

MP/BP STUDY – Proposed Changes

Large numbers in chart correspond to Exhibit C, Description of Primary Recommended Amendments to the Permitted Land Uses Chart.

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. 2404; Ord. 2027)

20C.60.20-020 Allowed Uses.

(1) The symbols used in the chart represent the following:

P Permitted Use.

GC Allowed conditional use requiring Conditional Permit 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. 2404; Ord. 2027)

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

Business, Manufacturing and Industry Zones Permitted Land Use Chart

Land Use	Zoning Districts		
	BP	MP	I
Housing			
Residential Mixed-Use	P ¹		
Secure Community Transition Facility	C ¹⁷	C ¹⁷	C ¹⁷
Recreation and Entertainment			
Adult Entertainment Facilities ²	S	S	S

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Corporate Conference Centers accessory to primary business activity <u>1</u>	P	<u>P</u>	
Athletic Clubs and Fitness Centers	P	P	
Public and Private Parks and Open Space	P	P	P
Wholesale and Retail Trade			
Wholesale Trade, <u>Warehousing and Distribution</u> ⁵ and <u>Assembly</u> <u>2</u>	P	P	P
Eating and Drinking Establishments (Sit-down/Carry-out) <u>in multi-tenant buildings</u> ^{3,3a} <u>3</u>	P	P	C
Convenience retail commercial uses ¹⁶	P		
Membership Wholesale/Retail Warehouse ²¹		P	
Retail Vehicle Fuel Sales (with or without Mini-marts) ⁴	C	C	
<u>Retail Vehicle Sales</u> ²³ <u>4</u>		<u>S</u>	
Manufacturing and Assembly Uses			
Food and Kindred Products		P	P
<u>Factory Outlets</u> ⁵		<u>P</u>	
Apparel and other Textile Products		P	P
Building Materials, including wood products, stone, glass and concrete products		P	P
Asphalt and Concrete Batch Plants and other outdoor processing operations ^{6,7}		S	S
Mining, Quarrying and other Extractive operations ⁷			C
Furniture and Fixtures	C	P	P
Paperboard Containers and Boxes	C	P	P
Printing, Publishing, and Allied Products	P	P	P
Pharmaceuticals, Biotechnology Products and Medical Equipment and Software, provided large quantities of toxic materials are not used in the manufacturing process	P	P	P
Perfumes, Cosmetics and Similar Preparations		P	P
Fabricated Metal Products		C	P
Industrial and Commercial Machinery		C	P
Computer and Office Equipment	P	P	P
Advanced Technology: Computer Hardware and Software	P	P	
Electrical and Electronic Equipment and Components	P	P	P
Aircraft Parts, Aerospace and Space Vehicles and Parts	P	P	P
Measuring, Analyzing and Controlling Instruments, Photographic, Medical, Optical, Watches and Clocks	P	P	P
Miscellaneous Manufacturing Industries		P	P
Incidental Hazardous Waste Treatment and Storage ⁸	S	S	
Primary Hazardous Waste Treatment and Storage ⁸		C	

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Services			
Research and Development Facilities	P	P	P
Corporate Headquarters and Regional Offices associated with other Permitted Uses ²⁰	P	P	
Construction/Contractors: Offices and Storage of Materials and Equipment		P	P
Construction/Contractors: Offices only	P		
Commercial/Industrial Photography, Cinematography, Video Production	P	P	
Convenience Service, Personal Service, and Professional Service uses ¹⁶	P		
Business Services: Technology Service and Support Uses, Copy and Connectivity Centers, Consultants who directly support surrounding businesses, Telework Centers	P	P	
<u>Spa Facilities²⁴ 5</u>		<u>P</u>	
Day Care Centers ⁹	S	S	
<u>Kennels²² 6</u>		<u>S</u>	
Rental Storage and Mini Warehouses ¹⁰		P	
<u>Warehousing and Distribution (moved to Wholesale and Retail Trade category)</u>	<u>P</u>	<u>P</u>	<u>P¹⁴</u>
Rental Services: Furniture, Tools, and Equipment with Exterior Storage	P	P	
Vehicle Rentals: Autos, Trucks, Trailers, Recreational Vehicles, Construction and Heavy Hauling Equipment ¹²		S	S
Auto and Boat Repair ¹² <u>25</u> <u>7,8</u>		<u>SP</u>	<u>SP</u>
<u>Medical Diagnostic and Short-Term Treatment Facilities 9</u>	<u>P</u>	<u>P</u>	
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade Schools with the capacity for up to 150 total students ¹⁸	<u>CS</u>	S ¹⁹	
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade Schools with the capacity for more than 150 students ¹⁸	C	C ¹⁹	
Churches, Synagogues, Temples, (1 – 750 seats), and Related Activities ¹³		S	
Churches, Synagogues, Temples, (>750 seats), and Related Activities ¹³		C	
Charitable, Social , Professional & Labor Organizations	P		
Transportation, Communication and Utilities			
Railroad Facilities (Excluding Yards, Shops and Maintenance Facilities)	P	P	P
Transit Facilities, including Transit Centers, Rail and Park-and-Ride Lots	P	P	P
Motor Vehicle Maintenance Garage, Motor Freight Services and Terminals		P	P
Heliports and Helicopter Landing and Storage (excluding medivac)	C	C	C
Commercial Parking Lots & Parking Garages	P ¹⁴		
Film, Video, TV, and Radio Broadcasting or Production Studios	P	<u>P</u>	

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Towing Operators and Auto Impoundment Yards		P	P
Large Satellite Dishes/Amateur Radio Antenna ¹⁵	S	S	S
Broadcast and Relay Towers ¹⁵	C	S	S
Wireless Communication Facilities ¹⁵	S	S	S
Local Utilities	P	P	P
Regional Utilities	P	P	P
Solid Waste Transfer Stations and Recycling		P	
P = Permitted Use; S = Special Use; C = Conditional Use			

Notes:

- 1 Limited to upper stories in mixed-use structures. See RCDG [20C.60.25-020](#)(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.
- ~~3a~~ May exceed the 50-person capacity limit with up to 100-person capacity ~~or that accommodated in 25 percent of gross floor area, whichever is less,~~ if the Eating and Drinking establishment is a secondary operation to the manufacturing or assembly of food and kindred products and occupies no more than 25 percent of the combined gross floor area of both uses, and provided that both uses are located in the same development. Also subject to other requirements in footnote 3, except for location within a multi-tenant building.
- 4 Subject to aquifer protection and sensitive areas regulations in Chapter [20D.140](#) RCDG. Not allowed in Willows Corridor Business Park zone. See RCDG [20C.70.50-070](#).
- 5 Provided any retail sales are manufactured goods produced on the premises, or associated with and accessory or secondary to the primary manufacturing, assembly, or wholesaling activity or distribution activity. The display and sales areas outlet area shall not exceed 25.40 percent of the user's share of the gross floor area or of the combined manufacturing, display and sales areas, 4,000 square feet.
- 6 Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.
- 7 Subject to Special Use Criteria, RCDG [20D.170.30](#), Batch Plants and Extractive Industry.
- 8 Subject to Special Use Criteria, RCDG [20D.170.60](#), Hazardous Waste Treatment and Storage Facilities.
- 9 Subject to Special Use Criteria, RCDG [20D.170.50](#), Day Care.
- 10 No business activities are allowed to operate from storage spaces.
- 11 When associated with a permitted manufacturing use.

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- 12 Subject to Special Use Criteria, RCDG [20D.170.20](#), Automobile, Recreational Vehicle and Boat: Sales, Service and Rental.
 - 13 Subject to Special Use Criteria, RCDG [20D.170.40](#), Churches, Temples, Synagogues, and Other Places of Worship.
 - 14 Commercial parking lots, commercial parking garages and commercial parking structures are prohibited from storing impounded, abandoned, or damaged vehicles.
 - 15 Subject to Special Use Criteria, RCDG [20D.170.45](#), Telecommunication Facilities.
 - 16 When located in the Willows/Rose Hill Neighborhood. See RCDG [20C.70.50-070](#), Convenience Retail and Services.
 - 17 Subject to secure community transition facility criteria, RCDG [20D.170.55](#), essential public facility criteria, RCDG 20F.40.80, and RCDG [20F.30.40](#) for a Type III permit.
 - 18 Full-time equivalencies, where one full-time equivalent shall equal 15 credits in a given quarter, shall establish the capacity of the number of students for vocational, trade, and technical schools in the MP zoning district.
 - 19 Vocational, trade, and technical schools only. Other educational uses are prohibited.
 - 20 The term “associated with other permitted uses” shall mean that corporate headquarters and regional offices located in MP and associated with a permitted MP use must be located in an MP area within Redmond, not necessarily on the same property.
 - 21 In Southeast Redmond only with a development agreement. The development agreement shall further the goals and policies of the Redmond Comprehensive Plan and meet or exceed all requirements of the Redmond Community Development Guide. In addition, the development agreement shall contain, at a minimum, consideration of specific implementation of these goals, policies and regulations within the following categories: Land Use and Design, including sustainable building practices, Utilities, Environmental Issues, Transportation, Parks and Open Space, and Community Character.
- A neighborhood meeting shall be held for the purpose of obtaining public input early in the creation of the development agreement and prior to the City Council establishment of a public hearing date. The purpose of the neighborhood meeting shall be to specifically identify those issues/impacts which may be specifically associated with development of a membership wholesale/retail warehouse as well as possible mitigation strategies. A minimum 14-day notice prior to the neighborhood meeting shall be sent to all owners and tenants of properties within 1,000 feet of a parcel for which a complete application has been received by the City. In addition, notice shall be sent to all homeowners’ associations and residential properties that are adjacent to the specific Manufacturing Park zoned area in question.

- 22 Subject to Special Use Criteria, RCDG 20D.170.15, Animal Boarding: Kennels, Shelters and Equestrian Facilities.
- 23 Retail auto sales are permitted on both sides of NE 90th between Willows Road and 152nd Avenue NE, both side of NE 95th Street between Willows Road and 151st and along 151st Avenue NE from NE 90th to NE 95th Street. The use shall be allowed only on properties with frontage on both sides of the above named streets. Subject to Special Use Criteria 20D.170.20, Automobile, Recreational Vehicle and Boat: Sales, Service and Rental.
- 24 A Spa must be contained within an Athletic Club or Fitness Center use. It may not exceed 25% of the combined gross floor area of the associated Athletic Club or Fitness Center and Spa use, and is at least 1,000 square feet in size.

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25 May allow auto and motorcycle sales only, not to exceed 25% of the combined gross floor areas of the primary use; subject to Special Use Criteria, RCDG 20D.170.20, Automobile, Recreational Vehicle and Boat Sales, Service and Rental.

Exhibit B