

RCDG – PURPOSE STATEMENTS

20C.60.15 Business, Manufacturing and Industrial Zones.

20C.60.15-010 Purpose.

Business and manufacturing zones provide areas for the development and operation of a diversity of businesses and industries that serve as employers for the residents of the City and region. These zones provide land areas for office, high technology, research and development, warehouse operations, light industrial and manufacturing types of uses. Mixed uses are allowed in the business park and business and advanced technology areas. There are four business and manufacturing zones established within the City. These include: Business Park (BP) zone, Manufacturing Park (MP) zone, Industry (I) zone, as provided for in the following sections, and the Overlake Business and Advanced Technology (OBAT) zone as provided for in Chapter [20C.45](#) RCDG, Overlake. (Ord. 2385; Ord. 2027)

20C.60.15-020 Business Park (BP) Zone – Purpose.

The Business Park (BP) zone provides areas to locate software development, research and development and associated offices, and related manufacturing activities which have nonretail components. These areas complement commercial activities typically found in the Downtown and have limited outdoor storage. Advanced technology and biotechnology businesses are encouraged in this zone. Uses that require large floor plates such as a major medical facility may be allowed on a limited basis. Manufacturing and wholesale distribution are allowed when it is conducted largely indoors. A mix of compatible businesses which provide technical consulting, personnel and productivity support services, as well as limited retail and service uses that support the above land uses, are also allowed within the Business Park zone. This mix of business activities is intended to internalize vehicle trips and provide needed support services within close proximity to other Business Park uses. Service businesses that primarily serve the general public are prohibited. Limited residential uses (and associated increased building heights and floor area ratios) may be allowed in upper stories of buildings through Type IV conditional use approval. Secure community transition facilities may be permitted in the Business Park zone through a Type III conditional use approval, subject to the criteria and standards in RCDG [20F.40.80](#), Essential Public Facilities, and RCDG [20D.170.55](#), Secure Community Transition Facilities. (Ord. 2302; Ord. 2152; Ord. 2027)

20C.60.15-030 Manufacturing Park (MP) Zone – Purpose.

The Manufacturing Park (MP) zone is intended to provide areas for primarily manufacturing, and related research and development, wholesale, membership wholesale/retail warehouse (limited to Southeast Redmond), and assembly and distribution uses. Uses that require significant space for indoor and outdoor

storage of materials and equipment are also allowed. Uses that require large floor plates such as a major medical facility or large sites such as vehicle sales may be allowed on a limited basis. Offices and other secondary uses are limited to those that support the primary uses noted above. Residential uses, except secure community transition facilities, are not allowed. Secure community transition facilities may be permitted in the Manufacturing Park zone through a Type ~~III~~IV conditional use approval, subject to the criteria and standards in RCDG [20F.40.80](#), Essential Public Facilities, and RCDG [20D.170.55](#), Secure Community Transition Facilities. Retail sales of goods, materials, resources and products are allowed, given that the gross floor area of the retail use is not greater than 25% of the combined area of both the permitted and the retail use on site, they are mined, extracted, assembled, processed on the property, or are sold through a membership wholesale/retail warehouse use. (Ord. 2352; Ord. 2152; Ord. 2027)

20C.60.15-040 Industry (I) Zone – Purpose.

The Industry (I) zone allows manufacturing, research and development, industrial uses, mineral and resource extraction and processing, wholesale trade and distribution, and associated warehouse and storage activities. Secure community transition facilities may be permitted in the Industry zone through a Type III conditional use approval, subject to the criteria and standards in RCDG [20F.40.80](#), Essential Public Facilities, and RCDG [20D.170.55](#), Secure Community Transition Facilities. Existing uses and proposed development within the Industry zone shall assure protection of ground water quality through the application of performance standards, permit conditions, and all environmentally sensitive areas regulations. (Ord. 2152; Ord. 2027)

Exhibit B