21.14.030 **Business Park**

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

	Base	Bonuses Available, and Quantity	Maximum	Example of a 4-story building with FAR = 0.45	Example of 6-story building with FAR = 2.00.
Floor area ratio (FAR)	1.13	TDRs or GBP: 0.87	2.00		
Height	4 stories	TDRs or GBP: 1 story Mixed-use residential: 1 story	6 stories		

(C) Regulations Common to All Uses.

	Regulation	Standard	Exceptions
	Tract area (acres)	1.5	Regulation does not apply to: a. Unoccupied accessory utility facilities, or b. Building pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceed the minimum tract area.
	Lot frontage (ft)	30	
Minimum	Setbacks Front and Street Rear Side	30 20 40	 Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures, and no accessory structures are permitted in setback areas. 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. Setbacks may be reduced by 50% if located adjacent to a non-residential zone and reduced by 25% if located adjacent to a residential zone through the Green Infrastructure Bonus program, RZC 21.67, except as required along Willows Road north of NE 95th street, as provided above.
	Landscaping	20%	4 Limited to CO managet in the Willows/Dage Lill Naighborhood worth at NE Orth Ctract
	Impervious surface area Height	75% Varies	1. Limited to 60 percent in the Willows/Rose Hill Neighborhood north of NE 95 th Street. 1. Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The maximum height limit for these features shall be 90 feet. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
Maximum	FAR (Floor Area Ratio)	Varies	 In mixed-use structures, maximum FAR for residential uses and for other uses is additive (i.e., up to 1.13 without TDRs or GBP and up to 2.00 with TDRs or GBP) All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.

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

Maximums

Section	Use	Hei	ries)	FAR	w/ TDRs	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
				T		Ctudia (4.0	Residential
1	Mixed-use residential structure	5	6	0.68	1.0	Studio (1.2, 1.2) 1 bedroom (1.5, 1.5) 2 bedroom (1.8, 1.8) 3+ bedroom (2.0, 2.0)	
						G	eneral Sales or Services
3 4	Automobile sales, service, or rental establishment Heavy consumer goods sales or service Durable consumer goods sales or service						Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit Only gasoline service permitted. Not permitted in BP zones in Sammamish Valley or Willows/Rose Hill neighborhoods. Only rental and repair of goods permitted.
5	Convenience use	4	5	0.45	1.0	1,000 sq ft gfa (2.0, 3.0)	 Permitted in Willows/Rose Hill Neighborhood north of NE 95th Street only Supermarkets prohibited. Must be closed a minimum of four hours in any 24-hour period. Minimum size per tenant space is 1,000 sq ft gfa. Maximum size per tenant space is 20,000 sq ft gfa. Shall be secondary use in multi-tenant building; shall not be located in separate building containing only convenience uses. Bicycle parking shall be provided on-site. The Technical Committee may increase the maximum parking ratio to 4.0 per 1,000 sq ft gfa if the applicant demonstrates that an increase is warranted based on factors, such as the availability of nearby shared parking, opportunities for pedestrian access, parking demands for specific uses, and expected peak-hour parking demands.

		Max	kimum	าร		Parking ratio:	
Section	Use	Heig		FAR		unit of measure (min. required,	Special Regulations
6	Professional services						Limited to uses that primarily serve business clients.
7	Administrative services					4 000 6 6	
8	Services to buildings or dwellings					1,000 sq ft gfa (2.0, 3.0)	
9	Full-service restaurant					Employee on	1. Shall be located in multi-tenant building or a single-building in a multi-building, multi-
10	Cafeteria or limited	4	5	0.45	1.0	maximum shift	tenant complex.
	service restaurant					(1.0, 1.0)	2. 50-person capacity, except when associated with manufacture of food or kindred
						1,000 sq ft gfa	products. In that case, maximum is 100 persons or 25 percent of combined gross floor
11	Bar or drinking place					(10.0, 10.0)	area, whichever is less.
						,	3. Hours of operation limited to 6am-10pm
			1	I	1	Wanura	cturing and Wholesale Trade
							At least 75 percent of business activity by area must be conducted indoors, including attraction of materials used in business activity.
	Manufacturing and					1 000 og ft afo	storage of materials used in business activity. 2. Retail sales of goods manufactured on the premises, or accessory or secondary to the
12	wholesale trade	4	5	0.45	1.0	1,000 sq ft gfa (2.0, 3.0)	primary manufacturing and wholesale trade use, are permitted. Area devoted to retail
	wholesale trade						sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000
							square feet.
					Tr	ansportation Co	ommunication, Information, and Utilities
13	Rail transportation				1		Similariousisi, information, una otimato
	Road, ground					1,000 sq ft gfa	
14	passenger, and transit					(2.0, 3.0)	
	transportation					(=:0, 0:0)	
15	Rapid charging station					Adequate to	
	Battery exchange					accommodate	1. Shall not be located on a parcel that abuts a residential zone
16	station					peak use	
4-7	Courier and						
17	messenger services					1,000 sq ft gfa	
18	Heliport facility					(2.0, 3.0)	1. Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit
40	Automobile parking						4. Otensor of improveded the advantage of an demonstration in much it is a
19	facility	4	5	0.45	1.0		Storage of impounded, abandoned, or damaged vehicles is prohibited.
20	Communications and					1,000 sq ft gfa	
20	information					(2.0, 3.0)	
	Large Satellite						
21	Dishes/Amateur Radio						
	Antenna(s)					Adoquato to	
22	Antenna Array and					Adequate to accommodate	See RZC 21.56, Wireless Communication Facilities
	Base Station					peak use	
23	Antenna Support					Pour use	
	Structures						
	Regional utilities						
25	Local utilities						

. =		Maximun		ns		Parking ratio:	Special Regulations	
Section	Use Use		Height (stories)			unit of measure (min. required,		
26	Incidental hazardous waste treatment and storage	4	5	0.45	1.0	1,000 sq ft gfa (2.0, 3.0)	 Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials including those resulting from a "worst case" accident and including consideration of large storms where areas are not covered. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm. Storage limited to amount necessary for proper function of business, not to exceed quantities permitted by Redmond Fire Department; excess stockpiling prohibited. Outdoor storage requires Technical Committee approval, and shall be confined to outbuildings, sheds, and other structures where leakage confinement or spill treatment can be reasonably handled and where exposure to the elements does not increase the possibility of a spill incident. 	
						Arts, E	ntertainment, and Recreation	
27	Natural and other recreational parks					,		
28	Amusement, sports, or recreation establishment	4	5 0.45	0.45	1.0	1,000 sq ft gfa (2.0, 3.0)	 Limited to fitness and athletic clubs only. Maximum size is 30,000 sq ft gfa in Willows/Rose Hill Neighborhood north of NE 95th Street. 	
29	Adult entertainment facilities						 Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit See RZC 21.18, Adult Entertainment 	

				Ec	ducat	ion. Public Admi	inistration, Health Care, and other Institutions
30	Grade schools						,
31	Colleges and universities					Adequate to accommodate	Conditional use permit required if capacity is greater than 150 full-time students. See PRO 04 70 070(1) One Without Has Board.
32	Technical, trade, and other specialty schools	4	_	0.45	4.0		RZC 21.76.070(K), Conditional Use Permit.
33	Secure community transition facility	4	5	0.45	1.0	peak use	See RZC 21.76.070(M), Essential Public Facilities.
34	Ambulatory and outpatient care services						 Only medical diagnostic and short-term treatment facilities where treatment lasts less than 24 hours are permitted. Only permitted in the Bear Creek neighborhood.
35	Day care center	4	5	0.45	1.0	Employee on maximum shift (1.0, 1.0)	 Play equipment shall be located no less than 10 feet from any property line. Shall not be located closer than 300 feet from existing day care operation in a residential zone
36	Associations and nonprofit organizations	4	5	0.45	1.0	1,000 sq ft gfa (2.0, 3.0)	
						Cons	truction-related Businesses
37	Construction-related businesses	4	5	0.45	1.0	1,000 sq ft gfa (2.0, 3.0)	1. Offices uses only.
							Other
38	Water enjoyment use	45 ft	45 ft	0.45	1.0	1,000 sq ft gfa (2.0, 3.0)	1. Allowed only in the shoreline jurisdiction of Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85 th Street and NE 90 th Street. (SMP)
39	Kiosk					1	1. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear
40	Vending cart						 Creek and the Sammamish River. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. Structures shall be secured to prevent tipping and endangering public safety. Maximum size is six feet wide by ten feet long. Administrative design review required for structures.
41	Drive-up stand	1	1			1,000 sq ft gfa (2.0, 3.0)	 Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. Structures shall be secured to prevent tipping and endangering public safety. Maximum size is six feet wide by ten feet long. Administrative design review required for structures. Must submit circulation plan addressing queuing.

- (E) Supplemental Standards in Willows/Rose Hill Neighborhood.
 - (1) Purpose. The purpose of this section is to implement Willows/Rose Hill Neighborhood vision and policies and to retain the following features of the Willows Business Park Corridor:
 - (a) Important natural features of the hillside corridor;
 - (b) A pastoral and parkway appearance;
 - (c) Visual compatibility between buildings and the forested hills and open pastures of the Willows Corridor;
 - (d) Developments separated from each other with areas of open space.
 - (e) High-quality site and building design; and,
 - (f) Visual buffering of nearby residential uses from development along the Willows Corridor.
 - (2) Applicability. These regulations apply to properties zoned Business Park in the Willows/Rose Hill Neighborhood that are located north of NE 95th Street.
 - (3) Design Standards.
 - (a) Requirements.
 - (i) Parking shall be screened by buildings or trees from Willows Road.
 - (ii) Structures shall be screened by topography, trees or other measures to visually buffer the development from nearby residential uses to the west.
 - (iii) Drive-through windows permitted only in multi-tenant buildings and shall be designed to prevent interference with pedestrian access, driveway access to surrounding development, and traffic flow on adjacent streets.
 - (iv) Convenience uses should be located to minimize walking distance between them and to enable the convenience use to serve as a gathering and meeting place for employees in the BP zone.
 - (v) Convenience uses shall be located to encourage employee access by walking or bicycling.
 - (vi) Developments should be separated from one another and from Willows Road. Forested gullies, wetlands, old pastures and treed areas are the preferred means of separating uses. The separation areas may include trails, open recreation areas, and natural-looking storm water ponds.
 - (vii) Open space, critical areas and treed areas should be connected to existing or projected open space on adjoining properties to provide for a continuous band of open space across the hillside.

- (4) Tree Preservation.
 - (a) No more than 35 percent of the significant trees on any property may be removed without approval of a planting plan that provides improved wildlife habitat and provides for the replacement of more healthy trees than are removed.
- (F) Cross-references. For information on how to measure various site requirements like height and setbacks, see RZC 21.16.010, Site Requirements How-To. See RZC 21.16.020, Other Applicable Regulations, for information on other standards that may apply to you.

21.14.040 Manufacturing Park

- (A) Purpose. The purpose of the Manufacturing Park (MP) zone is to provide locations for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors), and that are better suited for locations outside of Downtown and Overlake due to site requirements, noise impacts, transportation needs, or other considerations. The intent of the Manufacturing Park zone is to allow manufacturing, research and development, light industry, wholesale, assembly and distribution businesses, and essential public facilities. Office and other secondary uses are limited to those that support these primary uses. Other uses such as day care centers, retail vehicle fuel sales, and technical colleges may be considered. Residential uses, except for secure community transition facilities, are not allowed.
- (B) Maximum Development Yield.

	Base	Bonuses Available, and Quantity	Maximum	Example of a 4-story building with FAR = 0.50	Example of 5-story building with FAR = 1.00
Floor area ratio (FAR)	0.25-0.5 (use dependent)	TDRs or GBP: 0.5	1.00		
Height	4 stories	TDRs or GBP: 1 story	5 stories		

(C) Regulations Common to All Uses.

	Regulation	Standard	Exceptions
	Tract area (acres)	1.5	Regulation does not apply to: a. Unoccupied accessory utility facilities, or b. Building pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceed the minimum tract area.
	Lot frontage (ft)	30	
Minimum	Setbacks Front and street Rear and side	30 10	 Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures, and no accessory structures are permitted in setback areas. Setbacks may be reduced to 50% if located adjacent to a non-residential zone and reduced by 25% if located adjacent to a residential zone through the GBP program.

Regulation	Standard	Exceptions
Landscaping	20 percent	
Impervious surface area	80 percent	
Height	Varies	1. Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The maximum height limit for these features shall be 90 feet. (SMP)
FAR (Floor Area Ratio)	Varies	 All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP provided that other site requirements can be met.

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

						Parking ratio:	
Section	Use		w/ TDRs or GBP	w/o TDRs or GBP	OR: BP	unit of measure (min. required, max. allowed)	Special Regulations
						Ge	neral Sales or Services

		Max	imum	s			
		Heig (stor		FAR		Parking ratio: unit of	
Section	Use		w/ TDRs or GBP	w/o TDRs or GBP	w/ TDRs or GBP	measure (min. required, max. allowed)	Special Regulations
1	Automobile sales, service, or rental establishment	4	5	0.5	1.0	600 sq ft enclosed sales gfa (1.0, 1.0); and 2,500 sq ft open sales/rental display area (1.0, 1.0); and service bay (3.0, 3.0); and employee on maximum shift (1.0, 1.0)	 Gasoline service requires conditional use permit. See RZC 21.76.070(K), Conditional Use Permit. Shall not abut residential zone. Rental uses operating in mixed-use developments are limited to eight rental vehicles at any given time in existing parking spaces; additional vehicles may be stored on-site in a building or elsewhere given submittal and approval by the Technical Committee of a vehicle storage plan. Vehicle display area shall be outside of required parking and landscape areas. Vehicles shall be stored on paved surfaces. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles. Outdoor loudspeaker systems are prohibited. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage. Vehicle repair shall be conducted indoors. Auto and motorcycle repair uses may also allow sales, not to exceed 25 percent of the combined gross floor area of all uses. Auto sales only permitted in conjunction with repair (see note 10 above), or as standalone businesses on properties with frontage on NE 90th Street between Willows Road and 152nd Avenue NE, NE 95th Street between Willows Road and 151st Avenue NE, and 151st Avenue NE between NE 90th Street and NE 95th Street.
2	Real estate services		5	0.5	1.0	1,000 sq ft gfa (2.0, 3.0)	Mini-warehouses/self-storage only.
3	Heavy consumer goods sales or service Durable consumer goods sales or service	4	4	0.25	0.25	1,000 sq ft gfa (2.0, 5.0)	 Limited to repair and rental of goods, and membership wholesale/retail warehouses only. For membership wholesale/retail warehouses: a. Permitted in SE Redmond only.

		Max	imum	S			
			Height (stories) FAR			Parking ratio:	
		`	es)			unit of	
Section	Use	w/o TDRs or GBP	w/ TDRs or GBP	w/o TDRs or GBP	w/ TDRs or GBP	measure (min. required, max. allowed)	Special Regulations
5	Consumer goods sales or service, other than heavy or durable						 b. A Development Agreement is required and must address the following policy areas of the Comprehensive Plan: land use and design, sustainable building practices, utilities, environmental issues, transportation, parks and open space, and community character. c. A neighborhood meeting is required prior to development agreement public hearing. d. Notice for neighborhood meeting shall be mailed at least 21 days in advance to all owners and tenants of properties within 1,000 feet of the site for which a complete application has been received by the City. Notice shall also be mailed to all homeowners' associations and residential properties adjacent to the specific MP zone in question.
6	Professional services						 Limited to a) research and development services, and b) other uses that support another permitted use in the MP zone.
7	Administrative services					1,000 sq ft gfa (2.0, 30)	Limited to corporate headquarters and regional offices associated with manufacturing or wholesale trade uses in an MP zone in Redmond.
8	Services to buildings and dwellings					(=:0, 00)	
9	Full-service restaurant					Employee on	1. Shall be located in multi-tenant building or a single-building in a multi-building, multi-
10	Cafeteria or limited					maximum shift	tenant complex.
-	service restaurant		5	0.5	1.0	(1.0, 1.0)	50-person seating capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100-person seating capacity, so long as
11	Bar or drinking place					1,000 sq ft gfa (10.0, 10.0)	the seating area does not occupy more than 25% of combined gross floor area. The seating limit does not apply when the use is secondary to a winery or brewery, but the 25% limit continues to apply. 3. Hours of operation limited to 6am-10pm.
12	Caterer					1,000 sq ft gfa (2.0, 3.0)	
13	Food service contractor						

				S			
		Heig (stor		FAR		Parking ratio:	Special Regulations
Section	Use	w/o TDRs or GBP	w/ TDRs or GBP	w/o TDRs or GBP	w/ TDRs or GBP	measure (min. required, max. allowed)	
14	Animal kennel/shelter	4	5	0.5	1.0	1,000 sq ft gfa (2.0, 3.0)	 Boarding facilities must be located inside of a structure. Outdoor runs or yards are allowed for the purpose of exercising animals. Runs/yards must be enclosed by eight-foot-high walls of sound-attenuating fencing or material such as masonry or concrete. The planned maximum number of animals to be sheltered shall be indicated on the application. The maximum may be reduced if the applicant cannot demonstrate that the development has adequate lot size and facility design to accommodate the planned number of animals in a way that ensures neighboring residential properties will not be impacted with noise or odor problems.
						Manufac	turing and Wholesale Trade
15	Manufacturing and wholesale trade	4	5	0.5	1.0	1,000 sq ft gfa (2.0, 3.0)	 Asphalt and concrete batch plants shall have direct access to arterials. Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet. Outdoor processing operations follow a Type II review process. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000 square feet. One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet.
					Trar	nsportation, Co	mmunication, Information, and Utilities
16 17 18	Rail transportation Road, ground passenger, and transit transportation Truck and freight transportation services					1,000 sq ft gfa (2.0, 3.0)	
19 20	Rapid charging station Battery exchange station	4	5	0.5	1.0	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone
21 22 23	Postal services Heliport facility Communications and information					1,000 sq ft gfa (2.0, 3.0)	Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit

			Maximums				
		Heig		FAR		Parking ratio:	
Section	Use	w/o TDRs or GBP	w/ TDRs sa	w/o TDRs or GBP	w/ TDRs or GBP	unit of measure (min. required, max. allowed)	Special Regulations
24	Large Satellite Dishes/Amateur Radio Antenna(s)					Adequate to	
25	Antenna Array and Base Station					accommodate peak use	See RZC 21.56, Wireless Communication Facilities
26	Antenna Support Structures					Adequate to	See RZC 21.56, Wireless Communication Facilities
27	Regional utilities					accommodate peak use	
28	Local utilities					peak use	
29	Solid waste transfer and recycling						
30	Incidental hazardous waste treatment and storage	4	5	0.5	1.0	1,000 sq ft gfa (2.0, 3.0)	 Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials including those resulting from a "worst case" accident and including consideration of large storms where areas are not covered. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.
31	Primary hazardous waste treatment and storage					(2.0, 3.0)	 Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials including those resulting from a "worst case" accident and including consideration of large storms where areas are not covered. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.
	Arts, Entertainment, and Recreation						
32	Natural and other recreational parks Amusement, sports or recreation establishment	4	5	0.5	1.0	1,000 sq ft gfa (2.0, 3.0)	Limited to fitness and athletic clubs only.
34	Adult entertainment facilities						Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit. See RZC 21.18, Adult Entertainment. PZC 24.44 Commercial Regulations

		Max	imum	S			
		Height (stories)		FAR		Parking ratio: unit of	
Section	Use	w/o TDRs or GBP	w/ TDRs or GBP	w/o TDRs or GBP	w/ TDRs or GBP		Special Regulations
				Edi	ucation	n, Public Admin	istration, Health Care, and other Institutions
35	Technical, trade, and other specialty schools	4	5	0.5	1.0	Adequate to accommodate peak use	 Conditional use permit required if capacity is greater than 150 full-time-equivalent students, where 15 credits per quarter considered full-time. See RZC 21.76.070(K), Conditional Use Permit. The school shall allow for the efficient operation manufacturing uses. The proposed site design and layout shall minimize the effects of existing manufacturing uses upon the proposal. Site design and layout should include adequate screening of noise, light, and view of adjacent and less aesthetic uses (such as a storage yard).
36	Secure community transition facility						See RZC 21.76.070(M), Essential Public Facilities.
37	Day care center					Employee on maximum shift (1.0, 1.0)	 Play equipment shall be located no less than 10 feet from any property line. Shall not be located closer than 300 feet from existing day care operation in residential zone.

		Max	imum	S			
		Heig (stor		FAR		Parking ratio:	
Section	Use	_	w/ TDRs or GBP	w/o TDRs or GBP	w/ TDRs or GBP	unit of measure (min. required, max. allowed)	Special Regulations
38	Religious institutions	4	5	0.5	1.0	Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	 A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area, including aisle space, but excluding stage, podium, lobby, and space for musical instruments. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. Off-site parking in residential zones is allowed only with a shared parking agreement with an existing institutional use, such as a school. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP) Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 60 feet. Institutions with a seating capacity greater than 750 seats shall: require a traffic study or other documentation deemed suitable by the Technical Committee that demonstrates that there will be no significant adverse impacts to traffic operations on the adjacent street system; have a maximum building height of 5 stories; be setback 5 additional feet for every one foot in building height over 45 feet exclusive of rooftop symbolic icons; not contain accessory or stand-alone parking facilities; not contain primary or secondary schools; and shall require a conditional use permit. See RZC 21.76.070(K), Conditional Use Permit. Institutions with a seating capacity greater than 7,500 seats shall be located adjacent to at least one collector, minor, or prin
							uction-related Businesses
39	Construction-related businesses	4	5	0.5	1.0	1000 sq ft gfa (2.0, 3.0)	

							Other
40	Water enjoyment use	45 feet	45 feet	0.5	1.0	1,000 sq ft gfa (2.0, 3.0)	 Allowed only in the shoreline jurisdiction of Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) Maximum height is 45 feet. (SMP)
41	Kiosk					1,000 sq ft gfa (2.0, 3.0)	Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River.
42	Vending cart						 Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. Structures shall be secured to prevent tipping and endangering public safety. Maximum size is six feet wide by ten feet long. Administrative design review required for structures.
43	Drive-up stand	1	1			1,000 sq ft gfa (2.0, 3.0)	 Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. Structures shall be secured to prevent tipping and endangering public safety. Maximum size is six feet wide by ten feet long. Administrative design review required for structures. Must submit circulation plan addressing queuing.

⁽E) Cross-references. For information on how to measure various site requirements like height and setbacks, see RZC 21.16.010, Site Requirements How-To. See RZC 21.16.020, Other Applicable Regulations, for information on other standards that may apply to you.

21.14.050 Industry

- (A) Purpose Statement. The purpose of the Industry (I) zone is to provide locations for manufacturing, industrial uses, mineral and resource extraction and processing, wholesale trade and distribution, and associated warehouse and storage activities. Residential uses are generally prohibited.
- (B) Maximum Development Yield.

	Base	Bonuses Available, and Quantity	Maximum	Example of a 5-story building with FAR = 0.50	Example of 6-story building with FAR = 1.00
Floor area ratio (FAR)	0.50	TDRs or GBP: 0.50	1.00		
Height	5 stories	TDRs or GBP: 1 story	6 stories		

(C) Regulations Common to All Uses.

	Regulation	Standard	Exceptions
	Tract area (acres)	1	 Regulation does not apply to: Unoccupied accessory utility facilities, or Building pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceed the minimum tract area.
	Lot frontage (ft)	30	
Minimum	Setbacks Front and street Rear and side	30 10	 Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures, and no accessory structures are permitted in setback areas. Setbacks may be reduced to 50% if located adjacent to a non-residential zone and reduced by 25% if located adjacent to a residential zone through the GBP.
	Landscaping	20 percent	
Maxi mum	Impervious surface area	80 percent	1. Industrial uses on sites less than 10 acres may exclude lined ponds that are part of a water treatment facility from impervious surface area calculations.
≥ ⊱	Height (stories)		2. Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of the building physically

Without TDRs or	5	located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt
GBP	6	and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and
With TDRs or GBP		structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The
		maximum height limit for these features shall be 90 feet. (SMP)
FAR		2. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP provided that other site
Without TDRs or	0.5	requirements can be met.
GBP	0.5	
With TDRs or GBP	1.0	

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

900	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
			General Sales or Services
1	Automobile sales, service, or rental establishment	600 sq ft enclosed sales gfa (1.0, 1.0); and 2,500 sq ft open sales/rental display area (1.0, 1.0); and service bay (3.0, 3.0); and employee on maximum shift (1.0, 1.0)	 Repair only, except that auto and motorcycle sales may occupy up to 25 percent of the combined gross floor area. Shall not abut residential zone. Vehicle display area shall be outside of required parking and landscape areas. Vehicles shall be stored on paved surfaces. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles. Outdoor loudspeaker systems are prohibited. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage. Vehicle repair shall be conducted indoors.
2	Professional services	1,000 sq ft gfa (2.0, 3.0)	Research and development services only.
3	Full-service restaurant		1. Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit.
4	Cafeteria or limited service restaurant	Employee on maximum shift (1.0, 1.0)	 Shall be located in multi-tenant building or a single building in a multi-building, multi-tenant complex. 50-person capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100 persons or 25 percent of combined gross floor area, whichever is less. Hours of operation limited to 6am-10pm.
5 6	Caterer Food service contractor	1,000 sq ft gfa (2.0, 3.0)	

			Manufacturing and Wholesale Trade
7	Manufacturing and wholesale trade	1,000 sq ft gfa (2.0, 3.0)	 Asphalt and concrete batch plants shall have direct access to arterials. Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000 square feet. One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet.
			Transportation, Communication, Information, and Utilities
8	Rail transportation		
9	Road, ground passenger, and transit transportation	1,000 sq ft gfa (2.0, 3.0)	
10	Truck and freight transportation services		
11	Rapid charging station	Adequate to	
12	Battery exchange station	accommodate peak use	Shall not be located on a parcel that abuts a residential zone.
13	Heliport facility	1,000 sq ft gfa	1. Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit.
14	Communications and information	(2.0, 3.0)	
15	Large Satellite Dishes/Amateur Radio Antenna(s) Antenna Array and Base Station	Adequate to accommodate	See RZC 21.56, Wireless Communication Facilities.
16	Antenna Support Structures	peak use	
17	Regional utilities		
18	Local utilities		
19	Incidental hazardous waste treatment and storage	1,000 sq ft gfa	Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials including those resulting from a "worst case" accident and including consideration of large storms where areas are not covered.
20	Primary hazardous waste treatment and storage	(2.0, 3.0)	2. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.
			Arts, Entertainment, and Recreation
21	Natural and other recreational parks	1,000 sq ft gfa	
22	Adult entertainment facilities	(2.0, 3.0)	 Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit. See RZC 21.18, Adult Entertainment.

	Education, Public Administration, Health Care, and other Institutions									
23	Secure community transition facility	Adequate to accommodate peak use	 Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit. See RZC 21.76.070(M), Essential Public Facilities. 							
			Construction-related Businesses							
24	Construction-related businesses	1,000 sq ft gfa (2.0, 3.0)								
			Mining and Extraction Establishments							
25	Mining and extraction establishments	1,000 sq ft gfa (2.0, 3.0)	 Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit. Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet. Extraction shall occur during daylight hours; nighttime trucking is permitted. Uses shall have direct access to arterials. Uses shall minimize noise and lighting impacts by using noise suppression devices and light shielding, and by using landscape buffers to screen lighting from adjacent shoreline areas. 							
	Other									
26	Solid waste transfer and recycling	1,000 sq ft gfa (2.0, 3.0)								

⁽E) Cross-references. For information on how to measure various site requirements like height and setbacks, see RZC 21.16.010, Site Requirements How-To. See RZC 21.16.020, Other Applicable Regulations, for information on other standards that may apply to you.