

SITE REQUIREMENTS – Removal of story limit in MP and clarification regarding the use of Transfer of Development Rights (TDRs) to gain additional height

(items 10 and 11 on list of recommendations)

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

20C.60.25-010 Purpose.

This section establishes site design requirements within the Business Park (BP), Manufacturing Park (MP), and Industry (I) zones. These standards implement the Washington State Growth Management Act (Chapter 36.70A RCW), 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. 2385; 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).

(3) Site Requirements in Business, Manufacturing and Industrial Zones.

Business and Manufacturing Park Requirements			
Site Requirement	Zoning Districts		
	BP	MP	I
Minimum Tract Area For Development	1.5 acres	1 acre	1 acre
Minimum Lot Frontage (in feet)	30'	30'	30'
Minimum Building Front, and All Street Setbacks (in feet) ⁷	30'1	30'	30'
Minimum Building Rear Setbacks (in feet) ⁷	20'1	10'2	10'2
Minimum Building Side Setbacks (in feet) ⁷	40'1	10'2	10'2
Minimum Building Separation (Except for Accessory Structures) ³	NS	NS	NS

Maximum Lot Coverage of Structures and Other Impervious Surfaces ⁴	75%	80%	80% ⁵
Minimum Landscaped Area/Landscaping Requirements ^{6, 7}	See RCDG 20D.80.10-070(2)	NS	NS
Maximum Height (in feet) ⁷ for Nonresidential Buildings	45'	45' 88	60'9
Maximum Height (in feet) ⁷ for Mixed-Use Buildings that include Residential Uses in at least Two Floors where allowed	55'10	NS	NS
Maximum Floor Area Ratio (FAR) without TDRs ^{4, 11, 12} for Nonresidential Uses	0.45	0.50 ¹⁵	0.50
Maximum Floor Area Ratio with TDRs ^{4, 12, 13} for Nonresidential Uses	1.0	1.0 ¹⁵	1.0
Maximum Floor Area Ratio (FAR) without TDRs ^{4, 11, 12, 13} for Residential Uses in Mixed-Use Buildings where allowed	0.68 ¹⁰		
Maximum Floor Area Ratio (FAR) with TDRs ^{4, 12, 13} for Residential Uses in Mixed-Use Buildings where allowed	1.0 ¹⁰		
Pedestrian Requirements	Yes ¹⁴	NS	NS

Notes:

NS = No standard.

1 Subject to buffering and landscaping requirements of Chapter [20D.80](#) RCDG, Landscaping and Tree Protection.

2 No setback is required for joint or common wall construction located on property line.

3 As required by RMC Title 15, Buildings and Construction, or its successor.

4 For properties under a common ownership that are contiguous or separated only by rights-of-way, FARs may be calculated based on the average FAR across those properties, and density and impervious surface coverage may be transferred among contiguous properties, provided the averages or transfers are consistent with all other applicable regulations.

5 Industrial uses on sites less than 10 acres are allowed to exclude lined ponds that are part of a water treatment facility as part of this percentage.

6 See Chapter [20D.80](#) RCDG, Landscaping and Tree Protection, for tree protection and landscaping requirements. Outside of parking lots, the L1 General Landscaping Standard in RCDG [20C.50.25-080](#), Landscaped Areas, shall be used in the OBAT zone in place of the Type IV – Open Area Planting in RCDG [20D.80.10-080](#)(d), Types of Planting.

7 See RCDG 20D.230, Transition Overlay Areas, for regulations specific to properties in a Transition Overlay.

~~8 Buildings not used exclusively for research and development, manufacturing, warehousing, or allowed light industrial uses shall not exceed two stories.~~

~~8 See Chapter 20D.200 RCDG, Transfer of Development Rights (TDR) Program.~~

- 9 Rock crushing equipment, asphalt and concrete batch plants, silos, and other related equipment may extend to a maximum height of 90 feet.
- 10 Allowed in upper stories of buildings where there are no adverse impacts to surrounding businesses or residences.
- 11 All legal conforming lots are allowed the greater of either the maximum allowed FAR, or 10,000 square feet buildable area, given they can meet all other applicable site requirements.
- 12 Building space to be used exclusively for day care centers may be constructed with a gross floor area that exceeds the Maximum Floor Area Ratio (FAR) without TDRs without the requirement to purchase TDRs if the following requirements are met. First, the building space shall be permanently used exclusively for a day care center and deed restrictions shall limit the building space to this purpose. Second, in no case shall the gross floor area of the building space used for any or all purposes exceed the Maximum Floor Area Ratio with TDRs unless otherwise authorized by the Development Guide.
- 13 Please refer to RCDG 20D.200, Transfer of Development Rights (TDR) Program, and RCDG [20C.60.30-050](#), Receipt of Development Rights in Business Park, Manufacturing Park and Industry Zones.
- 14 When located in the Willows/Rose Hill Neighborhood. See RCDG [20C.50.25-110](#), Pedestrian Standards.
- 15 0.25 FAR maximum for membership wholesale/retail warehouse in SE Redmond only.
- (Ord. 2390; Ord. 2385; Ord. 2352; Ord. 2159; Ord. 2129; Ord. 2052; Ord. 2027)

Exhibit B