>4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)</p> <p>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.</p>
General sales or services							
6	General Sales or Services <u>Retail Sales</u> <u>Business and Service</u>	0.36; 0.41; 0.41^A; 0.55^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. The following uses are not permitted:</p> <p>1. Gasoline service;</p> <p>2. Outdoor automobile sales, rental or service;</p> <p>3. Rental storage and mini-warehouses.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use</p>

Attachment F: Ordinance to Amend the Redmond Zoning Code

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
	<u>Food and Beverage</u>						residential developments. C. Requires a conditional use permit if greater than 150,000 SF GFA, when involving the <u>Retail Sales use class</u> . See RZC 21.76.070.K, <i>Conditional Use Permit</i> D. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , 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.
	<u>Pet and Animal Sales and Service</u>						
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, <i>OV</i>

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Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
							<i>Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</i>
8	Marijuana retail sales	0.36; 0.41; 0.41^A; 0.55^B	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.
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	0.36; 0.41; 0.41^A; 0.55^B	25%	4; 5; 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, <i>OV Transitional Use Requirements</i> , for transitional use requirements. D. Maximum building height of 9 stories may be achieved

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Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
							through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	<u>Artisanal Manufacturing, Retail Sales, and Service</u>					<u>1,000 sq ft gfa (2.0, 3.0)</u>	
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation	0.36; 0.41; 0.41^A; 0.55^B	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, <i>OV Incentive Program</i> , 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, <i>OV Incentive Program</i> , 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

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Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
							Comprehensive Allowed Uses Chart.
12	Battery exchange station						A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , 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. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
14	Local Utilities		0%				

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Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
15	Regional Utilities					Adequate to accommodate peak use	A. Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
16	Wireless Communication Facilities						A. See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Arts, Entertainment, and Recreation							
17	Arts, Entertainment, and Recreation <u>Arts,</u> <u>Entertainment,</u> <u>Recreation, and</u> <u>Assembly</u>	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, <i>OV Incentive Program</i> , on those properties eligible for and

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
							applying the Regional Stormwater Management Facility incentive.
18	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions							
19	Education, Public Administration, Health Care and other Institutions, except those listed below <u>Government and Administration</u>	0.36; 0.41; 0.41; 0.55	25%	4; 5; 8	85%; 15%	See Special Regulations	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , 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	<u>Institutional Health and Human Services</u>					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
	<u>Day Care Centers</u>						

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
							operation in residential zone. B. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
21	Religious Institutions <u>Faith-based and Funerary</u>					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)	A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater 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 gvw shall be shown on a plan and screened from neighboring properties or right-of-way. D-B. Decorative fencing or decorative

Table 21.12.050B							
Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
							<p>walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>E. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</p> <p>F. Maximum height for separate structures on site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.</p> <p>G C. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, Conditional Use Permit.</p> <p>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.</p>

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Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
							<u>D. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.</u>
Construction-Related Businesses							
22	Construction-Related Businesses	0.36; 0.41; 0.41^A; 0.55^B	25%	4; 5; 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, <i>OV Transitional Use Requirements</i> , for transitional use requirements. C. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Other							
23	Kiosk			1;	85%;		A. Shall not locate in required parking, landscaping, or drive aisle area, or any
24	Vending carts			1; 1	15%		

Table 21.12.050B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							<p>area that would impede emergency access.</p> <p>B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>C. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>D. Maximum size is six feet wide by ten feet long.</p> <p>E. Administrative design review required for structures.</p>
<p>TABLE NOTES:</p> <p>A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater</p> <p>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</p>							

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 21.12.060 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.

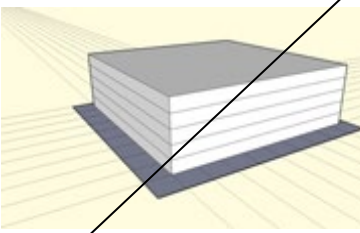
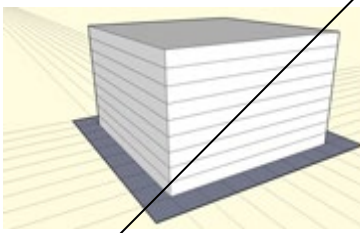
The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to

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

OV Zone 3 - Regulations Table								
<u>Land & Structure</u> 		<u>Transportation</u> 	<u>Environment</u> 	<u>Community</u> 	<u>Process</u> 	<u>Money</u> 	<u>Incentives</u> 	<u>Other</u> 
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Impervious Surface</u>	<u>Outdoor Storage, Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>			<u>Overlake Incentives</u>	<u>Wireless Communication Facilities</u>
	<u>Hazardous Liquid Pipelines</u>							

B. Maximum Development Yield.

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

ratio (FAR)		Incentiv e Program: 1.69			
	Refer to RZC 21.12.090 for floor area ratios.				
Heigh t	5 storie s	TDRs or GBP: 1 story Incentiv e Program: 4 stories	9 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 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)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
<u>Residential Use Category</u>	<u>Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
High Density Residential	Multifamily structures	Multifamily structures	<u>P</u>	<u>R</u>	<u>200-299</u>
	Mixed-Use Residential	Mixed-Use Residential	<u>P</u>	<u>R</u>	<u>200-299</u>
	Dormitory	Dormitory	<u>P</u>	<u>R</u>	<u>200-299</u>
	Residential Suite	Residential Suite	<u>P</u>	<u>R</u>	<u>200-299</u>
	Housing Services for the Elderly	Housing Services for the Elderly	<u>P</u>	<u>I</u>	<u>600-699</u>

Table ###.###.###.## General Allowed Uses and Cross-References in OV-3 Zone (Nonresidential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>	
Retail Sales	General Sales or Services	<u>L</u>	<u>M</u>		
1. Gasoline service; 2. Outdoor automobile sales and service; and 3. Rental storage and mini-warehouses.		<u>N</u>			
Business and Service	General Sales or Services	<u>L</u>	<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>		
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	<u>P</u>	<u>R</u>		<u>300-399</u>
Marijuana retail sales	Marijuana retail sales	<u>P</u>			
Manufacturing and Wholesale Trade	Manufacturing and Wholesale Trade	<u>L</u>	<u>M, F, H</u>		<u>100-199</u>
1. Warehouse and storage services		<u>N</u>			

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

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

Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
Residential ¹							
1	Multifamily Structure	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	
2	Mixed-Use Residential					Bed (0.75, 0.75)	
3	Dormitory					Bedroom (0.5, 1.0)	
4	Residential suite					See Special Regulations	
5	Housing Services for the Elderly					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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Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
							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 services							
6	General Sales or Services <u>Retail Sales</u>	.36; .41; .41; .55^B	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
	<u>Business and Service</u>						

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Table 21.12.060B							
Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
	<u>Food and Beverage</u>						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.
	<u>Pet and Animal Sales and Service</u>						<p>3. Vehicle display area shall be outside of required parking and landscape areas.</p> <p>4. Vehicles shall be stored on paved surfaces.</p> <p>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.</p> <p>6. Outdoor loudspeaker systems are prohibited.</p> <p>7. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.</p> <p>8. Vehicle repair shall be conducted indoors.</p> <p>D. Requires a conditional use permit if greater than 150,000 SF GFA, when involving the Retail</p>

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Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
							<p><u>Sales use class.</u> See RZC 21.76.070.K, <i>Conditional Use Permit.</i></p> <p>E. Parking standards for restaurant uses:</p> <p>1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0)</p> <p>2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0)</p> <p>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.</p>
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^A; .55^B	0%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. See RZC 21.41 Marijuana-related uses for additional requirements.</p> <p>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.</p>
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	.36; .41; .41^A; .55^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Warehouse and storage services not permitted.</p> <p>B. Shall not be materially detrimental</p>

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Table 21.12.060B Allowed Uses and Basic Development Standards							
\$	Use	Max. FAR Base; w / TDRs or 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
							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, <i>OV Transitional Use Requirements</i> , for transitional use requirements.
	Artisanal Manufacturing, Retail Sales, and Service					1,000 sq ft gfa (2.0, 3.0)	
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation	.36 .41 .41^a .55^a	25%	4; 5; 9	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, <i>OV Incentive Program</i> , 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 Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / 50% Res.; w / IP		Base; w / TDRs or GBP; w / IP			
12	Battery exchange station						A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , 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					Adequate to accommodate peak use	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
15	Regional Utilities						
16	Wireless Communication Facilities						
Arts, Entertainment, and Recreation							
17	Arts, Entertainment, and Recreation Arts, Entertainment,	.36; .41; .41^a; .55^b	25%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	

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Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
	<u>Recreation, and Assembly</u>						
18	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
<u>Education, Public Administration, Health Care, and other Institutions</u>							
19	Education, Public Administration, Health Care, and other Institutions, except those listed below <u>Government and Administration</u>	.36; .41; .41^A; .55^B	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	<u>Institutional Health and Human Services</u> <u>Day Care Centers</u>					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 <u>Faith-based and Funerary</u>					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	Max. FAR Base; w / TDRs or 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
						Other uses: 1,000 sq ft gfa (2.0, 3.0)	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. 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. Steeples, bell towers, crosses or other 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. G. 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 or 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
							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.
Construction-Related Businesses							
22	Construction-Related Businesses	.36; .41; .41; .55^B	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, <i>OV Transitional Use Requirements</i> , for transitional use requirements.
Other							
23	Kiosk			1;	85%;		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.
24	Vending carts			1; 1	15%		B. Shall not reduce or interfere with functional use of

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Table 21.12.060B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
							<p>walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>C. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>D. Maximum size is six feet wide by ten feet long.</p> <p>E. Administrative design review required for structures.</p>
<p>TABLE NOTES:</p> <p>A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater.</p> <p>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.</p>							

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 21.12.070 OV Zone 4.

A. *Purpose.* Zone 4 provides for redevelopment of a unique 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

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.

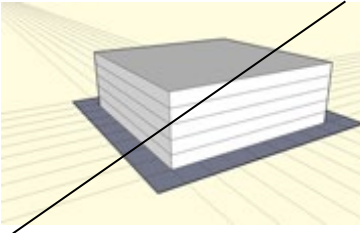
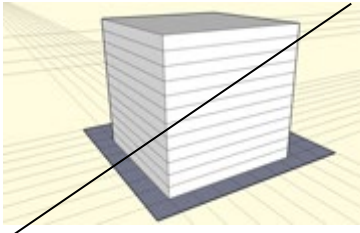
The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

OV Zone 4 - Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Impervious Surface</u>	<u>Outdoor Storage, Display &</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>

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	<u>Enclosures</u>							
<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>			<u>Overlake Incentives</u>	<u>Wireless Communication Facilities</u>
	<u>Hazardous Liquid Pipelines</u>							

B. Maximum Development Yield.

Table 21.12.070A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	2.9	TDRs or GBP: 0.05 Incentive Program: 2.25	5.2	Example of a 5-story building with FAR = 2.9	Example of 9-story building with FAR = 5.2
	Refer to RZC 21.12.090 for floor area ratios.				
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 6 stories	12 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.

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

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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				
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>	
1. Gasoline service; 2. Outdoor automobile sales, rental and service; and 3. Rental storage and mini-warehouses.		<u>N</u>		
Business and Service	General Sales or Services	<u>L</u>	<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>	
Hotels, Motels, and Other Accommodation Services	Hotels, Motels, and Other Accommodation Services	<u>P</u>	<u>R</u>	<u>300-399</u>
Marijuana retail sales	Marijuana retail sales	<u>P</u>		
Manufacturing and Wholesale Trade	Manufacturing and Wholesale Trade	<u>L</u>	<u>M, F, H</u>	<u>100-199</u>
1. Wholesale trade establishments, warehouse, and storage services		<u>N</u>		
Artisanal Manufacturing, Retail Sales, and Service		<u>L</u>	<u>M, F, H</u>	<u>100-199, 800-899, 900-999</u>
1. Wholesale trade establishments		<u>N</u>		
Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	<u>P</u>		
Rapid charging station	Rapid charging station	<u>P</u>		
Battery exchange station	Battery exchange station	<u>P</u>		
Communications and Information	Communications and Information	<u>P</u>		
Local utilities	Local utilities	<u>L, C</u>		
Regional utilities	Regional utilities	<u>L, C</u>		
Wireless Communication Facilities	Wireless Communication Facilities	<u>P</u>		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	<u>P</u>	<u>A</u>	<u>400-499, 500-599</u>
Natural and Other Recreational Parks	Natural and other recreational parks	<u>P</u>		<u>400-499</u>
Day care center	Day care center	<u>L</u>	<u>E</u>	<u>500-599</u>
Educational	Education, Public Administration, Health Care, and Other	<u>P</u>	<u>E</u>	<u>500-599</u>

	<u>Institutions, except those listed below</u>			
<u>Institutional Health and Human Services</u>	<u>Health and Human Services</u>	<u>P</u>	<u>I</u>	<u>600-699, 700-799</u>
<u>Government and Administration</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>B</u>	<u>700-799</u>
<u>Construction-Related Businesses</u>	<u>Construction-Related Businesses</u>	<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							
§	Use	Max. FAR Base; w / TDRs or 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
Residential ¹							
1	Multifamily Structure		50%		85%; 20%	Unit (1.0, 2.25) plus	A. An applicant may use an alternate

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Table 21.12.070B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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 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, <i>Purpose</i> . B. 2. Height not to exceed 125 feet through Overlake Village Incentive Program.
3	Dormitory					Bed (0.75, 0.75)	
4	Residential suite					Bedroom (0.5, 1.0)	
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							
§	Use	Max. FAR Base; w / TDRs or 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
							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.
General sales or services							
6	General Sales or Services <u>Retail Sales</u>	.4; .47; <u>1.0</u>	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 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, <u>when</u>
	<u>Business and Service</u>						

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Table 21.12.070B							
Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
	<u>Food and Beverage</u>						<u>involving the Retail Sales use class.</u> D. Height not to exceed 126 feet through Overlake Village Incentive Program. 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 developments. F. 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) G. Parking for the following uses may be reduced as described below provided the Technical Committee finds there is sufficient data and analysis upon which the reduction is based to demonstrate that adequate parking will be provided, including shared parking: 1. Parking for sit-down and carry-out restaurants may be reduced to not less than two (2) spaces per 1,000 square feet gross floor area; 2. Parking for restaurants, cafes or delis with less than
	<u>Pet and Animal Sales and Service</u>						

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Table 21.12.070B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
							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.
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	.4; .47; 1.0	50%	4; 5; 10	85%; 20%	1,000 sq ft gfa (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. Height not to exceed 126 feet through Overlake Village Incentive Program.

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Table 21.12.070B							
Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
	<u>Artisanal Manufacturing, Retail Sales, and Service</u>					<u>1,000 sq ft gfa (2.0, 3.0)</u>	
Transportation, Communication, Information, and Utilities							
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 Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
							mixed-use/residential developments. B. Height not to exceed 126 feet through Overlake Village Incentive Program.
14	Local 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, <i>Conditional Use Permit</i> B. Height not to exceed 126 feet through Overlake Village Incentive Program.
15	Regional Utilities						
16	Wireless Communication Facilities						See RZC 21.56. <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment, and Recreation							
17	Arts, Entertainment, and Recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	.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.
18	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions							
19	Education, Public Administration, Health Care, and other Institutions, except those listed below <u>Educational</u>	.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 Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
	<u>Government and Administration</u>						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.
20	<u>Institutional Health and Human Services</u>					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. Height not to exceed 126 feet through Overlake Village Incentive Program.
	<u>Day Care Centers</u>						
Construction-Related Businesses							
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 Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
Other							
22	Kiosk			1;	85%;		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.
23	Vending carts			1; 1 1	15%		

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 21.12.080 OV Zone 5.

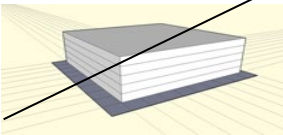
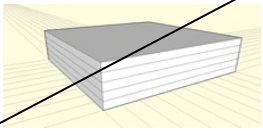
A. *Purpose.* Zone 5 is located north of the SR 520 interchange and encompasses approximately 1.7 acres of the Overlake Village. Commercial uses are emphasized here due to the site's location next to the freeway interchange, highly trafficked arterial, and the immediately surrounding employment campuses.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

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OV Zone 5 - Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
Floor Area Ratio (FAR)	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Building Height	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Density	Outdoor Storage, Display & Enclosures		Environmental Regulations	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas
Impervious Surface	Lighting		Open Space	Neighborhood			Overlake Incentives	Wireless Communication Facilities
Setbacks	Hazardous Liquid Pipelines							

B. Maximum Development Yield.

Table 21.12.080A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	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
	Refer to RZC 21.12.090 for floor area ratios.				
Height	5 stories	None in this example	5 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. 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 determined by the Code Administrator for applicability based on the purpose and intent of the zone within which the use is proposed.

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

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

Table ##.##.###.# General Allowed Uses and Cross-References in OV-5 Zone (Nonresidential)				
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Retail Sales</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>1. Gasoline service; 2. Outdoor automobile sales, rental and service; and 3. Rental storage and mini-warehouses.</u>		<u>N</u>		
<u>Business and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Food and Beverage</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Pet and Animal Sales and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>Hotels, Motels, and Other Accommodation Services</u>	<u>Hotels, Motels, and Other Accommodation Services</u>	<u>P</u>	<u>R</u>	<u>300-399</u>
<u>Marijuana retail sales</u>	<u>Marijuana retail sales</u>	<u>P</u>		
<u>Manufacturing and Wholesale Trade</u>	<u>Manufacturing and Wholesale Trade</u>	<u>L</u>	<u>M, F, H</u>	<u>100-199</u>
<u>1. Wholesale trade establishments, warehouse, and storage services</u>		<u>N</u>		
<u>Artisanal Manufacturing, Retail Sales, and Service</u>		<u>L</u>	<u>M, F, H</u>	<u>100-199, 800-899, 900-999</u>
<u>1. Wholesale trade establishments</u>		<u>N</u>		
<u>Road, Ground Passenger, and Transit Transportation</u>	<u>Road, Ground Passenger, and Transit Transportation</u>	<u>P</u>		
<u>Rapid charging station</u>	<u>Rapid charging station</u>	<u>P</u>		
<u>Battery exchange station</u>	<u>Battery exchange station</u>	<u>P</u>		
<u>Communications and Information</u>	<u>Communications and Information</u>	<u>P</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>L, C</u>		

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<u>Regional utilities</u>	<u>Regional utilities</u>	<u>L, C</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Arts, Entertainment, Recreation, and Assembly</u>	<u>Arts, Entertainment, and Recreation</u>	<u>P</u>	<u>A</u>	<u>400-499, 500-599</u>
<u>Natural and Other Recreational Parks</u>	<u>Natural and other recreational parks</u>	<u>P</u>		<u>400-499</u>
<u>Day care center</u>	<u>Day care center</u>	<u>L</u>	<u>E</u>	<u>500-599</u>
<u>Educational</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>E</u>	<u>500-599</u>
<u>Institutional Health and Human Services</u>	<u>Health and Human Services</u>	<u>P</u>	<u>I</u>	<u>600-699, 700-799</u>
<u>Government and Administration</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>B</u>	<u>700-799</u>
<u>Construction-Related Businesses</u>	<u>Construction-Related Businesses</u>	<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 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 not listed are not permitted.~~

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Table 21.12.080B							
Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
Residential ¹							
1	Multifamily Structure	2.5 2.5 4.0	0%	5; 5; 5	85%; 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	
2	Mixed-Use Residential					Bed (0.75, 0.75)	
3	Dormitory					Bedroom (0.5, 1.0)	
4	Residential suite					See Special Regulations	
5	Housing Services for the Elderly					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 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 services							

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Table 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
6	General Sales or Services <u>Retail Sales</u>	.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. Gasoline 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 developments.
	<u>Business and Service</u>						
	<u>Food and Beverage</u>						
	<u>Pet and Animal Sales and Service</u>						
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)	
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 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
							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.
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft (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, <i>OV Transitional Use Requirements</i> , for transitional use requirements.
	Artisanal Manufacturing, Retail Sales, and Service					1,000 sq ft (2.0, 3.0)	
Transportation, Communication, Information, and 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, <i>OV Incentive Program</i> , on those properties

Table 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
							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.
12	Battery exchange station						A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i> , 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					Adequate to accommodate peak use	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K,

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Table 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR Base; w / TDRs or 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
							<i>Conditional Use Permit.</i>
15	Regional Utilities						Requires a conditional use permit. See RZC 21.76.070.K, <i>Conditional Use Permit.</i>
16	Wireless Communication Facilities						See RZC 21.56. <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment, and Recreation							
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)	
Education, Public Administration, Health Care, and other Institutions							
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 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).

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Table 21.12.080B							
Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP		Base; w / TDRs or GBP; w / IP			
							<p>2. Play equipment shall be located no less than 10 feet from any property line.</p> <p>3. Shall not be located closer than 300 feet from existing day care operation in residential zone.</p>
Construction-Related Businesses							
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, <i>OV Transitional Use Requirements</i> , for transitional use requirements.
Other							
22	Kiosk			1;	85%;		<p>A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>C. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>D. Maximum size is six feet wide by ten feet long.</p> <p>E. Administrative design review required for structures.</p>
23	Vending carts			1; 1	15%		

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.

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

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<u>Non-Residential Per Use Class</u>	<u>0.36</u>	<u>0.41</u> <u>0.55</u>	<u>0.4</u>	<u>0.47</u> <u>1.0</u>
<u>Hotel/Motel/ Other Accommodation Services</u>	<u>1.2</u>	<u>N/A 1.35</u>	<u>0.4</u>	<u>0.47</u> <u>1.0</u>
<u>Maximum Combined FAR (Mixed Use)</u>	<u>5.35</u>		<u>5.2</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

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:

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

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

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

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

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 Public
Works 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			
	Priority Feature	Applicable Zones	Maximum Incentive Per Feature
1.	Regional Stormwater Management Facility	1 and 3 as indicated on map	<p>Three additional stories for all residential buildings <u>within the development project limit</u>,</p> <p>Four additional stories for all commercial buildings <u>within the development project limit</u>,</p> <p>Additional 1.5 FAR for residential uses, and Additional 0.19 FAR for commercial uses.</p>
2.	Major Park	4	<p>Three additional stories for all residential buildings <u>within the development project limit</u>,</p> <p>Four additional stories for all commercial buildings <u>within the development project limit</u>,</p> <p>Additional 1.5 FAR for residential uses, and Additional 0.15 FAR for commercial uses.</p>
3.	<u>20% Affordable Housing</u> ¹	1, 2, 3, 4, 5	<p>One additional story for 50 percent of the buildings in the development</p> <p><u>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.</u></p> <p><u>The bonus residential floor area may be used to increase building height by up to one story.</u></p>

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4	Plaza Improvement • Decarbonization	1, 2, 3, 4, 5	<p>One of the following: <u>Additional 1.5 FAR for residential uses, or</u> <u>Additional 0.15 FAR for commercial and hotel</u> <u>uses, or</u> <u>One additional story for 50 percent of the</u> <u>buildings in the development, or</u> <u>Expanded list of nonresidential land uses to</u> <u>include uses considered transitional in RZC</u> <u>21.12.040 through 21.12.060 and 21.12.080, OV</u> <u>Zones 1 through 3 and 5. Only available if</u> <u>required residential development per RZC</u> <u>21.12.040 through 21.12.070, OV Zones 1 through 4</u> <u>has been constructed.</u></p> <p>Maximum stories allowed in the zone for all buildings (residential and commercial) within the project limit.</p> <p>Additional 1.5 FAR for residential uses, and Maximum FAR allowed in the zone for commercial uses.</p>
5	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 ²	1, 2, 3, 4, 5	<p>LEED Gold: Additional .25 FAR for residential uses and an additional .25 FAR for commercial uses.</p> <p>LEED Platinum: Additional .25 FAR for residential uses, additional .25 FAR for commercial, and one story height bonus for all buildings within the project limit.</p>

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 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			
	Additional Features	Applicable Zones	Maximum Incentive Per Feature
<u>15</u> .	Green Building or Development	1, 2, 3, 4, 5	One additional story for each building designed and constructed to meet the certification described in RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program</i> (GBP), 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.
<u>26</u> .	Residential Uses Above Minimum Required	1, 2, 3, 4	One additional story for all buildings <u>within the development project limit</u> .
			One additional story for all buildings <u>within the development project limit</u> ,

63 .	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 Geometry								
Sidewalk	8 (SB/WB) ;	6 (Bot h	12 (Both Sides)	6 (Bot h	8.5 (Both Sides)	8 (SB/WB); 9	8.5 (SB/WB); note 2,	8.5 (Both Sides)

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	12 (NB/EB)	Side s)		Side s)		(NB/EB)	below (NB/EB)	
5-Foot Planting Strip or 4-Foot Furniture Zone with Tree Grates	5 (Both Sides)	5 (Bot h Side s)	4 (Both Sides)	5 (Bot h Side s)	0 (Both Sides)	0 (Both Sides)	0 (SB/WB); note 2, below (NB/EB)	0 (Both Sides)
On- Street Parking	0 (Both Sides)	0 (Bot h Side s)	8 (Both Sides)	0 (Bot h Side s)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)
Bike Lane	0 (Both Sides)	5.5 (Bot h Side s)	5.5 (Both Sides)	5.5 (Bot h Side s)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)
GP Lanes	22 (Both Sides)	11 (Bot h Side s)	11 (Both Sides)	22 (Bot h Side s)	22 (Both Sides)	22 (Both Sides)	22 (Both Sides)	11 (Both Sides)
Median / Two Way Left Turn Lane	12	12	14	12	12	14	12	12
Notes								
Notes	A. Separate multius e path paralle l to corrido r. B. Street		A. Interim pending the results of a corridor study conducted in coordinati on with identifica tion of a		Street trees shall be planted in sidewalk area per the Recommend ed Street Tree List or as		A. Street trees shall be planted in sidewalk area per the Recommend ed Street Tree List or as	Street trees shall be planted in sidewalk area per the Recommend ed Street Tree List or as

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	<p>section shared by Bellevue and Redmond .</p> <p>C. Outside GP lane 13 feet. Inside GP lane 11 feet.</p>		<p>light rail alignment by the Sound Transit Board of Directors.</p> <p>B. Light rail in the corridor would result in the removal of the median and on-street parking.</p>		<p>otherwise required by the Parks Department's <u>Street Tree</u> program.</p>		<p>otherwise required by the Parks Department's <u>Street Tree</u> program.</p> <p>B. Expanded pedestrian zone shall include 10-foot-wide sidewalk between two planting areas, one adjacent to the street and one adjacent to adjacent private development. Total right-of-way width shall be 82 feet, with easement for remainder of expanded pedestrian zone.</p>	<p>otherwise required by the Parks Department's <u>Street Tree</u> program.</p>
--	--	--	--	--	--	--	--	--

Section 16. Amendments to Redmond Zoning Code (RZC)Chapter 21.12 Overlake Regulations. The provisions of RZCChapter 21.12, Section 21.12.210 OBAT Allowed Uses and BasicDevelopment 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 Zone - Regulations Table								
<u>Land & Structure</u> 		<u>Transportation</u> 	<u>Environment</u> 	<u>Community</u> 	<u>Process</u> 	<u>Money</u> 	<u>Incentives</u> 	<u>Other</u> 
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Impervious Surface</u>	<u>Outdoor Storage / Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>

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<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
	<u>Hazardous Liquid Pipelines</u>							

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

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

Table ##.##.###.# General Allowed Uses and Cross-References in OBAT Zone (Nonresidential)				
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Retail Sales</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>1. Pet and animal sales 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.</u>		<u>N</u>		
<u>Business and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>1. Limited to property management services only.</u>		<u>L</u>		
<u>Food and Beverage</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>1. Limited to convenience uses only.</u>		<u>L</u>		
<u>Manufacturing and Wholesale Trade</u>	<u>Manufacturing and Wholesale Trade</u>	<u>L</u>	<u>M, F, H</u>	<u>100-199</u>
<u>1. Outdoor storage</u>		<u>N</u>		

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Road, Ground Passenger, and Transit Transportation	Road, Ground Passenger, and Transit Transportation	<u>L</u>		
Rapid charging station	Rapid charging station	<u>L</u>		
Battery exchange station	Battery exchange station	<u>L</u>		
Communications and Information	Communications and Information	<u>P</u>		
Local utilities	Local utilities	<u>L, C</u>		
Regional utilities	Regional utilities	<u>P</u>		
Large Satellite Dishes / Amateur Radio Tower	Large Satellite Dishes / Amateur Radio Tower	<u>P</u>		
Wireless Communication Facilities	Wireless Communication Facilities	<u>P</u>		
Arts, Entertainment, Recreation, and Assembly	Arts, Entertainment, and Recreation	<u>P</u>	<u>A</u>	<u>400-499, 500-599</u>
Natural and Other Recreational Parks	Natural and other recreational parks	<u>P</u>		<u>400-499</u>
Day care center	Day care center	<u>L</u>	<u>E</u>	<u>500-599</u>
Educational	Education, Public Administration, Health Care, and Other Institutions, except those listed below	<u>P</u>	<u>E</u>	<u>500-599</u>
Institutional Health and Human Services	Health and Human Services	<u>P</u>	<u>I</u>	<u>600-699, 700-799</u>
Government and Administration	Education, Public Administration, Health Care, and Other Institutions, except those listed below	<u>P</u>	<u>B</u>	<u>700-799</u>
Faith-based and Funerary	Religious Institution	<u>L</u>	<u>A, B, H, I, R, S</u>	<u>500-599</u>
Construction-Related Businesses	Construction-Related Businesses	<u>L</u>	<u>B</u>	

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

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 OBAT Allowed Uses and Basic Development Standards					
§	Use	Max. FAR	Max. Height	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP	Base; w / TDRs or GBP		
Residential ¹					
1	Multifamily Structures	1.0; 1.0	5; 6	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	
2	Mixed-Use Residential				
3	Dormitory			Bed (0.75, 0.75)	
4	Residential suite			Bedroom (0.5, 1.0)	
General sales or services					
5	General Sales or Service <u>Retail Sales</u>	.55; .62	9; 10	1,000 sq ft gfa (2.0, 3.0)	A. The following uses are prohibited: 1. Pet and animal sales or services; 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 above constraints.

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Table 21.12.210A OBAT Allowed Uses and Basic Development Standards					
§	Use	Max. FAR	Max. Height	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP	Base; w / TDRs or GBP		
					<p>E. Automobile sales, rental and service not allowed except for service to public transit or company-owned vehicles provided the following conditions are met:</p> <ol style="list-style-type: none"> 1. Requires a conditional use permit. See RZC 21.76.070.K, <i>Conditional Use Permit</i>. 2. Service for company-owned vehicles shall be accessory to another use. 3. Not permitted within a Transition Overlay. <p>F. Gasoline service requires a conditional use permit. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>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 mixed-use developments.</p>
6	Real Estate Services <u>Business and Service</u>	.55; .62	9; 10	1,000 sq ft gfa (2.0, 3.0)	Property management services only.
	<u>Food and Beverage</u>	.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.
Transportation, Communication, Information, 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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Table 21.12.210A OBAT Allowed Uses and Basic Development Standards					
§	Use	Max. FAR	Max. Height	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP	Base; w / TDRs or GBP		
10	Battery exchange station			1,000 sq ft gfa (2.0, 3.0)	Shall not be located on a parcel that abuts a residential zone.
11	Communications and Information				
12	Local Utilities; Regional Utilities				Adequate to accommodate peak use
13	Large Satellite Dishes/Amateur Radio Tower	.55; .62	9; 10	Adequate to accommodate peak use	See RZC 21.56, <i>Wireless Communication Facilities</i> .
14	Antenna Array and Base Station				A Conditional Use Permit may be required; see RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
15	Antenna Support Structures				Requires a conditional use permit (see RZC 21.76.070.K, <i>Conditional Use Permit</i>) and must comply with RZC 21.56, <i>Wireless Communication Facilities</i> .
Arts, Entertainment, and Recreation					
16	Arts, Entertainment, and Recreation Arts, Entertainment, Recreation, and Assembly	.55; .62	9; 10	Adequate to accommodate peak use	
17	Natural and other recreational parks			1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions					
18	Education, Public Administration, Health Care, and other Institutions except those listed below Educational	.55; .62	9; 10	See Special Regulations	A. Associations, nonprofit organizations, etc., are not permitted. B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after

Table 21.12.210A OBAT Allowed Uses and Basic Development Standards					
§	Use	Max. FAR	Max. Height	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP	Base; w / TDRs or GBP		
	<u>Institutional Health and Human Services</u>				considering the probable number of employees, etc.
	<u>Government and Administration</u>				
19	Day Care Center	.62; .62		Employee on maximum shift (1.0, 1.0)	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. 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 Institutions <u>Faith-based and Funerary</u>	.55; .62		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)	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 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.

Table 21.12.210A OBAT Allowed Uses and Basic Development Standards					
§	Use	Max. FAR	Max. Height	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP	Base; w / TDRs or GBP		
					<p>D. Steeple, bell tower, crosses or other s Symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</p> <p>E. Maximum height for separate structures on- site, such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.</p> <p>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.</p> <p>§ B. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, Conditional Use Permit.</p> <p>C. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.</p>
Construction-Related Businesses					
21	Construction-Related Businesses	.55; .62	9; 10	1,000 sq ft gfa (2.0, 3.0)	Shall not include a showroom open to the general public.

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.

~~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

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.

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

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 NDD1 Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
<u>Residential Use Category</u>	<u>Residential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Low Density Residential</u> <u>Medium Density Residential</u>	<u>Detached dwelling unit</u>	<u>Detached dwelling unit</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Size-limited dwelling</u>	<u>Size-limited dwelling</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Cottage</u>	<u>Cottage</u>	<u>P</u>		
	<u>Accessory dwelling unit</u>	<u>Accessory dwelling unit</u>	<u>P</u>		
	<u>Tiny home</u>		<u>P</u>		
	<u>Attached dwelling unit, 2-4 units</u>	<u>Attached dwelling unit, 2-4 units</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Stacked flat</u>		<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Courtyard Apartments</u>		<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Manufactured home</u>	<u>Manufactured home</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Multifamily structure</u>	<u>Multifamily structure</u>	<u>P</u>	<u>R</u>	<u>200-299</u>

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	<u>Housing Services for the Elderly</u>	<u>Housing Services for the Elderly</u>	<u>L, C</u>	<u>I</u>	<u>600-699</u>
	<u>Adult family home</u>	<u>Adult family home</u>	<u>P</u>	<u>R</u>	<u>200-299</u>

Table ##.##.###.# General Allowed Uses and Cross-References in NDD1 Zone (Nonresidential)				
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Arts, Entertainment, Recreation, and Assembly</u>	<u>Arts, Entertainment, and Recreation</u>	<u>L</u>	<u>A</u>	<u>400-499, 500-599</u>
<u>Natural and Other Recreational Parks</u>	<u>Natural and other recreational parks</u>	<u>L, C</u>		<u>400-499</u>
<u>Local utilities</u>	<u>Local utilities</u>	<u>P</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>C</u>		
<u>Antenna support structures</u>	<u>Antenna support structures</u>	<u>C</u>		
<u>Large satellite dish</u>	<u>Large satellite dish</u>	<u>P</u>		
<u>Amateur radio tower</u>	<u>Amateur radio tower</u>	<u>P</u>		
<u>Antenna array and base station</u>	<u>Antenna array and base station</u>	<u>C</u>		
<u>Family day care provider</u>	<u>Family day care provider</u>	<u>L</u>	<u>E</u>	<u>500-599</u>
<u>Roadside produce stand</u>	<u>Roadside produce stand</u>	<u>P</u>		

€ D. Allowed Uses and Basic Development Standards: NDD1.

Table 21.13.020B Allowed Uses and Basic Development Standards: NDD1			
Section	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Regulations
<u>Residential¹</u>			
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, <i>Cottage Housing Developments</i> , 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 21.13.020B Allowed Uses and Basic Development 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, <i>Accessory Dwelling Units</i> , for specific regulations that may apply.
<u>5</u>	<u>Tiny home</u>	<u>Tiny home</u> (1.0)	
5 <u>6</u>	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	See RZC 21.08.260, <i>Attached Dwelling Units</i> , for specific regulations related to design, review and decision procedures, and affordable housing exceptions.
<u>7</u>	<u>Stacked flat</u>		
<u>8</u>	<u>Courtyard apartment</u>		
6 <u>9</u>	Manufactured home		
7 <u>10</u>	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)	See RZC 21.08.320, <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations that may apply.
8 <u>11</u>	Housing services for the elderly	See Special Regulations.	<p>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, <i>Retirement Residences</i>, for specific regulations which may apply.</p> <p>B. A Conditional Use Permit is required for Residential Care Facilities.</p> <p>C. A Conditional Use Permit is required for Long-Term Care Facilities.</p> <p>D. Parking requirements are as follows:</p> <p>E.</p> <ol style="list-style-type: none"> 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 21.13.020B Allowed Uses and Basic Development 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
912	Adult family home	Dwelling unit (2.0)	
Arts, Education, and Recreation			
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.
Transportation, Communication, Information, and Utilities			
12	Local utilities	Adequate to accommodate peak use	
13	Regional utilities		A Conditional Use Permit is required.
14	Antenna support structures		A. A Conditional Use Permit is required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . B. See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
15	Large satellite dish	N/A	See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
16	Amateur radio tower		
17	Antenna array and base station		A Conditional Use Permit may be required; see RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
Education, Public Administration, Health 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, <i>Home Business</i> , 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:

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				
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 service	L	M	800-899
Business and Service	General sales or service	L	B	700-799, 900-999, 600-699
Manufacturing and wholesale trade	Manufacturing and wholesale trade	P		
Transportation, communication, information, and utilities	Transportation, communication, information, and utilities	L, C		
1. Heliports and float plane facilities		N		
Automobile parking facility	Automobile parking facility	L		
Natural and other recreational parks	Natural and other recreational parks	P		400-499
Arts, Entertainment, Recreation, and Assembly	Amusement, sports, or recreation establishment	L	A	400-499, 500-599
Natural and other recreational parks	Natural and other recreational parks	P		400-499
Educational	Education, public administration, health care, and other institutions	L	E	500-599
Government and Administration	Education, public administration, health care, and other institutions	L	B	700-799
Institutional Health and Human Services	Education, public administration, health care, and other institutions	L	I	600-699, 700-799
Faith-based and Funerary	Education, public administration, health care, and other institutions	L	A, B, H, I, R, S	500-599
Construction-related businesses	Construction-related businesses	P	B	
Crop Production	Crop Production	P		
Roadside produce stand	Roadside produce stand	L		

~~E~~ F. *Allowed Uses and Basic Development Standards: NDD2 and NDD3.*

Table 21.13.020D Allowed Uses and Basic Development Standards: NDD2 and NDD3			
Section	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
General Sales or Services			
1	General sales or service <u>Retail Sales</u>	1,000 sq ft gfa (4.0, 5.0)	A. Limited to 5% of site gross floor area. 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. 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.
	<u>Business and Service</u>		
Manufacturing and Wholesale Trade			
2	Manufacturing and wholesale trade	1,000 sq ft gfa (2.0, 3.0)	
Transportation, Communication, Information, and Utilities			
3	Transportation, communication, information, and utilities	1,000 sq ft gfa (2.0, 3.0)	A. Heliports and float plane facilities prohibited. 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, <i>Wireless Communication Facilities</i> , for specific development requirements.

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Table 21.13.020D Allowed Uses and Basic Development 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, Entertainment, and Recreation			
5	Arts, entertainment, and recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	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)	
Education, Public Administration, Health Care, and Other Institutions			
7	Education, public administration, health care, and other institutions <u>Educational</u>	Adequate to accommodate peak use	<p>A. Limited to 5% of site gross floor area.</p> <p>B. For religious institutions <u>faith-based organizations</u>:</p> <p>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.</p> <p>2. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right of way.</p> <p>3 <u>1.</u> 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.</p> <p>4. Off site parking in residential zones is allowed only with a shared parking agreement with an existing institutional use, such as a school.</p> <p>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.</p> <p>6. Steeples, bell towers, crosses, or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</p>
	<u>Government and Administration</u>		
	<u>Institutional Health and Human Services</u>		

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Table 21.13.020D Allowed Uses and Basic Development Standards: NDD2 and NDD3			
Section	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
	<u>Faith-based and Funerary</u>		<p>7. Maximum height for separate structures on-site, such as bell towers, crosses, statuary, or other symbolic religious icons, is 60 feet.</p> <p>2. 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. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>3. 3. Institutions with a seating capacity greater than 7,500 seats shall be located adjacent to at least one collector, minor, or principal arterial.</p> <p><u>4. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.</u></p>
Construction-Related Businesses			
8	Construction-related businesses	1,000 sq ft gfa (2.0, 3.0)	
Other			
9	Crop Production	N/A	
10	Roadside produce stand		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.
11	Kiosk		B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.
12	Vending cart		<p>C. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>D. Maximum size is six feet wide by ten feet long.</p> <p>E. Administrative design review required for structures.</p>
13	Drive-up stand		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.









Table 21.13.020D Allowed Uses and Basic Development Standards: NDD2 and NDD3			
Section	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
			<p>B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>C. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>D. Maximum size is six feet wide by ten feet long.</p> <p>E. Administrative design review required for structures.</p> <p>F. Must submit circulation plan addressing queuing.</p>

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

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.

Regional Retail Design District - Regulations Table								
<u>Land & Structure</u> 		<u>Transportation</u> 	<u>Environment</u> 	<u>Community</u> 	<u>Process</u> 	<u>Money</u> 	<u>Incentives</u> 	<u>Other</u> 
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Businesses</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Impervious Surface</u>	<u>Outdoor Storage, Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>

	Hazardous Liquid Pipelines							
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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.

Table ###.###.###.# General Allowed Uses and Cross-References in RR Zone (Nonresidential)				
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Retail Sales</u>	<u>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</u>	<u>L</u>	<u>M</u>	<u>800-899</u>
<u>Business and Service</u>	<u>Finance and insurance; Real estate services; Professional services; Administrative services; Travel arrangement and reservation offices; Investigation and security services; Services to buildings and dwellings</u>	<u>L</u>	<u>B</u>	<u>700-799, 900-999, 600-699 for Veterinary</u>
<u>Marijuana retail sales</u>	<u>Marijuana retail sales</u>	<u>L</u>	<u>R</u>	<u>882</u>
<u>Food and Beverage</u>	<u>Full-service restaurant; Cafeteria or limited service restaurant</u>	<u>P</u>	<u>A</u>	<u>900-999</u>
<u>Hotel, Motel, or Other Accommodation Services</u>	<u>Hotel or motel</u>	<u>P</u>	<u>R-2</u>	<u>300-399</u>
<u>Manufacturing and wholesale trade</u>	<u>Manufacturing and wholesale trade</u>	<u>P</u>	<u>M, F, H</u>	<u>100-199, 800-899, 900-999</u>
<u>Communications and information</u>	<u>Communications and information</u>	<u>P</u>		
<u>Rapid charging station</u>	<u>Rapid charging station</u>	<u>L</u>		
<u>Battery exchange station</u>	<u>Battery exchange station</u>	<u>L</u>		
<u>Large Satellite Dishes / Amateur Radio Tower</u>	<u>Large Satellite Dishes / Amateur Radio Tower</u>	<u>P</u>		
<u>Antenna Support Structures</u>	<u>Antenna Support Structures</u>	<u>C</u>		
<u>Antenna Array and Base Station</u>	<u>Antenna Array and Base Station</u>	<u>C</u>		
<u>Adult Entertainment Facilities</u>	<u>Adult Entertainment Facilities</u>	<u>C</u>	<u>A</u>	<u>400-499</u>
<u>Educational</u>	<u>Technical, trade, and other specialty schools</u>	<u>P</u>	<u>E</u>	<u>500-599</u>

<u>Government and Administration</u>	<u>Public administration</u>	<u>P</u>	<u>B</u>	<u>700-799</u>
<u>Day care center</u>	<u>Day care center</u>	<u>L</u>	<u>E</u>	<u>500-599</u>

D 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	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
General Sales or Services				
1	Auto sales, service, or rental establishment <u>Retail Sales</u>	0.25; 0.35	1,000 sq ft gfa (4.0, 5.0)	A. Auto sales, service, or rental establishment: only sales of auto and marine parts and accessories permitted. B. Marijuana retail sales: see RZC 21.41 Marijuana-related uses for additional requirements.
2	Marijuana retail sales			

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Table 21.13.030C Allowed Uses and Basic Development Standards				
S	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.
4	Durable consumer goods, sales, or service			B. Uses with less than 75,000 square 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, 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.
5	Consumer goods sales or service, other than heavy or durable			
6	Grocery, food, and beverage			
7	Finance and insurance <u>Business and Service</u>	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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Table 21.13.030C Allowed Uses and Basic Development 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			
11	Travel arrangement and reservation offices			
12	Investigation and security services	0.50; 0.60	1,000 sq ft gfa (2.0, 3.0)	
13	Services to buildings and dwellings			
14	Full service restaurant Food and Beverage			
15	Cafeteria or limited service restaurant			
16	Hotel or motel , Motel, or Other Accommodation Services^{1,2}			
Manufacturing and Wholesale Trade				
17	Manufacturing and wholesale trade	0.50; 0.60	1,000 sq ft gfa (2.0, 3.0)	
Transportation, Communication, Information and Utilities				
18	Communications and information	0.50; 0.60	1,000 sq ft gfa (2.0, 3.0)	

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Table 21.13.030C Allowed Uses and Basic Development 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		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.
20	Battery exchange station			Shall not be located on a parcel that abuts a residential zone.
21	Large Satellite Dishes / Amateur Radio Tower			RZC 21.56, <i>Wireless Communication Facilities</i> .
22	Antenna Support Structures			A. RZC 21.56, <i>Wireless Communication Facilities</i> . B. Conditional use permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
23	Antenna Array and Base Station			A Conditional Use Permit may be required; see RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment, and Recreation				
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, <i>Conditional Use Permit</i> . B. See RZC 21.18, <i>Adult Entertainment Facilities</i> .
Education, Public Administration, Health Care, and other Institutions				
25	Technical, trade, and other specialty schools Educational	0.50; 0.60	1,000 sq ft gfa (2.0, 3.0)	
26	Public Government administration			
27	Day care center		Employee on maximum shift (1.0, 1.0)	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.

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 21.13.070 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 upper-story multifamily and ground-floor pedestrian-oriented uses. MDD1 features an active ground plane,

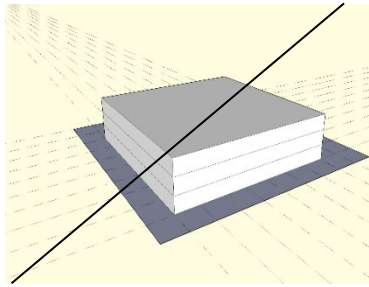
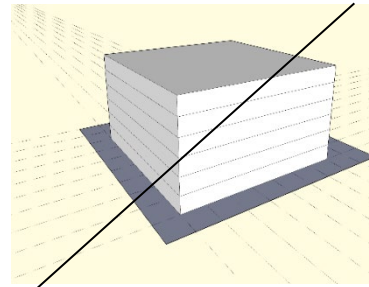
accomplished through a well-designed public realm and a range of commercial uses that appeal to commuters, workers and residents alike. Connecting the station and Marymoor Park is critical in this zone. MDD1 allows more intense development than other MDD zones while working within the natural constraints 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.

MDD1 Zone - Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Impervious Surface</u>	<u>Outdoor Storage, Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>			<u>MDD Incentives</u>	<u>Wireless Communication Facilities</u>
	<u>Hazardous Liquid Pipelines</u>							

B. Maximum Development Yield.

Table 21.13.070A Maximum Development Yield				
	Minimum	Bonuses available	Maximum	Illustrations
FAR	1.5	1.8	3.0	Example of a 3 story building with FAR = 1.5 Example of a 6 story building with FAR = 3.0

					
	Refer to RZC 21.13.150 MDD Floor Area for floor area ratios.				
Height	3 stories	3 stories	6 stories	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 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 MDD1 Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
<u>Residential Use Category</u>	<u>Residential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
High Density Residential	Multifamily structures	Multifamily structures	<u>P</u>	<u>R</u>	<u>200-299</u>
	Dormitory	Dormitory	<u>P</u>	<u>R</u>	<u>200-299</u>
	Residential Suite	Residential Suite	<u>P</u>	<u>R</u>	<u>200-299</u>
	Mixed-Use Residential	Mixed-Use Residential	<u>P</u>	<u>R</u>	<u>200-299</u>
	Housing Services for the Elderly	Housing Services for the Elderly	<u>P</u>	<u>I</u>	<u>600-699</u>

Table ###.###.###.## General Allowed Uses and Cross-References in MDD1 Zone (Nonresidential)				
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
Retail Sales	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
1. Gasoline service; 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.		<u>N</u>		
Business and Service	<u>General Sales or Services</u>	<u>L</u>	<u>B</u>	<u>700-799, 900-999</u>
Food and Beverage	<u>General Sales or Services</u>	<u>L</u>	<u>A, B, F</u>	<u>100-199, 700-799, 900-999</u>
Pet and Animal Sales and Service	<u>General Sales or Services</u>	<u>L</u>		<u>800-899</u>
Hotels, Motels, and Other Accommodation Services	<u>Hotels, Motels, and Other Accommodation Services</u>	<u>P</u>	<u>R</u>	<u>300-399</u>

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<u>Manufacturing and Wholesale Trade</u>	<u>Manufacturing and Wholesale Trade</u>	<u>P</u>	<u>M, F, H</u>	<u>100-199, 800-899, 900-999</u>
<u>Artisanal Manufacturing, Retail Sales, and Service</u>		<u>P</u>	<u>M, F, H</u>	<u>100-199, 800-899, 900-999</u>
<u>Automobile Parking Facilities</u>	<u>Automobile Parking Facilities</u>	<u>L</u>	<u>S</u>	
<u>1. Surface parking lots</u>		<u>N</u>		
<u>Road, Ground Passenger, and Transit Transportation</u>	<u>Road, Ground Passenger, and Transit Transportation</u>	<u>P</u>		
<u>Towing operators and auto impoundment yards</u>	<u>Towing operators and auto impoundment yards</u>	<u>L</u>		
<u>1. Auto impoundment yards and other outdoor storage</u>		<u>N</u>		
<u>Rapid charging station</u>	<u>Rapid charging station</u>	<u>L</u>		
<u>Battery exchange station</u>	<u>Battery exchange station</u>	<u>L</u>		
<u>Communications and Information</u>	<u>Communications and Information</u>	<u>P</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>L, C</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>L, C</u>		
<u>Arts, Entertainment, Recreation, and Assembly</u>	<u>Arts, Entertainment, and Recreation</u>	<u>P</u>	<u>A</u>	<u>400-499, 500-599</u>
<u>Natural and Other Recreational Parks</u>	<u>Arts, Entertainment, and Recreation</u>	<u>P</u>		<u>400-499</u>
<u>Day care center</u>	<u>Day care center</u>	<u>P</u>	<u>E</u>	<u>500-599</u>
<u>Educational</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>E</u>	<u>500-599</u>
<u>Institutional Health and Human Services</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>I</u>	<u>600-699, 700-799</u>
<u>Government and Administration</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>B</u>	<u>700-799</u>
<u>Construction-related businesses</u>	<u>Construction-related businesses</u>	<u>P</u>	<u>B</u>	

€ 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

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 Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Residential ¹			
1	Multifamily structure	Unit (1,1.5) 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)	

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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	<p>A. Parking requirements are as follows:</p> <ol style="list-style-type: none"> 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). <p>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.</p>
General Sales or Service			
6	General sales or Service <u>Retail Sales</u> <u>Business and Service</u> <u>Food and Beverage</u> <u>Pet and Animal Sales and Service</u>	1,000 sq ft gfa (2,3)	<p>A. The following uses are prohibited:</p> <ol style="list-style-type: none"> 1. Gasoline service; 2. Outdoor automobile sales, rental or service, except indoor and outdoor sales, rental and service of non-motorized vehicles such as bicycles are permitted. <p>B. Limited to less than 75,000 square feet gross floor area in a single use.</p> <p>C. Parking standards for restaurant uses: 1,000 sq ft gfa (9, 10).</p> <p>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.</p> <p>E. Mini-warehouses/self-storage shall 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 higher of the building front block face.</p>
7	Hotel, motel or other accommodation services ^{1,2}	Rental room (1,1)	
Manufacturing and Wholesale Trade			

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Table 21.13.070B			
Allowed Uses and Basic Development Standards			
S	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)	
Transportation, Communications, Information 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	Adequate to accommodate peak use	See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
15	Local utilities		Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
16	Regional utilities		
Arts, Entertainment and Recreation			
17	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 21.13.070B			
Allowed Uses and Basic Development Standards			
S	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
	<u>Recreation, and Assembly</u>		
	<u>Natural and Other Recreational Parks</u>		
Education, Public Administration, Health Care and other Institutions			
18	Education, public administration, health care and other institutions <u>Education</u>	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 religious institutions and crematoriums.
	<u>Institutional Health and Human Services</u>		
	<u>Government and Administration</u>		
Construction-Related Businesses			
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			
20	Automobile parking facilities		Surface parking lots are prohibited.
21	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.
22	Vending Cart		

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

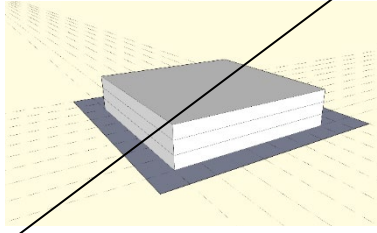
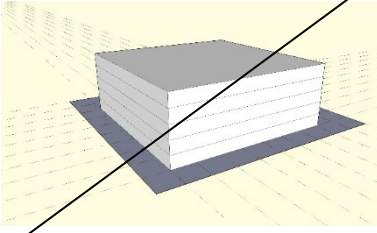
east with the light rail station and Marymoor Park to the west.

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 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Businesses</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Impervious Surface</u>	<u>Outdoor Storage & Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>			<u>MDD Incentives</u>	<u>Wireless Communication Facilities</u>
	<u>Hazardous Liquid</u>							

	<u>Pipelines</u>							
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B. Maximum Development Yield

Table 21.13.080A Maximum Development Yield					
	Minimum	Bonuses available	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.				
Height	3 stories	3 stories	5 stories	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

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.

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

<u>Table ###.###.###.# General Allowed Uses and Cross-References in MDD2 Zone (Nonresidential)</u>				
<u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Retail Sales</u>	<u>General Sales or Services</u>	<u>L</u>	<u>M</u>	
<u>1. Gasoline service; 2. Outdoor automobile sales, rental, or service are prohibited. Indoor and outdoor</u>		<u>N</u>		

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<u>sales, rental, and service of non-motorized vehicles such as bicycles are permitted.</u>				
<u>Business and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>B</u>	<u>700-799, 900-999</u>
<u>Food and Beverage</u>	<u>General Sales or Services</u>	<u>L</u>	<u>A, B, F</u>	<u>100-199, 700-799, 900-999</u>
<u>Pet and Animal Sales and Service</u>	<u>General Sales or Services</u>	<u>L</u>	<u>B</u>	<u>800-899</u>
<u>Hotels, Motels, and Other Accommodation Services</u>	<u>Hotels, Motels, and Other Accommodation Services</u>	<u>P</u>	<u>R</u>	<u>300-399</u>
<u>Manufacturing and Wholesale Trade</u>	<u>Manufacturing and Wholesale Trade</u>	<u>P</u>	<u>M, F, H</u>	<u>100-199, 800-899, 900-999</u>
<u>Artisanal Manufacturing, Retail Sales, and Service</u>		<u>P</u>	<u>M, F, H</u>	<u>100-199, 800-899, 900-999</u>
<u>Automobile Parking Facilities</u>	<u>Automobile Parking Facilities</u>	<u>L</u>	<u>S</u>	
<u>1. Surface parking lots</u>		<u>N</u>		
<u>Road, Ground Passenger, and Transit Transportation</u>	<u>Road, Ground Passenger, and Transit Transportation</u>	<u>P</u>		
<u>Towing operators and auto impoundment yards</u>	<u>Towing operators and auto impoundment yards</u>	<u>L</u>		
<u>1. Auto impoundment yards and other outdoor storage</u>		<u>N</u>		
<u>Rapid charging station</u>	<u>Rapid charging station</u>	<u>L</u>		
<u>Battery exchange station</u>	<u>Battery exchange station</u>	<u>L</u>		
<u>Communications and Information</u>	<u>Communications and Information</u>	<u>P</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>L, C</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>L, C</u>		
<u>Arts, Entertainment, Recreation, and Assembly</u>	<u>Arts, Entertainment, and Recreation</u>	<u>P</u>	<u>A</u>	<u>400-499, 500-599</u>
<u>Natural and Other Recreational Parks</u>	<u>Arts, Entertainment, and Recreation</u>	<u>P</u>		<u>400-499</u>
<u>Day care center</u>	<u>Day care center</u>	<u>P</u>	<u>E</u>	<u>500-599</u>
<u>Educational</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>E</u>	<u>500-599</u>
<u>Institutional Health and Human Services</u>	<u>Education, Public Administration, Health Care, and Other Institutions, except those listed below</u>	<u>P</u>	<u>I</u>	<u>600-699, 700-799</u>
<u>Government and Administration</u>	<u>Education, Public Administration, Health</u>	<u>P</u>	<u>B</u>	<u>700-799</u>

	<u>Care, and Other Institutions, except those listed below</u>			
<u>Faith-based and Funerary</u>	<u>Religious Institutions</u>			
<u>Construction-related businesses</u>	<u>Construction-related businesses</u>	<u>P</u>	<u>B</u>	

€ 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

Attachment F: Ordinance to Amend the Redmond Zoning Code

Table 21.13.080B			
Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Residential ¹			
1	Multifamily structure	Unit (1,1.5) 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 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	<p>A. Parking requirements are as follows:</p> <ol style="list-style-type: none"> 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). <p>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.</p>
General Sales or Service			
6	General sales or Service Retail Sales	1,000 sq ft gfa (2,3)	<p>A. The following uses are prohibited:</p> <ol style="list-style-type: none"> 1. Gasoline service; 2. Outdoor automobile sales, rental or service, except indoor and outdoor sales, rental and service of non-motorized vehicles such as bicycles are permitted. <p>B. Limited to less than 75,000 square feet gross floor area in a single use.</p> <p>C. Parking standards for restaurant uses: 1,000 sq ft gfa (9, 10).</p> <p>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.</p> <p>E. Mini-warehouses/self-storage shall only have retail or customer service functions facing the building front on the ground</p>
	<u>Business and Service</u>		
	<u>Food and Beverage</u>		

Attachment F: Ordinance to Amend the Redmond Zoning Code

Table 21.13.080B			
Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
	<u>Pet and Animal Sales and Service</u>		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)	
Manufacturing and Wholesale Trade			
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>Artisanal Manufacturing, Retail Sales, and Service</u>	<u>1,000 sq ft gfa (2,3)</u>	
Transportation, Communications, Information and Utilities			
#	<u>Automobile parking facilities</u>		
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, <i>Wireless Communication Facilities</i> , for specific development requirements.
15	Local utilities	Adequate to accommodate peak use	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
16	Regional utilities		

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Table 21.13.080B			
Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Arts, Entertainment and Recreation			
17	Arts, entertainment and recreation <u>Arts, Entertainment, Recreation, and Assembly</u> <u>Natural and Other Recreational Parks</u>	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.
Education, Public Administration, Health Care and other Institutions			
18	Education, public administration, health care and other institutions <u>Educational</u> <u>Institutional Health and Human Services</u> <u>Government and Administration</u>	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 <u>Faith-based and Funerary</u>	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 gvw 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.

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Table 21.13.080B			
Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
			<u>B. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.</u>
Construction-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.
Other			
21	Automobile parking facilities		Surface parking lots are prohibited.
22	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.
23	Vending Cart		
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:

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 21.13.090 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

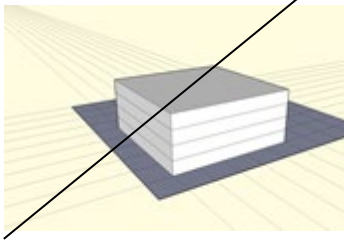
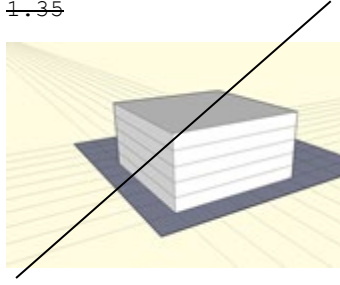
the land. MDD3 will feature opportunities for living and community gathering, enhanced by proximity to Marymoor Park.

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 Zone - Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Impervious Surface</u>	<u>Outdoor Storage / Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>

<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>			<u>MDD Incentives</u>	<u>Wireless Communication Facilities</u>
	<u>Hazardous Liquid Pipelines</u>							

B. *Maximum Development Yield.*

Table 21.13.090A Maximum Development Yield					
	Minimum	Bonuses available	Maximum	Illustrations	
FAR	0.90	Required affordable housing: 0.09 Addition at affordable housing: 0.45	0.99 with 10% affordable housing 1.35 with 20% affordable 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 Floor Area for floor area ratios.				
Height	4 stories	Incentive program: 1 story	5 stories	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 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)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
<u>Residential Use Category</u>	<u>Residential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Low Density Residential</u> <u>Medium Density Residential</u> <u>High Density Residential</u>	<u>Detached Dwelling Unit</u>	<u>Detached Dwelling Unit</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Size-limited dwelling</u>	<u>Size-limited dwelling</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Cottage</u>	<u>Cottage</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Accessory dwelling unit (ADU)</u>	<u>Accessory dwelling unit (ADU)</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Tiny home</u>		<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Attached dwelling unit, 2-4 units</u>	<u>Attached dwelling unit, 2-4 units</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Stacked flats</u>		<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Courtyard apartments</u>		<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Manufactured home</u>	<u>Manufactured home</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Multifamily structures</u>	<u>Multifamily structures</u>	<u>P</u>	<u>R</u>	<u>200-299</u>

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	<u>Dormitory</u>	<u>Dormitory</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Residential Suite</u>	<u>Residential Suite</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Mixed-Use Residential</u>	<u>Mixed-Use Residential</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Housing Services for the Elderly</u>	<u>Housing Services for the Elderly</u>	<u>P</u>	<u>I</u>	<u>600-699</u>
	<u>Adult family home</u>	<u>Adult family home</u>	<u>P</u>	<u>R</u>	<u>600-699</u>

<u>Table ##.##.###.## General Allowed Uses and Cross-References in MDD3 Zone (Nonresidential)</u> <u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Local utilities</u>	<u>Local utilities</u>	<u>P</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>C</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Natural and Other Recreational Parks</u>	<u>Parks, open space, trails, and gardens</u>	<u>L, C</u>		<u>400-499</u>
<u>Family day care provider</u>	<u>Family day care provider</u>	<u>P</u>	<u>E</u>	<u>500-599</u>
<u>Roadside produce stand</u>	<u>Roadside produce stand</u>	<u>P</u>		

€ 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*

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: Unit of Measure (Min. required, Max. allowed)	Special regulations
Residential ¹			
1	Detached Dwelling Unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Cottage	Cottage (1.5, 2.0)	See RZC 21.08.290, <i>Cottage Housing Developments</i> , 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 dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, <i>Accessory Dwelling Units</i> and RZC 21.80.170.E.2.a.ii for specific regulations that may apply.
5	Tiny home	Tiny home (1.0)	
56	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	See RZC 21.08.260, <i>Attached Dwelling Units</i> , for specific regulations related to design, review and decision procedures, and affordable housing exceptions.
7	Stacked flats		
8	Courtyard apartments		
69	Manufactured home		See RZC 21.08.320, <i>Designated Manufactured Homes, Manufactured Homes, and Mobile Homes</i> , for specific regulations that may apply.
710	Multifamily structure	Studio dwelling unit (1.0) 1-bedroom	

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Table 21.13.090B Allowed Uses and Basic Development Standards: MDD3			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
		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 Suite		
10 13	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.
11 14	Adult family home	Dwelling unit (2.0)	
Arts, Entertainment and Recreation			
12	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.
Transportation, Communications, Information and Utilities			
13	Local utilities	Adequate to accommodate peak use.	
14	Regional utilities		A Conditional Use Permit is required.
15	Wireless Communication Facilities	N/A	See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
Education, Public Administration, Health Care and other Institutions			
16	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, <i>Home Business</i> , for specific regulations that may apply.
Other			

Table 21.13.090B Allowed Uses and Basic Development Standards: MDD3			
\$	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
17	Home business	Vehicle used by the business (1.0)	See RZC 21.08.340, Home Business, for specific regulations that may apply.
18	Roadside produce stand	N/A	

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.

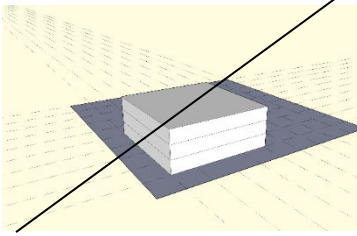
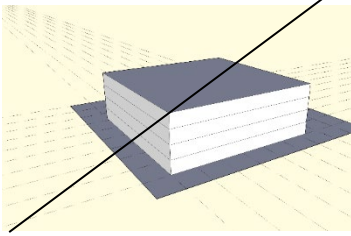
RZC 21.13.100 MDD4.

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.

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								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Businesses</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Impervious Surface</u>	<u>Outdoor Storage, Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>			<u>MDD Incentives</u>	<u>Wireless Communication Facilities</u>
	<u>Hazardous Liquid Pipelines</u>							

B. *Maximum Development Yield.*

Table 21.13.100A Maximum Development Yield					
	Minimum	Bonuses available	Maximum	Illustrations	
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 to RZC 21.13.150 MDD Floor Area for floor area ratios.					
Height	3 stories	1 story	4 stories	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 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 MDD4 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	Heavy consumer goods sales or service; Durable consumer goods sales or service; Consumer goods sales or service, other than heavy or durable	L	M	800-899
Business and Service	Professional services; Administrative services; Services to buildings and dwellings	L	B	700-799, 900-999
Food and Beverage	Full-service restaurant; Cafeteria or limited service restaurant; Bar or drinking place; Caterer; Food service contractor	L	A, B, F	100-199, 700-799, 900-999
Pet and Animal Sales and Service	Animal kennel / shelter	L	B	800-899
Manufacturing and wholesale trade	Manufacturing and wholesale trade	L	M, F, H	100-199
Artisanal Manufacturing, Retail Sales, and Service		P	M, F, H	100-199
Rail transportation	Rail transportation	P		
Road, ground passenger, and transit transportation	Road, ground passenger, and transit transportation	P		
Truck and freight transportation services	Truck and freight transportation services	P		

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<u>Towing operators and auto impoundment yards</u>	<u>Towing operators and auto impoundment yards</u>	<u>P</u>		
<u>Rapid charging station</u>	<u>Rapid charging station</u>	<u>L</u>		
<u>Battery exchange station</u>	<u>Battery exchange station</u>	<u>L</u>		
<u>Postal services</u>	<u>Postal services</u>	<u>P</u>		
<u>Heliport facility</u>	<u>Heliport facility</u>	<u>C</u>		
<u>Communications and information</u>	<u>Communications and information</u>	<u>P</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>L, C</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>L, C</u>		
<u>Natural and Other Recreational Parks</u>	<u>Natural and other recreational parks</u>	<u>P</u>		<u>400-499</u>
<u>Arts, Entertainment, Recreation, and Assembly</u>	<u>Amusement, sports or recreation establishment</u>	<u>L</u>	<u>A</u>	<u>400-499, 500-599</u>
<u>1. Limited to athletic club or fitness center</u>		<u>L</u>		
<u>Educational</u>	<u>Education, public administration, health care and other institutions, except those listed below</u>	<u>C</u>	<u>E</u>	<u>500-599</u>
<u>Government and Administration</u>	<u>Education, public administration, health care and other institutions, except those listed below</u>			
<u>Institutional Health and Human Services</u>	<u>Education, public administration, health care and other institutions, except those listed below</u>	<u>L</u>	<u>I</u>	<u>600-699</u>
<u>Day Care Center</u>	<u>Day care center</u>	<u>L</u>	<u>E</u>	<u>500-599</u>
<u>Faith-based and Funerary</u>	<u>Religious institutions</u>	<u>L</u>	<u>A, B, H, I, R, S</u>	<u>500-599</u>
<u>Construction-related businesses</u>	<u>Construction-related businesses</u>	<u>P</u>	<u>B</u>	

€ D. *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

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			
Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
General sales or service			
1	Heavy consumer goods, sales or service <u>Retail Sales</u>	1,000 sq ft gfa (2, 5)	Limited to repair and rental of goods.
2	Durable consumer goods, sales or service		
3	Consumer goods, sales or service, other than heavy or durable		
4	Professional services <u>Business and Service</u>	1,000 sq ft gfa (2, 3)	
5	Administrative services		

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Table 21.13.100B			
Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
6	Services to buildings and dwellings		
7	Full-service restaurant <u>Food and Beverage</u>	Employee on maximum shift (1, 1)	A. Shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex.
8	Cafeteria or limited-service restaurant		B. 50-person seating capacity, except when associated with manufacture 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.
9	Bar or drinking place		C. Hours of operation limited to 6 a.m.-12 a.m. daily.
10	Caterer	1,000 sq ft gfa (2, 3)	
11	Food service contractor		
12	Animal kennel / shelter <u>Pet and Animal Sales and Service</u>		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 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.
Manufacturing and Wholesale Trade			
13	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>Artisanal Manufacturing, Retail Sales, and Service</u>	<u>1,000 sq ft gfa (2,3)</u>	
Transportation, Communications, Information 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 in terms of noise, truck traffic and other potential operational impacts with nearby
15	Road, ground passenger, and		

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Table 21.13.100B			
Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
	transit transportation		multistory mixed-use/residential developments.
16	Truck and 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, <i>Conditional Use Permit</i>
22	Communications and information	1,000 sq ft gfa (2, 3)	
23	Wireless Communication Facilities		See RZC 21.56, <i>Wireless Communication Facilities</i> for specific development requirements.
24	Local utilities	Adequate to accommodate peak use	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
25	Regional utilities		
Arts, Entertainment and Recreation			
26	Arts, entertainment and recreation <u>Arts, Entertainment, Recreation, and Assembly</u>	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.
	<u>Natural and Other Recreational Parks</u>		
Education, Public Administration, Health Care and other Institutions			









Table 21.13.100B Allowed Uses and 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 <u>Educational</u>	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.
	<u>Government and Administration</u>		
	<u>Institutional Health and Human Services</u>		
28	Religious Institutions <u>Faith-based and Funerary</u>	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 gvw 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. <u>B. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.</u>
Construction-Related Businesses			
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.
Other			
30	Kiosk		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.
31	Vending Cart		

Table 21.13.100B Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
			<p>B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>C. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>D. Maximum size is six feet wide by ten feet long.</p> <p>E. Administrative design review required for structures.</p>
32	Drive-up stand		<p>A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>C. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>D. Maximum size is six feet wide by ten feet long.</p> <p>E. Administrative design review required for structures.</p> <p>F. Must submit circulation plan addressing queueing.</p>

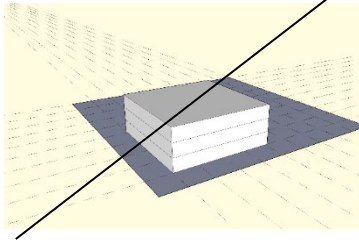
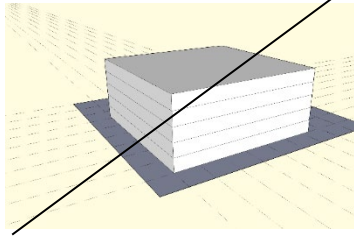
RZC 21.13.110 MDD5.

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.

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

B. *Maximum Development Yield.*

Table 21.13.110A Maximum Development Yield					
	Minimum	Bonuses available	Maximum	Illustrations	
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.					
Height	3 stories	3 stories	5 stories	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 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 MDD5 Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
<u>Residential Use Category</u>	<u>Residential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
Medium Density Residential High Density Residential	Attached dwelling unit	Attached dwelling unit	P	R	200-299
	Stacked flats		P	R	200-299
	Courtyard apartments		P	R	200-299
	Multifamily structures	Multifamily structures	P	R	200-299
	Dormitory	Dormitory	P	R	200-299
	Mixed-Use Residential	Mixed-Use Residential	P	R	200-299
	Housing Services for the Elderly	Housing Services for the Elderly	P	I	600-699

Table ##.##.###.## General Allowed Uses and Cross-References in MDD5 Zone (Nonresidential)				
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
Retail Sales	General sales or Service	L	M	800-899
1. Gasoline service;		N		

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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 Service	<u>L</u>	<u>B</u>	<u>700-799, 900-999, 600-699 for Veterinary</u>
Food and Beverage	General sales or Service	<u>L</u>	<u>A</u>	<u>900-999</u>
Pet and Animal Sales and Service	General sales or Service	<u>L</u>	<u>B</u>	<u>800-899</u>
Manufacturing and Wholesale Trade	Manufacturing and Wholesale Trade	<u>P</u>	<u>M, F, H</u>	<u>100-199</u>
Artisanal Manufacturing, Retail Sales, and Service		<u>P</u>	<u>M, F, H</u>	<u>100-199</u>
Road, ground passenger, and transit transportation	Road, ground passenger, and transit transportation	<u>P</u>		
Towing operators and auto impoundment yards	Towing operators and auto impoundment yards	<u>L</u>		
1. Auto impoundment yards and other outdoor storage		<u>N</u>		
Rapid charging station	Rapid charging station	<u>L</u>		
Battery exchange station	Battery exchange station	<u>L</u>		
Communications and information	Communications and information	<u>P</u>		
Local utilities	Local utilities	<u>L, C</u>		
Regional utilities	Regional utilities	<u>L, C</u>		
Wireless Communication Facilities	Wireless Communication Facilities	<u>P</u>		
Arts, Entertainment, Recreation, and Assembly	Arts, entertainment and recreation	<u>L</u>	<u>A</u>	<u>400-499, 500-599</u>
Natural and Other Recreational Parks	Arts, entertainment and recreation	<u>L</u>		<u>400-499</u>
Educational	Education, public administration, health care and other institutions, except those listed below	<u>P</u>	<u>E</u>	<u>500-599</u>
Government and Administration	Education, public administration, health care and other institutions, except those listed below	<u>P</u>	<u>B</u>	<u>700-799</u>
Institutional Health and Human Services	Education, public administration, health care and other institutions, except those listed below	<u>P</u>	<u>I</u>	<u>600-699, 700-799</u>

<u>Faith-based and Funerary</u>	<u>Education, public administration, health care and other institutions, except those listed below</u>	<u>L</u>	<u>A, B, H, I, R, S</u>	<u>500-599</u>
1. Crematorium		N		
Day care center	Day care center	L	E	500-599
<u>Construction-related businesses</u>	<u>Construction-related businesses</u>	<u>P</u>		

€ 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

4. Special Regulations: Special regulations that apply
to the use

Table 21.13.110B Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
Residential ¹			
1	Attached dwelling unit	Unit (2, 2)	A. Ground-oriented units only. Permitted only in Ground-Oriented Unit Overlay Area. See Map 13.2, <i>Ground-Oriented Unit Overlay</i> . B. Minimum density: 12 dwelling units per gross acre.
<u>2</u>	<u>Stacked flat</u>		
<u>3</u>	<u>Courtyard apartment</u>		
24	Multifamily structure	Ground-oriented units: unit (2, 2) All other structure types: unit (1, 1.5) plus 1 guest space per 4 units for projects of 6 units or more	Ground floor: only ground-oriented units allowed in Ground-Oriented Unit Overlay Area.
35	Dormitory	Bed (0.5, 0.1)	Ground floor: ground-oriented units only in Ground-Oriented Unit Overlay Area.
46	Mixed-use residential structure	Unit (1, 1.5) plus 1 guest space per 4 units for projects of 6 units or more	Prohibited in Ground-Oriented Unit Overlay Area.
57	Housing services for the elderly	See special regulations	A. Ground floor: ground-oriented units only in Ground-Oriented Unit Overlay Area. B. Parking requirements are as follows: 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). 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.
General sales or service			

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Table 21.13.110B			
Allowed Uses and Basic Development Standards			
S	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
6	General sales or Service <u>Retail Sales</u>	1,000 sq ft gfa (2,3)	A. The following uses are prohibited: 1. Gasoline service, 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 gross floor area in a single use. C. Parking standards for restaurant uses: 1,000 sq ft gfa (9, 10). D. Mini-warehouses/self-storage shall 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 higher of the building front block face.
	<u>Business and Service</u>		
	<u>Food and Beverage</u>		
	<u>Pet and Animal Sales and Service</u>		
Manufacturing and Wholesale Trade			
7	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>Artisanal Manufacturing, Retail Sales, and Service</u>	<u>1,000 sq ft gfa (2,3)</u>	
Transportation, Communications, Information and Utilities			
8	Road, ground passenger, and transit transportation	1,000 sq ft gfa (2, 3)	
9	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.
10	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.
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 Facilities		See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
14	Local utilities	Adequate to accommodate peak use	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .

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Table 21.13.110B Allowed Uses and Basic Development Standards			
§	Use	Parking Ratio: Unit of 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.
Education, Public Administration, Health Care and other Institutions			
17	Education, public administration, health care and other institutions, except those listed below Educational	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.
	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 gvw 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.

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Table 21.13.110B Allowed Uses and Basic Development Standards			
\$	Use	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special regulations
			<u>B. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.</u>
Construction-Related Businesses			
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			
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

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
FAR for residential uses	Base ÷ 0.74 Max with incentiv es: 1.64	Base ÷ 0.76 Max with incentiv es: 1.91	Base: 0.90 (0.99 with requir ed afford able housin g)	Base ÷ 0 Max: 0	Base: 0.5 Max with incentiv es: 1.65	

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			Max with incent ives: 1.35			
FAR for non- residential 1 uses	Base ÷ 0.76 Max with incentiv es: 1.66	Base ÷ 0.74 Max with incentiv es: 1.89	Base: 0.90 Max with incentives ÷ Max: 0.90	Base ÷ 0.5 Max with incentiv es: 1.4	Base: 0 Max with incenti ves: 1.15 or amount existing on June 17, 2017, whichever is greater	
Combined FAR	Min: 1.5	Min: 1.5	Max: 1.35	Min: 0.5	Min: 0. 5	

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	Max: 3.0	Max: 2.54		Max: 1.4	Max: 2.0	
Required residential 1 floor area as percentage of total floor area	Min: 25%	Min: 50%	No stand ard	0%	Min: 50%	
Maximum lot coverage by structures	70%	65%	55%	55%	55%	
Maximum impervious surface area	75%	70%	Base: 70% Max with incen tives : 75%	70%	70%	

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Minimum landscaping	25%	30%	40%	30%	40%	1. Ecological score of 30 or greater required 2. See RZC 21.60.040.C, <i>Landscaping</i> for landscape design standards
Minimum land area for stormwater infiltration	7%	7%	7%	7%	7%	Stormwater shall be infiltrated. See RZC 21.17.010.E, <i>Surface Water Management</i>
Minimum residential usable open space	15%	15%	No standard		15%	See RZC 21.13.190, <i>Residential Usable Open Space</i>

~~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.

<u>Table RZC 21.13.150 MDD Floor Area</u>						
<u>Use Type</u>		<u>MDD 1</u>	<u>MDD 2</u>	<u>MDD 3</u>	<u>MDD 4</u>	<u>MDD 5</u>
<u>Required</u> <u>residential</u> <u>1 floor</u> <u>area as</u> <u>percentage</u> <u>of total</u> <u>floor area</u>	<u>Percentage</u>	<u>Min:</u> <u>25%</u>	<u>Min: 50%</u>	<u>No</u> <u>standar</u> <u>d</u>	<u>N/A</u>	<u>Min:</u> <u>50%</u>
<u>Residential</u> <u>1</u>	<u>Base FAR</u> <u>Max FAR w/</u> <u>Incentives</u>	<u>0.74</u> <u>1.64</u>	<u>0.76</u> <u>1.91</u>	<u>0.99</u> <u>1.35</u>	<u>N/A</u>	<u>0.5</u> <u>1.65</u>
<u>Non-</u> <u>Residential</u> <u>1</u>	<u>Base FAR</u> <u>Max FAR w/</u> <u>Incentives</u>	<u>0.76</u> <u>1.66</u>	<u>0.74</u> <u>1.89</u>	<u>0.90</u> <u>0.90</u>	<u>0.5</u> <u>1.4</u>	<u>0</u> <u>1.15*</u>
<u>Hotel/Motel</u> <u>1/ Other</u> <u>Accommodat</u> <u>ion</u> <u>Services</u>	<u>Base FAR</u> <u>Max FAR w/</u> <u>Incentives</u>	<u>0.76</u> <u>1.66</u>	<u>0.74</u> <u>1.89</u>	<u>0.90</u> <u>0.90</u>	<u>0.5</u> <u>1.4</u>	<u>0.5</u> <u>1.15*</u>

<u>Table RZC 21.13.150 MDD Floor Area</u>						
<u>Use Type</u>		<u>MDD 1</u>	<u>MDD 2</u>	<u>MDD 3</u>	<u>MDD 4</u>	<u>MDD 5</u>
<u>Combined</u> <u>FAR</u> <u>Minimum</u>	<u>Minimum</u>	<u>1.5</u>	<u>1.5</u>	<u>N/A</u>	<u>0.5</u>	<u>0.5</u>
<u>Combined</u> <u>FAR</u> <u>Maximum</u> <u>(Mixed</u> <u>Use)</u>	<u>Maximum</u>	<u>3.0</u>	<u>2.54</u>	<u>1.35</u>	<u>1.4</u>	<u>2.0</u>

* 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

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 ~~must~~ are required to provide all applicable Priority ~~Items~~ Features before they are eligible in order for 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 <u>within the project limit</u> . FAR: 0.25 each for residential (where allowed) and non-residential.

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Table 21.13.220A Features and Incentives		
Feature	Applicable Performance Areas	Maximum Incentive
Multifamily component exceeds 50 percent of total gross floor area <u>Decarbonization</u>	<u>1, 2, 4, 5</u>	Height: 1 story for all buildings and one-half story for buildings representing half of total gross floor area. <u>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.</u>
Park or Plaza	<u>1, 2, 4, 5</u>	Height: 1 story for all buildings. FAR: 0.25 each for residential and non-residential. <u>Height: 1 story for all buildings within the project limit.</u> <u>FAR: 0.5 for residential.</u>
Increase ecological score to 35 by incorporating items 7 and 14, or item 13 <u>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</u>	<u>1, 2, 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. <u>LEED Gold: Additional .25 FAR for residential uses and an additional .25 FAR for commercial uses.</u> <u>LEED Platinum: Additional 0.25 FAR for residential uses, additional 0.25 FAR for commercial, and one story height bonus for all buildings within the project limit.</u>
Other items <u>Additional Features</u>		
Increase ecological score to 35 by incorporating items 7 and 14, or item 13 <u>Dedicated Local Commercial or Affordable Commercial</u>	<u>1, 2, 3, 4, 5</u>	Height: 1 story for all buildings. <u>Additional one story for commercial buildings; and Maximum commercial FAR.</u>
<u>Incorporate community food garden(s) of 4,000 square feet each</u>	<u>2, 3, 5</u>	<u>For MDD2 and MDD5: Height: 1 story for buildings representing half of total gross floor area.</u> <u>For MDD3: 75 percent maximum impervious surface area (up from 70 percent) when three</u>

Table 21.13.220A 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

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 corner of 177th Ave NE and NE
63rd 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

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.

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.

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.

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 Public
Works 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

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.

Neighborhood Commercial 1 - Regulations Table								
<u>Land & Structure</u> 		<u>Transportation</u> 	<u>Environment</u> 	<u>Community</u> 	<u>Process</u> 	<u>Money</u> 	<u>Incentives</u> 	<u>Other</u> 
<u>Floor Area Ratio</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Height</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>

<u>Densit y</u>	<u>Outdo or Stora ge, Displ ay & Enclo sures</u>		<u>Environ mental Regulat ions</u>	<u>Affordab le Housing</u>	<u>Develop ment Service s</u>		<u>General Incentiv e Informat ion</u>	<u>Transiti on Overlay Areas</u>
<u>Imperv ious Surfac e</u>	<u>Light ing</u>		<u>Open Space</u>	<u>Neighbor hood</u>				<u>Wireless Communic ation Faciliti es</u>
<u>Setbac ks</u>	<u>Hazar dous Liqui d Pipel ines</u>							

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 NC-1 Zone (Residential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
<u>Residential Use Category</u>	<u>Residential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Low Density Residential Medium Density Residential</u>	<u>Residential</u>	<u>Residential</u>	<u>L</u>	<u>R</u>	<u>200-299</u>
	<u>Mixed-use residential</u>	<u>Mixed-use residential</u>	<u>L</u>	<u>R</u>	<u>200-299</u>
	<u>Adult Family Home</u>	<u>Adult Family Home</u>	<u>P</u>	<u>I</u>	<u>200-299</u>

Table ##.##.###.# General Allowed Uses and Cross-References in NC-1 Zone (Nonresidential)					
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted					
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>	
<u>Retail Sales</u>	<u>Consumer goods sales or service, other than heavy or durable</u>	<u>P</u>	<u>M</u>	<u>800-899</u>	
	<u>Grocery, food, beverage, and dairy</u>	<u>P</u>	<u>M</u>	<u>800-899</u>	
<u>Business and Service</u>	<u>Professional services</u>	<u>P</u>	<u>B</u>	<u>700-799, 900-999, 600-699 for Veterinary</u>	
<u>Food and Beverage</u>	<u>Full-service restaurant</u>	<u>P</u>	<u>A</u>	<u>900-999</u>	
	<u>Cafeteria or limited-service restaurant</u>	<u>P</u>	<u>A</u>	<u>900-999</u>	
<u>Business and Service</u>	<u>Personal services</u>	<u>P</u>	<u>B</u>	<u>700-799, 900-999</u>	

Rapid charging station	Rapid charging station	<u>L</u>		
Battery exchange station	Battery exchange station	<u>L</u>		
Communications and Information	Communications and Information	<u>L</u>		
1. Limited to libraries.		<u>L</u>		
Local utilities	Local utilities	<u>P</u>		
Regional utilities	Regional utilities	<u>C</u>		
Wireless Communication Facilities	Wireless Communication Facilities	<u>P</u>		
Arts, Entertainment, Recreation, and Assembly	Museums and other special purpose recreational institutions	<u>P</u>	<u>A</u>	400-499, 500-599
Arts, Entertainment, Recreation, and Assembly	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	Government functions	<u>L</u>	<u>B</u>	700-799
1. Maintenance shops		<u>N</u>		
Water-enjoyment use	Water-enjoyment use	<u>L</u>		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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Table 21.14.010C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
Residential ¹			
1	Residential	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Prohibited in NC-1 zones bordering 188th Avenue NE in Southeast Redmond.
2	Mixed-use residential		
	<u>Adult Family Home</u>	<u>Dwelling unit (2,0)</u>	
General Sales or Service			
3	Consumer goods sales or service, other than heavy or durable <u>Retail Sales</u>	1,000 sq ft gfa (2.0, 3.0)	
4	Grocery, food, beverage, and dairy		
5	Professional services <u>Business and Service</u>		
6	Full-service restaurant <u>Food and Beverage</u>		
7	Cafeteria or limited-service restaurant		
8	Personal services		
Transportation, Communication, Information, and Utilities			
9	Rapid charging station		Permitted only when three sides of site abut nonresidential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.
10	Battery exchange station		Permitted only when three sides of site abut nonresidential zone.
11	Communications and Information	Adequate to accommodate peak use	Only libraries are permitted.
12	Local utilities		
13	Regional utilities		Conditional use permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
14	Wireless Communication Facilities		See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment, and Recreation			
15	Museums and other special purpose recreational institutions Arts,	1,000 sq ft gfa (2.0, 3.0)	

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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
	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)	
Education, Public Administration, Health Care, and other Institutions			
18	Government functions and 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 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.
21	Vending cart		
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.

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,

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.

Neighborhood Commercial 2 - Regulations Table								
<u>Land & Structure</u> 		<u>Transportation</u> 	<u>Environment</u> 	<u>Community</u> 	<u>Process</u> 	<u>Money</u> 	<u>Incentives</u> 	<u>Other</u> 
<u>Floor Area Ratio</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Height</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Density</u>	<u>Outdoor Storage</u>		<u>Environmental</u>	<u>Affordable Housing</u>	<u>Development</u>		<u>General Incentive</u>	<u>Transition</u>

	<u>ge, Display & Enclosures</u>		<u>Regulations</u>		<u>Services</u>		<u>Information</u>	<u>Overlay Areas</u>
<u>Impervious Surface</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
<u>Setbacks</u>	<u>Hazardous Liquid Pipelines</u>							

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.

<u>Table ##.##.###.## General Allowed Uses and Cross-References in NC-2 Zone (Residential)</u>					
<u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>					
<u>Residential Use Category</u>	<u>Residential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Low Density Residential</u> <u>Medium Density Residential</u>	<u>Residential structure</u>	<u>Residential structure</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Mixed-use residential structure</u>	<u>Mixed-use residential structure</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Adult Family Home</u>	<u>Adult Family Home</u>	<u>P</u>	<u>I</u>	<u>200-299</u>

<u>Table ##.##.###.## General Allowed Uses and Cross-References in NC-2 Zone</u> <u>(Nonresidential)</u>				
<u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Retail Sales</u>	<u>Automobile sales, service, or rental establishment; Consumer goods sales or service, other than heavy or durable; Grocery, food, beverage, and dairy; Health and personal care</u>	<u>L</u>	<u>M</u>	<u>800-899</u>
		<u>P</u>	<u>M</u>	<u>800-899</u>
		<u>P</u>	<u>M</u>	<u>800-899</u>
		<u>P</u>	<u>M</u>	<u>800-899</u>
<u>1. Automobile sales, services, or rental establishments shall be limited to gasoline service only.</u>		<u>L</u>		
<u>Business and Service</u>	<u>Finance and insurance; Real estate services; Professional services</u>	<u>L</u>	<u>B</u>	<u>700-799, 900-999, 600-699 for Veterinary</u>
<u>1. Self-storage facilities</u>		<u>N</u>		

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<u>Food and Beverage</u>	<u>Full-service restaurant; Cafeteria or limited-service restaurant</u>	<u>P</u>	<u>A</u>	<u>900-999</u>
<u>Artisanal Manufacturing, Retail Sales, and Service</u>		<u>L</u>	<u>M, F, H</u>	<u>100-199, 800-899, 900-999</u>
<u>Rapid charging station</u>	<u>Rapid charging station</u>	<u>L</u>		
<u>Battery exchange station</u>	<u>Battery exchange station</u>	<u>L</u>		
<u>Communications and Information</u>	<u>Communications and Information</u>	<u>L</u>		
<u>1. Limited to libraries only</u>		<u>L</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>P</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>C</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Arts, Entertainment, Recreation, and Assembly</u>	<u>Museums and other special purpose recreational institutions</u>	<u>P</u>	<u>A</u>	<u>400-499, 500-599</u>
	<u>Amusement, sports, or recreation establishment</u>	<u>P</u>	<u>A</u>	<u>400-499, 500-599</u>
<u>Natural and other recreational parks</u>	<u>Natural and other recreational parks</u>	<u>P</u>		<u>400-499</u>
<u>Government and Administration</u>	<u>Public administration; Other government functions</u>	<u>L</u>	<u>B</u>	<u>700-799</u>
<u>1. Maintenance shops</u>		<u>N</u>		
<u>Institutional Health and Human Services</u>	<u>Ambulatory and outpatient services; Social assistance, welfare, and charitable services</u>	<u>P</u>	<u>I</u>	<u>600-699; 700-799</u>
<u>Day care center</u>	<u>Day care center</u>	<u>P</u>	<u>E</u>	<u>500-599</u>
<u>Water-enjoyment use</u>	<u>Water-enjoyment use</u>	<u>L</u>		

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.

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 21.14.015C Allowed Uses and Basic Development Standards			
Section	Use	Parking ratio: unit of measure (required, allowed)	Special Regulations
Residential ¹			
1	Residential structure	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	
	Mixed-use residential structure		
	Adult Family Home	Dwelling unit (2.0)	
General Sales or Service			
2	Automobile sales, service, or rental establishment Retail Sales	1,000 sq ft gfa (4.0, 5.0)	A. Gasoline service only — no other uses permitted. B. Gasoline service permitted only when three sides of site abut nonresidential zone.
3	Consumer goods sales or service, other than heavy or durable		
4	Grocery, food, beverage, and dairy		A grocery, food, beverage, or dairy establishment that attains a minimum of 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 Service		
7	Real estate services		Self-storage facilities prohibited.
8	Professional services		

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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
9	Full-service restaurant <u>Food and Beverage</u>	1,000 sq ft gfa (9.0, 9.0)	
10	Cafeteria or limited-service restaurant	1,000 sq ft gfa (10.0, 10.0)	
11	Personal services	1,000 sq ft gfa (4.0, 5.0)	
Manufacturing and Wholesale Trade			
#	<u>Artisanal Manufacturing, Retail Sales, and Service</u>	<u>1,000 sq ft gfa (4.0, 5.0)</u>	
Transportation, Communication, Information, and Utilities			
12	Rapid charging station	Adequate to accommodate peak use	Permitted only when three sides of site abut nonresidential zone, RZC <u>21.04.030</u> <u>Comprehensive Allowed Uses Chart</u> .
13	Battery exchange station		Permitted only when three sides of site abut nonresidential zone.
14	Communications and Information		Only libraries are permitted.
15	Local utilities		
16	Regional utilities		Conditional use permit required. See RZC <u>21.76.070.K, Conditional Use Permit</u> .
17	Wireless Communication Facilities		See RZC <u>21.56, Wireless Communication Facilities</u> , for specific development requirements.
Arts, Entertainment, and Recreation			
18	Museums and other special purpose recreational institutions <u>Arts, Entertainment, Recreation, and Assembly</u>	1,000 sq ft gfa (10.0, 10.0)	
19	Amusement, sports, or recreation establishment		
20	Natural and other recreational parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and Other Institutions			
21	Public administration <u>Government and Administration</u>	1,000 sq ft gfa (4.0, 5.0)	

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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 government functions	Employee during maximum shift (1.0, 1.0)	Excludes maintenance shops.
23	Ambulatory and outpatient services <u>Institutional Health and Human Services</u>	1,000 sq ft gfa (4.0, 5.0)	
24	Social assistance, welfare, and charitable services	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 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.
27	Kiosk		A. Within the shoreline jurisdictions of 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.
28	Vending cart		
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.

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

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 Commercial - Regulations Table								
Land & Structure 		Transportation 	Environment 	Community 	Process 	Money 	Incentives 	Other 
<u>Floor Area Ratio</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Height</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>

<u>Densit</u> <u>y</u>	<u>Outdo</u> <u>or</u> <u>Stora</u> <u>ge,</u> <u>Displ</u> <u>ay &</u> <u>Enclo</u> <u>sures</u>		<u>Environ</u> <u>mental</u> <u>Regulat</u> <u>ions</u>	<u>Affordab</u> <u>le</u> <u>Housing</u>	<u>Develop</u> <u>ment</u> <u>Service</u> <u>s</u>		<u>General</u> <u>Incentiv</u> <u>e</u> <u>Informat</u> <u>ion</u>	<u>Transiti</u> <u>on</u> <u>Overlay</u> <u>Areas</u>
<u>Imperv</u> <u>ious</u> <u>Surfac</u> <u>e</u>	<u>Light</u> <u>ing</u>		<u>Open</u> <u>Space</u>	<u>Neighbor</u> <u>hood</u>				<u>Wireless</u> <u>Communic</u> <u>ation</u> <u>Faciliti</u> <u>es</u>
<u>Setbac</u> <u>ks</u>	<u>Hazar</u> <u>dous</u> <u>Liqui</u> <u>d</u> <u>Pipel</u> <u>ines</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 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 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	Multifamily structure	Multifamily structure	P	R	200-299
	Mixed-use residential structure	Mixed-use residential structure	P	R	200-299

Table ###.###.###.# General Allowed Uses and Cross-References in GC 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	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	L	M	800-899

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<u>1. Drive-through facilities</u>		<u>P</u>		
<u>Business and Service</u>	<u>Finance and insurance;</u> <u>Real estate services;</u> <u>Professional services;</u> <u>Administrative services;</u> <u>Personal services</u>	<u>P</u>	<u>B</u>	<u>700-799,</u> <u>900-999,</u> <u>600-699 for</u> <u>Veterinary</u>
<u>1. Drive-through facilities</u>		<u>P</u>		
<u>Marijuana retail sales</u>	<u>Marijuana retail sales</u>	<u>P</u>	<u>R</u>	<u>882</u>
<u>Food and Beverage</u>	<u>Full-service restaurant;</u> <u>Cafeteria or limited</u> <u>service restaurant; Bar</u> <u>or drinking place</u>	<u>P</u>	<u>A</u>	<u>900-999</u>
<u>1. Drive-through facilities</u>		<u>P</u>		
<u>Pet and animal sales or service (except veterinary)</u>	<u>Pet and animal sales or service (except veterinary); Animal kennel/shelter</u>	<u>L</u>	<u>B</u>	<u>800-899</u>
<u>Hotel, Motel, and Other Accommodation Services</u>	<u>Hotel or motel</u>	<u>P</u>	<u>R-2</u>	<u>300-399</u>
<u>Artisanal Manufacturing, Retail Sales, and Service</u>		<u>L</u>	<u>M, F, H</u>	<u>100-199,</u> <u>800-899,</u> <u>900-999</u>
<u>Road, ground passenger, and transit transportation</u>	<u>Road, ground passenger, and transit transportation</u>	<u>P</u>		
<u>Rapid charging station</u>	<u>Rapid charging station</u>	<u>L</u>		
<u>Battery exchange station</u>	<u>Battery exchange station</u>	<u>L</u>		
<u>Communications and information</u>	<u>Communications and information</u>	<u>P</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>P</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>C</u>		
<u>Incidental hazardous waste treatment and storage</u>	<u>Incidental hazardous waste treatment and storage</u>	<u>L</u>		
<u>Arts, Entertainment, Recreation, and Assembly</u>	<u>Performing arts or supporting establishment; Museums and other special purpose recreational institutions; Zoos, botanical gardens, arboreta, etc.; Amusement, sports, or recreation establishment</u>	<u>P</u>	<u>A</u>	<u>400-499,</u> <u>500-599</u>
<u>Natural and Other Recreational Parks</u>	<u>Natural and other recreational parks</u>	<u>P</u>		<u>400-499</u>
<u>Government and Administration</u>	<u>Public administration; Other government functions; Public safety</u>	<u>P</u>	<u>B</u>	<u>700-799</u>
<u>Institutional Health and Human Services</u>	<u>Ambulatory and outpatient care services</u>	<u>P</u>	<u>I</u>	<u>600-699</u>
<u>Day care center</u>	<u>Day care center</u>	<u>L</u>	<u>E</u>	<u>500-599</u>

Religious and Funerary	Religious institutions; Funeral homes and services; Cremation services and cemeteries	<u>L</u>	<u>A, B, H,</u> <u>I, R, S</u>	<u>500-599</u>
Water enjoyment use	Water enjoyment use			

D E. *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	Maximums		Parking ratio: ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
Residential 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)	

Table 21.14.020C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
				2 bedrooms (1.8, 1.8) 3+ bedrooms (2.0, 2.0)	
General sales or services					
3	Automobile sales, service, or rental establishment <u>Retail Sales</u>	2; 3	0.35; 0.70	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 on-site 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	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					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)	
5	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	Health and personal care				
10	<u>Finance and insurance</u> <u>Business and Service</u>				
11	Real estate services				
12	Professional services				
13	Administrative services				
14	Marijuana retail sales				See RZC 21.41 Marijuana-related uses for additional requirements.
15	Full-service restaurant <u>Food and Beverage</u>	2; 3	0.35; 0.70	1,000 sq ft gfa (9.0, 9.0)	A. Drive-through facilities permitted.

Table 21.14.020C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
16	Cafeteria or limited service restaurant			1,000 sq ft gfa (10.0, 10.0)	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.
17	Bar or drinking place				
18	Personal services			1,000 sq ft gfa (4.0, 5.0)	
19	Pet and animal sales or service (except veterinary)				Boarding and training facilities must be located inside of a structure.
20	Animal kennel/shelter				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 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

Table 21.14.020C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					impacted with noise or odor problems.
21	Hotel or motel , Motel, and Other Accommodation Services ^{1,2}			Rental room (1.0, 1.0)	
Manufacturing and Wholesale Trade					
#	Artisanal Manufacturing, Retail Sales, and Service	2; 3	0.35; 0.70	1,000 sq ft gfa (4.0, 5.0)	
Transportation, Communication, Information, and Utilities					
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				See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
27	Local utilities			Adequate to accommodate peak use	
28	Regional utilities				Conditional use permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
29	Incidental hazardous waste treatment and storage				A. Allowed only as an accessory use to communications and information; all site

Table 21.14.020C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>requirements for that use apply.</p> <p>B. Storage limited to amount necessary for proper function of business, not to exceed quantities permitted by Redmond Fire Department; excess stockpiling prohibited.</p> <p>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.</p> <p>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.</p> <p>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,</p>

Table 21.14.020C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					or other methods of removing odors or harm.
Arts, Entertainment, and Recreation					
30	Performing arts or supporting establishment <u>Arts, Entertainment, Recreation, and Assembly</u>	2; 3	0.35; 0.70	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, adequate adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions					
35	Public administration <u>Government and Administration</u>	2; 3	0.35; 0.70	1,000 sq ft gfa (4.0, 5.0)	
36	Other government functions				
37	Public safety				
38	Ambulatory and outpatient				

Table 21.14.020C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
	care services <u>Institutional Health and Human Service</u>				
39	Day care center			Employee on maximum shift (1.0, 1.0)	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.
40	<u>Religious institutions and Funerary</u>			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)	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 gvw 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. 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

Table 21.14.020C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or 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 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. <u>B. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses.</u>
41	Funeral homes and services			1,000 sq ft gfa (4.0, 5.0)	
42	Cremation services and cemeteries				
Other					
43	Water enjoyment use	35 ft.; 35 ft.	0.35; 0.70	1,000 sq ft gfa (4.0, 5.0)	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.
44	Kiosk	1;			A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of
45	Vending cart	1			

Table 21.14.020C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>Bear Creek and the Sammamish River.</p> <p>B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p>
46	Drive-up stand			1,000 sq ft gfa (4.0, 5.0)	<p>A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River.</p> <p>B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping</p>

Table 21.14.020C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					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









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

RZC 21.14.030 Business Park.

A. *Purpose.* The purpose of the Business Park (BP) zone is to provide business and manufacturing employment opportunities that complement commercial activities that are typically found in the Downtown, involve limited outdoor storage, and include a high level of amenities. The Business Park zone provides areas to locate research and development, software development, advanced technology industries, wholesale businesses, manufacturing businesses with largely indoor operations, offices associated with these uses, and uses that require large floor plates such as major medical facilities. Compatible uses that directly support surrounding business park uses, such as restaurants, fitness centers, and marijuana 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.

<u>Business Park - Regulations Table</u>								
<u>Land & Structure</u> 		<u>Transportation</u> 	<u>Environment</u> 	<u>Community</u> 	<u>Process</u> 	<u>Money</u> 	<u>Incentives</u> 	<u>Other</u> 
<u>Building Height</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Density</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Impervious Surface</u>	<u>Outdoor Storage, Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Setbacks</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
	<u>Hazardous Liquid Pipelines</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 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					
<u>Residential Use Category</u>	<u>Residential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Medium Density Residential</u>	<u>Mixed-use residential structure</u>	<u>Mixed-use residential structure</u>	<u>P</u>	<u>R</u>	<u>200-299</u>

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<u>Table ###.###.###.## General Allowed Uses and Cross-References in BP Zone (Nonresidential)</u> <u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u>				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Retail Sales</u>	<u>Automobile sales, service, or rental establishment; Heavy consumer goods sales or service; Durable consumer goods sales or service; Convenience use</u>	<u>L, C</u>	<u>M</u>	<u>800-899</u>
<u>1. Limited to Automobile sales, service, or rental establishment; Heavy consumer goods sales or service; Durable consumer goods sales or service; Convenience use</u> <u>2. Automobile sales, service, or rental establishments limited to gasoline service only</u> <u>3. Heavy consumer goods, sales, or service, and Durable consumer goods, sales, or service limited to rental and repair of goods only.</u> <u>4. Supermarkets prohibited.</u>		<u>L, N</u>		
<u>Business and Service</u>	<u>Finance and insurance; Personal services; Professional services; Administrative services; Services to buildings or dwellings</u>	<u>L</u>	<u>B</u>	<u>700-799, 900-999, 600-699</u>
<u>1. Limited to uses that primarily serve business clients.</u>		<u>L</u>		
<u>Food and Beverage</u>	<u>Full-service restaurant; Cafeteria or limited service restaurant; Bar or drinking place</u>	<u>L</u>	<u>A</u>	<u>900-999</u>
<u>Manufacturing and wholesale trade</u>	<u>Manufacturing and wholesale trade</u>	<u>L</u>		
<u>Rail transportation</u>	<u>Rail transportation</u>	<u>P</u>		

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<u>Road, ground passenger, and transit transportation</u>	<u>Road, ground passenger, and transit transportation</u>	<u>P</u>		
<u>Rapid charging station</u>	<u>Rapid charging station</u>	<u>L</u>		
<u>Battery exchange station</u>	<u>Battery exchange station</u>	<u>L</u>		
<u>Courier and messenger services</u>	<u>Courier and messenger services</u>	<u>P</u>		
<u>Heliport facility</u>	<u>Heliport facility</u>	<u>C</u>		
<u>Automobile parking facility</u>	<u>Automobile parking facility</u>	<u>L</u>	<u>S-2</u>	
<u>1. Storage of impounded, abandoned, or damaged vehicles</u>		<u>N</u>		
<u>Communications and information</u>	<u>Communications and information</u>	<u>P</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>P</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>P</u>		
<u>Incidental hazardous waste treatment and storage</u>	<u>Incidental hazardous waste treatment and storage</u>	<u>L</u>		
<u>Natural and other recreational parks</u>	<u>Natural and other recreational parks</u>	<u>P</u>		<u>400-499</u>
<u>Arts, Entertainment, Recreation, and Assembly</u>	<u>Amusement, sports, or recreation establishment</u>	<u>L</u>	<u>A</u>	<u>400-499, 500-599</u>
<u>1. Limited to athletic club or fitness center only</u>		<u>L</u>		
<u>Adult entertainment facilities</u>	<u>Adult entertainment facilities</u>	<u>C</u>	<u>A</u>	<u>400-499</u>
<u>Educational</u>	<u>Grade schools; Colleges and universities; Technical, trade, and other specialty schools</u>	<u>C</u>	<u>E</u>	<u>500-599</u>
<u>Secure community transition facility</u>	<u>Secure community transition facility</u>	<u>P</u>		
<u>Institutional Health and Human Services</u>	<u>Ambulatory and outpatient care services</u>	<u>L</u>	<u>I</u>	<u>600-699</u>
<u>1. Limited to medical diagnostic and short-term treatment facilities where treatment lasts less than 24 hours only.</u>		<u>L</u>		
<u>Day care center</u>	<u>Day care center</u>	<u>L</u>	<u>E</u>	<u>500-599</u>
<u>Construction-related businesses</u>	<u>Construction-related businesses</u>	<u>L</u>	<u>B</u>	
<u>Water enjoyment use</u>	<u>Water enjoyment use</u>	<u>L</u>		

⊕ E. *Allowed Uses and Basic Development Standards.* The

following table contains the basic zoning regulations

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 Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
Residential ¹					
1	Mixed-use residential structure	5; 6	0.68; 1.0	Studio (1.2, 1.2) 1 bedroom (1.5, 1.5) 2 bedroom (1.8, 1.8) 3+ bedroom (2.0, 2.0)	
General sales or services					
2	Automobile sales, service, or rental establishment <u>Retail Sales</u>	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	A. Conditional use permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . B. Only gasoline service permitted. C. Not permitted north of NE 90th Street and west of Willows Road.
3	Heavy consumer goods sales or service				Only rental and repair of goods permitted.

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
4	Durable consumer goods sales or service				
5	Finance and insurance <u>Business and Service</u>	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	<u>Finance and insurance, convenience use, and personal services uses:</u> A. Permitted in Willows/Rose Hill Neighborhood north of NE 95th Street only. B. Supermarkets prohibited. C. Must be closed a minimum of four hours in any 24-hour period. D. Minimum size per tenant space is 1,000 sq ft gfa. E. Maximum size per tenant space is 20,000 sq ft gfa. F. Shall be secondary use in multi-tenant building; shall not be located in separate building containing only convenience uses. G. Bicycle parking shall be provided on-site. H. 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.
6	Convenience use				
7	Personal services				
8	Professional services				
9	Administrative services				Limited to uses that primarily serve business clients.
10	Services to buildings or dwellings				

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Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
11	Full-service restaurant Food and Beverage			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. B. 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. C. Hours of operation limited to 6 a.m.-10 p.m.
12	Cafeteria or limited service restaurant			1,000 sq ft gfa (10.0, 10.0)	
13	Bar or drinking place				
	Marijuana Retail Sales	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41.Marijuana-related uses for additional requirements.
Manufacturing and Wholesale Trade					
14	Manufacturing and wholesale trade	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	A. At least 75 percent of business activity by area 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.
Transportation, Communication, Information, and Utilities					
15	Rail transportation	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	
16	Road, ground passenger, and transit transportation				
17	Rapid charging station				Adequate to accommodate peak use

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or 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; 1.0	1,000 sq ft gfa (2.0, 3.0)	
20	Heliport facility				Conditional use permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
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, <i>Wireless Communication Facilities</i> , for specific development requirements.
24	Regional utilities			Adequate to accommodate peak use	
25	Local utilities				
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 Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR 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, Entertainment, and Recreation					
27	Natural and other recreational parks	4; 5	0.45; 1.0	1,000 sq ft gfa (0, adequate to accommodate peak use)	
28	Amusement, sports, or recreation establishment Arts, Entertainment, Recreation, and Assembly			1,000 sq ft gfa (2.0, 3.0)	A. Limited to athletic club or fitness center only. B. Maximum size is 30,000 sq ft gfa in Willows/Rose Hill Neighborhood north of NE 95th Street.
29	Adult entertainment facilities				A. Conditional use permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . B. See RZC 21.18, <i>Adult Entertainment Facilities</i> .
Education, Public Administration, Health Care, and other Institutions					
30	Grade schools Educational	4; 5	0.45; 1.0	Adequate to accommodate peak use	Conditional use permit required if capacity is greater than 150 full-time students. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
31	Colleges and universities				
32	Technical, trade, and other				

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Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
	specialty schools				
33	Secure community transition facility				See RZC 21.76.070.M, <i>Essential Public Facilities</i> .
34	Ambulatory and outpatient care services <u>Institutional Health and Human Services</u>				A. Only medical diagnostic and short-term treatment facilities where treatment lasts less than 24 hours are permitted. B. Only permitted in the Southeast Redmond neighborhood north of Union Hill Road.
35	Day care center			Employee on maximum shift (1.0, 1.0)	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 a residential zone.
36	Associations and nonprofit organizations			1,000 sq ft gfa (2.0, 3.0)	
Construction-related Businesses					
37	Construction-related businesses	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	Office uses only.
Other					
38	Water enjoyment use	45 ft.; 45 ft.	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	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)
39	Kiosk	1; 1			A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River.
40	Vending cart				

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					<p>B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p>
41	Drive-up stand			1,000 sq ft gfa (2.0, 3.0)	<p>A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River.</p> <p>B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p> <p>G. Must submit circulation plan addressing queuing.</p>

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

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.

Manufacturing Park - Regulations Table								
<u>Land & Structure</u> 		<u>Transportation</u> 	<u>Environment</u> 	<u>Community</u> 	<u>Process</u> 	<u>Money</u> 	<u>Incentives</u> 	<u>Other</u> 
<u>Floor Area Ratio</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscape</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Height</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Density</u>	<u>Outdoor Storage, Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Impervious Surface</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
<u>Setbacks</u>	<u>Hazardous Liquid Pipelines</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 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.

<u>Table ##.##.###.## General Allowed Uses and Cross-References in MP Zone (Nonresidential)</u> Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Retail Sales</u>	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>	<u>M</u>	<u>800-899</u>
<u>1. Heavy consumer goods, sales, or service is limited to repair and rental of goods and membership</u>		<u>L</u>		

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<u>wholesale/retail warehouse</u> <u>2. Membership</u> <u>wholesale/retail warehouses limited to Southeast Redmond neighborhood only.</u>				
<u>Business and Service</u>	<u>Real estate services;</u> <u>Finance and insurance;</u> <u>Professional services;</u> <u>Administrative services;</u> <u>Personal services;</u> <u>Services to buildings and dwellings</u>	<u>L</u>	<u>B</u>	<u>700-799,</u> <u>900-999</u>
<u>1. Real estate services limited to mini-warehouse/self-storage only.</u> <u>2. Health and personal care, and Finance and insurance limited to Manufacturing Park Overlay only.</u> <u>3. Professional services limited to research and development services and other uses that support another permitted use within the MP zone only</u> <u>4. Administrative services limited to corporate headquarters and regional offices associated with manufacturing and wholesale trade uses within an MP zone in Redmond only.</u> <u>5. Personal services limited to the Manufacturing Park Overlay only.</u>		<u>L</u>		
<u>Food and Beverage</u>	<u>Full-service restaurant; Cafeteria or limited service restaurant; Bar or drinking place;</u> <u>Caterer; Food service contractor</u>	<u>L</u>	<u>A, B, F</u>	<u>100-199,</u> <u>700-799,</u> <u>900-999</u>
<u>Pet and Animal Sales and Service</u>	<u>Pet and animal sales or services (except</u>	<u>L</u>	<u>B</u>	<u>800-899</u>

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	<u>veterinary); Animal kennel / shelter</u>			
<u>1. Pet and animal sales or services limited to the Manufacturing Park and Overlay only.</u>		<u>L</u>		
<u>Manufacturing and wholesale trade</u>	<u>Manufacturing and wholesale trade</u>	<u>L</u>	<u>M, F, H</u>	<u>100-199</u>
<u>Artisanal Manufacturing, Retail Sales, and Service</u>		<u>P</u>	<u>M, F, H</u>	<u>100-199</u>
<u>Rail transportation</u>	<u>Rail transportation</u>	<u>P</u>		
<u>Road, ground passenger, and transit transportation</u>	<u>Road, ground passenger, and transit transportation</u>	<u>P</u>		
<u>Truck and freight transportation services</u>	<u>Truck and freight transportation services</u>	<u>P</u>		
<u>Towing operators and auto impoundment yards</u>	<u>Towing operators and auto impoundment yards</u>	<u>P</u>		
<u>Rapid charging station</u>	<u>Rapid charging station</u>	<u>L</u>		
<u>Battery exchange station</u>	<u>Battery exchange station</u>	<u>L</u>		
<u>Postal services</u>	<u>Postal services</u>	<u>P</u>		
<u>Heliport facility</u>	<u>Heliport facility</u>	<u>C</u>		
<u>Communications and information</u>	<u>Communications and information</u>	<u>P</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>P</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>P</u>		
<u>Solid waste transfer and recycling</u>	<u>Solid waste transfer and recycling</u>	<u>P</u>		
<u>Incidental hazardous waste treatment and storage</u>	<u>Incidental hazardous waste treatment and storage</u>	<u>L</u>		
<u>Primary hazardous waste treatment and storage</u>	<u>Primary hazardous waste treatment and storage</u>	<u>C</u>		
<u>Natural and Other Recreational Parks</u>	<u>Natural and other recreational parks</u>	<u>P</u>		<u>400-499</u>
<u>Arts, Entertainment, Recreation, and Assembly</u>	<u>Amusement, sports or recreation establishment</u>	<u>L</u>	<u>A</u>	<u>400-499, 500-599</u>
<u>1. Limited to athletic club or fitness center only</u>		<u>L</u>		
<u>Adult entertainment facilities</u>	<u>Adult entertainment facilities</u>	<u>C</u>	<u>A</u>	<u>400-499</u>
<u>Educational</u>	<u>Technical, trade, and other specialty schools</u>	<u>C</u>	<u>E</u>	<u>500-599</u>
<u>1. Limited to Technical, trade, and other specialty schools only</u>		<u>C</u>		
<u>Secure community transition facility</u>	<u>Secure community transition facility</u>	<u>P</u>	<u>I</u>	<u>500-599</u>
<u>Institutional Health and Human Services</u>	<u>Ambulatory and outpatient care services</u>	<u>L</u>	<u>I</u>	<u>600-699</u>

<u>1. Limited to Ambulatory and outpatient care services only.</u> <u>2. Limited to Manufacturing Park Overlake only.</u>				
<u>Day Care Center</u>	<u>Day care center</u>	<u>L</u>	<u>E</u>	<u>500-599</u>
<u>Religious and Funerary</u>	<u>Religious institutions</u>	<u>L</u>	<u>A, B, H, I, R, S</u>	<u>500-599</u>
<u>Construction-related businesses</u>	<u>Construction-related businesses</u>	<u>P</u>	<u>B</u>	
<u>Water enjoyment use</u>	<u>Water enjoyment use</u>	<u>L</u>		

D E. *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 Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
General sales or services					

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
1	Automobile sales, service, or rental establishment <u>Retail Sales</u>	4; 5	0.5; 1.0	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. Gasoline service requires conditional use permit. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . B. Shall not abut residential zone. 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 on-site 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, 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

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Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					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; 1.0	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, <i>Manufacturing Park Overlay</i> .
3	Heavy consumer goods sales or service	4; 4	0.25; 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, <i>Manufacturing Park Overlay</i> . 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
4	Durable consumer goods sales or service				
5	Consumer goods sales or service, other than heavy or durable				

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or 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' associations and 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 gfa.
6	Health and personal care	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .
7	Finance and insurance Business and Service				
8	Professional services				Limited to research and development services and other uses that support another permitted use in the MP zone, except within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .
9	Administrative services				Limited to corporate 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, <i>Manufacturing Park Overlay</i> .
10	Personal services				Allowed only within the Manufacturing Park Overlay

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Table 21.14.040C Allowed Uses and Basic Development Standards						
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations	
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP			
					as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .	
11	Services to buildings and dwellings					
12	Full-service restaurant <u>Food and Beverage</u>	4; 5	0.5; 1.0	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. B. 50-person seating capacity, except when associated with manufacture 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.m.-12 a.m. daily.	
13	Cafeteria or limited service restaurant					
14	Bar or drinking place			1,000 sq ft gfa (10.0, 10.0)		
15	Caterer			1,000 sq ft gfa (2.0, 3.0)		
16	Food service contractor					
17	Pet and animal sales or services (except veterinary)					Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .
18	Animal kennel / shelter			<u>For Animal kennel/shelter uses:</u> 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		

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>or material such as masonry or concrete.</p> <p>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.</p>
	Marijuana Retail Sales	4; 5	0.5; 1.0		<p>A. Allowed only within the Manufacturing Park Overlay as shown on Map 14.1. Manufacturing Park Overlay.</p> <p>B. See RZC 21.41 Marijuana-related uses for additional requirements.</p>
Manufacturing and Wholesale Trade					
19	Manufacturing and wholesale trade	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	<p>A. Asphalt and concrete batch plants shall have direct access to arterials.</p> <p>B. Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.</p> <p>C. Outdoor processing operations follow a Type II review process.</p> <p>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</p>

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Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					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.
#	Artisanal Manufacturing, Retail Sales, and Service			1,000 sq ft gfa (2.0, 3.0)	
Transportation, Communication, Information, and Utilities					
20	Rail transportation	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	
21	Road, ground passenger, and transit transportation				
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, 3.0)	
27	Heliport facility				Conditional use permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
28	Communications and information				
31	Wireless Communication Facilities	4; 5	0.5; 1.0		See RZC 21.56, <i>Wireless Communication Facilities</i> ,

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					for specific development requirements.
32	Regional utilities			1,000 sq ft gfa (2.0, 3.0)	
33	Local utilities				
34	Solid waste transfer and recycling				
35	Incidental hazardous waste treatment and storage				<p>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.</p> <p>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.</p>
36	Primary hazardous waste treatment and storage				<p>A. Conditional use permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i></p> <p>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.</p>

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Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					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, Entertainment, and Recreation					
37	Natural and other recreational parks	4; 5	0.5; 1.0	1,000 sq ft gfa (0, adequate to accommodate peak use)	
38	Amusement, sports or recreation establishment Arts, Entertainment, Recreation, and Assembly			1,000 sq ft gfa (2.0, 3.0)	Limited to athletic club or fitness center only.
39	Adult entertainment facilities				A. Conditional use permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . B. See RZC 21.18, <i>Adult Entertainment Facilities</i> .
Education, Public Administration, Health Care, and other Institutions					
40	Technical, trade, and other specialty schools Educational	4; 5	0.5; 1.0	Adequate to accommodate peak use	A. Conditional use permit required if capacity is greater than 150 full-time-equivalent students, where 15 credits per quarter is considered full-time. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . 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

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					adequate screening of noise, light, and view of adjacent and less aesthetic uses (such as a storage yard).
41	Secure community transition facility				See RZC 21.76.070.M, <i>Essential Public Facilities</i> .
42	Ambulatory and outpatient care services <u>Institutional Health and Human Services</u>				Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .
43	Day care center			Employee on maximum shift (1.0, 1.0)	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.
44	Religious institutions 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)	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 gvw 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. Off site parking in residential zones is

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>allowed only with a shared parking agreement with an existing institutional use, such as a school.</p> <p>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.</p> <p>F. Steeple, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</p> <p>G. Maximum height for separate structures on-site, such as bell towers, crosses, statuary, or other symbolic religious icons, is 60 feet.</p> <p>H. B. 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 setback 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</p>

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Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					shall require a conditional use permit. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . ± 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 <u>Faith-Based and Funerary for requirements concerning faith-based and funerary uses.</u>
Construction-related Businesses					
45	Construction-related businesses	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	
Other					
46	Water enjoyment use	45 feet; 45 feet	0.5; 1.0	1,000 sq ft gfa (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)
47	Kiosk	1; 1		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
48	Vending cart				

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TDR or GBP		
					<p>Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p>
49	Drive-up stand			1,000 sq ft gfa (2.0, 3.0)	<p>A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River.</p> <p>B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p> <p>G. Must submit circulation plan addressing queuing.</p>

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 - Regulations Table								
<u>Land & Structure</u> 		<u>Transportation</u> 	<u>Environment</u> 	<u>Community</u> 	<u>Process</u> 	<u>Money</u> 	<u>Incentives</u> 	<u>Other</u> 
<u>Floor Area Ratio</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Height</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Business</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>

Density	Outdoor Storage / Display & Enclosures		Environmental Regulations	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas
Impervious Surface	Lighting		Open Space	Neighborhood				Wireless Communication Facilities
Setbacks	Hazardous Liquid Pipelines							

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.

Table ###.###.###.# General Allowed Uses and Cross-References in I Zone (Nonresidential)				
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
Nonresidential Use Class	Former Use Classification (prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
Retail Sales	Automobile sales, service, or rental establishment	<u>L</u>	<u>M</u>	<u>800-899</u>
1. Limited to automobile repair only		<u>L</u>		
Business and Service	Professional services	<u>L</u>	<u>B</u>	<u>700-799, 900-999</u>
1. Limited to research and development only		<u>L</u>		
Food and Beverage	Full-service restaurant; Cafeteria or limited service restaurant; Caterer; Food service contractor	<u>P, C</u>	<u>A, B, F</u>	<u>100-199, 700-799, 900-999</u>
Manufacturing and wholesale trade	Manufacturing and wholesale trade	<u>L</u>	<u>M, F, H</u>	<u>100-199</u>
Artisanal Manufacturing, Retail Sales, and Service		<u>L</u>	<u>M, F, H</u>	<u>100-199</u>
Rail transportation	Rail transportation	<u>P</u>		
Road, ground passenger, and transit transportation	Road, ground passenger, and transit transportation	<u>P</u>		
Truck and freight transportation services	Truck and freight transportation services	<u>P</u>		
Towing operators and auto impoundment yards	Towing operators and auto impoundment yards	<u>P</u>		
Rapid charging station	Rapid charging station	<u>L</u>		
Battery exchange station	Battery exchange station	<u>L</u>		
Heliport facility	Heliport facility	<u>C</u>		
Communications and information	Communications and information	<u>P</u>		
Wireless Communication Facilities	Wireless Communication Facilities	<u>P</u>		
Regional utilities	Regional utilities	<u>P</u>		
Local utilities	Local utilities	<u>P</u>		
Incidental hazardous waste treatment and storage	Incidental hazardous waste treatment and storage	<u>L</u>		

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<u>Primary hazardous waste treatment and storage</u>	<u>Primary hazardous waste treatment and storage</u>	<u>L</u>		
<u>Natural and Other Recreational Parks</u>	<u>Natural and other recreational parks</u>	<u>P</u>		
<u>Adult entertainment facilities</u>	<u>Adult entertainment facilities</u>	<u>C</u>	<u>A</u>	<u>400-499</u>
<u>Secure community transition facility</u>	<u>Secure community transition facility</u>	<u>C</u>	<u>I</u>	<u>500-599</u>
<u>Construction-related businesses</u>	<u>Construction-related businesses</u>	<u>P</u>	<u>B</u>	
<u>Mining and extraction establishments</u>	<u>Mining and extraction establishments</u>	<u>C</u>		
<u>Solid waste transfer and recycling</u>	<u>Solid waste transfer and recycling</u>	<u>P</u>	<u>H</u>	

D E. *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 Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
General Sales or Services			
1	Automobile sales, service, or rental establishment Retail Sales	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);	A. Repair only, except that a Auto and motorcycle sales may occupy up to 25 percent of the combined gross floor area. B. Shall not abut residential zone.

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Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		and employee on maximum shift (1.0, 1.0)	C. Vehicle display area shall be 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 services Business and Service	1,000 sq ft gfa (2.0, 3.0)	Research and development services only.
3	Full-service restaurant Food and Beverage	Employee on maximum shift (1.0, 1.0)	A. Conditional use permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . B. Shall be located in multi-tenant building or a single building in a multi-building, multi-tenant complex. 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.m.-10 p.m.
4	Cafeteria or limited service restaurant		
5	Caterer	1,000 sq ft gfa (2.0, 3.0)	
6	Food service contractor		
Manufacturing and Wholesale Trade			
7	Manufacturing and wholesale trade	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. 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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Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
			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 Manufacturing, Retail Sales, and Service	1,000 sq ft gfa (2.0, 3.0)	
Transportation, Communication, Information, and Utilities			
8	Rail transportation		
9	Road, ground passenger, and transit transportation		
10	Truck and freight transportation services		
11	Towing operators and auto impoundment yards		
12	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.
13	Battery exchange station		Shall not be located on a parcel that abuts a residential zone.
14	Heliport facility	1,000 sq ft gfa (2.0, 3.0)	Conditional use permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
15	Communications and information		
16	Wireless Communication Facilities		See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
17	Regional utilities	Adequate to accommodate peak us	
18	Local utilities		
19	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.
20	Primary hazardous waste		

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Table 21.14.050C Allowed Uses and Basic Development Standards			
§	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.
Arts, 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, <i>Conditional Use Permit</i> . B. See RZC 21.18, <i>Adult Entertainment Facilities</i> .
Education, Public Administration, Health Care, and other Institutions			
23	Secure community transition facility	Adequate to accommodate peak use	A. Conditional use permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> . B. See RZC 21.76.070.M, <i>Essential Public Facilities</i> .
Construction-related Businesses			
24	Construction-related businesses	1,000 sq ft gfa (2.0, 3.0)	
Mining and Extraction 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, <i>Conditional Use Permit</i> . 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. 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.
Other			
26	Solid waste transfer and recycling	1,000 sq ft gfa (2.0, 3.0)	

RZC 21.14.070 Bear Creek Design District.

A. *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 Creek Design District - Regulations Table								
<u>Land & Structure</u> 		<u>Transportation</u> 	<u>Environment</u> 	<u>Community</u> 	<u>Process</u> 	<u>Money</u> 	<u>Incentives</u> 	<u>Other</u> 
<u>Floor Area Ratio (FAR)</u>	<u>Fences</u>	<u>Parking Standards</u>	<u>Landscaping</u>	<u>Historical & Archeological Resources</u>	<u>Review Procedures</u>	<u>Development Fees</u>	<u>Transfer Development Rights Program</u>	<u>Special Regulations</u>
<u>Height</u>	<u>Signs</u>	<u>Transportation Standards</u>	<u>Trees</u>	<u>Design Standards</u>	<u>Permits</u>	<u>Doing Businesses</u>	<u>Green Building Incentive Program</u>	<u>Public View Corridors & Gateways</u>
<u>Density</u>	<u>Outdoor Storage / Display & Enclosures</u>		<u>Environmental Regulations</u>	<u>Affordable Housing</u>	<u>Development Services</u>		<u>General Incentive Information</u>	<u>Transition Overlay Areas</u>
<u>Impervious Surface</u>	<u>Lighting</u>		<u>Open Space</u>	<u>Neighborhood</u>				<u>Wireless Communication Facilities</u>
<u>Setbacks</u>	<u>Hazardous Liquid Pipelines</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 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						
<u>Residential Use Category</u>	<u>Residential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions Performance Area 1</u>	<u>Use Permissions Performance Area 2</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Low Density Residential</u> <u>Medium Density Residential</u>	<u>Housing services for the elderly</u>	<u>Housing services for the elderly</u>	<u>L</u>	<u>N</u>	<u>I</u>	<u>200-299</u>
	<u>Detached dwelling unit</u>	<u>Detached dwelling unit</u>	<u>L</u>	<u>N</u>	<u>R</u>	<u>200-299</u>
	<u>Multifamily structure</u>	<u>Multifamily structure</u>	<u>L</u>	<u>N</u>	<u>R</u>	<u>200-299</u>
	<u>Adult Family Home</u>	<u>Adult Family Home</u>	<u>P</u>	<u>N</u>	<u>I</u>	<u>200-299</u>

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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					
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>	<u>Nonresidential Use Class</u>
<u>Business and Service</u>	<u>Finance and insurance</u>	<u>L</u>	<u>N</u>	<u>B</u>	<u>700-799</u>
<u>Amateur Radio Tower</u>	<u>Amateur Radio Tower</u>	<u>P</u>	<u>N</u>		
<u>Antenna Array and Base Station</u>	<u>Antenna Array and Base Station</u>	<u>C</u>	<u>N</u>		
<u>Antenna Support Structures</u>	<u>Antenna Support Structures</u>	<u>P</u>	<u>N</u>		
<u>Natural and Other Recreational Parks</u>	<u>Natural and other recreational parks</u>	<u>P</u>	<u>P</u>		
<u>Institutional Health and Human Services</u>	<u>Ambulatory or outpatient care services; Nursing, supervision, and other rehabilitative services; Social assistance, welfare, and charitable services</u>	<u>L</u>	<u>N</u>	<u>I</u>	<u>600-699</u>
<u>1. Limited to Ambulatory or outpatient care services; Nursing, supervision, and other rehabilitative services; and Social assistance, welfare, and charitable services.</u>					
<u>Educational</u>	<u>Colleges and universities</u>	<u>L</u>	<u>N</u>	<u>E</u>	<u>500-599</u>
<u>Crop production</u>	<u>Crop production</u>	<u>L</u>	<u>L</u>		
<u>Wetland mitigation banking</u>	<u>Wetland mitigation banking</u>	<u>P</u>	<u>P</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>N</u>	<u>P</u>		

⊕ E. *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							
Allowed Uses and Basic Development Standards: Performance Area 1							
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage ; Impervious surface area	Height (stories)	FAR		
Residential ¹							
1	Housing services for the elderly	Avondale: 15, 75, 150 Other property lines: 10, 75, 100	30%; 65%	4	0.80	Dwelling unit (1.0, 1.0)	A. Ten percent of the total number of dwelling units (including those built for employees) shall be affordable to individuals or families earning up to 80 percent of area median income. Applicant is

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Table 21.14.070B						
Allowed Uses and Basic Development Standards: Performance Area 1						
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage ; Impervious surface area	Height (stories)	FAR	
						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.
2	Detached dwelling unit					Studio (1.2, 1.2)
3	Multifamily structure					1 bedroom (1.5, 1.5) 2 bedrooms (1.8, 1.8) 3+ bedrooms (2.0, 2.0)
						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 21.14.070B							
Allowed Uses and Basic Development Standards: Performance Area 1							
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage ; Impervious surface area	Height (stories)	FAR		
							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, <i>Affordable Housing</i> , for additional guidance.
	Adult Family Home					Dwelling unit (2.0)	
General Sales or Services							
4	Finance and insurance Business and Service	Avondale: 15, 75, 150 Other property lines: 10, 75, 100	30%; 65%	4	0.8 0		Permitted only as internal service to residents and guests of housing services for the elderly.
Transportation, Communication, Information, and Utilities							
5	Amateur Radio Tower	Avondale: 15, 75, 150 Other property lines: 10, 75, 100	30%; 65%	4	0.8 0	Adequate to accommodate peak use	See RZC 21.56, <i>Wireless Communication Facilities</i> for specific development requirements.
6	Antenna Array and Base Station						A Conditional Use permit may be required; see RZC 21.56, <i>Wireless Communication Facilities</i> for specific development requirements.

Table 21.14.070B							
Allowed Uses and Basic Development Standards: Performance Area 1							
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage ; Impervious surface area	Height (stories)	FAR		
7	Antenna Support Structures						A. RZC 21.56, <i>Wireless Communication Facilities</i> . B. Conditional Use Permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
Arts, Entertainment, and Recreation							
8	Natural and other recreational parks	Avondale: 15, 75, 150 Other property lines: 10, 75, 100	30%; 65%	4	0.8 0	1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions							
9	Ambulatory or outpatient care services <u>Institutional Health and Human Services</u>	Avondale: 15, 75, 150 Other property lines: 10, 75, 100	30%; 65%	4	0.8 0		Permitted only as internal service to residents and guests of housing services for the elderly.
10	Nursing, supervision, and other rehabilitative services						
11	Social assistance, welfare, and charitable services						
12	Colleges and universities						A. Permitted only as internal housing services for the elderly.

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Table 21.14.070B						
Allowed Uses and Basic Development Standards: Performance Area 1						
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage ; Impervious surface area	Height (stories)	FAR	
	<u>§ Educational</u>					B. Curriculum must be related to geriatrics/gerontology.
Agriculture, Forestry, Fishing, and Hunting						
1 3	Crop production	Avondale: 15, 75, 150 Other property lines: 10, 75, 100	0; 0	0	0	Permitted until such time that a state-approved wetland mitigation bank is established; at that time, crop production shall cease.
1 4	Wetland mitigation banking					
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.						

Table 21.14.070C Allowed Uses and Basic Development Standards: Performance Area 2				
\$	Use	Maximums		Special Regulations
		Lot coverage; Impervious surface area	FAR	
Arts, Entertainment, and Recreation				
1	Natural and other recreational parks	0; 0	0	
Agriculture, Forestry, Fishing, and Hunting				
2	Crop production	0; 0	0	Permitted until such time that a state approved wetland mitigation bank is established; at that time, crop production shall cease.
3	Wetland mitigation banking			
Transportation, Communication, Information and Utilities				
4	Wireless Communication Facilities			See RZC 21.56, <i>Wireless Communication Facilities</i> for 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.

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.

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

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.

<p><u>Table ##.##.###.# General Allowed Uses and Cross-References in NWDD Zone (Residential)</u></p> <p><u>Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</u></p>					
<u>Residential Use Category</u>	<u>Residential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Medium Density Residential</u>	<u>Attached dwelling unit, 2-4 units</u>	<u>Attached dwelling unit, 2-4 units</u>	<u>P</u>	<u>R</u>	<u>200-299</u>

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	<u>Stacked flat</u>		<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Courtyard apartment</u>		<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Multifamily structure</u>	<u>Multifamily structure</u>	<u>P</u>	<u>R</u>	<u>200-299</u>
	<u>Mixed-use residential structure</u>	<u>Mixed-use residential structure</u>	<u>P</u>	<u>R</u>	<u>200-299</u>

Table ##.##.###.# General Allowed Uses and Cross-References in NWDD Zone (Nonresidential)				
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
<u>Nonresidential Use Class</u>	<u>Former Use Classification (prior to Dec. 31, 2021)</u>	<u>Use Permissions</u>	<u>Building Code Occupancy Class</u>	<u>ITE Trip Generation Manual Land Use Code</u>
<u>Sales and Retail</u>	<u>Consumer goods sales or service, other than heavy or durable; Grocery, food, beverage, and dairy; Health and personal care</u>	<u>L</u>	<u>M</u>	<u>800-899</u>
<u>Business and Service</u>	<u>Finance and Insurance; Real estate services; Professional services</u>	<u>L</u>	<u>B</u>	<u>700-799, 900-999, 600-699</u>
<u>1. Self-storage facilities</u>		<u>N</u>		
<u>Food and Beverage</u>	<u>Full-service restaurant; Cafeteria or limited-service restaurant</u>	<u>P</u>	<u>A</u>	<u>900-999</u>
<u>Business and Service</u>	<u>Personal services</u>	<u>P</u>	<u>B</u>	<u>700-799, 900-999</u>
<u>Road, ground passenger, and transit transportation</u>	<u>Road, ground passenger, and transit transportation</u>	<u>P</u>		
<u>Rapid charging station</u>	<u>Rapid charging station</u>	<u>P</u>		
<u>Wireless Communication Facilities</u>	<u>Wireless Communication Facilities</u>	<u>P</u>		
<u>Local utilities</u>	<u>Local utilities</u>	<u>P</u>		
<u>Regional utilities</u>	<u>Regional utilities</u>	<u>C</u>		
<u>Arts, Entertainment, Recreation, and Assembly</u>	<u>Amusement, sports, or recreation establishment; Community indoor recreation</u>	<u>L</u>	<u>A</u>	<u>400-499, 500-599</u>
<u>1. Limited to fitness and athletic clubs only.</u>		<u>L</u>		
<u>Natural and Other Recreational Park</u>	<u>Natural and other recreational park</u>	<u>P</u>		<u>400-499</u>
<u>Natural and Other Recreational Park</u>	<u>Parks, open space trails, and gardens</u>	<u>P</u>		<u>400-499</u>
<u>Day care center</u>	<u>Day care center</u>	<u>P</u>	<u>E</u>	<u>500-599</u>

E D. Allowed Uses and Basic Development Standards.

Table 21.14.080B Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or NWDD Green Incentive s; w/TDR or NWDD Green Incentive s	FAR w/o TDR or NWDD Green Incentive s; w/TDR or NWDD Green Incentive s		
Residential ¹					
1	Attached dwelling unit, 2-4 units	4	0.68; 1.0	Studio (1.2, 1.2) 1 bedroom (1.5, 1.5) 2 bedrooms (1.8, 1.8) 3+ bedrooms (2.0, 2.0) Guest (1 per 4 units)	A. See RZC 21.08.260, Attached Dwelling Units, for specific regulations related to design, review and decision procedures. B. See RZC 21.20, Affordable Housing.
2	Stacked flat				
3	Courtyard apartment				
24	Multifamily structure	5; 6	0.68; 1.0	Guest (1 per 4 units)	See RZC 21.20, Affordable Housing.
35	Mixed-use residential structure				
General sales or services					
4	Consumer goods sales or service, other than heavy or durable Sales and Retail	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	Maximum 15,000 sq ft gfa
5	Grocery, food, beverage, and dairy				
6	Health and personal care				

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Table 21.14.080B Allowed Uses and Basic Development Standards						
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations	
		Height (stories) w/o TDR or NWDD Green Incentive s; w/TDR or NWDD Green Incentive s	FAR w/o TDR or NWDD Green Incentive s; w/TDR or NWDD Green Incentive s			
7	Finance and Insurance Business and Service					
8	Real estate services					
9	Professional 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)			
Transportation, Communication, Information, and Utilities						
13	Road, ground passenger, and transit transportation	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 Communication Facilities					See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
16	Local utilities					
17	Regional utilities					
Arts, Entertainment, and Recreation						
18	Amusement, sports, or recreation establishments Arts, Entertainment	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	Fitness and athletic clubs only. Max 10,000 sq ft gfa.	

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Table 21.14.080B Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or NWDD Green Incentive s; w/TDR or NWDD Green Incentive s	FAR w/o TDR or NWDD Green Incentive s; w/TDR or NWDD Green Incentive s		
	t, <u>Recreation,</u> <u>and Assembly</u>				
19	Natural and other recreational park			1,000 sq ft gfa (0, adequate to accommodate peak use)	
20	Community indoor recreation				
21	Parks, open space trails, and gardens				
Education, Public Administration, Health Care, and other Institutions					
22	Day care center	4; 5	0.45; 1.0	Employee on maximum shift (1.0, 1.0)	See RZC 21.08.310.
23	Associations and nonprofit organization s			1,000 sq ft gfa (2.0, 3.0)	

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 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.

a. Low-Cost Affordable Housing Units. Low-Cost
Affordable Housing Units located within one-
quarter 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

space per bedroom. The maximum requirement may be increased up to the maximum for non-income 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 on-street 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 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 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

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 on-street 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

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

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. . . .

5. Certain Public Signs. The following signs and displays are 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.

1. . . .

2. . . .

3. . . .

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~~ 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 ~~attention~~ 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~~ ~~ecelamy Omn~~ 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

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 ~~Seepe~~ 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~~

~~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;~~

~~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;~~

~~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 long-term 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~~

~~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.;~~

- ~~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~~

~~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;
and~~
 - ~~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;~~

~~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.

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.~~

- ~~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.~~

~~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.~~

~~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.~~

~~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

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

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

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

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:

<u>Duration</u> ¹	<u>Permit Type</u>
<u>Short Term or</u> <u>Seasonal 0-6</u> <u>months</u>	<u>Type I</u> ²
<u>Medium-</u> <u>Term 6-18</u> <u>months</u>	<u>Type II</u>
<u>Long-Term</u> <u>18-60</u> <u>months</u>	<u>Type V</u> ³

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

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

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

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

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

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

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

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.

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 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

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

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 applicable decision-making authority for 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 Design Standards in Article III ~~Zoning 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

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 breach 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.

- 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.

- 1. Intent. To maintain light and views, reduce the bulk of taller buildings, reinforce pedestrian scale on street frontages, and promote variety in building height.

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

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.

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

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 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

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. Funeralary. The funeralary 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.

NEW SECTION. Low Density Residential. Low density 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

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

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 sub-categories 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).
- Communication and information establishments 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.

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 (Right-of-Way)	100 feet	84 feet	60 feet
Easement (2)	10 feet/Adjacent to ROW	10 feet/Adjacent to ROW	10 feet/Adjacent to ROW
Pavement Width (Curb to Curb)	48 feet - 60 feet 4 through lanes with 12 feet center turn lane where required	44 feet - 56 feet 4 through lanes with 12 feet center turn lane where required	36 feet - 40 feet 2 through lanes with center turn lane and parking where required
Maximum number of general purpose travel lanes in each direction	2	2	1
Mid-block lane width	11-12 feet	10.5-11 feet	10.5-11 feet
Maximum Grade (percent) (3,4)			
Flat	4	6	7
Rolling	6	7	10
Mountainous	8	9	12
Type of Concrete Curb	Vertical Type A-1	Vertical Type A-1	Vertical 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 minimum 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 Crossing Length	75 feet		
On-Street Parking (7)	Allowed in urban centers. Not allowed elsewhere.	Allowed in urban centers. Not allowed elsewhere.	Allowed
Bicycle Facilities	See Redmond Transportation Master Plan for bike lane plan.		
Furnishing Zone/Landscape Strip			
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. 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. Local Streets.							
Classification	Connector Streets	Local Access Streets					
		Single-Family Residential			Multifamily Residential		Nonresidential
		Private	Public		Private	Public	Public
Dwelling Units/Lots		5 - 9	5 - 9	10 or more			
Corridor Width	60 feet right-of-way	35 feet ingress/egress tract	44 feet right-of-way	50 feet right-of-way	35 feet ingress/egress tract	50 feet (1) right-of-way	60 feet right-of-way
Easement (7)	10 feet/adjacent to ROW	None	10 feet - Adjacent to ROW	10 feet - Adjacent to ROW	None	10 feet - Adjacent 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 number of general purpose travel lanes in each direction	1	1					
Mid-block lane width	10-10.5 feet	10 feet					
Maximum Grade (percent) (4,5)							
Flat	7	8	8	8	8	8	8
Rolling	10	10	12 (6)	12 (6)	10	12 (6)	12 (6)
Mountains	12	10	15 (3,6)	15 (3,6)	10	15 (3,6)	15 (3,6)
Type of Curb (8)	Vertical Type A-1	Asphalt Thickened Edge or Concrete Shiner or Vertical Type A-1	Vertical Type A-1	Vertical Type A-1	Asphalt Thickened Edge or Concrete Shiner or Vertical Type A-1	Vertical Type A-1	Vertical Type A-1
Sidewalk, Concrete	In Urban Centers, 8-foot minimum both sides with widths as great as 12-16	One Side (10), 5-foot minimum for detached sidewalks, 6-foot minimum	One Side (10), 5-foot minimum for detached sidewalks, 6-	Both Sides, 5-foot minimum for detached sidewalks, 6-foot	One Side (10), 5-foot minimum for detached sidewalks, 6-foot minimum	Both Sides, 5-foot minimum for detached sidewalks, 6-foot	Both Sides, 5-foot minimum for detached sidewalks, 6-foot minimum

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	feet in retail areas. See RZC 21.10.150 , 21.12.150 , and 21.12.200 . In Pedestrian Priority Zones (11) outside of Urban Centers, 8-foot minimum both sides Rest of City, 6-foot minimum or 5-foot minimum with furnishing zone; both sides of street	back of curb	foot minimum back of curb	minimum back of curb	back of curb	minimum back of curb	back of curb
Parking Permitted	Allowed, may be required at City's discretion	One Side	One Side	One Side	One Side Only (2)	One Side	None
Bicycle Facilities		See Redmond Transportation Master Plan, Bicycle System Plan					
Landscape Strip/Furnishing Zone	In Urban Centers, Varies. See RZC 21.10.150 , 21.12.150 , and 21.12.200 In Pedestrian Priority Zones (11) outside of Urban	None	5-foot minimum landscape strip both sides, located between roadway and sidewalk	5-foot minimum landscape strip both sides, located between roadway and sidewalk	None	5-foot minimum landscape strip both sides, located between roadway and sidewalk	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						
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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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edge that separates walkways from vehicle lanes. The following standards for new and 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			
Street Classification	Private	Public	Public
Dwelling units/lots served by street	5 - 9	5 - 9	10 or more lots
Corridor Width	41-46 foot ingress/egress tract	46-foot right-of-way	53-foot right-of-way (28 feet pavement width) 55-foot right-of-way (30 feet pavement width) for NE 100th Street, NE 104th Street, and 138th Avenue NE south of NE 100th Street
Pavement Width (Edge to Edge) (4)	26 feet without parking 31 feet with parking	26 feet without parking 31 feet with parking	28 feet or, 30 feet for NE 100th Street, NE 104th Street and 138th Avenue NE south of NE 100th Street
Easement Width (5)	None	10 feet adjacent to right-of-way	10 feet adjacent to right-of-way
Maximum Grade Percentage	10	10	10
Type of Pavement Edge (included as part of total pavement width)	3 feet wide, thickened edge or flat on each side printed asphalt, scored concrete, or concrete shiner	3 feet wide, thickened edge or flat on each side, scored concrete or concrete shiner	3 feet wide, thickened edge or flat on each side, scored concrete or concrete shiner
Sidewalk, concrete 5-foot-wide minimum	One side; separated from vehicle lanes by street edge treatment	One side; separated from vehicle lanes by street edge treatment	Both sides; separated from vehicle lanes by street edge treatment
Parking, 8-foot-wide (1,4)	One side; interspersed with landscaping, opposite side from sidewalk	One side; interspersed with landscaping, opposite from sidewalk	Either side
Bicycle Lanes	None	None	None
Street edge treatment required (3,4)	Landscape strip minimum width 5 feet both sides	Landscape strip minimum width 5 feet both sides	Minimum landscaped drainage swale width 10 feet required one side. Other side may be landscape strip minimum width 5 feet
<p>Notes:</p> <p>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.</p> <p>2. Reserved.</p> <p>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.</p>			

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.

ADOPTED by the Redmond City Council this 21ST day of June,
2022.

CITY OF REDMOND

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

JAMES HANEY, CITY ATTORNEY

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