

## Land Use

### Introduction

#### A. General Land Use Policies

Growth Management

Land Use Compatibility

Community Facilities and Services

Green Infrastructure

Open Space and Resource Protection

#### B. Land Use Plan Map and Designations

Residential

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Other Employment

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General Policies

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Designation Policies

LU-61 Business Park Designation

*Purpose.*

Provide for attractively designed and efficiently used areas for business and manufacturing employment opportunities that complement commercial activities typically found in the Downtown, involve limited outdoor storage and include a high level of amenities.

*Allowed Uses.*

Implement this designation through the Business Park zone. Permit uses, such as research and development, software development, advanced technology industries, wholesale businesses, certain manufacturing businesses, associated offices and similar uses, that do not compete with the Downtown, do not serve the general public, and will not create adverse impacts on the environment or surrounding uses. Also permit residences in upper floors of buildings and allow additional building height and increased floor area ratios for these buildings. Consider allowing uses, such as a medical diagnostic and short-term treatment facility, that require large floor plates.

Encourage a mix of compatible uses to internalize vehicle trips and provide needed support services within close proximity to business park uses. Examples of compatible uses include business services that directly support surrounding businesses and limited retail and service activities, such as retail marijuana sales, restaurants and fitness centers, that serve employees and residents in the immediate areas.

LU-62 Manufacturing Park Designation

*Purpose.*

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). Provide for manufacturing and other uses that are better suited for locations outside of the Downtown or Overlake due to site requirements, noise impacts, transportation needs or other considerations.

*Allowed Uses.*

Implement this designation through two zones: Manufacturing Park and Industry. Provide areas primarily for uses, such as manufacturing; research and development; light industry; wholesale,

assembly and distribution businesses; and essential public facilities. Limit office and other secondary uses to those that support these primary uses. Consider allowing other limited supportive uses, including but not limited to day care centers, retail vehicle fuel sales, retail marijuana sales, and technical colleges. Allow a broader range of commercial uses within the Manufacturing Park Overlay in Southeast Redmond as shown on the Redmond Zoning Map.

Examples of allowed uses in the Industry zone **include those allowed in the Manufacturing Park zone** and those existing industrial uses, including outside manufacturing and mineral resource processing, whose continuing operations are unlikely to harm groundwater resources and Evans Creek.

Ensure that allowed uses in both zones do not create significant hazards or other adverse impacts on the community, other manufacturing uses or the natural environment. Use performance standards, permit conditions and critical areas regulations to protect the community and other uses within the Manufacturing Park designation.

Design District

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