

21.04.030 Comprehensive Allowed Uses Chart.

A. **Generally.** This chart is meant to serve as a compilation of permitted uses within each of the individual zone summaries. It does not include all the specific use limitations or requirements that may apply. Please refer to the individual zone summaries for special use requirements or limitations.

B. **Residential Zones.**

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C. **Nonresidential Zones.**

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones											
Online Users: Click on District Abbreviation to View Map -->	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Residential											
Detached dwelling unit	P	P						P			
Size-limited dwelling	P	P									
Cottage	P	P									
Accessory dwelling unit	P	P									
Attached dwelling unit	P	P									
Manufactured home	P	P									
Multifamily structure	P	P	P					P			
Dormitory											
Residential suite											
Mixed-use residential structure	P	P	P	P							
Housing services for the elderly								P			

Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones											
<i>Online Users: Click on District Abbreviation to View Map --></i>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Adult family home											
Long-term care facility								P			
Residential care facility								P			
Retirement residence								P			
General Sales or Service											
General Sales or Service										P	
Automobile sales, rental, or service establishment		P	P	C	P	P				P	
Heavy consumer goods sales, rental, or service			P	P	P		P			P	P
Durable consumer goods sales, rental, and service			P	P	P		P			P	P
Consumer goods, other	P	P	P		P		P			P	P
Membership wholesale / retail warehouse					P						
Grocery, food, beverage, or dairy sales	P	P	P				P			P	
Marijuana retail sales			P	<u>P</u>	<u>P</u>	<u>P</u>	P				
Health and personal care		P	P		P					P	
Convenience store			P	P						P	
Finance and insurance		P	P	P	P		P	P		P	
Real estate services	P	P	P		P		P			P	
Professional services	P	P	P	P	P	P	P			P	P
Administrative services			P	P	P		P			P	P
Services to buildings or dwellings				P	P		P			P	P

Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones											
<i>Online Users: Click on District Abbreviation to View Map --></i>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Travel arrangement and reservation services							P			P	
Investigation and security services							P			P	
Full-service restaurant	P	P	P	P	P	C	P			P	P
Cafeteria or limited-service restaurant	P	P	P	P	P	C	P			P	P
Bar or drinking place			P	P	P					P	P
Caterer					P	P				P	P
Food service contractor					P	P				P	P
Animal kennel/shelter			P		P					P	P
Personal services	P	P	P	P	P					P	P
Pet and animal sales or service (except veterinary)			P		P					P	P
Hotels, motels and other accommodation services											
Bed and breakfast inn											
Hotel or motel			P				P				
Manufacturing and Wholesale Trade											
Manufacturing and Wholesale trade				P	P	P	P			P	P
Marijuana processing				P	P	P	P				
Transportation, Communication, Information, and Utilities											
Rail transportation				P	P	P				P	P
Road, ground passenger, and transit transportation			P	P	P	P				P	P

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones											
<i>Online Users: Click on District Abbreviation to View Map --></i>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4

D. Mixed Use Zones.

Chapter 21.14 COMMERCIAL REGULATIONS

21.14.010 Neighborhood Commercial 1 (NC-1)

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21.14.015 Neighborhood Commercial 2 (NC-2)

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21.14.020 General Commercial.

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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, and retail marijuana sales, 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.**

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C. **Regulations Common to All Uses.**

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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.

Table 21.14.030C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
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)	
General sales or services					
2	Automobile sales, service, or rental establishment	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	A. Conditional use permit required. See RZC 21.76.070.K , <i>Conditional Use Permit</i> . B. Only gasoline service permitted. C. Not permitted north of NE 90th Street and west of Willows Road.
3	Heavy consumer goods sales or service				Only rental and repair of goods permitted.

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
4	Durable consumer goods sales or service				
5	Finance and insurance	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	A. Permitted in Willows/Rose Hill Neighborhood north of NE 95th Street only.
6	Convenience use				B. Supermarkets prohibited.
7	Personal services				C. Must be closed a minimum of four hours in any 24-hour period. D. Minimum size per tenant space is 1,000 sq ft gfa. E. Maximum size per tenant space is 20,000 sq ft gfa. F. Shall be secondary use in multi-tenant building; shall not be located in separate building containing only convenience uses. G. Bicycle parking shall be provided on-site. H. 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.
8	Professional services				Limited to uses that primarily serve business clients.

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Allowed Uses and Basic Development Standards					
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		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
9	Administrative services				
10	Services to buildings or dwellings				
11	Full-service restaurant			Employee on maximum shift (1.0, 1.0)	A. Shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex. B. 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. C. Hours of operation limited to 6 a.m.-10 p.m.
12	Cafeteria or limited service restaurant				
13	Bar or drinking place				
<u>14</u>	<u>Marijuana Retail Sales</u>	<u>4;</u> <u>5</u>	<u>0.45;</u> <u>1.0</u>	<u>1,000 sq ft gfa</u> <u>(2.0, 3.0)</u>	<u>A. See RZC 21.41 Marijuana-related uses for additional requirements.</u>
Manufacturing and Wholesale Trade					
<u>14, 15</u>	Manufacturing and wholesale trade	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	A. At least 75 percent of business activity by area must be conducted indoors, including storage of materials used in business activity. B. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are

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		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					permitted. Area devoted to retail sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000 square feet.
Transportation, Communication, Information, and Utilities					
...					
1516	Rail transportation	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	
1617	Road, ground passenger, and transit transportation				
1718	Rapid charging station	4; 5	0.45; 1.0	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.
1819	Battery exchange station				Shall not be located on a parcel that abuts a residential zone.
1920	Courier and messenger services	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	
2021	Heliport facility				

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
21 <u>22</u>	Automobile parking facility				Storage of impounded, abandoned, or damaged vehicles is prohibited.
22 <u>23</u>	Communications and information			1,000 sq ft gfa (2.0, 3.0)	
23 <u>24</u>	Wireless Communication Facilities				See RZC 21.56 , <i>Wireless Communication Facilities</i> , for specific development requirements.
24 <u>25</u>	Regional utilities			Adequate to accommodate peak use	
25 <u>26</u>	Local utilities				
26 <u>27</u>	Incidental hazardous waste treatment and storage			1,000 sq ft gfa (2.0, 3.0)	<p>A. 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.</p> <p>B. 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.</p>

Table 21.14.030C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					<p>C. Storage limited to amount necessary for proper function of business, not to exceed quantities permitted by the Redmond Fire Department; excess stockpiling prohibited.</p> <p>D. 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.</p>
Arts, Entertainment, and Recreation					
2728	Natural and other recreational parks			1,000 sq ft gfa (0, adequate to accommodate peak use)	
2829	Amusement, sports, or recreation establishment	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	<p>A. Limited to athletic club or fitness center only.</p> <p>B. Maximum size is 30,000 sq ft gfa in Willows/Rose Hill Neighborhood north of NE 95th Street.</p>
2930	Adult entertainment facilities				<p>A. Conditional use permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>B. See RZC 21.18, <i>Adult Entertainment Facilities</i>.</p>
Education, Public Administration, Health Care, and other Institutions					

Table 21.14.030C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
3031	Grade schools	4; 5	0.45; 1.0	Adequate to accommodate peak use	Conditional use permit required if capacity is greater than 150 full-time students. See RZC 21.76.070.K , <i>Conditional Use Permit</i> .
3132	Colleges and universities				
3233	Technical, trade, and other specialty schools				
3334	Secure community transition facility				See RZC 21.76.070.M , <i>Essential Public Facilities</i> .
3435	Ambulatory and outpatient care services				A. Only medical diagnostic and short-term treatment facilities where treatment lasts less than 24 hours are permitted. B. Only permitted in the Southeast Redmond neighborhood north of Union Hill Road.
3536	Day care center				A. Play equipment shall be located no less than 10 feet from any property line. B. Shall not be located closer than 300 feet from existing day care operation in a residential zone.
3637	Associations and nonprofit organizations				1,000 sq ft gfa (2.0, 3.0)
Construction-related Businesses					

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
3738	Construction-related businesses	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	Office uses only.
Other					
3839	Water enjoyment use	45 ft.; 45 ft.	0.45; 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)
3940	Kiosk				A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. D. Structures shall be secured to prevent tipping and endangering public safety. E. Maximum size is six feet wide by ten feet long. F. Administrative design review required for structures.
4041	Vending cart	1; 1			

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
4142	Drive-up stand			1,000 sq ft gfa (2.0, 3.0)	<p>A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River.</p> <p>B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p> <p>G. Must submit circulation plan addressing queuing.</p>

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, [retail marijuana sales](#), and technical colleges may be considered. Residential uses, except for secure community transition facilities, are not allowed. A broader range of commercial uses are allowed within the Manufacturing Park Overlay in SE Redmond as shown on Map 4.1, *City of Redmond Zoning Map*.

B. Maximum Development Yield.

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C. Regulations Common to All Uses.

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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.

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TD R or GBP		
General sales or services					

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TD R or GBP		
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)	<p>A. Gasoline service requires conditional use permit. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>B. Shall not abut residential zone.</p> <p>C. 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.</p> <p>D. Vehicle display area shall be outside of required parking and landscape areas.</p> <p>E. Vehicles shall be stored on paved surfaces.</p> <p>F. 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.</p> <p>G. Outdoor loudspeaker systems are prohibited.</p> <p>H. Razor wire, chain link, and barbed wire fences are prohibited on street or access frontage.</p> <p>I. Vehicle repair shall be conducted indoors.</p> <p>J. Auto and motorcycle repair uses may also allow sales, not to exceed 25 percent of the combined gross floor area of all uses.</p>

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TD R or GBP		
					K. Auto sales only permitted in conjunction with repair (see note J above), or as stand-alone 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	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	Limited to mini-warehouses/self-storage only, except within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .
3	Heavy consumer goods sales or service				A. Limited to repair and rental of goods, and membership wholesale/retail warehouses only, except within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .
4	Durable consumer goods sales or service	4; 4	0.25; 0.25	1,000 sq ft gfa (2.0, 5.0)	B. For membership wholesale/retail warehouses: 1. Permitted in SE Redmond only. 2. 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.
5	Consumer goods sales or service, other than heavy or durable				3. A neighborhood meeting is required prior to development agreement public hearing.

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TD R or GBP		
					<p>4. 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.</p> <p>C. Parking in the Manufacturing Park Overlay shall be provided at 2.0 to 3.0 stalls per 1,000 sq ft gfa.</p>
6	Health and personal care	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .
7	Finance and insurance				
8	Professional services				Limited to research and development services and other uses that support another permitted use in the MP zone, except within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .
9	Administrative services				Limited to corporate headquarters and regional offices associated with manufacturing or wholesale trade uses in an MP zone in Redmond, except within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TD R or GBP		
10	Personal services				Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .
11	Services to buildings and dwellings				
12	Full-service restaurant	4; 5	0.5; 1.0	Employee on maximum shift (1.0, 1.0)	A. Shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex. B. 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 the seating area does not occupy more than 25 percent of combined gross floor area. The seating limit does not apply when the use is secondary to a winery or brewery, but the 25 percent limit continues to apply. C. Hours of operation limited to 6 a.m.-12 a.m. daily.
13	Cafeteria or limited service restaurant				
14	Bar or drinking place			1,000 sq ft gfa (10.0, 10.0)	
15	Caterer			1,000 sq ft gfa (2.0, 3.0)	
16	Food service contractor				
17	Pet and animal sales or services				

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TD R or GBP		
	(except veterinary)				
18	Animal kennel / shelter				<p>A. Boarding facilities must be located inside of a structure.</p> <p>B. 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.</p> <p>C. 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.</p>
<u>19</u>	<u>Marijuana Retail Sales</u>	<u>4; 5</u>	<u>0.5; 1.0</u>		<u>A. See RZC 21.41 Marijuana-related uses for additional requirements.</u>
Manufacturing and Wholesale Trade					
<u>1920</u>	Manufacturing and wholesale trade	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	A. Asphalt and concrete batch plants shall have direct access to arterials.

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		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TD R or GBP		
					<p>B. Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.</p> <p>C. Outdoor processing operations follow a Type II review process.</p> <p>D. 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.</p> <p>E. One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet.</p>
Transportation, Communication, Information, and Utilities					
2021	Rail transportation				
2122	Road, ground passenger, and transit transportation	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	
2223	Truck and freight				

Table 21.14.040C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TD R or GBP		
	transportation services				
23 <u>24</u>	Towing operators and auto impoundment yards				
24 <u>25</u>	Rapid charging station			Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.
25 <u>26</u>	Battery exchange station				Shall not be located on a parcel that abuts a residential zone.
26 <u>27</u>	Postal services			1,000 sq ft gfa (2.0, 3.0)	
27 <u>28</u>	Heliport facility				Conditional use permit required. See RZC 21.76.070.K , <i>Conditional Use Permit</i> .
28 <u>29</u>	Communications and information				
31	Wireless Communication Facilities	4; 5	0.5; 1.0		See RZC 21.56 , <i>Wireless Communication Facilities</i> , for specific development requirements.

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E. **Manufacturing Park Overlay.** The Manufacturing Park Overlay is shown in Map 14.1, *Manufacturing Park Overlay*, below.

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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. Limited general sales and service uses are allowed such as automobile service and sales, marijuana retail sales and professional services. Residential uses are generally prohibited.

B. **Maximum Development Yield.**

...

C. **Regulations Common to All Uses.**

...

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.

Table 21.14.050C			
Allowed Uses and Basic Development Standards			
§	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)	<p>A. Repair only, except that auto and motorcycle sales may occupy up to 25 percent of the combined gross floor area.</p> <p>B. Shall not abut residential zone.</p> <p>C. Vehicle display area shall be outside of required parking and landscape areas.</p> <p>D. Vehicles shall be stored on paved surfaces.</p> <p>E. 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.</p> <p>F. Outdoor loudspeaker systems are prohibited.</p> <p>G. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.</p> <p>H. Vehicle repair shall be conducted indoors.</p>
2	Professional services	1,000 sq ft gfa (2.0, 3.0)	Research and development services only.
3	Full-service restaurant	Employee on maximum shift (1.0, 1.0)	A. Conditional use permit required. See RZC 21.76.070.K , <i>Conditional Use Permit</i> .
4	Cafeteria or limited service restaurant		<p>B. Shall be located in multi-tenant building or a single building in a multi-building, multi-tenant complex.</p> <p>C. 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.</p> <p>D. Hours of operation limited to 6 a.m.-10 p.m.</p>
5	Caterer	1,000 sq ft gfa (2.0, 3.0)	

Table 21.14.050C			
Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
6	Food service contractor		
7	Retail Marijuana Sales	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements.
Manufacturing and Wholesale Trade			
78	Manufacturing and wholesale trade	1,000 sq ft gfa (2.0, 3.0)	<p>A. Asphalt and concrete batch plants shall have direct access to arterials.</p> <p>B. Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.</p> <p>C. 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.</p> <p>D. One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet.</p>
Transportation, Communication, Information, and Utilities			
89	Rail transportation		
910	Road, ground passenger, and transit transportation		
1011	Truck and freight transportation services		

Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
1412	Towing operators and auto impoundment yards		
1213	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.
1314	Battery exchange station		Shall not be located on a parcel that abuts a residential zone.
1415	Heliport facility	1,000 sq ft gfa (2.0, 3.0)	Conditional use permit required. See RZC 21.76.070.K , <i>Conditional Use Permit</i> .
1516	Communications and information		
1617	Wireless Communication Facilities		See RZC 21.56 , <i>Wireless Communication Facilities</i> , for specific development requirements.
1718	Regional utilities	Adequate to accommodate peak use	
1819	Local utilities		
1920	Incidental hazardous waste treatment and storage	1,000 sq ft gfa (2.0, 3.0)	A. 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.
2021	Primary hazardous waste treatment and storage		B. 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,

Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
			scrubbers, or other methods of removing odors or harm.
Arts, Entertainment, and Recreation			
2122	Natural and other recreational parks	1,000 sq ft gfa (0, adequate to accommodate peak use)	
2223	Adult entertainment facilities	1,000 sq ft gfa (2.0, 3.0)	A. Conditional use permit required. See RZC 21.76.070.K , <i>Conditional Use Permit</i> . B. See RZC 21.18 , <i>Adult Entertainment Facilities</i> .
Education, Public Administration, Health Care, and other Institutions			
2324	Secure community transition facility	Adequate to accommodate peak use	A. Conditional use permit required. See RZC 21.76.070.K , <i>Conditional Use Permit</i> . B. See RZC 21.76.070.M , <i>Essential Public Facilities</i> .
Construction-related Businesses			
2425	Construction-related businesses	1,000 sq ft gfa (2.0, 3.0)	
Mining and Extraction Establishments			
2526	Mining and extraction establishments	1,000 sq ft gfa (2.0, 3.0)	A. Conditional use permit required. See RZC 21.76.070.K , <i>Conditional Use Permit</i> . B. Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet. C. Extraction shall occur during daylight hours; nighttime trucking is permitted. D. Uses shall have direct access to arterials.

Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
			E. 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			
2627	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 [21.16.020](#), *How to Measure Site Requirements*. See RZC [21.16.030](#), *Other Applicable Regulations*, for information on other standards that may apply to you. (Ord. 2642; Ord. 2652; Ord. 2709; Ord. 2803; Ord. 2919; Ord. 2978)

21.14.070 Bear Creek Design District

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21.04.030 Comprehensive Allowed Uses Chart.

A. **Generally.** This chart is meant to serve as a compilation of permitted uses within each of the individual zone summaries. It does not include all the specific use limitations or requirements that may apply. Please refer to the individual zone summaries for special use requirements or limitations.

B. **Residential Zones.**

C. **Nonresidential Zones.**

Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones											
Online Users: Click on District Abbreviation to View Map -->	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Residential											
Detached dwelling unit	P	P						P			
Size-limited dwelling	P	P									
Cottage	P	P									
Accessory dwelling unit	P	P									
Attached dwelling unit	P	P									
Manufactured home	P	P									
Multifamily structure	P	P	P					P			
Dormitory											
Residential suite											
Mixed-use residential structure	P	P	P	P							
Housing services for the elderly								P			
Adult family home											
Long-term care facility								P			
Residential care facility								P			

Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones											
<i>Online Users: Click on District Abbreviation to View Map --></i>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Retirement residence								P			
General Sales or Service											
General Sales or Service										P	
Automobile sales, rental, or service establishment		P	P	C	P	P				P	
Heavy consumer goods sales, rental, or service			P	P	P		P			P	P
Durable consumer goods sales, rental, and service			P	P	P		P			P	P
Consumer goods, other	P	P	P		P		P			P	P
Membership wholesale / retail warehouse					P						
Grocery, food, beverage, or dairy sales	P	P	P				P			P	
Marijuana retail sales			P	<u>P</u>	<u>P</u>		P				
Health and personal care		P	P		P					P	
Convenience store			P	P						P	
Finance and insurance		P	P	P	P		P	P		P	
Real estate services	P	P	P		P		P			P	
Professional services	P	P	P	P	P	P	P			P	P
Administrative services			P	P	P		P			P	P
Services to buildings or dwellings				P	P		P			P	P

Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones											
<i>Online Users: Click on District Abbreviation to View Map --></i>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Travel arrangement and reservation services							P			P	
Investigation and security services							P			P	
Full-service restaurant	P	P	P	P	P	C	P			P	P
Cafeteria or limited-service restaurant	P	P	P	P	P	C	P			P	P
Bar or drinking place			P	P	P					P	P
Caterer					P	P				P	P
Food service contractor					P	P				P	P
Animal kennel/shelter			P		P					P	P
Personal services	P	P	P	P	P					P	P
Pet and animal sales or service (except veterinary)			P		P					P	P
Hotels, motels and other accommodation services											
Bed and breakfast inn											
Hotel or motel			P				P				
Manufacturing and Wholesale Trade											
Manufacturing and Wholesale trade				P	P	P	P			P	P
Marijuana processing				P	P	P	P				

Chapter 21.14 COMMERCIAL REGULATIONS

21.14.010 Neighborhood Commercial 1 (NC-1)

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21.14.015 Neighborhood Commercial 2 (NC-2)

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21.14.020 General Commercial.

...

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, fitness centers, and retail marijuana sales, 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.**

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C. **Regulations Common to All Uses.**

...

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.

Table 21.14.030C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
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)	
General sales or services					
2	Automobile sales, service, or rental establishment	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	A. Conditional use permit required. See RZC 21.76.070.K , <i>Conditional Use Permit</i> . B. Only gasoline service permitted. C. Not permitted north of NE 90th Street and west of Willows Road.
3	Heavy consumer goods sales or service				Only rental and repair of goods permitted.
4	Durable consumer goods sales or service				
5	Finance and insurance	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
6	Convenience use				A. Permitted in Willows/Rose Hill Neighborhood north of NE 95th Street only. B. Supermarkets prohibited. C. Must be closed a minimum of four hours in any 24-hour period. D. Minimum size per tenant space is 1,000 sq ft gfa. E. Maximum size per tenant space is 20,000 sq ft gfa. F. Shall be secondary use in multi-tenant building; shall not be located in separate building containing only convenience uses. G. Bicycle parking shall be provided on-site. H. 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.
7	Personal services				
8	Professional services				
9	Administrative services				
					Limited to uses that primarily serve business clients.

Table 21.14.030C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
10	Services to buildings or dwellings				
11	Full-service restaurant			Employee on maximum shift (1.0, 1.0) 1,000 sq ft gfa (10.0, 10.0)	A. Shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex. B. 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. C. Hours of operation limited to 6 a.m.-10 p.m.
12	Cafeteria or limited service restaurant				
13	Bar or drinking place				
<u>14</u>	<u>Marijuana Retail Sales</u>	<u>4;</u> <u>5</u>	<u>0.45;</u> <u>1.0</u>	<u>1,000 sq ft gfa</u> <u>(2.0, 3.0)</u>	<u>A. See RZC 21.41 Marijuana-related uses for additional requirements.</u>
Manufacturing and Wholesale Trade					
<u>14</u> <u>15</u>	Manufacturing and wholesale trade	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	A. At least 75 percent of business activity by area must be conducted indoors, including storage of materials used in business activity. B. 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.

**Table 21.14.030C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
Transportation, Communication, Information, and Utilities					
...					
1516	Rail transportation	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	
1617	Road, ground passenger, and transit transportation				
1718	Rapid charging station			Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.
1819	Battery exchange station				Shall not be located on a parcel that abuts a residential zone.
1920	Courier and messenger services	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	
2021	Heliport facility				
2122	Automobile parking facility			Storage of impounded, abandoned, or damaged vehicles is prohibited.	
2223	Communications and information			1,000 sq ft gfa (2.0, 3.0)	

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
23 <u>24</u>	Wireless Communication Facilities				See RZC 21.56 , <i>Wireless Communication Facilities</i> , for specific development requirements.
24 <u>25</u>	Regional utilities			Adequate to accommodate peak use	
25 <u>26</u>	Local utilities				
26 <u>27</u>	Incidental hazardous waste treatment and storage			1,000 sq ft gfa (2.0, 3.0)	<p>A. 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.</p> <p>B. 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.</p> <p>C. Storage limited to amount necessary for proper function of business, not to exceed quantities permitted by the Redmond Fire Department; excess stockpiling prohibited.</p> <p>D. Outdoor storage requires Technical Committee approval, and shall be confined to outbuildings,</p>

Table 21.14.030C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					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, Entertainment, and Recreation					
2728	Natural and other recreational parks			1,000 sq ft gfa (0, adequate to accommodate peak use)	
2829	Amusement, sports, or recreation establishment	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	A. Limited to athletic club or fitness center only. B. Maximum size is 30,000 sq ft gfa in Willows/Rose Hill Neighborhood north of NE 95th Street.
2930	Adult entertainment facilities				A. Conditional use permit required. See RZC 21.76.070.K , <i>Conditional Use Permit</i> . B. See RZC 21.18 , <i>Adult Entertainment Facilities</i> .
Education, Public Administration, Health Care, and other Institutions					
3031	Grade schools	4; 5	0.45; 1.0	Adequate to accommodate peak use	Conditional use permit required if capacity is greater than 150 full-time students. See RZC 21.76.070.K , <i>Conditional Use Permit</i> .
3132	Colleges and universities				

Table 21.14.030C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
3233	Technical, trade, and other specialty schools				
3334	Secure community transition facility				See RZC 21.76.070.M , <i>Essential Public Facilities</i> .
3435	Ambulatory and outpatient care services				A. Only medical diagnostic and short-term treatment facilities where treatment lasts less than 24 hours are permitted. B. Only permitted in the Southeast Redmond neighborhood north of Union Hill Road.
3536	Day care center			Employee on maximum shift (1.0, 1.0)	A. Play equipment shall be located no less than 10 feet from any property line. B. Shall not be located closer than 300 feet from existing day care operation in a residential zone.
3637	Associations and nonprofit organizations			1,000 sq ft gfa (2.0, 3.0)	
Construction-related Businesses					
3738	Construction-related businesses	4; 5	0.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	Office uses only.

**Table 21.14.030C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
Other					
3839	Water enjoyment use	45 ft.; 45 ft.	0.45; 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)
3940	Kiosk				A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. D. Structures shall be secured to prevent tipping and endangering public safety. E. Maximum size is six feet wide by ten feet long. F. Administrative design review required for structures.
4041	Vending cart	1; 1			
4142	Drive-up stand			1,000 sq ft gfa (2.0, 3.0)	A. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River.

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
					<p>B. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>C. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>D. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>E. Maximum size is six feet wide by ten feet long.</p> <p>F. Administrative design review required for structures.</p> <p>G. Must submit circulation plan addressing queuing.</p>

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. A

broader range of commercial uses are allowed within the Manufacturing Park Overlay in SE Redmond as shown on Map 4.1, *City of Redmond Zoning Map*.

B. Maximum Development Yield.

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C. Regulations Common to All Uses.

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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.

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TD R or GBP		
General sales or services					
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,	A. Gasoline service requires conditional use permit. See RZC 21.76.070.K , <i>Conditional Use Permit</i> . B. Shall not abut residential zone. C. 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

Table 21.14.040C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TD R or GBP		
				3.0); and employee on maximum shift (1.0, 1.0)	<p>submittal and approval by the Technical Committee of a vehicle storage plan.</p> <p>D. Vehicle display area shall be outside of required parking and landscape areas.</p> <p>E. Vehicles shall be stored on paved surfaces.</p> <p>F. 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.</p> <p>G. Outdoor loudspeaker systems are prohibited.</p> <p>H. Razor wire, chain link, and barbed wire fences are prohibited on street or access frontage.</p> <p>I. Vehicle repair shall be conducted indoors.</p> <p>J. Auto and motorcycle repair uses may also allow sales, not to exceed 25 percent of the combined gross floor area of all uses.</p> <p>K. Auto sales only permitted in conjunction with repair (see note J above), or as stand-alone 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.</p>

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TD R or GBP		
2	Real estate services	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	Limited to mini-warehouses/self-storage only, except within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .
3	Heavy consumer goods sales or service				A. Limited to repair and rental of goods, and membership wholesale/retail warehouses only, except within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .
4	Durable consumer goods sales or service				B. For membership wholesale/retail warehouses: 1. Permitted in SE Redmond only. 2. 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.
5	Consumer goods sales or service, other than heavy or durable	4; 4	0.25; 0.25	1,000 sq ft gfa (2.0, 5.0)	3. A neighborhood meeting is required prior to development agreement public hearing. 4. 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.

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TD R or GBP		
					C. Parking in the Manufacturing Park Overlay shall be provided at 2.0 to 3.0 stalls per 1,000 sq ft gfa.
6	Health and personal care	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .
7	Finance and insurance				
8	Professional services				Limited to research and development services and other uses that support another permitted use in the MP zone, except within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .
9	Administrative services				Limited to corporate headquarters and regional offices associated with manufacturing or wholesale trade uses in an MP zone in Redmond, except within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .
10	Personal services				Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .
11	Services to buildings and dwellings				
12	Full-service restaurant	4; 5	0.5; 1.0		

Table 21.14.040C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TD R or GBP		
13	Cafeteria or limited service restaurant			Employee on maximum shift (1.0, 1.0)	A. Shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex.
14	Bar or drinking place			1,000 sq ft gfa (10.0, 10.0)	B. 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 the seating area does not occupy more than 25 percent of combined gross floor area. The seating limit does not apply when the use is secondary to a winery or brewery, but the 25 percent limit continues to apply. C. Hours of operation limited to 6 a.m.-12 a.m. daily.
15	Caterer				
16	Food service contractor				
17	Pet and animal sales or services (except veterinary)			1,000 sq ft gfa (2.0, 3.0)	Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, <i>Manufacturing Park Overlay</i> .
18	Animal kennel / shelter				A. Boarding facilities must be located inside of a structure. B. Outdoor runs or yards are allowed for the purpose of exercising animals. Runs/yards must be enclosed

Table 21.14.040C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TD R or GBP		
					by eight-foot-high walls of sound-attenuating fencing or material such as masonry or concrete. C. 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.
19	Marijuana Retail Sales	4; 5	0.5; 1.0		A. Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay. B. See RZC 21.41 Marijuana-related uses for additional requirements.
Manufacturing and Wholesale Trade					
1920	Manufacturing and wholesale trade	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	A. Asphalt and concrete batch plants shall have direct access to arterials. B. Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet. C. Outdoor processing operations follow a Type II review process.

Table 21.14.040C					
Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TD R or GBP		
					<p>D. 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.</p> <p>E. One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet.</p>
Transportation, Communication, Information, and Utilities					
20 <u>21</u>	Rail transportation	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	
21 <u>22</u>	Road, ground passenger, and transit transportation				
22 <u>23</u>	Truck and freight transportation services				
23 <u>24</u>	Towing operators and auto				

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories) w/o TDR or GBP; w/TDR or GBP	FAR w/o TDR or GBP; w/TD R or GBP		
	impoundment yards				
2425	Rapid charging station			Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart.
2526	Battery exchange station				Shall not be located on a parcel that abuts a residential zone.
2627	Postal services			1,000 sq ft gfa (2.0, 3.0)	
2728	Heliport facility				Conditional use permit required. See RZC 21.76.070.K , <i>Conditional Use Permit</i> .
2829	Communicatio ns and information				
31	Wireless Communicatio n Facilities	4; 5	0.5; 1.0		See RZC 21.56 , <i>Wireless Communication Facilities</i> , for specific development requirements.

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E. **Manufacturing Park Overlay.** The Manufacturing Park Overlay is shown in Map 14.1, *Manufacturing Park Overlay*, below.

