

Introduced: 2/20/24
Adopted: 2/20/24

CODE

**CITY OF REDMOND
ORDINANCE NO. 3158**

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

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

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

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

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

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

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

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

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

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

WHEREAS, upon completion of the public hearing the Planning Commission issued findings, conclusions, and recommendations in a report to the Redmond City Council dated November 1, 2023; and

WHEREAS, the City Council held public meetings on December 5, 2023; January 16, 2024; January 23, 2024; and February 20, 2024, to consider the proposed amendments and the Planning Commission's recommendation; and

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

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

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

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 1, 2023, including all related attachments and exhibits.

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

RZC 21.10.030 Old Town (OT) Zone.

...

C. Regulations Common to All Uses.

Table 21.10.030B Regulations Common to All Uses		
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street

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

D. General Allowed Uses and Cross-References.

...

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

Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permissions	Builing Code Occupancy	ITE Trip Generation Manual Land

			Clas s	Use Code
Retail sales	General sales or services	L	M	
<u>Excluding the following that are not permitted uses:</u> 1. Gas station. 2. Auto repair. 3. Automobile sales with outdoor display and storage. 4. Rental storage and mini-warehouses.		N		
Business and service	General sales or services			
Food and beverage	General sales or services			
Pet and animals sales and service	General sales or services			
Hotels, motels, and other accommodation services	Hotels, motels, and other accommodation services	P	R	300 - 399
[MARIJUANA] <u>Cannabis</u> retail sales	[MARIJUANA] <u>Cannabis</u> retail sales	P		
Artisanal manufacturing, retail sales, and service		L	M, F, H	100 - 199, 800 - 899, 900 - 999
Automobile parking facilities	Automobile parking facilities	L	S	
<u>Excluding the following that are not permitted uses:</u> 1. Surface parking lots.		N		

Road, ground passenger, and transit transportation	Road, ground passenger, and transit transportation	L		
1. [LIMITED] <u>Is limited</u> to regional light rail transit system and office uses only.		L		
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	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	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	P	B	700 - 799

	institutions, except those listed below			
Faith-based and funerary	Religious institution	L	A, B, H, I, R, S	500 - 599
<u>Excluding the following that are not permitted uses:</u>		N		
1. Crematorium.				

E. Allowed Uses and Basic Development Standards.

...

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			
...			
General Sales or Service			
...			
10	[MARIJUANA] Cannabis retail sales	1,000 sq. ft. gfa (2.0, 5.0)	See RZC Chapter 21.41, [MARIJUANA] Cannabis -Related Uses, for additional requirements.
...			

Section 4. Amendments to Redmond Zoning Code (RZC)

Chapter 21.10 Downtown Regulations. The provisions of RZC Section 21.10.040 Anderson Park (AP) Zone, paragraph C. Regulations Common to All Uses; paragraph D. General Allowed Uses and Cross-

References; and paragraph E. Allowed Uses and Basic Development Standards are hereby amended to read as follows:

RZC 21.10.040 Anderson Park (AP) Zone.

...

C. Regulations Common to All Uses.

Table 21.10.040B Regulations Common to All Uses		
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
...		
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
<u>Critical Aquifer Recharge Areas</u>		<u>Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC 21.64.050.C Prohibited Land Uses and Activities in Critical</u>

		<u>Aquifer Recharge Areas I and II for more information.</u>
--	--	---

D. General Allowed Uses and Cross-References.

...

Table 21.10.040.2. General Allowed Uses and Cross-References in AP 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 Classes	ITE Trip Generation Manual Land Use Code
Retail sales	General sales or services	L	M	
<u>Excluding the following that are not permitted uses:</u> 1. Gas station. 2. Auto repair. 3. Automobile sales with outdoor display and storage. 4. Rental storage and mini-warehouses.		N		
Business and service	General sales or services			
Food and beverage	General sales or services			

Pet and animals sales and service	General sales or services			
Hotels, motels, and other accommodation services	Hotels, motels, and other accommodation services	P	R	300 - 399
[MARIJUANA] Cannabis retail sales	[MARIJUANA] Cannabis retail sales	P		
Artisanal manufacturing, retail sales, and service		L	M, F, H	100 - 199, 800 - 899, 900 - 999
Automobile parking facilities	Automobile parking facilities	L	S	
<u>Excluding the following that are not permitted uses:</u> 1. Surface parking lots.		N		
Road, ground passenger, and transit transportation	Road, ground passenger, and transit transportation	L		
1. [LIMITED] Is limited to regional light rail transit system and office uses only.		L		
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	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	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
<u>Excluding the following that are not permitted uses:</u> 1. Crematorium.		N		

E. Allowed Uses and Basic Development Standards.

...

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

		Required; Maximum Allowed)	
Residential ¹			
...			
General Sales or Service			
...			
10	[MARIJUANA] Cannabis retail sales	1,000 sq. ft. gfa (2.0, 5.0)	See RZC Chapter 21.41, [MARIJUANA] Cannabis -Related Uses, for additional requirements.
...			

Section 5. Amendments to Redmond Zoning Code (RZC)

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

RZC 21.10.050 Town Center (TWNC) Zone.

...

C. Regulations Common to All Uses.

Table 21.10.050B Regulations Common to All Uses
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. Shall comply with Downtown Design Standards for the Town Center Zone.
...		
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
<u>Critical Aquifer Recharge Areas</u>		<u>Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC 21.64.050.C Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II for more information.</u>

...

E. General Allowed Uses and Cross-References.

...

Table 21.10.050.2. General Allowed Uses and Cross-References in TWNC 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 Permissio ns	Bui lding Code Occupa ncy Cla ss	ITE Trip Generati on Manua l Land Use Code
Retail sales	General sales or services	L	M	
<u>Excluding the following that are not permitted uses:</u> 1. Gas station. 2. Automobile sales with outdoor display and storage. 3. Rental storage and mini-warehouses.		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	
Hotels, motels, and other accommodation services	Hotels, motels, and other accommodation services	P	R	300 - 399
[MARIJUANA] <u>Cannabis</u> retail sales	[MARIJUANA] <u>Cannabis</u> retail sales	P		
Artisanal manufacturing, retail sales, and service		L	M, F, H	100 - 199, 800 - 899, 900 - 999
Automobile parking facilities	Automobile parking facilities	L	S	
<u>Excluding the following that are not permitted uses:</u>		N		

1. Surface parking lots.				
Road, ground passenger, and transit transportation	Road, ground passenger, and transit transportation	L		
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	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	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,	500 - 599

			R, S	
<u>Excluding the following that are not permitted uses:</u>			N	
1. Crematorium.				

F. Allowed Uses and Basic Development Standards.

...

Table 21.10.050D Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure (Minimum Required; Maximum Allowed)	Special Regulations
Residential ¹			
...			
General Sales or Service			
...			
10	[MARIJUANA] <u>Cannabis</u> retail sales	1,000 sq. ft. gfa (2.0, 5.0)	See RZC Chapter 21.41, [MARIJUANA] <u>Cannabis</u> -Related Uses, for additional requirements.
...			

Section 6. Amendments to Redmond Zoning Code (RZC)

Chapter 21.10 Downtown Regulations. The provisions of RZC Section 21.10.060 Bear Creek (BC), Valley View (VV), and Trestle (TR) Zones, paragraph C. Regulations Common to All Uses; paragraph D. General Allowed Uses and Cross-References; and paragraph E.

Allowed Uses and Basic Development Standards are hereby amended to read as follows:

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

...

C. Regulations Common to All Uses.

Table 21.10.060B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front and side street (commercial use)	See Map 10.3, Downtown 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.
...		
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
<u>Critical Aquifer Recharge Areas</u>		<u>Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC 21.64.050.C Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II for more information.</u>

D. General Allowed Uses and Cross-References.

...

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

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

Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permissi ons	Bui lding Cod e Occ upa ncy Cla ss	ITE Trip Genera tion M anual Land Use Code
Retail sales	General sales or services	L	M	
<u>Excluding the following that are not permitted uses:</u> 1. Automobile sales with outdoor display and storage. 2. Major Auto Repair. 3. Rental storage and mini-warehouses.		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	
Hotels, motels, and other accommodation services	Hotels, motels, and other accommodation services	P	R	300 - 399
[MARIJUANA] <u>Cannabis</u> retail sales	[MARIJUANA] <u>Cannabis</u> retail sales	P		
Artisanal manufacturing, retail sales, and service		L	M, F, H	100 - 199, 800 - 899, 900 - 999

Automobile parking facilities	Automobile parking facilities	L	S	
<u>Excluding the following that are not permitted uses:</u> 1. Surface parking lots.		N		
Road, ground passenger, and transit transportation	Road, ground passenger, and transit transportation	L, N		
1. Vehicle storage <u>is</u> prohibited in Valley View [ZONE] <u>zoning district.</u> 2. <u>Is limited to office use only in the Valley View zoning district.</u> [2. REGIONAL] 3. <u>Is limited to regional</u> light rail transit system and office use only in Bear Creek and Trestle [ZONES] <u>zoning district.</u> [3]4. Vehicle storage <u>is</u> limited to light rail vehicles in Trestle [ZONE] <u>zoning district.</u>				
Rapid charging station	Rapid charging station	L		
...				
Faith-based and funerary	Religious institution	L	A, B, H, I, R, S	500 - 599
<u>Excluding the following that are not permitted uses:</u> 1. Crematorium.		N		

E. Allowed Uses and Basic Development Standards.

...

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			
...			
General Sales or Service			
...			
10	[MARIJUANA] Cannabis retail sales	1,000 sq. ft. gfa (2.0, 5.0)	See RZC Chapter 21.41, [MARIJUANA] Cannabis -Related Uses, for additional requirements.
...			

Section 7. Amendments to Redmond Zoning Code (RZC)

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

RZC 21.10.070 Sammamish Trail (SMT) Zone.

...

C. Regulations Common to All Uses.

Table 21.10.070B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
...		
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
<u>Critical Aquifer Recharge Areas</u>		<u>Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC 21.64.050.C Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II for more information.</u>

D. General Allowed Uses and Cross-References.

...

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

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

Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip Generation Manual

				Land Use Code
Retail sales	General sales or services	L	M	
<u>Excluding the following that are not permitted uses:</u> 1. Gas station. 2. Auto repair. 3. Automobile sales with outdoor display and storage. 4. Rental storage and mini-warehouses.		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	
Hotels, motels, and other accommodation services	Hotels, motels, and other accommodation services	P	R	300 - 399
[MARIJUANA] <u>Cannabis</u> retail sales	[MARIJUANA] <u>Cannabis</u> retail sales	P		
Artisanal manufacturing, retail sales, and service		L	M, F, H	100 - 199, 800 - 899,

				900 - 999
Automobile parking facilities	Automobile parking facilities	L	S	
<u>Excluding the following that are not permitted uses:</u> 1. Surface parking lots.		N		
Road, ground passenger, and transit transportation	Road, ground passenger, and transit transportation	L		
1. [LIMITED] <u>Is limited</u> to regional light rail system and office uses only. 2. Vehicle storage <u>is</u> limited to light rail vehicles.				
Rapid charging station	Rapid charging station	L		
...				
Faith-based and funerary	Religious institution	L	A, B, H, I, R, S	500 - 599
<u>Excluding the following that are not permitted uses:</u> 1. Crematorium.		N		

E. Allowed Uses and Basic Development Standards.

...

Table 21.10.070C Allowed Uses and Basic Development Standards			
Sec- tion	Use	Parking Ratio: Unit of Measure (Minimum Required; Maximum Allowed)	Special Regulations
Residential ¹			
...			
General Sales or Service			
...			
10	[MARIJUANA] Cannabis retail sales	1,000 sq. ft. gfa (2.0, 5.0)	See RZC Chapter 21.41, [MARIJUANA] Cannabis -Related Uses, for additional requirements.
...			

Section 8. Amendments to Redmond Zoning Code (RZC)

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

RZC 21.10.080 Town Square (TSQ) Zone.

...

C. Regulations Common to All Uses.

Table 21.10.080B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front and side street (commercial use)	See Map 10.3, Downtown 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.
...		
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
<u>Critical Aquifer Recharge Areas</u>		<u>Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC 21.64.050.C Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II for more information.</u>

D. General Allowed Uses and Cross-References.

...

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

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

Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permissions	Building Code	ITE Trip Generation Manual Land Use Code

Retail sales	General sales or services	L	M	
<u>Excluding the following that are not permitted uses:</u> 1. Gas station. 2. Auto repair. 3. Automobile sales with outdoor display and storage. 4. Rental storage and mini-warehouses.		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	
Hotels, motels, and other accommodation services	Hotels, motels, and other accommodation services	P	R	300 - 399
[MARIJUANA] <u>Cannabis</u> retail sales	[MARIJUANA] <u>Cannabis</u> retail sales	P		
Artisanal manufacturing, retail sales, and service		L	M, F, H	100 - 199, 800 - 899, 900 - 999
Automobile parking facilities	Automobile parking facilities	P		
<u>Excluding the following that are not permitted uses:</u> 1. Surface parking lots.		N		
Road, ground passenger, and transit transportation	Road, ground passenger, and transit transportation	L		
1. [LIMITED] <u>Is limited</u> to office use only.		L, N		

2. Vehicle storage <u>is</u> not permitted.				
Rapid charging station	Rapid charging station	L		
...				
Faith- based and funerary	Religious institution	L	A, B, H, I, R, S	500 - 599
<u>Excluding the following that are not permitted uses:</u> 1. Crematorium.		N		

E. Allowed Uses and Basic Development Standards.

...

Table 21.10.080C Allowed Uses and Basic Development Standards			
Sec- tion	Use	Parking Ratio: Unit of Measure (Minimum Required; Maximum Allowed)	Special Regulations
Residential ¹			
...			
General Sales or Service			
...			
10	[MARIJUANA] <u>Cannabis</u> retail sales	1,000 sq. ft. gfa (2.0, 5.0)	See RZC Chapter 21.41, [MARIJUANA] <u>Cannabis</u> -Related Uses, for additional requirements.
...			

Section 9. Amendments to Redmond Zoning Code (RZC)

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

RZC 21.10.090 River Bend (RVBD) Zone.

...

C. Regulations Common to All Uses.

Table 21.10.090B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
...		
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
<u>Critical Aquifer</u>		<u>Some land uses and activities are prohibited in Critical Aquifer</u>

<u>Recharge Areas</u>		<u>Recharge Areas I and II. Refer to RZC 21.64.050.C Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II for more information.</u>
-----------------------	--	--

D. General Allowed Uses and Cross-References.

...

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

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

Nonresidential Use Class	Former Use 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	
<u>Excluding the following that are not permitted uses:</u> 1. Rental storage and mini-warehouses.		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	
Hotels, motels, and	Hotels, motels, and other	P	R	300 - 399

other accommodation services	accommodation services			
[MARIJUANA] Cannabis retail sales	[MARIJUANA] Cannabis retail sales	P		
...				

E. Allowed Uses and Basic Development Standards.

...

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			
...			
General Sales or Service			
...			
10	[MARIJUANA] Cannabis retail sales	1,000 sq. ft. gfa (2.0, 5.0)	See RZC Chapter 21.41, [MARIJUANA] Cannabis -Related Uses, for additional requirements.
...			

Section 10. Amendments to Redmond Zoning Code (RZC)

Chapter 21.10 Downtown Regulations. The provisions of RZC Section 21.10.100 River Trail (RVT), Carter (CTR), and East Hill (EH) Zone, paragraph C. Regulations Common to All Uses; and paragraph D.

General Allowed Uses and Cross-References are hereby amended to read as follows:

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

...

C. Regulations Common to All Uses.

Table 21.10.100B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front and side street (commercial use)	See Map 10.3, Downtown 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.
...		
Drive-through	n/a	A. Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
<u>Critical Aquifer Recharge Areas</u>		<u>Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC 21.64.050.C Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II for more information.</u>

D. General Allowed Uses and Cross-References.

...

Table 21.10.100.2. General Allowed Uses and Cross-References in RVT, CTR, EH 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 Permis sions	Buildi ng Cod e Occ upa ncy Cla ss	ITE Trip Generat ion Man ual Lan d Use Code
Retail sales	General sales or services	L	M	
<u>Excluding the following that are not permitted uses:</u> 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] <u>Is limited</u> to office use only. 2. Vehicle and outside storage <u>is</u> prohibited.		L, N		

Communications and information	Communications and information	P		
...				
Faith-based and funerary	Religious institution	L	A, B, H, I, R, S	500 - 599
<u>Excluding the following that are not permitted uses:</u> 1. Crematorium.		N		

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

Table 21.13.120A Site Standards						
	MDD 1	MDD 2	MDD 3	MDD 4	MDD 5	Notes
Maximum lot coverage by structures	70%	65%	55 %	55%	55%	

Maximum impervious surface area	75%	70%	Base : 70% Max. width incentives : 75%	70%	70%	
Minimum landscaping	25%	30%	40%	30%	40%	1. Ecological score of 30 or greater required. 2. See RZC 21.60.040.C, Landscaping, for landscape design standards.
Minimum land area for stormwater infiltration	7%	7%	7%	7%	7%	<u>A.</u> Stormwater shall be infiltrated. See RZC 21.17.010.E, Surface Water Management <u>B. Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC 21.64.050.C Prohibited Land</u>

					<u>Uses and Activities in Critical Aquifer Recharge Areas I and II for more information.</u>
Minimum residential usable open space	15%	15%	No standard	15%	See RZC 21.13.190, MDD Residential Usable Open Space.

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

RZC 21.13.150 MDD Floor Area.

...

Table 21.13.150. MDD Floor Area

Use Type		MDD 1	MDD 2	MDD 3	MDD 4	MDD 5
Required Residential Floor Area as Percentage of Total Floor Area	Percentage	Min: 25%	Min: 50%	No Standard	[N/A] <u>No Standard</u>	Min: 50%
Residential	Base FAR Max. FAR w/ Incentives	0.74 1.64	0.76 1.91	0.99 1.35	N/A	0.5 1.65
Nonresidential	Base FAR Max. FAR w/ Incentives	0.76 1.66	0.74 1.89	0.90 0.90	0.5 1.4	0 1.15*
Hotel/Motel/Other Accommodation Services	Base FAR Max. FAR w/ Incentives	0.76 1.66	0.74 1.89	0.90 0.90	0.5 1.4	0.5 1.15*

Combined FAR Minimum	Minimum	1.5	1.5	N/A	0.5	0.5
Combined FAR Maximum (Mixed Use)	Maximum	3.0	2.54	1.35	1.4	2.0

...

Section 13. Amendments to Redmond Zoning Code (RZC)

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

21.14.010 Neighborhood Commercial 1 (NC-1).

...

C. Regulations Common to All Uses.

Table 21.14.010B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Lot Frontage ([FT] feet)	80	
	[SETBACKS (FT)]		
	Front and Street Setbacks (feet)	15	A. As part of a binding site plan, site plan entitlement, or master planned development, required setbacks may be modified as follows:
Side and Rear Setbacks (feet)	10		

		<p>1. Side setback distances may be modified to permit a zero side setback to accommodate clustering.</p> <p>2. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. Setbacks for structures abutting residential zones shall not be modified.</p> <p>B. Fences, landscaping, flagpoles, street furniture, transit shelters, and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met; no other structures, and no accessory structures are allowed in setback areas.</p> <p>C. Projections or Equipment. Attached or detached mechanical structures or equipment, including but not limited to, electrical equipment boxes, heat pumps, air conditioners, emergency generators, and water pumps are allowed in a street setback. However, mechanical structures or equipment are not allowed</p>
--	--	--

			<p>in a required setback abutting a residential zone. Where there is no alternative location and the equipment will generate no noise, electrical or utility equipment boxes may be located in a setback abutting a residential zone.</p>
	<p>Landscaping</p>	<p>30 percent</p>	<p>A. Parking lots shall include interior landscaping. All Neighborhood Commercial parking lots shall apply landscaping standards. Parking lots with less than 20 spaces shall apply landscaping standards for 20 to 150 spaces in RZC 21.32.070.B, General Requirements. B. Landscaped areas adjacent to front and side streets and pedestrian plazas shall be Type III, Low-Cover (RZC 21.32.080, Types of Planting). C. A minimum of seven percent of required landscaped areas shall be constructed as a public plaza or courtyard. D. The gross floor area of multi-seasonal, public plazas and courtyards that include a combination of</p>

		<p>seating, overhead cover from the elements, and heating may be multiplied by 1.50 for calculating required landscaping.</p> <p>E. Up to one-half of the required landscaped area may be at other levels if it is in a publicly accessible and usable common area.</p> <p>F. Required landscaping may include on-site stormwater management facilities such as runoff dispersion areas.</p>
...		
	Hours of Operation	<p>A. Sunday - No earlier than 7:00 a.m. and no later than 9:00 p.m.</p> <p>B. Monday through Thursday - No earlier than 6:00 a.m. and no later than 9:00 p.m.</p> <p>C. Friday and Saturday - No earlier than 7:00 a.m. and no later than 11:00 p.m.</p>
	Drive-through	Drive-through facilities are prohibited with the exception of drive-up stands.
	<u>Critical Aquifer Recharge Areas</u>	<u>Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC 21.64.050.C Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I</u>

			<u>and II for more information.</u>
--	--	--	-------------------------------------

...

E. General Allowed Uses and Cross-References.

...

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

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

Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permission	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
Retail sales	Consumer goods sales or service, other than heavy or durable	P	M	800 - 899
	Grocery, food, beverage, and dairy	P	M	800 - 899
...				
Communications and information	Communications and information	L		

1. [LIMITED Is limited to libraries.		L		
Local utilities	Local utilities	P		
...				
Government and administration	Government functions	L	B	700 - 799
<u>Excluding the following that are not permitted uses:</u> 1. Maintenance shops.		N		
Water- enjoyment use	Water- enjoyment use	L		400 - 499

Section 14. Amendments to Redmond Zoning Code (RZC)

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

...

21.14.015 Neighborhood Commercial 2 (NC-2).

...

C. Regulations Common to All Uses.

Table 21.14.015B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	[SETBACKS (FT)]		
	Front and Street <u>Setbacks (feet)</u>	15	<p>A. As part of a binding site plan, site plan entitlement, or master planned development, required setbacks may be modified as follows:</p> <p>1. Side setback distances may be modified to permit a zero side setback to accommodate clustering.</p> <p>2. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets</p> <p>Setbacks for structures abutting residential zones shall not be modified.</p> <p>B. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met; no other structures, and no accessory structures are allowed in setback areas.</p> <p>C. Projections or Equipment. Attached or detached mechanical structures or equipment, including but not limited to, electrical equipment boxes, heat pumps, air conditioners, emergency generators, and water pumps are allowed in a street setback.</p>
	Side and Rear <u>Setbacks (feet)</u>	10	

			<p>However, mechanical structures or equipment are not allowed in a required setback abutting a residential zone. Where there is no alternative location and the equipment will generate no noise, electrical or utility equipment boxes may be located in a setback abutting a residential zone.</p>
	Landscaping	25 percent	<p>A. Parking lots shall include interior landscaping. All Neighborhood Commercial parking lots shall apply landscaping standards. Parking lots with less than 20 spaces shall apply landscaping standards for 20 to 150 spaces in RZC 21.32.070.B, General Requirements.</p> <p>B. Landscaped areas adjacent to front and side streets and pedestrian plazas shall be Type III, Low Cover (RZC 21.32.080, Types of Planting).</p> <p>C. A minimum of seven percent of required landscaped areas shall be constructed as a public plaza or courtyard.</p> <p>D. The gross floor area of multi-seasonal, public plazas and courtyards that include a combination of seating, overhead cover from the elements, and heating may be multiplied by 1.50 for calculating required landscaping.</p> <p>E. Up to one-half of the required landscaped area may be at other levels if it is in a</p>

			publicly accessible and usable common area. F. Required landscaping may include on-site stormwater management facilities such as runoff dispersion areas.
Maximum	Impervious Surface Area	70 percent	
	Height (feet)	35	Maximum height in shoreline areas is 35 feet, except that structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
	FAR		
	Commercial	0.30	A. Base floor area ratio, in total, shall not exceed 0.60 FAR. B. Each commercial establishment shall not exceed 5,000 square feet gross floor area, unless otherwise specified. C. A commercial use that provides and dedicates the following may increase their commercial floor area ratio as specified: 1. Community Gathering amenities, a maximum increase of 0.05 FAR, by dedicating a combination of at least two of the following at no less than eight percent of the final gross floor area: a. Outdoor, multi-seasonal, public plaza or courtyard as defined
Residential	0.30		

		<p>below, refer to landscaping section.</p> <p>b. Community meeting space.</p> <p>c. Children's play space.</p> <p>2. Open Space, a maximum increase of 0.05 FAR, by dedicating no less than 40 percent of the original lot area as open space. Critical areas apply toward the 40 percent.</p> <p>D. Residential use FAR is additive to the commercial use FAR.</p> <p>E. RZC 21.20, Affordable Housing, and RZC 21.67, Green Building and Green Infrastructure Incentive Program, incentives are additive to the residential portion of the site as follows:</p> <p>1. Bonus market-rate residential FAR is permitted as an incentive at a 1:1 ratio for residential FAR provided as affordable housing for a maximum density bonus of an additional 0.05 Residential FAR. For example: each 1,000 square feet of affordable housing at 80 percent or less of the area median income yields an additional 1,000 square feet of bonus market rate housing, up to a total 0.05 Residential FAR.</p> <p>2. Green building is calculated based on the point system in RZC 21.67, Green Building and Green Infrastructure Incentive Program, and is calculated at 0.05 FAR bonus based on the respective technique and incentive. For example: 3-acre site x 0.30 Residential FAR =</p>
--	--	--

			39,204 Residential square feet x 0.05 Green FAR = 1,960 square feet.
	Site Size (acreage)	3	A. Commercial uses are permitted on sites of up to three acres in size. B. Sites of more than three acres shall apply a lot line revision to establish no greater than three acres for the NC-2 zone. C. Critical areas and associated buffers are exempt from the lot line revision requirement. Additional acreage that is designated as a critical area or associated buffer may be retained and shall be designated as preserved.
...			
	Drive-through		Drive-through facilities are prohibited with the exception of drive-up stands.
	<u>Critical Aquifer Recharge Areas</u>		<u>Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC 21.64.050.C Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II for more information.</u>

...

E. General Allowed Uses and Cross References.

...

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

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

Nonresidential Use Class	Former Use 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; consumer goods sales or service, other than heavy or durable; grocery, food, beverage, and dairy; health and personal care	L	M	800 - 899
		P	M	800 - 899
		P	M	800 - 899
		P	M	800 - 899
1. [AUTOMOBILE] <u>If automobile</u> sales, services, or rental establishments <u>L then</u> shall be limited to gasoline service only.		L		
Business and service	Finance and insurance; real estate services; prof	L	B	700 - 799, 900 - 999, 600 - 699 for veterinary

	essional services			
<u>Excluding the following that are not permitted uses:</u> 1. Self-storage facilities.		N		
Food and beverage	Full-service restaurant; cafeteria or limited-service restaurant	P	A	900 - 999
Artisanal manufacturing, retail sales, and service		L	M, F, H	100 - 199, 800 - 899, 900 - 999
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and information	Communications and information	L		
1. [LIMITED] <u>Is limited</u> to libraries only.		L		
Local utilities	Local utilities	P		
...				
Government and administration	Public administration ; other	L	B	700 - 799

	government functions			
<u>Excluding the following that are not permitted uses:</u> 1. Maintenance shops.		N		
...				

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

RZC 21.14 Commercial Regulations.

...

21.14.020 General Commercial.

...

C. Regulations Common to All Uses.

Table 21.14.020B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Lot Frontage ([FT] feet)	30	
m	[SETBACKS (FT)]		

	<p><u>Front Setback (feet)</u></p>	<p>10</p>	<p>A. A 10-foot rear and side setback shall apply if a structure abuts property in a residential zone.</p> <p>B. As part of a binding site plan, site plan entitlement, or master planned development, required setbacks may be modified as follows:</p> <ol style="list-style-type: none"> 1. Side setback distances may be modified to permit a zero side setback to accommodate clustering. 2. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. <p>C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met; no other structures, and no accessory structures are allowed in setback areas.</p> <p>D. Projections or equipment. Attached or detached mechanical structures or equipment, including but not limited to, electrical equipment boxes, heat pumps, air conditioners, emergency generators, and water pumps are allowed in a street setback. However, mechanical structures or equipment are not allowed in a required setback abutting a</p>
	<p><u>Street Setback (feet)</u></p>	<p>10</p>	

			residential zone. Where there is no alternative location and the equipment will generate no noise, electrical or utility equipment boxes may be located in a setback abutting a residential zone. E. Setbacks may be reduced by 50 percent if located adjacent to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through the GBP.
	Landscaping	25 percent	
...			
	Drive-through	n/a	A. Drive-through facilities are permitted. B. Adequate vehicle queuing space shall be provided outside the public right-of-way, on-site vehicular circulation aisles, and the area between the building and the street. C. Type II landscaping shall screen drive-through lanes.
	<u>Critical Aquifer Recharge Areas</u>		<u>Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC 21.64.050.C Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II for more information.</u>

D. General Allowed Uses and Cross-References.

...

Table 21.14.020.2. 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
1. <u>Includes</u> Drive-through facilities.		P		
Business and Service	Finance and insurance; rea	P	B	600 - 699 for

	l estate services; professional services; administrative services; personal services			veterinary, 700 - 799, 900 - 999
1. <u>Includes</u> Drive-through facilities.		P		
[MARIJUANA] <u>Cannabis</u> retail sales	[MARIJUANA] <u>Cannabis</u> retail sales	P	R	882
Food and beverage	Full-service restaurant; cafeteria or limited service restaurant; bar or drinking place	P	A	900 - 999
1. <u>Includes</u> Drive-through facilities.		P		
...				

E. Allowed Uses and Basic Development Standards.

...

Table 21.14.020C Allowed Uses and Basic Development Standards					
Sec- tion	Use	Maximums		Parking Ratio: Unit of Measure (Minimum Required; Maximum 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					
...					
General sales or services					
...					
4	Business and service	2 ; 3	0.35 ; 0.70	1,000 sq. ft. gfa (4.0 , 5.0)	A. 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. B. Type II landscaping shall screen drive-through lanes.
5	[MARIJUANA] Cannabis retail sales				See RZC Chapter 21.41, [MARIJUANA] Cannabis -Related Uses, for additional requirements.
...					

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

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

...

C. Regulations Common to All Uses.

Table 21.14.030B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Tract Area (acres)	1.5	Regulation does not apply to: A. Unoccupied accessory utility facilities, or B. Building pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceed the minimum tract area.
	Lot Frontage ([FT] feet)	30	
	[SETBACKS (FT)]		
	Front and Street <u>Setbacks (feet)</u>	30	A. Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings.
	Rear <u>Setbacks (feet)</u>	20	B. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets.
Side <u>Setbacks (feet)</u>	40	C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures, and no accessory structures are permitted in setback areas. D. Setbacks from Willows Road north of NE 95th Street shall average 100 feet and in no instance be less than 75 feet. This setback shall also apply to parking areas. E. Setbacks may be reduced by 50 percent if located adjacent to a nonresidential	

			zone and reduced by 25 percent if located adjacent to a residential zone through RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP), except as required along Willows Road north of NE 95th Street, as provided above.
	Landscaping	20 percent	
...			
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted elsewhere in this section.
	<u>Critical Aquifer Recharge Areas</u>		<u>Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC 21.64.050.C Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II for more information.</u>

D. General Allowed Uses and Cross-References.

...

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

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

Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
Retail sales	Automobile sales, service, or rental establishment;	L, C	M	800 - 899

	heavy consumer goods sales or service; durable consumer goods sales or service; convenience use			
<p>1. [LIMITED] Is limited to automobile sales, service, or rental establishment; heavy consumer goods sales or service; durable consumer goods sales or service; convenience use.</p> <p>2. [AUTOMOBILE] If automobile sales, service, or rental establishments, then is limited to gasoline service only.</p> <p>3. [Heavy] If heavy consumer goods, sales, or service,</p>		L, N		

<p>[and] or if durable consumer goods, sales, or service, then is limited to rental and repair of goods only. 4. Supermarkets are prohibited.</p>				
<p>Business and service</p>	<p>Finance and insurance; per sonal services; prof essional services; admi nistrative services; serv ices to buildings or dwellings</p>	<p>L</p>	<p>B</p>	<p>700 - 799, 900 - 999, 600 - 699</p>
<p>1. [LIMITED] Is limited to uses that primarily serve business clients.</p>		<p>L</p>		
<p>Food and beverage</p>	<p>Full-service restaurant; ca feteria or limited service restaurant; ba r or drinking place</p>	<p>L</p>	<p>A</p>	<p>900 - 999</p>

...				
Automobile parking facility	Automobile parking facility	L	S-2	
<u>Excluding the following that are not permitted uses:</u> 1. Storage of impounded, abandoned, or damaged vehicles.		N		
Communications and information	Communications and information	P		
...				
Arts, entertainment, recreation, and assembly	Amusement, sports, or recreation establishment	L	A	400 - 499, 500 - 599
1. [LIMITED] <u>Is limited</u> to athletic club or fitness center only.		L		
Adult entertainment facilities	Adult entertainment facilities	C	A	400 - 499
Educational	Grade schools; colleges and universities; technical, trade, and other	C	E	500 - 599

	specialty schools			
Secure community transition facility	Secure community transition facility	P		
Institutional health and human services	Ambulatory and outpatient care services	L	I	600 - 699
1. [LIMITED] <u>Is limited</u> to medical diagnostic and short-term treatment facilities where treatment lasts less than 24 hours only.		L		
...				

E. Allowed Uses and Basic Development Standards.

...

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking Ratio: Unit of Measure (Minimum Required ; Maximum Allowed)	Special Regulations
		Height (Stories)	FAR		
		w/o TDR or GBP; w/TDR	w/o TDR or GBP ;		

		or GBP	w/T DR or GBP		
Residential ¹					
...					
General Sales or Services					
...					
5	[MARIJUANA] Cannabis retail sales	4 ; 5	0.45 ; 1.0	1,000 sq. ft. gfa (2.0 , 3.0)	A. See RZC Chapter 21.41, [MARIJUANA] Cannabis -Related Uses, for additional requirements.
...					

...

Section 17. Amendments to Redmond Zoning Code (RZC)

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

RZC 21.14 Commercial Regulations.

21.14.040 Manufacturing Park.

...

C. Regulations Common to All Uses.

Table 21.14.040B Regulations Common to All Uses
--

	Regulation	Standard	Exceptions
Minimum	Tract Area (acres)	1.5	Regulation does not apply to: A. Unoccupied accessory utility facilities, or B. Building pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceed the minimum tract area.
	Lot Frontage ([F T] feet)	30	
	[SETBACKS (FT)]		
	Front and street setbacks (feet)	30	A. Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings. B. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures and no accessory structures are permitted in setback areas. D. Setbacks may be reduced to 50 percent if located adjacent
Rear and side setbacks (feet)	10		

			to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through the GBP.
	Landscaping	20 percent	
...			
	Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
	<u>Critical Aquifer Recharge Areas</u>		<u>Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC 21.64.050.C Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II for more information.</u>

D. General Allowed Uses and Cross References.

...

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

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

Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Permissions	Building Code Occupa	ITE Trip Generation
--------------------------	--	-----------------	----------------------	---------------------

			ncy Class	Manual Land Use Code
Retail sales	Automobile sales, service, or rental establishment; heavy consumer goods sales or service; durable consumer goods sales or service; consumer goods sales or service, other than heavy or durable; health and personal care	L, C	M	800 - 899
1. [HEAVY] If heavy consumer goods, sales, or service, then is limited to repair and rental of goods and membership wholesale/retail warehouse. 2. [Membership] If membership wholesale/retail warehouses, then is limited to Southeast Redmond neighborhood only.		L		
Business and service	Real estate services; finance and	L	B	700 - 799,

	insurance; professional services; administrative services; personal services; services to buildings and dwellings			900 - 999
1. [REAL] <u>If real estate services, then is</u> limited to mini-warehouse/self-storage only. 2. [Health] <u>If health</u> and personal care, and finance and insurance limited to Manufacturing Park Overlay only. 3. [PROFESSIONAL] <u>If professional services, then is</u> limited to research and development services and other uses that support another permitted use within the MP zone only. 4. [ADMINISTRATIVE] <u>If administrative</u>		L		

<p>services, <u>then</u> <u>is</u> limited to corporate headquarters and regional offices associa ted with manufactur ing and wholesale trade uses within an MP zone in Redmond only. 5. [PERSONAL] <u>If personal</u> services, <u>then</u> <u>is</u> limited to the Manufacturing Park Overlay only.</p>				
<p>Food and beverage</p>	<p>Full-service restaurant; cafete ria or limited service restaurant; bar or drinking place; caterer; fo od service contractor</p>	<p>L</p>	<p>A, B, F</p>	<p>100 - 199, 700 - 799, 900 - 999</p>
<p>Pet and animal sales and service</p>	<p>Pet and animal sales or services (except veterinary); animal kennel / shelter</p>	<p>L</p>	<p>B</p>	<p>800 - 899</p>
<p>1. [PET AND ANIMAL SALES OR</p>		<p>L</p>		

SERVICES] <u>Is</u> limited to the Manufacturing Park and Overlay only.				
Manufacturing and wholesale trade	Manufacturing and wholesale trade	L	M, F, H	100 - 199
...				
Arts, entertainment, recreation, and assembly	Amusement, sports or recreation establishment	L	A	400 - 499, 500 - 599
1. [LIMITED] <u>Is</u> <u>limited</u> to athletic club or fitness center only.		L		
Adult entertainment facilities	Adult entertainment facilities	C	A	400 - 499
Educational	Technical, trade, and other specialty schools	C	E	500 - 599
1. [LIMITED] <u>Is</u> <u>limited</u> to technical, trade, and other specialty schools only.		C		
Secure community transition facility	Secure community transition facility	P	I	500 - 599
Institutional health and human services	Ambulatory and outpatient care services	L	I	600 - 699
1. [LIMITED] <u>Is</u> <u>limited</u> to				

ambulatory and outpatient care services only. 2. [LIMITED] <u>Is limited</u> to Manufacturing Park Overlay only.				
...				

E. Allowed Uses and Basic Development Standards.

...

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking Ratio: Unit of Measure (Minimum Required ; Maximum 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					
...					
5	[MARIJUANA] <u>Cannabis</u> retail sales	4; 5	0.5; 1.0		A. Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay. B. See RZC Chapter 21.41, [MARIJUANA] <u>Cannabis</u> -Related Uses,

					for additional requirements.
...					

...

Section 18. Amendments to Redmond Zoning Code (RZC)

Chapter 21.14 Commercial Regulations. The provisions of RZC Section 21.14.050 Industry, paragraph C. Regulations Common to All Uses.; and paragraph D. General Allowed Uses and Cross-References. are hereby amended to read as follows:

RZC 21.14 Commercial Regulations.

21.14.050 Industry.

...

C. Regulations Common to All Uses.

Table 21.14.050B Regulations Common to All Uses			
	Regulation	Standard	Exceptions
Minimum	Tract Area (acres)	1	Regulation does not apply to: A. Unoccupied accessory utility facilities , or B. Building pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceed the minimum tract area.

Lot Frontage ([FT] <u>f</u> <u>feet</u>)	30	
[SETBACKS (FT)]		
Front and street <u>setbacks (feet)</u>	30	A. Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings. B. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures, and no accessory structures are permitted in setback areas. D. Setbacks may be reduced to 50 percent if located adjacent to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through the GPB.
Rear and side <u>setbacks (feet)</u>	10	
Landscaping	20 perce nt	
...		

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

D. General Allowed Uses and Cross-References.

...

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

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

Nonresidential Use Class	Former Use 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	L	M	800 - 899

1. [LIMITED] <u>Is limited</u> to automobile repair only.		L		
Business and service	Professional services	L	B	700 - 799, 900 - 999
1. [LIMITED] <u>Is limited</u> to research and development only.		L		
...				

...

Section 19. Amendments to Redmond Zoning Code (RZC)

Chapter 21.14 Commercial Regulations. The provisions of RZC Section 21.14.070 Bear Creek Design District, paragraph C. Regulations Common to All Uses.; and paragraph D. General Allowed Uses and Cross References. are hereby amended to read as follows:
RZC 21.14 Commercial Regulations.

21.14.070 Bear Creek Design District.

...

C. Regulations Common to All Uses.

1. Maximum height of structures or portions of structures located above parking shall not include the distance between the finished grade of the

parking surface and the structure, or the stories of the structure devoted to parking.

2. Maximum height in shoreline areas is 30 feet.

3. Impervious surface area resulting directly from the Bear and Evans Creek Trail and Greenway is exempt from impervious surface area calculations.

4. Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards tables below.

5. Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC 21.64.050.C Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II for more information.

D. General Allowed Uses and Cross-References.

...

Table 21.14.070.2. General Allowed Uses and Cross-References in BCDD 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	Nonresidential Use Class
Business and service	Finance and insurance	L	N	B	700 - 799
...					
Institutional health and human services	Ambulatory or outpatient care services; nursing, supervision, and other rehabilitative services; social assistance, welfare, and charitable services	L	N	I	600 - 699
1. [LIMITED] <u>Is limited</u> to ambulatory or outpatient care services; nursing, supervision, and other rehabilitati					

ve services; and social assistance, welfare, and charitable services.					
...					

...

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

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

21.16.030 Other Applicable Regulations.

...

K. Historic and [~~ARCHAEOLOGICAL~~] **Cultural** Resources. [~~IF
YOUR PROPOSAL INVOLVES A DESIGNATED HISTORIC LANDMARK,
PROPERTY ON WHICH HISTORIC DESIGNATION IS SOUGHT,
PROPERTY THAT HAS A HIGH PROBABILITY OF CONTAINING
ARCHAEOLOGICAL ARTIFACTS, OR PROPERTY ON WHICH SOMEONE~~]

~~HAS DISCOVERED ARCHAEOLOGICAL ARTIFACTS, SEE]~~ All projects involving ground disturbing activities including demolition, clearing, or grading, or involving modifications to designated historic resources, identified in RZC Appendix 5. Redmond Heritage Resource Register, must comply with RZC 21.30, Historic and Archaeological Resources and RZC Appendix 9. Cultural Resources Management Procedures. Proposals involving designated historic resources must also comply with RZC Appendix 4. Historic Landmarks Care and Restoration.

...

Section 21. 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 22. Effective Date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 20th day of February,
2024.

CITY OF REDMOND

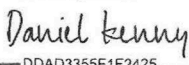

ANGELA BIRNEY, MAYOR

ATTEST:


CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

DocuSigned by:

DDAD3355E1F2425
DANIEL P. KENNY, CITY ATTORNEY

FILED WITH THE CITY CLERK: February 6, 2024
PASSED BY THE CITY COUNCIL: February 20, 2024
SIGNED BY THE MAYOR: February 23, 2024
PUBLISHED: February 26, 2024
EFFECTIVE DATE: March 2, 2024
ORDINANCE NO. 3158

YES: ANDERSON, FIELDS, FORSYTHE, KRITZER, NUEVACAMINA, SALAHUDDIN,
STUART

NO: NONE