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

CODE

## CITY OF REDMOND ORDINANCE NO. 3158

ORDINANCE OF THE CITY AN 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 REDMOND ZONING CODE AND TO THE 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

> Ordinance No. 3158 Ordinance No. 3149 Ordinance No. 3150 Ordinance No. 3151 Ordinance No. 3152 Ordinance No. 3153 Ordinance No. 3154 Ordinance No. 3155 Ordinance No. 3156 Ordinance No. 3157 AM No. 24-024

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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

Page 2 of	79	Ordinance	No.	3158
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WHEREAS, the Planning Commission received testimony from four individuals regarding the proposed amendments and requested resolution of the issues to be reflected in the Commission's issues matrix, approved by the Commission on October 25, 2023; and

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

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

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

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

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

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

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

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

RZC 21.10.030 Old Town (OT) Zone.

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C. Regulations Common to All Uses.

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

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

D. General Allowed Uses and Cross-References.

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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	Former Use	Use	Buil	ITE
Class	Classification (Prior	Perm	ding	Trip
	to Dec. 31, 2021)	issi	Cod	Gener
		ons	e	ation
			Occu	Manu
			panc	al La
			У	nd

Page	5	of	79	Or
				Or
			Or	
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			Clas	Use
			S	Code
Retail sales	General sales or	L	Μ	
	services			
Excluding the following		Ν		
that are not permitted				
uses:				
1. Gas station.				
2. Auto repair.				
3. Automobile sales with	L			
outdoor display and				
storage.				
4. Rental storage				
and mini-warehouses.				
Business and service	General sales or			
	services			
Food and beverage	General sales or			
_	services			
Pet and animals sales	General sales or			
and service	services			
Hotels, motels, and	Hotels, motels, and	P	R	300 -
other accommodation	other accommodation			399
services	services			
[MARIJUANA] Cannabis	[MARIJUANA] Cannabis	P		
retail sales	retail sales			
Artisanal		L	M, F,	100 -
manufacturing, retail			н	199,
sales, and service				800 -
barco, and bervice				899,
				900 -
				999
Automobile parking	Automobile parking	L	S	
facilities	facilities			
Excluding the following		N		+
that are not permitted		IN		
uses:				
afternoom at the second s				
1. Surface parking lots.	1			<u> </u>

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Road, ground passenger,	Road, ground passenger,	L		
and transit	and transit			
transportation	transportation			
1. [ <del>LIMITED</del> ] <b>Is limited</b> 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	Р		400 - 499
Day care center	Day care center	Р	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	В	700 - 799

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

E. Allowed Uses and Basic Development Standards.

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Tabl	Table 21.10.030C				
Allo	wed Uses and Ba	sic Development S	Standards		
Sec- tion	Use	Parking Ratio: Unit of Measure (Minimum Required; Maximum Allowed)	Special Regulations		
Resi	Residential <sup>1</sup>				
Gene	General Sales or Service				
9	[ <del>MARIJUANA</del> ] <b>Cannabis</b> 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) <u>Chapter 21.10 Downtown Regulations.</u> The provisions of RZC Section 21.10.040 Anderson Park (AP) Zone, paragraph C. Regulations Common to All Uses; paragraph D. General Allowed Uses and Cross-

References; and paragraph E. Allowed Uses and Basic Development

Standards are hereby amended to read as follows:

RZC 21.10.040 Anderson Park (AP) Zone.

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C. Regulations Common to All Uses.

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

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Aquifer Recharge Areas I
and II for more
information.

D. General Allowed Uses and Cross-References.

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

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

Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Perm issi ons	Buil ding Cod e Occu panc y Clas	ITE Trip Gener ation Manu al La nd Use
		1	S	Code
Retail sales	General sales or services	L	Μ	
Excluding the following that are not permitted uses: 1. Gas station. 2. Auto repair. 3. Automobile sales with outdoor display and storage. 4. Rental storage and mini-warehouses.		N		
Business and service	General sales or services			
Food and beverage	General sales or services			

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		1	Г	1
Pet and animals sales	General sales or			
and service	services			
Hotels, motels, and	Hotels, motels, and	Р	R	300 -
other accommodation	other accommodation			399
services	services			
[MARIJUANA] Cannabis	[MARIJUANA] Cannabis	Р		
retail sales	retail sales			
Artisanal		L	М, Е,	100 -
manufacturing, retail			Н	199,
sales, and service				800 -
				899,
				900 -
				999
Automobile parking	Automobile parking	L	S	
facilities	facilities			
Excluding the following		N		
that are not permitted				
uses:				
1. Surface parking lots.				
Road, ground passenger,	Road, ground passenger,	L		
and transit	and transit			
transportation	transportation			
1. [HIMITED] Is limited	8	L		
to regional light rail				
transit				
system and office uses				
only.				
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and	Communications and	P		
information	information			
Local utilities	Local utilities	P		
Wireless	Wireless	P		
communication facilities				
Communication lacittles	communication facilities			
and the second	communication facilities		A	400 -

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

E. Allowed Uses and Basic Development Standards.

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Table	e 21.10.040C		
Allow	ved Uses and Ba	asic Development S	Standards
Sec-	Use	Parking Ratio:	Special Regulations
tion		Unit of Measure	
		(Minimum	

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

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

RZC 21.10.050 Town Center (TWNC) Zone.

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C. Regulations Common to All Uses.

Table 21.10.050B				
	Regulations Common to All Uses			
Front Setback	(distance from back of curb)			

79	Ordinance	No.	3158
	Ordinance	No.	3149
	Ordinance	No.	3150
	Ordinance	No.	3151
	Ordinance	No.	3152
	Ordinance	No.	3153
	Ordinance	No.	3154
	Ordinance	No.	3155
	Ordinance	No.	3156
	Ordinance	No.	3157
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		Ordinance Ordinance Ordinance Ordinance Ordinance Ordinance Ordinance Ordinance Ordinance Ordinance	79 Ordinance No. Ordinance No. Ordinance No. Ordinance No. Ordinance No. Ordinance No. Ordinance No. Ordinance No. Ordinance No. Ordinance No. AM No. 24

Front and side street (commercial use)	Town Center	A. Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and
	System	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</u> <u>Recharge Areas</u>		Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC 21.64.050.C Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II for more information.

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E. General Allowed Uses and Cross-References.

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

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	Ordinance No. 3152
	Ordinance No. 3153
	Ordinance No. 3154
	Ordinance No. 3155
	Ordinance No. 3156
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Use Permissions: P - Permitted; L - Limited; C - Conditional;

N	- Not Permitted			
Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Per mis sio ns	Bui ldi ng Cod e Occ upa ncy Cla ss	ITE Trip Generati on Manua 1 Land Use Code
Retail sales	General sales or services	L	M	
Excluding the following		N		
that are not permitted				
<pre>uses: 1. Gas station. 2. Automobile sales with outdoor display and storage. 3. Rental storage and mini-warehouses.</pre>				<i>x</i>
Business and service	General sales or services	L	M	
Food and beverage	General sales or services	L	М	
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] Cannabis	[MARIJUANA] Cannabis	P		
retail sales	retail sales			
Artisanal manufacturing, retail sales, and service		L	М, F, Н	100 - 199, 800 - 899, 900 - 999
Automobile parking facilities	Automobile parking facilities	L	S	
Excluding the following that are not permitted uses:		N		

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		1	1	I
1. Surface parking lots.				
Road, ground passenger,	Road, ground passenger,	L		
and transit	and transit			
transportation	transportation			
Rapid charging station	Rapid charging station	L		
Battery exchange station	Battery exchange station	L		
Communications and	Communications and	P		
information	information			
Local utilities	Local utilities	P		
Wireless	Wireless	P		
communication facilities	communication facilities			
Arts, entertainment,	Arts, entertainment, and	P	A	400 -
recreation, and assembly	recreation			499,
				500 -
				599
Natural and other	Natural and other	P		400 -
recreational parks	recreational parks			499
Day care center	Day care center	P	E	500 -
				599
Educational	Education, public	P	E	500 -
	administration, health			599
	care, and other			
	institutions, except			
	those listed below			
Institutional health and	Education, public	P	I	600 -
human services	administration, health			699,
	care, and other			700 -
	institutions, except			799
	those listed below			
Government and	Education, public	P	В	700 -
administration	administration, health			799
	care, and other			
	institutions, except			
	those listed below			
Faith-based and funerary	Religious institution	L	A,	500 -
			в,	599
			Н,	
			I,	

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

F. Allowed Uses and Basic Development Standards.

Table 21.10.050D						
Allow	wed Uses and Ba	sic Development S	Standards			
Sec-Use Parking Ratio: Special Regulations tion Unit of Measure (Minimum Required; Maximum Allowed)						
Resid	dential <sup>1</sup>					
Gene	ral Sales or Se	ervice				
<u>c</u>	MARIJUANA] Cannabis Cetail sales	1,000 sq. ft. gfa (2.0, 5.0)	See RZC Chapter 21.41, [MARIJUANA] Cannabis-Related Uses, for additional requirements.			

<u>Section 6.</u> <u>Amendments to Redmond Zoning Code (RZC)</u> <u>Chapter 21.10 Downtown Regulations.</u> 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.

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ιŝ.	Ordinance No. 3151
	Ordinance No. 3152
	Ordinance No. 3153
	Ordinance No. 3154
	Ordinance No. 3155
	Ordinance No. 3156
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Allowed Uses and Basic Development Standards are hereby amended to read as follows:

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

(TR) Zones.

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C. Regulations Common to All Uses.

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

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D. General Allowed Uses and Cross-References.

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

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

N	- Not Permitted			
Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Use Per iss ons	m lo i ng	i Trip Genera d tion M anual c Land ba Use cy Code a
Retail sales	General sales or services	L	М	
Excluding the following		Ν		
that are not permitted				
uses:				
1. Automobile sales with				
outdoor display and				
storage.				
2. Major Auto Repair.				
3. Rental storage and				
mini-warehouses.				
Business and service	General sales or services	L	М	
Food and beverage	General sales or services	L	М	
Pet and animal sales and	General sales or services	L	M	
service				
Hotels, motels, and	Hotels, motels, and other	Ρ	R	300 -
other accommodation	accommodation services			399
services				
[MARIJUANA] Cannabis	[MARIJUANA] Cannabis	Ρ		
retail sales	retail sales			
Artisanal		L	Μ,	100 -
manufacturing, retail			F,	199,
sales, and service			H	800 -
				899,
		-		900 -
				999

N - Not Permitted

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

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E. Allowed Uses and Basic Development Standards.

...

e 21.10.060C		
wed Uses and Ba	sic Development S	Standards
Use	Parking Ratio: Unit of Measure (Minimum Required; Maximum Allowed)	Special Regulations
dential <sup>1</sup>		
cal Sales or Se	rvice	
MARIJUANA] <b>annabis</b> etail sales	1,000 sq. ft. gfa (2.0, 5.0)	See RZC Chapter 21.41, [MARIJUANA] Cannabis-Related Uses, for additional requirements.
	ved Uses and Ba Use dential <sup>1</sup> cal Sales or Se MARIJUANA] annabis	ved Uses and Basic Development SUseParking Ratio: Unit of Measure (Minimum Required; Maximum Allowed)dential1cal Sales or ServiceMARIJUANA] annabis1,000 sq. ft. gfa (2.0,

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

RZC 21.10.070 Sammamish Trail (SMT) Zone.

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C. Regulations Common to All Uses.

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

D. General Allowed Uses and Cross-References.

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

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

N NOC LETWICCER					
Nonresidential Use	Former Use	Use	Building	ITE Trip	
Class	Classification	Permission	Code	Generatio	
	(Prior to Dec.	S	Occupanc	n Manual	
	31, 2021)		y Class		

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				Land Use
				Code
Retail sales	General	L	М	
	sales or			
	services			
Excluding the		N		
following that are				
not permitted uses:				
1. Gas station.				
2. Auto repair.				
3. Automobile sales				
with outdoor				
display and				
storage.				
4. Rental storage				
and mini-				
warehouses.				
Business and	General	L	М	
service	sales or			
	services			
Food and beverage	General	L	М	
5	sales or			
	services			
Pet and animal	General	L	M	
sales and service	sales or			
	services			
Hotels, motels, and	Hotels,	P	R	300 -
other accommodation	motels, and			399
services	other			
	accommodatio			
	n services			
[MARIJUANA]	[MARIJUANA]	P		
Cannabis retail	Cannabis			
sales	retail sales			
Artisanal		L	М, F, H	100 -
manufacturing, reta				199,
il sales, and				800 -
service				899,

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		1	[	900 -
				999
Automobile parking	Automobile	L	S	
facilities	parking		0	
1401110105	facilities			
Excluding the	Idellicies	N		
following that are		IN		
not permitted uses:				
1. Surface				
parking lots.				
	Dood ground	L		
Road, ground	Road, ground			
passenger, and transit	passenger, and transit			
transportation	transportati			
	on			
1. [LIMITED] Is				
<b>limited</b> to regional				
light rail system				
and office uses				
only.				
2. Vehicle storage is				
limited to light rail vehicles.				
Rapid charging	Rapid	L		
station	charging			
Station	station			
	SLALION	]		
 Faith-	Deligious	] <sub>т</sub>		500 -
	Religious institution	L	A, B,	500 - 599
based and funerary	Institution		H, I,	299
The algorithm at the	and a second	N	R, S	
Excluding the		N		
following that are				
not permitted uses:				
1. Crematorium.			L	

E. Allowed Uses and Basic Development Standards.

...

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Table	e 21.10.070C	an a	
		aia Davidamment	it and and a
	T	sic Development S	
Sec-		Parking Ratio:	Special Regulations
tion		Unit of Measure	
		(Minimum	
		Required;	
		Maximum	
		Allowed)	
Resid	dential <sup>1</sup>		
Gener	ral Sales or Se	rvice	
10 [	MARIJUANA]	1,000 sq.	See RZC Chapter 21.41, [MARIJUANA]
С	annabis	ft. gfa (2.0,	Cannabis-Related Uses, for
r	etail sales	5.0)	additional requirements.

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

RZC 21.10.080 Town Square (TSQ) Zone.

....

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C. Regulations Common to All Uses.

Table 21.10.080B					
	Regulations Common to All Uses				
Regulation	Standard Notes and Exceptions				
Front and	See Map	A. Setbacks along Downtown streets			
side street	10.3,	are regulated by the Downtown			
(commercial	Downtown	Pedestrian System which specifies			
use)	Pedestrian	street frontage standards between			
	System	the street curb and the face of			
		buildings, depending on site			
		location.			
•••	-				
Drive-	n/a	Drive-through facilities are			
through		prohibited except where expressly			
		permitted in the Allowed Uses and			
		Basic Development Standards table			
		below.			
Critical		Some land uses and activities are			
Aquifer		prohibited in Critical Aquifer			
Recharge		Recharge Areas I and II. Refer to			
Areas		RZC 21.64.050.C Prohibited Land Uses			
		and Activities in Critical Aquifer			
		Recharge Areas I and II for more			
		information.			

D. General Allowed Uses and Cross-References.

...

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

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

	N - NOU FEIMITCLEO			
Nonresidential Use Class	Former Use Classification (Prior to	Use	Bui	ITE
	Dec. 31, 2021)	Permi	ldi	Trip
		ssion	ng	Genera
		S	Cod	tion M
			e	anual
			Occ	Land
			upa	Use
			ncy	Code
			Cla	
			SS	

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Retail sales	General sales or services	L	M	
Excluding the following		N		
that are not permitted				
uses:				
1. Gas station.	ю.			
2. Auto repair.				
3. Automobile sales				
with outdoor display				
and storage.				
4. Rental storage and				
mini-warehouses.		-		
Business and service	General sales or services	L	М	
Food and beverage	General sales or services	L	М	
Pet and animal sales	General sales or services	L	Μ	
and service				
Hotels, motels, and	Hotels, motels, and other	P	R	300 -
other accommodation	accommodation services			399
services				
[MARIJUANA] Cannabis	[MARIJUANA] Cannabis	P		
retail sales	retail sales		ļ	
Artisanal		L	Μ,	
manufacturing, retail			F,	~
sales, and service			H	800 -
				899,
				900 -
7	De la construit			999
Automobile parking	Automobile parking	P		
facilities	facilities	NT		
Excluding the following		N		
that are not permitted				
uses: 1. Surface				
parking lots. Road, ground passenger,	Road, ground passenger,	L		
and transit	and transit			
transportation	transportation			
1. [LIMITED] Is limited		L,		
to office use only.		N		
Leo orrice use onry.	·	74	I	

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•••

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
Excluding the following that are not permitted uses: 1. Crematorium.		N		

E. Allowed Uses and Basic Development Standards.

Table	e 21.10.080C			
Allov	wed Uses and Ba	sic Development S	Standards	
Sec-Use Parking Ratio: Special Regulations tion Unit of Measure (Minimum Required; Maximum Allowed)				
Resid	dential <sup>1</sup>			
Genei	ral Sales or Se	ervice		
C	MARIJUANA] Cannabis cetail sales	1,000 sq. ft. gfa (2.0, 5.0)	See RZC Chapter 21.41, [MARIJUANA] Cannabis-Related Uses, for additional requirements.	

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	Ordinance No. 3155
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<u>Section 9.</u> <u>Amendments to Redmond Zoning Code (RZC)</u> <u>Chapter 21.10 Downtown Regulations.</u> The provisions of RZC Section 21.10.090 River Bend (RVBD) Zone, paragraph C. Regulations Common to All Uses; paragraph D. General Allowed Uses and Cross-References; and paragraph E. Allowed Uses and Basic Development Standards are hereby amended to read as follows:

RZC 21.10.090 River Bend (RVBD) Zone.

•••

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</u> Aquifer	Some land uses and activities are prohibited in Critical Aquifer		

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

D. General Allowed Uses and Cross-References.

...

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

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	М	
Excluding the following that are not permitted uses: 1. Rental storage and mini- warehouses.		Ν		
Business and service	General sales or services	L	М	
Food and beverage	General sales or services	L	Μ	
Pet and animal sales and service	General sales or services	L	М	
Hotels, motels, and	Hotels, motels, and other	Р	R	300 - 399

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other	accommodation		
accommodation	services		
services			
[MARIJUANA]	[MARIJUANA]	P	
Cannabis	<b>Cannabis</b> retail		
retail sales	sales		

E. Allowed Uses and Basic Development Standards.

•••

Table 21.10.090C					
Allowed Uses and Basic Development Standards					
Sec-Use Parking Ratio: Special Regulations tion Unit of Measure (Minimum Required; Maximum Allowed)					
Resi	dential <sup>1</sup>				
···					
Gene	ral Sales or Se	ervice			
	[ <del>MARIJUANA</del> ] <b>Cannabis</b> 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) <u>Chapter 21.10 Downtown Regulations.</u> The provisions of RZC Section 21.10.100 River Trail (RVT), Carter (CTR), and East Hill (EH) Zone, paragraph C. Regulations Common to All Uses; and paragraph D.

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

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D. General Allowed Uses and Cross-References.

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

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

N	- Not Permitted			
Nonresidential Use Class	Former Use Classification (Prior to Dec. 31, 2021)	Us Pe mi si ns	r ld s ng o Co	i Trip Generat d ion Man ual Lan c d Use a Code y a
Retail sales	General sales or services	L	М	
Excluding the following		N		
that are not permitted				
uses:				
1. Gas station.				
2. Auto repair.				
3. Automobile sales with				
outdoor display and				
storage.				
4. Rental storage and				
mini-warehouses.				
5. Uses requiring or				
utilizing outdoor				
storage.				
Business and service	General sales or services	L	М	
Food and beverage	General sales or services	L	M	
Pet and animal sales and	General sales or services	L	M	
service				
Road, ground passenger,	Road, ground passenger,	L		
and transit	and transit			
transportation	transportation			
1. [LIMITED] Is limited		L,		
to office use only.		N		
2. Vehicle and outside				
storage <b>is</b> prohibited.				

N - Not Permitted

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Communications and information	Communications and information	Р			
Faith-based and funerary	Religious institution	L	A, B, H, I, R, S	500 599	
Excluding the following that are not permitted uses: 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							
MDDMDDMDDMDDMDDMDD12345							
Maximum lot coverage by structures	70%	65%	\$ \$	55%	55%		

Dago	31	of	70
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Maximum impervious	75%	70%	Ba	70%	70%	
surface area	100	100	se	100	100	
Surface area			se :			
			70			
			olo			
			Ma			
			х.			
			wi			
			th			
			in			
			ce			
			nt			
			iv			
			es			
			:			
			75			
			olo			
Minimum landscaping	25%	30%	40	30%	40%	1. Ecological
			00			score of 30 or
						greater required.
						2. See
						RZC 21.60.040.C,
						Landscaping, for
						landscape design
						standards.
Minimum land area for	7%	78	78	78	78	A. Stormwater
stormwater infiltration						shall be
						infiltrated. See
						RZC
						21.17.010.E,Surfac
						e Water Management
						B. Some land uses
						and activities are
						prohibited in
						Critical Aquifer
						Recharge Areas I
						and II. Refer to
						RZC 21.64.050.C
						Prohibited Land
L						Pronibited Land

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						Uses and Activities in Critical Aquifer Recharge Areas I and II for more information.
Minimum residential usable open space	15%	15%	No stan d	dar	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.

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## Table 21.13.150. MDD Floor Area

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

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

...

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	Standa	Exceptions	
		rd		
Minim	Lot Frontage ([ <del>FT</del> ]	80		
um	feet)			
	[ <del>SETBACKS (FT)</del> ]			
	Front and Street	15	A. As part of a binding	
	Setbacks (feet)		site plan, site plan	
	Side and Rear	10	entitlement, or master	
	Setbacks (feet)		planned development,	
			required setbacks may be	
			modified as follows:	

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

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		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.
Landscaping	30 percen t	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

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

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and II for more information.

E. General Allowed Uses and Cross-References.

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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	М	800 - 899
	Grocery, food, beverage, and dairy	P	М	800 - 899
	· · · · · · · · · · · · · · · · · · ·		<b>F</b>	
Communications and information	Communications and information	L		

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1. [ <del>LIMITED</del> ]		L		
Is limited to				
libraries.				
Local	Local	P		
utilities	utilities			
	2			
Government and	Government	L	В	700 - 799
administration	functions			
Excluding the		N		
following that				
are not				
permitted				
uses:				
1. Maintenance				
shops.				
Water-	Water-	L		400 - 499
enjoyment use	enjoyment use			

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

21.14.015 Neighborhood Commercial 2 (NC-2).

C. Regulations Common to All Uses.

Ordinance No. 3158 Ordinance No. 3149 Ordinance No. 3150 Ordinance No. 3151 Ordinance No. 3152 Ordinance No. 3153 Ordinance No. 3154 Ordinance No. 3155 Ordinance No. 3156 Ordinance No. 3157 AM No. 24-024

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

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		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.
Landscaping	25 percent	<ul> <li>A. Parking lots shall include interior landscaping. All</li> <li>Neighborhood Commercial parking lots shall apply landscaping standards.</li> <li>Parking lots with less than 20 spaces shall apply landscaping standards for 20 to 150 spaces in RZC 21.32.070.B, General</li> <li>Requirements.</li> <li>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).</li> <li>C. A minimum of seven percent of required landscaped areas shall be constructed as a public plaza or courtyard.</li> <li>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 landscaped area may be at other levels if it is in a</li> </ul>

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		I	
			publicly accessible and usable
			common area.
			F. Required landscaping may include
			on-site stormwater
			management facilities such
			as runoff dispersion areas.
Maxi	Impervious	70 percent	
mum	Surface Area		
	Height (feet)	35	Maximum height in shoreline areas
	5		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	L	che scruccure. (Shi)
	Commercial	0.30	A. Base floor area ratio, in
	Residential	0.30	total, shall not exceed 0.60 FAR.
	Residential	0.30	B. Each commercial
			establishment shall not exceed
			THE DATE SHOULD AND ADDRESS ADDRES
			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
· · · · · · · · · · · · · · · · · · ·	a and a second	••••••••••••••••••••••••••••••••••••••	L. The second

Ordinance No. 3158 Ordinance No. 3149 Ordinance No. 3150 Ordinance No. 3151 Ordinance No. 3152 Ordinance No. 3153 Ordinance No. 3154 Ordinance No. 3155 Ordinance No. 3156 Ordinance No. 3157 AM No. 24-024

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

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		39,204 Residential square feet x
		0.05 Green FAR = 1,960 square feet.
Site Size	3	A. Commercial uses are permitted
(acreage)		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.
Critical		Some land uses and activities are
Aquifer		prohibited in Critical Aquifer
Recharge		Recharge Areas I and II. Refer to
Areas		RZC 21.64.050.C Prohibited Land
		Uses and Activities in Critical
		Aquifer Recharge Areas I and II for
		more information.

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E. General Allowed Uses and Cross References.

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

Page 47 of 79	Ordinance No. 3158
	Ordinance No. 3149
	Ordinance No. 3150
	Ordinance No. 3151
	Ordinance No. 3152
	Ordinance No. 3153
	Ordinance No. 3154
	Ordinance No. 3155
	Ordinance No. 3156
	Ordinance No. 3157
	AM No. 24-024

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

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

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	essional			
	services			
	services	27		
Excluding the		N		
following that				
are not				
permitted				
uses:				
1. Self-				
storage				
facilities.				
Food and	Full-service	P	A	900 - 999
beverage	restaurant; ca			
	feteria or			
	limited-			
	service			
	restaurant			
Artisanal		L	М, F, H	100 - 199,
manufacturing,				800 - 899,
retail sales,				900 - 999
and service				
Rapid charging	Rapid charging	L		
station	station			
Battery	Battery	L		
exchange	exchange			
station	station			
Communications	Communications	L		
and	and			
information	information			
1. [LIMITED]		L	Second and the second of the second se	
Is limited to				
libraries				
only.				
Local	Local	P		
utilities	utilities			
		L	I	
Government and	Public	L	В	700 - 799
administration	administration		5	100 100
	; other			
L	, other	l	Ι	

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	government functions		
Excluding the		Ν	
following that			
are not			
permitted			
uses:			
1. Maintenance			
shops.			
	<b>K</b>		

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

RZC 21.14 Commercial Regulations.

21.14.020 General Commercial.

C. Regulations Common to All Uses.

	Table 21.14.020B						
	Regulations Common to All Uses						
	Regulation Standard Exceptions						
Min	Lot Frontage ([ <del>FT</del> ]	30					
imu	feet)						
m	[SETBACKS (FT)]						

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...

Front Setback (feet)	10	A. A 10-foot rear and
Street Setback	10	side setback shall apply if
(feet)		a structure abuts property in a
		residential zone.
		B. As part of a binding site
		plan, site plan entitlement,
		or master planned development,
		required setbacks may be modified
		as follows:
		1. Side setback distances may be
		modified to permit a zero
		side setback to accommodate
		clustering.
		2. Front setbacks may be modified
		from private streets and access
		corridors, provided
		front setbacks are maintained
		from all public streets.
		C. Fences, landscaping,
		flagpoles, street furniture,
		transit shelters
		and slope stability structures ar
		e permitted in setback areas,
		provided that all other
		applicable requirements are met;
		no other structures, and
		no accessory structures are
		allowed in setback areas.
		D. Projections or equipment.
		Attached or detached
		mechanical structures or
		equipment, including but not
		limited to, electrical equipment
		boxes, heat pumps, air
		conditioners, emergency
		generators, and water pumps are
		allowed in a street setback.
		However, mechanical structures or
		equipment are not allowed in a
		required setback abutting a
		L

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		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	<ul> <li>A. Drive-through facilities are permitted.</li> <li>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.</li> <li>C. Type II landscaping shall screen drive-through lanes.</li> </ul>
Critical Aquifer Recharge Areas		Some land uses and activities are prohibited in Critical Aquifer Recharge Areas I and II. Refer to RZC 21.64.050.C Prohibited Land Uses and Activities in Critical Aquifer Recharge Areas I and II for more information.

D. General Allowed Uses and Cross-References.

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

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

			<u></u>	
	Former Use		Building	ITE Trip
Nonresidential	Classification	Use	Code	Generation
Use Class	(Prior to Dec.	Permissions	Occupancy	Manual Land
	31, 2021)		Class	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; conv enience store; health and personal care	L	M	800 - 899
1. Includes		P		
Drive-through				
facilities.				
Business and	Finance and	Р	В	600 - 699
Service	insurance; rea			for

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· · · · · · · · · · · · · · · · · · ·	1	T	[	
	1 estate			veterinary,
	services; prof			700 - 799,
	essional			900 - 999
	services; admi			
	nistrative			
	services; pers			
	onal services			
1. Includes		P		
Drive-through				
facilities.				
[MARIJUANA]	[MARIJUANA]	P	R	882
Cannabis	Cannabis			
retail sales	retail sales			
Food and	Full-service	P	A	900 - 999
beverage	restaurant; ca			
	feteria or			
	limited			
	service			
	restaurant; ba			
	r or drinking			
	place			
1. Includes		P		
Drive-through				
facilities.				
	1	L	L	l

## E. Allowed Uses and Basic Development Standards.

•••

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

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

Ordinance No. 3158 Ordinance No. 3149 Ordinance No. 3150 Ordinance No. 3151 Ordinance No. 3152 Ordinance No. 3153 Ordinance No. 3154 Ordinance No. 3155 Ordinance No. 3156 Ordinance No. 3157 AM No. 24-024

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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 development, software development, and 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.

Ordinance No. 3158 Ordinance No. 3149 Ordinance No. 3150 Ordinance No. 3151 Ordinance No. 3152 Ordinance No. 3153 Ordinance No. 3154 Ordinance No. 3155 Ordinance No. 3156 Ordinance No. 3157 AM No. 24-024

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[		 ጥ:	able 21.14.030B			
			ons Common to All Uses			
	Regulation					
Minim	Tract	1.5	Regulation does not apply to:			
um	Area	1.5	A. Unoccupied			
Gill	(acres)		accessory utility facilities, or			
	(40100)		B. Building pad sites where the			
			pad site and the property leased for			
			parking, landscaping, or other purposes			
			exceed the minimum tract area.			
	Lot Front 30					
	age ([ <del>FT</del> ]					
	feet)					
	[ <del>SETBACKS (FT)</del> ]					
	Front 30		A. Side and rear setback distances may be			
	and Stree		modified to permit zero side and			
	t		rear setbacks to accommodate joint			
	Setbacks		wall construction and clustering			
	(feet)		of buildings.			
	Rear	20	B. Front setbacks may be modified from			
	Setbacks		private streets and access corridors,			
	(feet)		provided front setbacks are maintained			
	Side	40	from all public streets.			
	Setbacks		C. Fences, landscaping,			
	(feet)		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			
		1	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			

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...

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

D. General Allowed Uses and Cross-References.

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

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

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

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

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<pre>[and] or if durable consumer goods, sales, or service, then is limited to rental and repair of goods only. 4. Supermarkets</pre>				
are				
prohibited.				
Business and service 1. [ <del>LIMITED</del> ]	Finance and insurance; per sonal services; prof essional services; admi nistrative services; serv ices to buildings or dwellings	L	В	700 - 799, 900 - 999, 600 - 699
Is limited to				
uses that				
primarily				
serve business clients.				
Food and	Full-service	L	A	900 - 999
beverage	restaurant; ca feteria or limited service restaurant; ba r or drinking place			500 - 535

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	7	т		
Automobile	Automobile	L	S-2	
parking	parking			
facility	facility			e par pe de la angelant d'anna
Excluding the		N		20
following that				
are not				
permitted				
uses:				
1. Storage of				
impounded,				
abandoned, or				
damaged vehicl				
es.				
Communications	Communications			
and	and	-		
information	information			
	IIIIOIIIIdeIoII	L		
Arts,	Amusement,	L	A	400 - 499,
			A	400 - 499, 500 - 599
entertainment,	sports, or			500 - 599
recreation,	recreation			
and assembly	establishment			
1. [ <del>LIMITED</del> ]		L		
Is limited				
to athletic				
club or				
fitness				
center only.				
Adult	Adult	С	A	400 - 499
entertainment	entertainment			
facilities	facilities			
Educational	Grade	С	E	500 - 599
	schools; colle			
	ges and			
	universities;			
	technical,			
	trade, and			
	other			
L	locuer			

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

## E. Allowed Uses and Basic Development Standards.

Table	Table 21.14.030C								
Allow	wed Uses and Bas:	ic Deve	lopm	ent Standa	rds				
Sec-	Use	Maximu	ms	Parking	Special Regulations				
tion		Heigh	FAR	Ratio:					
		t		Unit of					
		(Stor		Measure					
		ies)		(Minimum					
		w/o	w/o	Required					
		TDR	TDR	;					
		or	or	Maximum					
		GBP;	GBP	Allowed)					
		w/TDR	;						

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...

			or GB		w/T DR or GBP		
Re	sidential <sup>1</sup>				In the second		
Ge	neral Sales	or	Servic	es			
5	[MARIJUANA	4	0.45	1,	000 s	q.	A. See RZC
	] Cannabis	;	;	ft	. gfa	(2.0	Chapter 21.41, [MARIJUANA
	retail	5	1.0	,	3.0)		] <b>Cannabis</b> -Related Uses,
sales for additional						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	
Minimu	Tract Area	1.5	Regulation does not apply to:	
m	(acres)		A. Unoccupied	
			accessory utility facilities,	
			or	
			B. Building pad sites where	
			the pad site and the property	
			leased for parking,	
			landscaping, or other purposes	
			exceed the minimum tract area	
	Lot Frontage ([ <del>I</del>	- 30		
	푸] <b>feet</b> )			
	[SETBACKS (FT)]			
	Front and street	30	A. Side and	
	setbacks (feet)		rear setback distances may be	
	Rear and side	10	modified to permit zero side	
	setbacks (feet)		and rear setbacks to accommodate joint	
			wall construction and	
			clustering of buildings.	
			B. Front setbacks may be	
			modified from	
			private streets and access	
			corridors, provided	
			front setbacks are maintained	
			from all public streets.	
			C. Fences, landscaping,	
			flagpoles, street furniture,	
			transit shelters	
			and slope stability structure	
			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	

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

D. General Allowed Uses and Cross References.

...

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

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

Nonresidential	Former Use	Use	Buildi	ITE
Use Class	Classification	Permissi	ng	Trip
	(Prior to Dec. 31,	ons	Code	Generat
	2021)		Occupa	ion

Ordinance No. 3158 Ordinance No. 3149 Ordinance No. 3150 Ordinance No. 3151 Ordinance No. 3152 Ordinance No. 3153 Ordinance No. 3154 Ordinance No. 3155 Ordinance No. 3156 Ordinance No. 3157 AM No. 24-024

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			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
<pre>1. [HEAVY] If heavy consumer goods, sales, or service, then is limited to repair and rental of goods and membership wholesale/retai l warehouse. 2. [Membership] If membership wholesale/retai l warehouses, then is limited to Southeast Redmond neighborhood only.</pre>		L		
Business and service	Real estate services; finance and	L	В	700 - 799,

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<i>i</i>			· · · · · · · · · · · · · · · · · · ·	r
	insurance; profess			900 -
	ional			999
	services; administ			
	rative			
	services; personal			
	services; services			
	to buildings and			
	dwellings			
1. [REAL] If		L		
real estate				
services, then				
is limited				
to mini-				
Internet Contraction and Pro-				
warehouse/self-				
storage only.				
2. [Health] If				
<b>health</b> and				
personal care,				
and finance and				
insurance limit				
ed to				
Manufacturing				
Park Overlay				
only.				
3. [PROFESSIONA				
H] If				
professional				
services, then				
is limited				
to research and				
development ser				
vices and other				
uses that				
Production institution (Production into				
support another				
permitted use				
within the MP				
zone only.				
4. [ADMINISTRAT				
IVE] If				
administrative				

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<pre>services, then is 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] If personal services, then is limited to the Manufacturing Park Overlay only.</pre>				
Food and beverage	Full-service restaurant; cafete ria or limited service restaurant; bar or drinking place; caterer; fo od service contractor	L	A, B, F	100 - 199, 700 - 799, 900 - 999
Pet and animal sales and service 1. [ <del>PET AND</del>	Pet and animal sales or services (except veterinary); animal kennel / shelter	L	В	800 - 899
ANIMAL SALES OR				

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SERVICES] Is	[	1		
limited to the				
Manufacturing Park and				
Overlay only.				1.0.0
Manufacturing	Manufacturing and	L	M, F,	100 -
and wholesale	wholesale trade		H	199
trade				
			1	
Arts,	Amusement, sports	L	A	400 -
entertainment,	or recreation			499,
recreation, and	establishment			500 -
assembly				599
1. [ <del>LIMITED</del> ] <u>Is</u>		L		
limited				
to athletic				
club or fitness				
center only.				
Adult	Adult	C	A	400 -
entertainment	entertainment			499
facilities	facilities			
Educational	Technical, trade,	С	E	500 -
	and other			599
	specialty schools			
1. [LIMITED] Is		С		
limited to				
technical,				
trade, and				
other specialty				
schools only.				
Secure	Secure community	P	I	500 -
community	transition			599
transition	facility			
facility				
Institutional	Ambulatory and	L	I	600 -
health and	outpatient care	-	1	699
human services	services			
1. [LIMITED] Is	- 5CT V1005			
limited to				
TTUT LEG LO				

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ambulatory and		
outpatient care		
services only.		
2. [ <del>LIMITED</del> ] <b>Is</b>		
limited to		
Manufacturing		
Park Overlake		
only.		

## E. Allowed Uses and Basic Development Standards.

\*\*\*

Та	ble 21.14.04	0C						
Al	lowed Uses a	nd E	Basic [	)eve	elopm	ent Sta	nda	rds
Se	c- Use		Max	imu	ms	Parkin	g	Special Regulations
ti	on		Hei	gh	FAR	Ratio:		
			t	-		Unit of	f	
			(St	or		Measure	e	
			ies	5)		(Minim	um	
			w/c	)	w/o	Require	ed	
			TDF	ξ	TDR	;		
			or		or	Maximur	n	
			GBE	;	GBP	Allowed	d)	
			w/1	DR	;			
			or		w/T			
			GBE	þ	DR			
					or			
					GBP			
Ge	neral Sales	or S	Service	S				
5	[MARIJUANA]	4;	0.5;	Τ			Α.	Allowed only within
	Cannabis	5	1.0					Manufacturing Park
	retail							erlay as shown on Map
	sales							1, Manufacturing Park
	JULCO							erlay.
								-
								See RZC Chapter
								41, [MARIJUANA]
							Can	nabis-Related Uses,

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...

for additional
requirements.

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

RZC 21.14 Commercial Regulations.

21.14.050 Industry.

...

C. Regulations Common to All Uses.

	Table 21.14.050B Regulations Common to All Uses					
-	Regulation	Star	ndard	Exceptions		
Minim um	Tract Area (acr	es)	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.		

Ordinance No. 3158 Ordinance No. 3149 Ordinance No. 3150 Ordinance No. 3151 Ordinance No. 3152 Ordinance No. 3153 Ordinance No. 3155 Ordinance No. 3156 Ordinance No. 3157 AM No. 24-024

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Lot Frontage ([FT]f	30	••••••••••••••••••••••••••••••••••••••
eet)	50	
[SETBACKS (FT)]		
Front and street	30	A. Side and
setbacks (feet)	50	rear setback distances may b
Rear and side	10	e modified to permit zero
setbacks (feet)	10	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 structur
		es 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.
Landscaping	20	
	perce	
	nt	

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Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
Critical Aquifer Recharge Areas		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 21.14.050.1. General Allowed Uses and Cross-References in I Zone (Nonresidential)

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

Nonresidential Use	Former Use	Use	Buildin	ITE Trip
Class	Classificat	Permissio	g Code	Generati
	ion (Prior	ns	Occupan	on
	to Dec. 31,		су	Manual
	2021)		Class	Land Use
				Code
Retail sales	Automobile	L	M	800 -
	sales,			899
	service, or			
	rental			
	establishme			
	nt			

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1. [LIMITED] Is limited to automobile repair o nly.		L		
Business and service	Professiona l services	L	В	700 - 799, 900 - 999
<pre>1. [LIMITED] Is Limited to research and development only.</pre>		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

Page 74 of	79 Or	dinance	No.	3158
	Or	dinance	No.	3149
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	Or	dinance	No.	3153
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	Or	dinance	No.	3155
	Or	dinance	No.	3156
	Or	dinance	No.	3157
		AM No	5. 24	-024

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

2. Maximum height in shoreline areas is 30 feet.

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

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		1	1	1	
Nonresidenti	Former Use	Use	Buildi	ITE	Nonreside
al Use Class	Classificati	Permiss	ng	Trip	ntial Use
	on (Prior to	ions	Code	Genera	Class
	Dec. 31,		Occupa	tion	
	2021)		ncy	Manual	
			Class	Land	
				Use	
				Code	
Business and	Finance and	L	N	В	700 - 799
service	insurance				
Institutiona	Ambulatory	L	N	I	600 - 699
1 health and	or	1			
human	outpatient				
services	care				
	services; nu				
	rsing,				
	supervision,				
	and other				
	rehabilitati				
	ve				
	services; so				
	cial				
	assistance,				
	welfare, and				
	charitable				
	services				
1. [ <del>LIMITED</del> ]					
Is limited					
to					
ambulatory					
or					
outpatient					
care					
services; nu					
rsing,					
supervision,					
and other					
rehabilitati					
	1	l	1	L	l

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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] <u>Cultural</u> Resources. [<del>IF</del> 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

> Ordinance No. 3158 Ordinance No. 3149 Ordinance No. 3150 Ordinance No. 3151 Ordinance No. 3152 Ordinance No. 3154 Ordinance No. 3155 Ordinance No. 3156 Ordinance No. 3157 AM No. 24-024

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HAS DISCOVERED ARCHAEOLOGICAL ARTIFACTS, SEE] <u>All</u> 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 <u>and RZC Appendix 9. Cultural</u> Resources Management Procedures. Proposals involving designated historic resources must also comply with RZC Appendix 4. Historic Landmarks Care and Restoration.

<u>Section 21</u>. <u>Severability.</u> If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

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.

Page 78 of 79	Ordinance No. 3158
	Ordinance No. 3149
	Ordinance No. 3150
	Ordinance No. 3151
	Ordinance No. 3152
	Ordinance No. 3153
	Ordinance No. 3154
	Ordinance No. 3155
	Ordinance No. 3156
	Ordinance No. 3157
	AM No. 24-024

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

2024.

CITY OF REDMOND

(SEAL)

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

APPROVED AS TO FORM:

Daniel Luny DDAD33555F1F2425. DANIEL P. KENNY, CITY ATTORNEY

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

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

NO: NONE

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