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Exhibit A, Attachment 2

REVISED PERMITTED LAND USE CHARTS TO ACCOMPANY THE PROPOSED, REVISED 20F, ADMINISTRATION AND PROCEDURES

- (6) Unclassified Uses are provided for in RCDG 20D.170.65, Unclassified Uses.
- (7) Recreation uses which require a general development permit or special development permit and accessory restaurants shall comply with RCDG 20C.20.25-010, Special Use Standards for Recreational Uses. (Ord. 1917)

20C.20.15-030 Land Uses Chart.

Urban Recreation Zone Permitted Land Uses Chart

Land Use	Permit -Type-
Recreation	
Public Parks and Open Space	Р
Play Fields, Ball Fields, Country Clubs, Golf Courses, and Golf Driving Ranges	Sr.C.
Recreational Trails which do not include on-site parking	Р
Private Parks, Open Space, and Gardens. These uses shall be primarily used for non-motorized recreation.	8C
Private Outdoor Recreation Areas and Private Outdoor Leisure Activities conducted primarily outside enclosed buildings or structures and primarily used for non-motorized recreation. Amusement Parks shall be prohibited.	8°C
Sit Down Restaurants accessory to any recreation or agriculture use listed in RCDG 20C.20.15-030, Urban Recreation Zone Land Uses Chart. Fast Food Restaurants and Restaurants with drive-through windows are prohibited.	8 C
Stables, Horse Boarding, and Equestrian Riding Schools	øs.
Residences and Related Uses	
Single-Family Detached Residences occupied by those engaged in agriculture on the property or operating a stable on the property	P
Accessory Living Quarters ¹	Р
Bed and Breakfasts ²	28
Bed and Breakfast Inns ³	8°C
Home Businesses and Family Day Care Providers ⁴	P/S
Resource Uses	
Growing and Harvesting Agricultural Crops and Forest Products	Р
Horticulture, Plant Nurseries, Arboretums, and Pea Patches	Р
Raising or Boarding Livestock and Small Farm Animals (this category shall not include kennels) ⁵	Р
Road Side Produce Stands selling products grown or processed on the property	P
Road Side Produce Stands other than those listed above	8 C
Utility Facilities	
Local Utilities	g P
P=Permitted Use; G=General Development Permit; S=Special Development Permit	

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Urban Recreation Zone Permitted Land Uses Chart-(Continued)

Land Use	Permit Type
Regional Utilities	. ×C
Other	
Large Satellite Dishes and Amateur Radio Antennae accessory to another use ⁶	كار
Wireless Communication Facilities ⁶	≠'S
Water Extraction Wells	Р
Wildlife Shelters and Refuges	Р
Wetland and Wildlife Mitigation Areas	\$C
P=Permitted Use; G=General Development Permit; S=Special Development Permit-	

Notes: S = Special Use; Conditional Use

20C.20.15-040 Accessory Uses.

- Accessory uses shall be permitted in conjunction with an allowed use. Accessory uses may include, but are not limited to, equipment storage, parking (unless excluded by the use listed in RCDG 20C.20.15-030, Urban Recreation Zone Land Uses Chart), out buildings and fences.
- (2) Accessory uses shall either: (a) constitute only an incidental or insubstantial part of the total activity that takes place on the lot and not change the character of the use of the lot or (b) be commonly associated with the principal use on the lot and integrally related to it. Accessory uses shall meet the requirements of this chapter and all related requirements found in the Community Development Guide. The primary allowed use shall be maintained during the time any accessory use is maintained. (Ord. 1917)

20C.20.20 Site Requirements.

20C.20.20-010 Purpose.

The purpose of the Urban Recreation zone site requirements chart is to list the basic site design requirements for this zone to protect the public health, safety, and welfare. (Ord. 1917)

20C.20.20-020 Compliance with the Site Requirements Chart Required.

All uses and structures in the Urban Recreation zone shall comply with the applicable requirements of the Site Requirements Chart, RCDG 20C.20.20-030. (Ord. 1917)



¹ One accessory dwelling unit is allowed for each allowed housing unit. The accessory dwelling unit shall comply with RCDG 20C.30.35, Accessory Dwelling Units.

² See RCDG 20C.30.45, Bed and Breakfasts/Bed and Breakfast Inns.

³ See RCDG 20C.30.45, Bed and Breakfasts/Bed and Breakfast inns.

⁴ See RCDG 20C.30.60, Home Business.

⁵ See RCDG 20C.20.25-030, Livestock Restrictions.

⁶ See RCDG 20D.170.45, Telecommunications Facilities. (Ord. 1930; Ord. 1917)

(7) Accessory uses are subject to the regulations of the Development Guide, for example, accessory uses in residential zones may include automobile and truck use, parking, fences, garages, landscaping, signs, recreation and maintenance. Excluded as accessory uses are uses listed in the Permitted Land Uses Charts, which are otherwise regulated by the Development Guide. (Ord. 1901 and former 20C.10.240(10))

20C.30.20-030 Land Uses Chart.

Residential Zones Permitted Land Uses Chart

l and then					Z	oning l	District	s				
Land Use	RA-5	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R-12	R-18	R-20	R-30
Housing								-,				
Single-Family Dwelling (20C.30.25)	Р	P	₽	₽	₽	Р	Р	P	Р	Р	Р	
2 Unit Structure (20C.30.70)					81ع	C\$1	C 291	Р	P	P	Р	
3 - 4 Unit Structure (20C.30.70)					CSA	∂ 81	CSI	P	Р	Р	Р	Р
5 - 12 Unit Structure (20C.30.25)									Р	P	P	P
13+ Unit Structure (20C.30.25)					• ``				s	Р	Р	þ
Accessory Dwelling Units ² (20C.30.40)	190	C. ps.	500	P.	₹ F	Sp	C. D.	Sp	S	رهای	7 P	J F
Rental Rooms (20C.30.80)	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	P
Mobile/Manufactured Homes or Parks (20C.30.65)	P	Р	Р	Р	P	P	Р	P	Р	Р	Р	Р
Retirement Residence (20C.30.80)					C.83.3	€833	P/\$3					
Retirement Residence. Maximum of 16 retirement residence units per acre. (20C.30.80)								£83	C.853	Š	S	مو ک
Retirement Residence. Maximum of 30 retirement residence units per acre. (20C.30.80)										\$3°	353	8 ³
Bed & Breakfasts (20C.30.45)	SA	(ps	SP	? b	J [,] F	S P	الا ال	S to				
Bed & Breakfast Inns (20C.30.45)	50	<u>ح</u> ه										
Commercial									•			
Adult Family Homes	P	Р	P	P	Р	Р	Р	Р	Р	Р	P	P
Residential Care Facility	85	C\$	8 م	8ل	CB	C\$	C 8'	ر8	8ح	Þ	Р	P
Long-Term Care Facility									(St	C85	CB	8ح
Day Care Center ⁴		عو ن	C 85	C \$55	8 5	ر \$5	£55	C85	28	08	CS	CB
Home Businesses ⁶ (20C,30,60) & Family Day Care Providers ⁴	P	P	P 2	P	-Ç-	P	P	P	P	P	P	P
Roadside Produce Stand	P	Р	Р	Р	P	P	P	P	Р	P	Р	Р

Ordinance No. & forpecial Use; C= Conditional Use



Residential Zones Permitted Land Uses Chart-(Continued)

Land Use					Z	oning l	District	s		···		
Land Use	RA-5	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R-12	R-18	R-20	R-30
Cultural/Recreation/Entertainment												
Golf Courses; Athletic, Sports, and Play Fields; Marine Recre- ation, Commercial Swimming Pool	8	¢*	C. 8.	8	Ç	8	8	e C	8	8	8	8
Non-Commercial Indoor Recreation	C. A.	Р	Р	P	₽	Р	Р	P	P	P	Р	Р
Parks, Open Space, Trails	P	₽	Р	P	Р	P	P	P	P	Р	Р	Р
Professional Services												
Fire & Police Services	(S	کارج	C8	CB	C8	C\$	68	C \$	Cs	18	CE	CAS
Education: Primary/Secondary Schools - Public & Private		481	/ ^{\$}	C\$	رځ	Ga	مح	28	CSS.	6	18	CB
Religious Activity				***************************************								-
Religious Facilities: <250 seats & accessory activities & uses ⁷		É	Ş	\$ S	8	& Ø	? à	Ø	Sø	Sp	Š	2
Religious Facilities: 250 – 750 seats & accessory activities & uses ⁷		\$ C	8	8	\$	8	8	8	8	8	\$	8
Transportation, Communications	s, Utiliti	es	· · · · · · · · · · · · · · · · · · ·	-								
Heliports/Fixed Wing Float Plane ⁸	r s	48	8 4	18	CB	C8	08	C8	CZ	CE	C8	08
Local Utility Facilities	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р
Regional Utility Facilities	Ca	C8	Cg	08	C8	Cg	C8	68	0.5	25	98	CS
Large Satellite Dishes/ Amateur Radio Antenna(s) ⁹	5,86	ر ا	Sp		212	9,2	2 kg	Sypi	SP	S	S	5 \$
Broadcast and Relay Towers ⁹			₹م	48	L'8	48	C8	18	C8	CS	08	08
Wireless Communication Facilities ⁹	5	کو ک	Sp	\$ p	کو ک	Sp	نع		مر			5
Commercial Resource Management												
Agricultural Crop Production	Р	Р	P	P	P	Р	Р					
Livestock, Dairy, Fowl ¹⁰	Р	Р	PØ									
Horticultural Nursery	Р	P	Р	84								
Equestrian Facilities ¹¹	SF	Sp	18	18	68	48	68	حع				
Animal Kennels ¹¹	0,8	T				1	1					
P=Permitted Use; G=General Devi	-Permitted Use; G=General Development Permit; S=Special Development Permit-											

S= Special Use; C= Conditional Use

20C.30.20-030

Notes:

- ¹Conditionally allowed in new long subdivisions only (See RCDG 20C.30.70, Multiplex Housing).
- ² Accessory dwelling unit permit required.
- ³ Retirement Residences may be authorized through a subdivision or binding site plan, in which case a special development permit is not required. Where neither a subdivision nor a binding site plan is required, a special development permit is required to authorize a Retirement Residence. See RCDG 20C.30.85, Retirement Residences.
 - ⁴ Subject to Special Uses Criteria, RCDG 20D.170.50, Day Care.
- ⁵ Day Care uses are only allowed in a building or building complex used for other uses such as a school, a church, a meeting hall, or some other building used for more than one purpose.
 - ⁶ A business license is required in most cases for a home business.
 - ⁷ Subject to Special Uses Criteria, RCDG 20D.170.40, Churches, Synagogues and Temples.
 - ⁸ Does not include medical airlift. Heliports allowed only abutting Lake Sammamish. Limit one aircraft per lot.
 - 9 Subject to Special Uses Criteria, RCDG 20D.170.45, Telecommunications Facilities.
- ¹⁰All commercial livestock, dairy and fowl enterprises must meet Seattle-King County Health Department regulations and the regulations of the Redmond Municipal Code. Personal, non-commercial livestock, dairy, and fowl activities are considered an accessory use and are allowed in all residential zones provided that all Health Department and Municipal Code requirements are met.
- ¹¹ Subject to Special Uses Criteria, RCDG 20D.170.15, Animal Boarding and Equestrian Facilities. (Ord. 1930; Ord. 1901)

20C.40.20-020 City Center Definition of Uses.

For purposes of administering the City Center Permitted Land Uses Chart, the following definitions are noted. All new development shall meet applicable design standards and guidelines.

- (1) General Service Uses. General services are professional, commercial and public activities conducted in offices, and storefronts, without outdoor storage needs, including but not limited to lodging, personal services, business and financial services, minor repair services, entertainment and recreation services, theaters, health services, social services, legal services, educational services and cultural services. Customer and tenant parking structures and surface lots are considered accessory to the primary use. Services excluded from this definition are industrial laundries and dry cleaning, junk yards, testing laboratories, publishing, warehousing/storage and similar uses which are considered industrial uses.
- (2) General Retail Uses. General retail uses are establishments engaged in selling merchandise to the general public for personal or household consump-

- tion; processing of products does not occur or is only a minor part of use (for example; restaurants, butcher shops, breweries with taverns, art studios, etc.). This category also includes food stores, apparel; furniture and home furnishings; home improvement goods including carpeting, lighting, cabinets, plumbing fixtures; large and small durable goods for family and office use such as appliances, office furniture and supplies; eating and drinking places; and general merchandise. This category does not include uses with outdoor storage and display. Customer and tenant parking structures and surface lots are considered accessory to the primary use.
- (3) Public Facilities and Local Utilities. Public facilities include governmental administrative offices, libraries, parks, police and fire stations, educational institutions, cultural facilities, community or senior centers, and parking structures. See RCDG 20A.20.120 for definition of Local Utilities. (Ord. 1901)

20C.40.20-030 Permitted Land Uses.

City Center Zones Permitted Land Uses Chart

	. :	.:	Zoning	District		· -
Land Use	CC-1	CC-2 ^{5,6}	CC-3	CC-4	CC-5	CC-6
	Mixed Use/ Retail	Mixed Use/ Shopping	Convenience Commercial	Mixed Use/ Office	Mixed Use/ Office	Mixed Use/ Residential
Retail						
General (except those below)3,7	P	Р	Р	P ^{1, 1a}	р¹с	1b
Automobiles/Boats with Outdoor Storage of Vehicles ¹²					ي مر	
Gasoline ¹⁴			P ¹¹		Р	
Vending Carts/Kiosks ¹⁰	ø S	ø.S	&2	85	& Y.	
Services						`
General (except those below)3,7	Р	P	Р	Р	Р	P ¹⁶
Family Day Care (1 - 6 children)	Р	P	Р	Р	P	P
Mini Day Care (7 – 12 Children)						
Day Care Center (13+ Children)	95	& G	& C	& S	Ø_G	\$ 1

S = Special Use; C = Conditional Use

City Center Zones Permitted Land Uses Chart-(Continued)

	<u> </u>		Zoning	District		
Land Use	CC-1	CC-2 ^{5,6}	CC-3	CC-4	CC-5	CC-6
Land Use	Mixed Use/ Retail	Mixed Use/ Shopping	Convenience Commercial	Mixed Use/ Office	Mixed Use/ Office	Mixed Use/ Residential
Minor Auto Repair		PS	J. p. 11		PS	
Repair: Electrical Appliances, Motors, and Furniture, Machine Shops			P ¹¹		P	
Repair and Rental: Electronic Equipment, Stereo, Video, and Watches	Р	Р	P11	Р	Р	
Residential **		A. 1. 1. 1.	profit profit sections	· "我们是我们的		The second second
Multi-Family ⁸	P ⁹	P	P ⁹	P ⁹	P ⁹	Р
Senior Housing ⁴	P9	Р	P9	₽9	P9	P
Public Facilities and Local Utilities ⁷	Р	Р	Р	P	Р	Р
Banks with Drive-Through Facilities			Р	رر ^{©13,14}	13,14 هري	
All Other Drive-Through Facilities			P ¹¹	P ²	P ²	
Large Satellite Dishes/Amateur Radio Antenna(s) ¹⁵	, iq	PS.	24	ا گو	b.C	75
Broadcast and Relay Towers ¹⁵	BC.	<i>В</i> С	8°C	15C	80	20
Wireless Communication Facilities ¹⁵	R.C.	P'S	200	9°	AS' (Pg

Notes: 5 = Special Use; C = Conditional Use

¹No single-story retail permitted, except in the south block of NE 83rd Street between 158th Avenue NE and 160th Avenue NE. In multi-story buildings, retail is permitted on the ground floor, but is not required. Restaurants, taverns and delicatessens are allowed on any floor. Nonconforming single-story uses may expand per RCDG Title 20F.

^{1a}Same as footnote 1 above, except, single-story sit-down restaurant and entertainment uses not less than 5,000 square feet GFA, and single-story master planned festival retail development adjoining and orienting to the river are permitted. No surface parking shall be within 150 feet of the river's top of bank.

^{1b}Retail uses in the East Hill Design Area are permitted on properties which front NE 79th Street per footnote 1 above, and provided that the retail use is limited to 1,500 square feet of gross floor area per building, and faces NE 79th Street.

^{1c}Same as 1 above, except single-story home and office improvement retail uses selling items such as furniture, fixtures, lighting, and carpet are allowed.

²Drive-through facilities shall have a minimum of 3,000 square feet GFA of contiguous floor space, shall be limited to one lane, only, and shall provide a minimum queuing distance of 120 feet which is not within the public right-of-way or on-site circulation aisles.

³Adult Entertainment is governed by RCDG 20D.20.10.

⁴Governed by RCDG 20D.30.15, Senior Housing Development – Density Bonus.

⁵Prior to approval of any clearing, segregation or development permits; a conceptual master plan which shows, at a minimum, the building sites, streets, open space, required building frontages and plazas of the proposed development shall be

approved by the Technical Committee and Design Review Board.

⁶Master site plan approval required through general development permit process. See RCDG Title 20F.

⁷On-site hazardous waste treatment and storage facilities permitted with a GDP provided that State siting criteria are met as set forth in Chapter 70.105 RCW. A hearing may be required. If the associated permitted use requires an SDP, consideration of the treatment and storage facility shall be subject to same SDP process and conditions.

8 Maximum density per lot dependent upon size and width of lot, per the City Center Site Requirements Chart.

⁹Not permitted on street fronts (ground floor) of Type V Pedestrian Segments (see RCDG 20C.40.105), or where ground floor residences may be negatively impacted by nearby non-residential uses, except through establishment of an Administrative Design Adjustment per RCDG 20C.40.40.

¹⁰Subject to Special Uses Criteria, RCDG 20D.170.35, Carts and Street Vendors.

¹¹Gas Stations, minor auto repair, minor repair and machine shops, and drive-through facilities are prohibited west of 158th Ave. NE, extended. Surface parking is prohibited within 150 feet of the river's top-of-bank.

¹²Subject to Special Uses Criteria, RCDG 20D.170.20, Automobile, RV and Boat Uses.

¹³Subject to Special Uses Criteria, RCDG 20D.170.25, Banks with Drive-Through Facilities. Banks without drive-through facilities are regulated as General Services.

¹⁴Gasoline Stations are prohibited in high significance aquifer recharge areas. Please see RCDG 20D.140.10-220, Environmentally Sensitive Areas.

¹⁵Subject to Special Use Criteria, RCDG 20D.170.45, Telecommunications Facilities.

¹⁶General Services are allowed only on the ground floor of multi-story mixed-use residential buildings. Except, General Service uses may occupy existing single-family structures provided: 1) On-site parking is not located in the front yard; Substandard curb, gutter, sidewalks, and street trees are improved to current City standards; and 3) The exterior of the structure and landscaping maintains a single-family character. (Ord. 2051; Ord. 1954; Ord. 1945; Ord. 1930; Ord. 1901)

20C.40.30 Design Overlay Areas.

20C.40.30-010 Purpose.

The City Center neighborhood is divided into 12 overlay design areas entitled, "Valley View", "Bear Creek", "Trestle", "Sammamish Trail", "Town Square", "Old Town", "Leary", "River Bend", "North Point", "East Hill", "Carter", and "Mixed Use/Shopping Center". These areas are further delineated from the Zoning Districts Map in order to create sub-neighborhoods with unique design characteristics. They are shown on the map entitled "City Center Design Areas", included in this section. The intent of each of the design areas is as set forth below. (Ord. 2051; Ord. 1901)

20C.40.30-020 Old Town.

This design overlay area is established to be a center of pedestrian-oriented retail activity in the City Center neighborhood. The design regulations shaping development in the area provide for an urban village pattern and rhythm which encourages narrow ground floor store fronts, small blocks, narrow streets, mixed use residential/office/service buildings, and pedestrian scale architecture. The regulations encourage the enhancement of existing older buildings with small ground floor retail spaces, by encouraging narrow bay spacing complimentary to pedestrian activity and interest, and encourages office space above them. The pedestrian nature of the area is emphasized through

lower parking requirements and plans for creation of parking lots/structures in a few central locations at the edge of this area. (Ord. 1901)

20C.40.30-030 Mixed Use/Shopping Center.

'The design overlay area is established to focus activity adjacent to the existing center of the City Center district and provide for pedestrian and automobile integration between the two areas. See Ordinance No. 1841, Town Center. (Ord. 1901)

20C.40.30-040 Valley View, Trestle, and Bear Creek.

These areas are located near entrances to the City Center and are established to allow convenient automobile access. Residential and office uses above retail shops are also allowed and encouraged, but not required. (Ord. 1901)

20C.40.30-050 Town Square.

This design area provides mid-rise office development of six to eight stories adjacent to an urban park. Mid-rise office and mixed use developments with active ground floor arcades and pedestrian oriented shop fronts are encouraged. (Ord. 1901)

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not listed are prohibited unless otherwise provided by this chapter. Further interpretation of permitted uses within these zones may be obtained as defined in RCDG 20F.10.20, Interpretation and Conflicts or its successor. Land uses are also subject to the requirements described in any footnotes contained within this chart. (Ord. 2027)

20C.50.20-020 Allowed Uses.

- (1) The symbols used in the chart represent the following:
 - P Permitted Use.
 - G Allowed conditional use, requiring a General Development approval.
 - S Allowed conditional use, requiring a Special Development approval.

- (2) Procedural requirements related to the general and special development permit processes are described in RCDG Title 20F.
- (3) Uses similar to those listed may be established as permitted or conditionally allowed through the interpretation procedure in the RCDG Title 20F, Administration and Procedures. In determining whether a use should be permitted, the Administrator shall refer to the purpose statements found in RCDG 20C.50.10-010, Purpose, RCDG 20C.50.15, Commercial Zones, and the latest issued version of the Standard Industrial Classification Manual. (Ord. 2027)

20C.50.20-030 Permitted Land Uses in Commercial Zones.

Commercial Zones Permitted Land Uses Chart

	Service of	Zoning	Districts 🧖 🤲	MARKET
Land Use	NC	RC	Housing Redevelopment Overlay	GC GC
Housing 22	The state of the state of the state of			
Residential Mixed Use ¹	Þ	Р	Р	Р
Residential Multi-Family, four or more housing units per building		Р	P	48
Cultural, Entertainment, and Recreation				
Cultural Facilities (Libraries, Museums, Galleries)	>¢2.8	P	Р	
Nature Exhibits, Zoos, Aquariums, Botanical Gardens		Pa	βp	
Adult Entertainment Facilities				
Indoor Public Assembly and Entertainment: Includ- ing theaters, conference centers, arenas, auditori- ums, skating rinks, video arcades. Does not include Adult Entertainment Facilities.		Р		Р
Outdoor Public Assembly: Including amusement, fairgrounds, swap meets		\$C		
Athletic/Fitness Centers	P ^{2,8}	p	Р	Р
Private and Public Parks and Open Space	Р	þ	P	Р
Wholesale and Retail Trade		ter i jaget eg kan eg kan eg kan eg k		
Building Materials and Garden Supplies, Hardware Centers (with gross floor area less than 75,000 square feet)		þ		Р
P = Permitted Use; G = General Development P	ermit; S = Speci	al Development	Permit	Sales Sales

5 = Special Use; c = Conditional Use

Commercial Zones Permitted Land Uses Chart-(Continued)

		Zonin	g Districts	
Land Use	NC	RC	Housing Redevelopment Overlay	GC
Regional Retail/Wholesale (with gross floor area over 75,000 square feet)		&C		p4
General Merchandise, Apparel and Accessories, Miscellaneous Retail, including used merchandise stores not otherwise listed with less than 75,000 sq. ft. of gross retail floor area.		P	αp	Р
General Merchandise, Apparel and Accessories, Miscellaneous Retail, including used merchandise stores not otherwise listed with 75,000 sq. ft. or more of gross floor area.		P		Р
Food Stores, Grocery Stores and Drug Stores (and other accessory retail uses)	48	Р	P	Р
Bakeries, Coffee Shops, Florists, Video Stores, and similar retail uses	p2,8	Р	Р	Р
Factory Outlets - Retail				Р
Factory Outlets – Retail (with gross floor area of less than 75,000 sq. ft. total for the development).		4×		Р
Eating and Drinking Establishments (sit-down and/or carry-out) (No drive through)	p2,8	Р	P	Р
Eating and Drinking Establishments with Drive- through Service		Р		Р
Taverns, Brewpubs		Р	P	Р
Outdoor Produce Stands (Does not include those authorized as temporary uses)	Р	& C	\$C	P
Retail Vehicle Fuel Sales, with or without Mini-Mart (Gas Stations) ^{5,6}	4 8	P		P
Carts and Street Vendors ⁷	95	PS	PB	
Auto and Marine Parts and Accessories	P ^{2,8}	Р		P
New and Used Vehicle Sales		3C		& ?
Manufactured Products			A CONTRACTOR OF THE PARTY OF TH	
Printing, Publishing, Graphic Arts ⁸		8.5		
Crafts, Handcrafted Stone, Clay, Glass Products with associated retail		P		P
Services			Terror Annual Control	rom teach of the ma
Commercial/Industrial Photography, Cinematography, Video Production ⁹		Р	8C	P
P = Permitted Use; G = General Development F	ormit; S = Sp	ecial Developme	ent-Permit	North All Artists



Commercial Zones Permitted Land Uses Chart—(Continued)

	Zoning Districts							
Land Use	NC	RC	Housing Re- development Overlay	GC				
Finance, Insurance and Real Estate, Banks, Sav- ings and Loans, Title Offices, Real Estate Sales and Brokerage	p2,8	Р	Р	P				
Personal Services: Laundry and Dry Cleaning, Bar- ber and Beauty Salons, Travel Agencies	P ^{2,8}	P	Р	Р				
Business Services: Computer Rentals, Mailing Centers, Copy, Fax, Telework Centers		Р	Р	Р				
Professional Services: Physicians, Out-Patient Clinics, Dentists, Social Services, Architects, Engineers, Accountants, Attorneys		Р	Р	P				
Funeral Homes and Related Services		Р		Р				
Veterinary Offices and Hospitals	βP	(48)		Р				
Kennels, Animal Shelters ¹⁰				PS				
Day-Care Centers ¹¹	S P ^{2,8}	PS	25	PS				
Rental Storage and Mini-Warehouses ¹²	3			Р				
Rental Services: Furniture, Tools, and Equipment		\$(P				
Vehicle Rentals: Autos, Trucks, Trailers, Recreational Vehicles ¹³		8c		& ¹⁴				
Auto and Boat Service ¹³		8C		& C				
Hotels and Motels		Р	р	Р				
Hospitals and In-Patent Clinics		Р	<i>8℃</i> .					
Long-Term Care Facilities and Residential Care Facilities		Р	Р					
Government Services (excluding Maintenance Shops)	p ^{2,8}	Р	8C	Р				
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade ¹⁵		Р	9°C					
Churches, Temples, Synagogues with 750 and fewer seats and related activities and uses ¹⁶		₽5	PS					
Churches, Temples, Synagogues, and related activities and uses with more than 750 seats ¹⁶		PS		PS				
Charitable, Social, Professional and Labor Organizations		Р						
P = Permitted Use; G = General Development P	ermit; S - Spe	cial Developme	nt Permit					

S= Special Use; &= Conditional Use Ordinance No. 2102



Commercial Zones Permitted Land Uses Chart-(Continued)

	Zoning Districts							
Land Use	ИС	RC	Housing Re- development Overlay	GC				
Transportation, Communication and Utilities			:					
Transit Facilities: Taxi and Bus Stations, Park-and- Ride Lots, Transit Centers		P	C ⁸¹⁷	P				
Commercial Parking Lots and Commercial Parking Garages and Structures ¹⁸		Р	φÞ					
Large Satellite Dishes/Amateur Radio Antenna(e) ¹⁹	P.C.	by J.	75	D.C.				
Broadcast and Relay Towers ¹⁹	8 C	8 C	8℃	8C				
Wireless Communication Facilities ¹⁹	N. C.	PS	S.	24				
Local Utilities	99	Р	Р	P				
Regional Utilities	8 C	Q P	&C	80				

Notes:

S= Special Vice; C = Conditional Vice

¹Limited to upper stories in mixed-use structure.

²Hours of operation may be limited if residential uses are located in upper stories of the same building.

³See Adult Entertainment Regulations in RCDG 20D.20.10.

⁴Not allowed when abutting residential zones. Allowed if within or abutting nonresidential zones with retail sales.

⁵Subject to aquifer protection and Sensitive Areas regulations.

⁶Gasoline stations are permitted only when three sides of the site contain nonresidential zones.

⁷Subject to Special Use Criteria, RCDG 20D.170.35, Carts and Street Vendors.

⁸Limited to gross floor area of 5,000 square feet per establishment in mixed use or multi-tenant buildings only.

⁹On-site hazardous waste treatment and storage permitted; provided, that Washington State siting criteria (Chapter 70.105 RCW) are met as determined by the Technical Committee.

¹⁰Subject to Special Use Criteria, RCDG 20D.170.15, Animal Boarding.

¹¹Subject to Special Use Criteria, RCDG 20D.170.50, Day-Care.

¹²No business activities are permitted to operate from storage spaces.

¹³Subject to Special Use Criteria, RCDG 20D.170.20, Auto, RV and Boat Sales.

¹⁴Allowed only in conjunction with automobile sales.

¹⁵Limited to neighborhood-oriented functions such as primary/elementary schools, tutoring, and training centers. This footnote shall not apply to the Retail Commercial (RC) zone.

¹⁶Subject to Special Uses Criteria, RCDG 20D.170.40, Churches, Temples and Synagogues.

¹⁷Changes to existing transit facilities that do not increase their capacity or intensity of transit use shall be permitted uses.

¹⁸Street-level retail uses required in parking structures along street frontages. Commercial parking lots, commercial parking garages and commercial parking structures are prohibited from storing impounded, abandoned, or damaged vehicles.

¹⁹Subject to Special Uses Criteria, RCDG 20D.170.45, Telecommunications Facilities. (Ord. 2052; Ord. 2027)

20C.60.15-050 Overlake Business and Advanced Technology (OV) Zone — Purpose.

The Overlake Business and Advanced Technology (OV) zone helps implement comprehensive plan policies calling for the creation of a high wage employment center to serve the region and an Advanced Technology Center at Overlake. The zone provides for advanced technology uses, research and development uses, corporate offices, compatible high technology manufacturing, distribution uses, and uses that serve these uses and nearby neighbor-

♦ Policy LU-125, Overlake Business and Advanced Technology Designation, contains the policy basis for this zone.

The Overlake
Neighborhood
Vision sets out the
preferred future for
the Overlake Business and Advanced
Technology zone in
Overlake.

hoods. The development standards provide for a low to moderate intensity of development to match the available public facilities, especially transportation facilities. Development standards also provide for attractive developments with significant areas of trees and open spaces. Development regulations to enhance compatibility between the uses in this zone and neighboring residential areas are also included. New development and redevelopment should encourage walking, biking, carpools, vanpools, and transit use. The mix of allowed uses is also intended to help reduce motor vehicle trips in the area. (Ord. 2027)

20C.60.20 Permitted Uses.

20C.60.20-010 Purpose.

RCDG 20C.60.20-030, Permitted Land Uses in Business, Manufacturing and Industry Zones, lists the land

uses permitted within each of the business, manufacturing park and industry zones. Uses requiring General and Special Development approvals are indicated. Footnotes at the end of the Chart provide further clarification. (Ord. 2027)

20C.60.20-020 Allowed Uses.

- (1) The symbols used in the chart represent the following:
 - P Permitted Use.
 - G Allowed conditional use requiring General Development (GDP) approval.
 - S Allowed conditional use requiring special development (SDP) approval.
- (2) Procedural requirements related to the general and special development permit processes are described in RCDG Title 20F.
- (3) Uses similar to those listed may be established as permitted or conditionally allowed through the interpretation procedure in RCDG Title 20F, Administration and Procedures. In determining whether a use should be permitted, the Administrator shall refer to the purpose statements found in RCDG 20C.60.10, Purpose, RCDG 20C.60.15, Business, Manufacturing and Industrial Zones, and the latest issued version of the Standard Industrial Classification Manual. (Ord. 2027)

20C.60.20-030 Permitted Land Uses in Business, Manufacturing and Industry Zones.

Business, Manufacturing and Industry Zones Permitted Land Use Chart

Tiand Use	The second second	Zoning i	Districts	
tand ose	вР	OV	MP.	in distribution
Housing				
Residential Mixed-Use	P91	43		
Recreation and Entertainment	2,	7703		
Adult Entertainment Facilities ²	PS	PC	ps C	PS
Indoor Public Assembly: Arenas, Auditoriums, Conference Facilities		P		
Corporate Conference Centers accessory to primary business activity	Р	Р		
P = Permitted Use; G = General Development P	ermit: S = Spe	ecial Develop	ment Permit	

S= Special Use; C= conditional Use

Business, Manufacturing and Industry Zones Permitted Land Use Chart-(Continued)

Land Use	Zoning Districts							
Land Use	ВР	ov	MP	ı				
Libraries and Museums		8C						
Athletic Clubs and Fitness Centers	Р	48	P					
Public and Private Parks and Open Space	Р	Р	Р	P				
Wholesale and Retail Trade				A REAL TO				
Wholesale Trade and Assembly	Р	Р	P	P				
Eating and Drinking Establishments (Sit-down/Carry-out) in multi-tenant buildings ³	Р	Р	Р	80				
Eating and Drinking Establishments (Sit down/Carryout) in a convenience commercial cluster or accessory to a Transit Center ⁴		Р						
Convenience retail commercial uses in a conve- nience commercial cluster or accessory to a Transit Center		P						
Retail Vehicle Fuel Sales (with or without Minimarts) ⁵	80	8 C	80					
Manufacturing and Assembly Uses ⁵			(Approximately and the second					
Food and Kindred Products	· · ·	80	Р	Р				
Factory Outlets ⁶		48	P					
Apparel and other Textile Products		80	Р	Р				
Building Materials, including wood products, stone, glass and concrete products			Р	Р				
Asphalt and Concrete Batch Plants and other out- door processing operations ^{7,8}			\$3	ØJ				
Mining, Quarrying and other Extractive operations ⁸	<u> </u>			\$C				
Furniture and Fixtures	8°C		Р	Р				
Paperboard Containers and Boxes	80	8C	P	Р				
Printing, Publishing, and Allied Products	P	98	Р	Р				
Pharmaceuticals, Biotechnology Products and Medical Equipment and Software provided large quantities of toxic materials are not used in the manufacturing process	P	Р	Р	Р				
Perfumes, Cosmetics and Similar Preparations	 -	8C	P	Р				
Fabricated Metal Products	····	-	8°C	Р				
Industrial and Commercial Machinery	<u> </u>		80	Р				
Computer and Office Equipment	P	P	Р	P				

S = Special Use; C = Conditional Use

Business, Manufacturing and Industry Zones Permitted Land Use Chart-(Continued)

Land Use	Zoning Districts				
	BP	ov	MP	1	
Advanced Technology: Computer Hardware and Software	P	Р	Р		
Electrical and Electronic Equipment and Components	άþ	βρ	Р	P	
Aircraft Parts, Aerospace and Space Vehicles and Parts	φþ	φą	βÞ	P	
Measuring, Analyzing and Controlling Instruments, Photographic, Medical, Optical, Watches and Clocks	Р	P	P	P	
Miscellaneous Manufacturing Industries			Р	P	
Incidental Hazardous Waste Treatment and Storage ⁹	&?	øg	PZ		
Primary Hazardous Waste Treatment and Storage ⁹			80		
Services					
Research and Development Facilities	Р	Р	Р	Р	
Corporate Headquarters and Regional Offices associated with other Permitted Uses	P				
Corporate Headquarters and Regional Offices (Includes all uses allowed in the above category without the requirement to be associated with a permitted use)		Р			
Construction/Contractors: Offices and Storage of Materials and Equipment			Р	Р	
Construction/Contractors: Offices only	P	Р			
Commercial/Industrial Photography, Cinematography, Video Production	Р	Р	P		
Convenience Service, Personal Service, and Professional Service uses in a convenience commercial cluster or accessory to a Transit Center		Р			
Business Services: Technology Service and Sup- port, Copy and Connectivity Centers, Consultants who directly support surrounding businesses, Tele- work Centers	Р	Р	P		
Day-Care Centers ¹⁰	PS	PS	*S		
Rental Storage and Mini Warehouses ¹¹		1	Р		
Warehousing and Distribution	Р	Р	P	P ¹²	
Rental Services: Furniture, Tools, and Equipment with Exterior Storage	Р		Р		
P = Permitted Use; G = General Development P	ermit; S = S	pecial Develo	pment Permit		

S= special Use; C = Conditional Use

Business, Manufacturing and Industry Zones Permitted Land Use Chart-(Continued)

Land Use	Zoning Districts				
	BP	ov	MP	ı	
Vehicle Rentals: Autos, Trucks, Trailers, Recreational Vehicles, Construction and Heavy Hauling Equipment ¹³			P.Z	Z.	
Auto and Boat Repair ¹³			P. S.	D.A.	
Hospitals, Clinics, Long-Term Care Facilities, Residential Care Facilities		80			
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade Schools with the capacity for up to 150 total students.	8 C	ρ			
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade Schools with the capacity for more than 150 students.	&C	80			
Churches, Synagogues, Temples, (1-750 seats); & Related Activities ¹⁴		ø.g	82		
Churches, Synagogues, Temples, (>750 seats), & Related Activities 14		8℃	8 C		
Charitable, Social, Professional & Labor Organiza- tions	Р	Р			
Transportation, Communication and Utilities					
Railroad Facilities (Excluding Yards, Shops and Maintenance Facilities)	Р	8 C	Р	Р	
Transit Facilities, including Transit Centers, Rail and Park-&-Ride Lots	P	p15	þ	Р	
Motor Vehicle Maintenance Garage, Motor Freight Services and Terminals		\$16 C	Р	Р	
Heliports and Helicopter Landing and Storage (excluding medivac)	\$C	₽C.	8C	8,9	
Commercial Parking Lots & Parking Garages	P ¹⁷	P ¹⁸		T	
Film, Video, TV, and Radio Broadcasting or Production Studios	Р	Р			
Towing Operators and Auto Impoundment Yards			Р	Ρ.	
Large Satellite Dishes/Amateur Radio Antenna ¹⁹	28	D.C.	b. Z.	24	
Broadcast and Relay Towers ^{26*19}	\$ C	80	82	& J.	
Wireless Communication Facilities ²⁰ 19	P. J.	PC	1xC	24	
Local Utilities	Р	P	P	P	
Regional Utilities	Q Q	48	AB	ØD.	
Solid Waste Transfer Stations			90		
P = Permitted Use; G = General Development Pe	rmit; S = S	pecial Develor	oment Permit		

5= Special Use; C = Conditional Use

Notes:

- ¹ Limited to upper stories in a mixed-use structures. See RCDG 20C.60.25-120(4) regarding maximum number of dwelling units and maximum building height provisions.
 - ² See Adult Entertainment Regulations in Chapter 20D.20 RCDG, Adult Entertainment.
- ³ When located in a multi-tenant building. Limited to a maximum seating capacity of 50-person capacity. Hours of operation only allowed between 6am to 10pm; on-site parking to be provided for each employee.
- ⁴ See RCDG 20C.60.30-070, Convenience Commercial Clusters, and 20C.60.30-080, Convenience Uses Allowed as an Accessory Use to a Transit Center.
 - ⁵ Subject to aquifer protection and sensitive areas regulations in Chapter 20D.140 RCDG.
- ⁶ Provided retail sales are manufactured goods produced on the premises and accessory or secondary to the primary manufacturing or wholesaling activity. The outlet area shall not exceed 10 percent of the user's share of the gross floor area or 1,000 square feet.
- ⁷ Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.
 - ⁸ Subject to Special Use Criteria, RCDG 20D.170.30, Batch Plants and Extractive Operations.
 - ⁹ Subject to Special Use Criteria, RCDG 20D.170.60, Hazardous Waste Facilities.
 - ¹⁰ Subject to Special Use Criteria, RCDG 20D.170.50, Day-Care.
 - 11 No business activities are allowed to operate from storage spaces.
 - 12 When associated with a permitted manufacturing use.
 - ¹³ Subject to Special Use Criteria, RCDG 20D.170.20, Auto, RV, Boat Uses.
 - ¹⁴ Subject to Special Use Criteria, RCDG 20D.170.40, Churches, Synagogues and Temples.
 - 15 Park and ride lots shall obtain a Special Development Permit before being authorized in the OV zone.
- ¹⁶ Only motor vehicle maintenance facilities for public transit agencies or company-owned vehicles are allowed in the OV zone. In the OV zone, motor vehicle maintenance facilities for company-owned vehicles shall be accessory to another allowed use. In the OV zone, a special development permit shall be required even though the use is accessory to another use. Motor vehicle maintenance facilities shall not be allowed within a Transition Overlay.
- ¹⁷ Commercial parking lots, commercial parking garages and commercial parking structures are prohibited from storing impounded, abandoned, or damaged vehicles.
- ¹⁸ Commercial parking lots not accessory to another use shall obtain a Special Development Permit before being authorized in the OV zone.
 - ¹⁹ Subject to Special Use Criteria, RCDG 20D.170.45, Telecommunication Facilities.

20C.60.25 Site Requirements for Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Zones.

20C.60.25-010 Purpose.

This section establishes site design requirements within the Business Park (BP), Overlake Business and Advanced Technology (OV), Manufacturing Park (MP), and Industry (I) zones. These standards implement the Washington State Growth Management Act (RCW 36.70A), the County-Wide Planning Policies, Redmond's adopted Comprehensive Plan, while protecting the City's business park, manufacturing park and industrial areas from public nuisances, incompatible uses, and hazards. (Ord. 2027)

20C.60.25-020 Chart of Site Requirements.

- (1) Purpose. RCDG 20C.60.25-020(4), Site Requirements, establishes the dimensional requirements for business park, manufacturing park and industrial development. The standards and rules are established to provide flexibility in project design, maintain privacy between adjacent uses, and prevent public nuisances.
- (2) Explanation of Chart. The Chart of Site Requirements is arranged in matrix format. Development standards are listed down the left column and the zones are identified across the top row. The matrix cells contain the minimum or maximum dimensional requirements of each zone. The footnotes identify particular requirements applicable to either a specific use or zone. An "NS" indicates that there is "No Standard" (i.e., special requirements).