

RZCRW Edits: Minor updates to reflect naming conventions and eliminate and to clarify how read the use tables.

Redmond 2050: To implement the new Overlake zoning districts and update the allowed uses.

Chapter 21.04 GENERAL PROVISIONS

Sections:

- 21.04.010 Land Use Zones Introduction.
- 21.04.020 Zoning Map.
- 21.04.030 Comprehensive Allowed Uses Chart.

21.04.010 Land Use Zones Introduction.

A. Zones.

1. Purpose. The purpose of establishing zones is to:
 - a. Provide a pattern of land use that is consistent with and fulfills the vision of Redmond’s Comprehensive Plan;
 - b. Maintain stability of land uses and protect the character of the community by encouraging groupings of uses that have compatible characteristics;
 - c. Provide for appropriate, economic, and efficient use of land within the city limits; and
 - d. Provide for coordinated growth and ensure that adequate public facilities and services exist or can be provided in order to accommodate growth.
2. Establishment of Zones. Zoning districts in the City of Redmond are hereby established as follows:
 - Urban Recreation zone - UR
 - Semi-Rural zone - RA-5
 - Single-Family Constrained zones - R-1, R-2, R-3

- Single-Family Urban zones - R-4, R-5, R-6, R-8, RIN
- Multifamily Urban zones - R-12, R-18, R-20, R-30
- Neighborhood Commercial zones – NC-1, NC-2
- General Commercial zone – GC
- Business Park zone - BP
- Manufacturing Park zone - MP
- Industry zone - I
- Regional Retail Design District - RR
- Bear Creek Design District – BCDD1, BCDD2
- Marymoor Design District 3 - MDD1, MDD2, MDD3, MDD4, MDD5
- Northeast Design District - NDD1, NDD2, NDD3
- Northwest Design District - NWDD
- Downtown Mixed-Use (DT) zones – Old Town (OT), Anderson Park (AP), Town Center (TWNC), Valley View (VV), Trestle (TR), Bear Creek (BC), Sammamish Trail (SMT), Town Square (TSQ), River Bend (RVBD), River Trail (RVT), Carter (CTR), East Hill (EH)
- Overlake Mixed-Use (OV) zones – OV1, OV2, OV3, OV4, OV5, OBAT, OVME (Ord. 2614; Ord. 2753; Ord. 2883; Ord. 2951)

B. Interpretation and Application

1. How Terms Are Defined

For the purpose of Title 21, certain terms, phrases, words and their derivatives shall have the meanings set forth in this title. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, copyright 1986 and as subsequently amended, shall be considered as providing ordinarily accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

2. Conflict with Other Code Sections

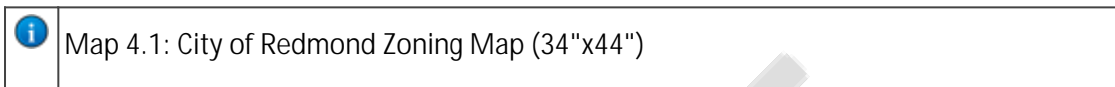
In the event of a conflict between provisions within this ordinance, the provision imposing the greater restriction shall control, unless otherwise provided.

3. General Interpretation & Application Rules

In the interpretation and application of this title, the provisions set out shall be held to be minimum requirements. It is not intended by this title to repeal, abrogate, annul or in any way impair or interfere with any other provisions of law or ordinance or any regulations or permits adopted or issued pursuant to law.

21.04.020 Zoning Map.

A. Establishment of Zoning Map. The designation, location and boundaries of the zones established by RZC 21.04.010.A.2 are as shown and depicted on the Zoning Map(s) of the City, which shall be maintained as such and which are hereby incorporated by reference in this section and maintained on file in at the Redmond Development Services Center. Zoning for all land within the City of Redmond is established as shown on the Official Zoning Map.



B. Zoning Map Interpretation. Where uncertainty exists as to the location of any boundaries of the zones as shown in RZC 21.04.020, Zoning Map, the following rules shall apply:

1. Where boundaries are indicated as following approximately the centerline of the streets, alleys, highways, railroads or watercourses, the actual centerlines shall be considered the boundaries;
2. Where boundaries are indicated as following approximate lot lines and are map scaled at not more than 20 feet from the lines, the actual lot lines shall be considered the boundaries;
3. Where the land is not subdivided or where a zone boundary divides a lot, the boundary shall be determined by map scaling unless the actual dimensions are noted on the map;
4. Where boundaries are indicated as following lines of ordinary high water, government or meander line, the lines shall be considered to be the actual boundaries, and, if they should change, the boundaries shall be considered to move with them;
5. Where a public right-of-way is vacated, the vacated area shall have the zone classification of the adjoining property that it merges with;
6. Where an area with one owner is divided into more than one zone, each portion of the property shall have the zone designation indicated, unless subsection B.2 applies.
7. Where a single parcel is split between two zones and a portion of the parcel is zoned R-1 and contains critical areas, the outermost boundary of the critical area buffer shall be considered the boundary between the two zones.

C. Overlay Zones. Overlay zones impose restrictions on a specific geographic area within an existing zone. Property in the overlay zone remains subject to the restrictions and limitations of the underlying

zone and the overlay regulations act to supplement but not replace the regulations of the underlying zone.

D. Concomitant Zoning Agreements and Development Agreements. Concomitant zoning agreements and development agreements impose conditions on the development of specific parcels, such as use restrictions, mitigation measures, and infrastructure requirements. Properties that are subject to concomitant zoning agreements or development agreements are indicated on the Official Zoning Map. Copies of such agreements may be obtained from the Planning Department.

E. Classification of Newly Annexed Territory. All newly annexed territory shall be designated Semi-Rural (RA-5) unless otherwise zoned. RA-5 zoning would remain in effect until RZC 21.04.020, Zoning Map, is amended and the annexed territory is classified in conformance with the Comprehensive Plan. All territory annexed to the City shall become subject to the regulations contained in the RZC.

F. Unclassified Property. All property not classified by RZC 21.04.020, Zoning Map, is designated RA-5 until the Zoning Map is amended in conformance with the Comprehensive Plan.

Effective on: 6/17/2017

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. Use Permissions. The permissions of use classes are indicated with the following: "P" where a use class is permitted; "L" where a use class is limited by special regulations; "C" where a Conditional Use permit applies; and "N" where a use class is not permitted. When combined, such as "P/C", special regulations or conditions might also apply based on location of the use, site aspects, or adjacent use classes.

1. Limited ("L") refers to the use permissions when a use category or class is limited in one or more of the following ways.

a. A broad use category or class is limited to allow only one or more specific uses or to prohibit one or more specific uses from the broader category or class;

Example: Food and Beverage limited to only full-service restaurant; cafeteria or limited service restaurant; and bar or drinking place. In this example, grocery and convenience stores would not be allowed.

Example: Faith-based and Funerary is an allowed use class in the Old Town zoning district however, crematoriums are not permitted within the district.

b. One or more of the specific uses within a broad use category or class are further limited to a geographic subarea within a zoning district or by other aspects in comparison to the broad array of uses typically allowed within the use category or class;

Example: Health and personal care is limited to Manufacturing Park Overlay only. In this example, health and personal care would not be allowed within the zoning district in developments located outside of the Manufacturing Park Overlay.

c. Special regulations apply such as size limitations, spacing, alternative parking requirements, etc. to one or more uses or to a use category or class.

Example: Food and Beverage shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex. In this example, a restaurant could not be sited independently, on a parcel separate of a multi-tenant complex.

C. Interpretation of Comprehensive Allowed Use Charts by the Code Administrator.

1. Director's Authority.

In the case of a question as to the inclusion or exclusion of a particular proposed use in a particular use category, the Code Administrator shall have the authority to make the final determination. The Code Administrator shall make the determination according to the characteristics of the operation of the proposed use and based upon the Code Administrator's interpretation of the Standard Land Use Coding Manual, the Standard Industrial Classification Manual and the North American Industry Classification System.

2. Conflict.

In the case of a conflict between the Zoning districts (contained in RZC 21.06 through RZC 21.14) and the Comprehensive Allowed Use Charts, the Comprehensive Allowed Use Chart contained in RZC Chapter 21.04 shall prevail.

3. Appeal.

An applicant may appeal the final decision of the Code Administrator pursuant paragraph RZC 21.76.070.D., Administrative Interpretation and the procedures set forth in RZC Article VI.

D. Residential Zones.

Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	UR	RA5	R1	R3	R4, R5	R6	R8	R1N	R12, R18, R20, R30	MDD3	NDD1
Residential											
Detached dwelling unit	L	P	P	P	P	P	P	P	P	P	P
Size-limited dwelling	N	P	P	P	P	P	P	P	P	P	P
Cottage	N	N	N	N	P	P	P	P		P	P
Accessory dwelling unit	P	P	P	P	P	P	P	P	P	P	P
Tiny home	L	P	P	P	P	P	P	P	P	P	P
Attached dwelling unit	N	N	N	N	P/C	P/C	P/C	P/C	P/C	P	P
Stacked flat	N	N	N	N	P/C	P/C	P/C	P/C	P/C	P	P
Courtyard apartment	N	N	N	N	P/C	P/C	P/C	P/C	P/C	P	P
Manufactured home	N	P	P	P	P	P	P	P	P	P	P
Multifamily structure	N	N	N	N	N	N	N	N	P	P	P
Dormitory	N	N	N	N	N	N	N	N	N	P	N
Residential suite	N	N	N	N	N	N	N	N	N	P	N
Mixed-use residential structure	N	N	N	N	N	N	N	N	N	N	N
Housing services for the elderly	N	N	N	N	N	N	N	N	P/C	P	P
Adult family home	N	P	P	P	P	P	P	P	P	P	P
Long-term care facility	N	N	N	N	N	N	N	N	C	P	P
Residential care facility	N	C	C	C	C	C	C	C	C	P	P
Retirement residence	N	N	N	N	P/C	P/C	P/C	C	P/C	P	P
General Sales or Service											
Retail Sales	N	N	N	N	N	N	N	N	N	N	N
Marijuana Cannabis retail sales	N	N	N	N	N	N	N	N	N	N	N

Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	UR	RA5	R1	R3	R4, R5	R6	R8	R1N	R12, R18, R20, R30	MDD3	NDD1
Business and Service	N	N	N	N	N	N	N	N	N	N	N
Food and Beverage	N	N	N	N	N	N	N	N	N	N	N
Pet and animal sales and service (for veterinary, see Business and Service)	N	C	N	N	N	N	N	N	N	N	N
Hotels, motels, and other accommodation services	L/C	L	L/C	L	L	L	L	L	N	N	N
Manufacturing and Wholesale Trade											
Manufacturing and Wholesale trade	N	N	N	N	N	N	N	N	N	N	N
Artisanal Manufacturing, Retail Sales, and Service	N	N	N	N	N	N	N	N	N	N	N
Marijuana Cannabis processing	N	N	N	N	N	N	N	N	N	N	N
Transportation, Communication, Information, and Utilities											
Automobile Parking Facility	N	N	N	N	N	N	N	N	N	N	N
Rail transportation	N	N	N	N	N	N	N	N	N	N	N
Road, ground passenger, and transit transportation	N	N	N	N	P	N	N	N	N	N	N
Truck and freight transportation services	N	N	N	N	N	N	N	N	N	N	N
Postal services	N	N	N	N	N	N	N	N	N	N	N
Courier and messenger services	N	N	N	N	N	N	N	N	N	N	N
Heliport	N	C	C	C	C	C	C	C	C	N	N
Float plane facility	N	C	C	C	C	C	C	C	C	N	N
Rapid charging station	N	N	N	N	N	N	N	N	N	N	N
Battery exchange station	N	N	N	N	N	N	N	N	N	N	N
Communications and Information	N	N	N	N	N	N	N	N	N	N	N
Wireless Communication Facilities	P	P	P	P	P	P	P	P	P	P	P

Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	UR	RA5	R1	R3	R4, R5	R6	R8	R1N	R12, R18, R20, R30	MDD3	NDD1
Local utilities	P	P	P	P	P	P	P	P	P	P	P
Regional utilities	C	C	C	C	C	C	C	C	C	C	C
Solid waste transfer and recycling	N	N	N	N	N	N	N	N	N	N	N
Hazardous waste treatment and storage, incidental	N	N	N	N	N	N	N	N	N	N	N
Hazardous waste treatment and storage, primary	N	N	N	N	N	N	N	N	N	N	N
Water extraction well	N	N	N	N	N	N	N	N	N	N	N
Arts, Entertainment and Recreation											
Arts, entertainment, recreation, and assembly	N	C	L	L	L	L	L	L	L		L
Golf course	C	C	C	C	C	C	C	C	C	N	N
Natural and other recreational parks	L	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L	L
Adult entertainment facilities	N	N	N	N	N	N	N	N	N	N	N
Education, Public Administration, Health Care, and other Institutions											
Educational	N	N	C	C	C	C	C	C	C	N	N
Institutional, Health, and Human Services	N	N	N	N	N	N	N	N	N	N	N
Day care center	N	N	C	C	C	C	C	C	C	N	N
Family day care provider	P	P	P	P	P	P	P	P	P	P	P
Faith-Based and Funerary	N	N	L/C	L/C	L/C	L/C	L/C	L/C	L/C	N	N
Secure community transition facility	N	N	N	N	N	N	N	N	N	N	N
Construction related business											
Construction related business	N	N	N	N	N	N	N	N	N	N	N
Mining and Extraction Establishments											
Mining and extraction establishment	N	N	N	N	N	N	N	N	N	N	N

Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	UR	RA5	R1	R3	R4, R5	R6	R8	RIN	R12, R18, R20, R30	MDD3	NDD1
Agriculture											
Crop production	P	P	P	P	P	P	N	P	N	N	N
Marijuana Cannabis production	P	N	N	N	N	N	N	N	N	N	N
Animal production	P	P	P	N	N	N	N	N	N	N	N
Equestrian facility	P	P	C	C	C	C	C	C	N	N	N
Other											
Drive-up stand											
Roadside produce stand	P	P	P	P	P	P	P	P	P	P	P
Kiosk											
Vending cart											
Water-enjoyment use	N	N	N	N	N	N	N	N	N	N	N
Wetland mitigation banking	N	N	N	N	N	N	N	N	N	N	N
Piers, docks, and floats	N	P	P	P	P	P	P	P	P	N	N
Water-oriented accessory structure	N	P	P	P	P	P	P	P	P	N	N

Notes:

¹ Permanent supportive housing, as defined under RCW Chapter 36.70A, and transitional housing, as defined under RCW Chapter 84.36, are allowed in all land use districts where residential dwellings and/or hotel uses are allowed, subject to RZC 21.57.010, Permanent Supportive Housing and Transitional Housing.

² Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed, subject to RZC 21.57.020, Emergency Shelter and Emergency Housing.

E. Nonresidential Zones.

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}											
<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
Residential											
Detached dwelling unit	P	P	N	N	N	N	N	P	N	N	N
Size-limited dwelling	P	P	N	N	N	N	N	N	N	N	N
Cottage	P	P	N	N	N	N	N	N	N	N	N
Accessory dwelling unit	P	P	N	N	N	N	N	N	N	N	N
Tiny home	N	N	N	N	N	N	N	N	N	N	N
Attached dwelling unit	P	P	N	N	N	N	N	N	N	N	N
Stacked flat	N	N	N	N	N	N	N	N	N	N	N
Courtyard apartment	N	N	N	N	N	N	N	N	N	N	N
Manufactured home	P	P	N	N	N	N	N	N	N	N	N
Multifamily structure	P	P	P	N	N	N	N	P	N	N	N
Dormitory	N	N	N	N	N	N	N	N	N	N	N
Residential suite	N	N	N	N	N	N	N	N	N	N	N
Mixed-use residential structure	P	P	P	P	N	N	N	N	N	N	N
Housing services for the elderly	N	N	N	N	N	N	N	P	N	N	N
Adult family home	P	P	N	N	N	N	N	P	N	N	N
Long-term care facility	N	N	N	N	N	N	N	P	N	N	N
Residential care facility	N	N	N	N	N	N	N	P	N	N	N
Retirement residence	N	N	N	N	N	N	N	P	N	N	N
General Sales or Service											
Retail Sales	L	L	L	L/C	L	L	L	N	N	L	L
Marijuana Cannabis retail sales	N	N	P	P	P	N	P	N	N	N	N
Business and Service	L	L	L	L	L	L	L	L	N	L	L
Food and Beverage	L	L	L	L	P	L/C	L	N	N	P	P
Animal kennel/shelter	N	N	P	N	P	N	N	N	N	P	P

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}											
<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
Pet and animal sales and service (for veterinary, see Business and Service)	N	N	P	N	P	N	N	N	N	P	P
Hotels, motels, and other accommodation services	N	N	L	N	N	N	L	N	N	N	N
Manufacturing and Wholesale Trade											
Manufacturing and Wholesale trade	N	N	N	P	P	P	P	N	N	P	P
Artisanal Manufacturing, Retail Sales, and Service	L	L	P	P	P	P	N	N	N	N	N
Marijuana Cannabis processing	N	N	N	P	P	P	P	N	N	N	N
Transportation, Communication, Information, and Utilities											
Automobile Parking Facility	N	N	N	P	N	N	N	N	N	N	N
Rail transportation	N	N	N	P	P	P	N	N	N	P	P
Road, ground passenger, and transit transportation	N	N	P	P	P	P	N	N	N	P	P
Truck and freight transportation services	N	N	N	N	P	P	N	N	N	P	P
Towing operators and auto impoundment yards	N	N	N	N	N	N	N	N	N	N	P
Postal services	N	N	N	N	P	N	N	N	N	P	P
Courier and messenger services	N	N	N	P	N	N	N	N	N	P	N
Heliport	N	N	N	C	C	C	N	N	N	N	C
Float plane facility	N	N	N				N	N	N	N	
Rapid charging station	P	P	P	P	P	P	P	N	N	P	P
Battery exchange station	P	P	P	P	P	P	P	N	N	P	P

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}											
<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
Communications and Information	P	P	P	P	P	P	P	N	N	P	P
Wireless Communication Facilities	P	P	P	P	P	P	P	P	N	P	P
Local utilities	P	P	P	P	P	P	N	N	N	P	P/C
Regional utilities	C	C	C	P	P	P	N	N	N	P	P/C
Solid waste transfer and recycling	N	N	N	N	P	P	N	N	N	P	N
Hazardous waste treatment and storage, incidental	N	N	P	P	P	P	N	N	N	P	N
Hazardous waste treatment and storage, primary	N	N	N	N	C	P	N	N	N	C	N
Water extraction well	N	N	N	N	N	N	N	N	N	N	N
Arts, Entertainment, and Recreation											
Arts, entertainment, recreation, and assembly	L	L	L	L	L	L	N-P	L	L	P	L
Golf course	N	N	N	N	N	N	N	N	N	P	N
Natural and other recreational park	L	L	L	L	L	L	N	L	L	L	L
Adult entertainment facilities	N	N	N	C	C	C	C	N	N	N	N
Education, Public Administration, Health Care, and other Institutions											
Educational	N	N	N	L	L	N	L	L	N	P	P
Government and Administration	L	L	P	N	N	N	L	N	N	P	P
Institutional, Health and Human Services	N	L	L	L	L	N	N	L	N	P	P
Day care center	N	P	P	P	P	N	P	N	N	P	P
Family day care provider	N	N	N	N	N	N	N	N	N	P	P

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2}											
<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
Faith-Based and Funerary	N	N	P	N	L/C	N	N	N	N	P/C	P
Secure community transition facility	N	N	N	C	C	C	N	N	N	N	N
Construction related business											
Construction related business	N	N	N	P	P	P	N	N	N	P	P
Mining and Extraction Establishments											
Mining and extraction establishment	N	N	N	N	N	C	N	N	N	N	N
Agriculture											
Crop production	N	N	N	N	N	N	N	P	P	P	N
Marijuana Cannabis production	N	N	N	N	N	N	N	P	N	N	N
Animal production	N	N	N	N	N	N	N	N	N	N	N
Equestrian facility	N	N	N	N	N	N	N	N	N	N	N
Other											
Drive-up stand	P	P	P	P	P	N	N	N	N	P	P
Roadside produce stand	N	N	N	N	N	N	N	N	N	P	N
Kiosk	P	P	P	P	P	N	N	N	N	P	P
Vending cart	P	P	P	P	P	N	N	N	N	P	P
Water-enjoyment use	P	P	P	P	P	N	N	N	N	N	N
Wetland mitigation banking	N	N	N	N	N	N	N	P	P	N	N
Piers, docks, and floats	N	N	N	N	N	N	N	N	N	N	N
Water-oriented accessory structure	N	N	N	N	N	N	N	N	N	N	N

Notes:

¹ Permanent supportive housing, as defined under RCW Chapter 36.70A, and transitional housing, as defined under RCW Chapter 84.36, are allowed in all land use districts where residential

dwellings and/or hotel uses are allowed, subject to RZC 21.57.010, Permanent Supportive Housing and Transitional Housing.

² Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed, subject to RZC 21.57.020, Emergency Shelter and Emergency Housing.

F. Mixed Use Zones.

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
<i>Online Users: Click on District Abbreviation to View Map --></i>	OT, AP, TWNC, BC, VV, TR, SMT, TSO, RVBD	RVT, CTR, EH	OV1 _T , OV2 _T , OV3	OV4	OV5ME	OBAT	MDD1	MDD2	MDD5	NWDD
Residential										
Detached dwelling unit	N	N	N	N	N	N	N	N	N	N
Size-limited dwelling	N	N	N	N	N	N	N	N	N	N
Cottage	N	N	N	N	N	N	N	N	N	N
Accessory dwelling unit	N	N	N	N	N	N	N	N	N	N
Tiny home	N	N	N	N	N	N	N	N	N	N
Attached dwelling unit	N	N	N	N	N	N	N	N	P	P
Stacked flat	P	P	N	N	N	N	N	N	P	P
Courtyard apartment	P	P	N	N	N	N	N	N	P	P
Manufactured home	N	N	N	N	N	N	N	N	N	N
Multifamily structure	P	P	L ³ P	P	P	L ³ P	P	P	P	P
Dormitory	P	P	P	P	P	P	P	P	P	N
Residential suite	P	P	L ³ P	P	P	L ³ P	P	P	N	N
Mixed-use residential structure	P	P	P	P	P	P	P	P	P	P
Housing services for the elderly	P	P	L ^{1,2,3} P	P	L ^{1,2,3} P	L ^{1,2,3} N	P	P	P	N
Adult family home	N	N	L ^{1,2,3} N	N	L ^{1,2,3} N	L ^{1,2,3} N	N	N	N	N

**Table 21.04.030C
Comprehensive Allowed Uses Chart: Mixed Use Zones^{1,2}**

<i>Online Users: Click on District Abbreviation to View Map --></i>	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV1 _T OV2 _T OV3	OV4	OV5 _{ME}	OBAT	MDD1	MDD2	MDD5	NWDD
Long-term care facility	P	P	<u>L1,2,3</u> P	P	<u>L1,2,3</u> P	<u>L1,2,3</u> N	P	P	P	N
Residential care facility	P	P	<u>L1,2,3</u> P	P	<u>L1,2,3</u> P	<u>L1,2,3</u> N	P	P	P	N
Retirement residence	P	P	<u>L1,2,3</u> P	P	<u>L1,2,3</u> P	<u>L1,2,3</u> N	P	P	P	N
General Sales or Service										
Retail Sales	L	L	L ⁴ /C	L	L ⁴	L ⁴ /C	L	L	L	N
Marijuana Cannabis retail sales	P	N	<u>L⁴</u> P	P	<u>L⁴</u> P	N	N	N	N	N
Business and Service	P	P	P/C	P	P	L	P	P	P/C	L
Food and Beverage	P	P	P/C	P	<u>C⁵</u> P	<u>PN</u>	P	P	P	L
Pet and animal sales and service (for veterinary, see Business and Service)	P	P	P/C	P	P	<u>PN</u>	P	P	P	N
Hotels, motels, and other accommodation services	P	N	P	P	<u>NP</u>	<u>PN</u>	P	P	P	N
Manufacturing and Wholesale Trade										
Manufacturing and Wholesale trade	N	N	<u>LP</u>	P	<u>NP</u>	<u>LP</u>	P	P	P	N
Artisanal Manufacturing, Retail Sales, and Service	L	L	L	L	<u>NL</u>	L	L	L	L	L
Marijuana Cannabis processing	N	N	<u>NP</u>	P	<u>NP</u>	<u>NP</u>	N	N	N	N
Transportation, Communication, Information, and Utilities										
Automobile Parking Facility	P	N	N	<u>N</u>	N	N	P	P	N	N
Rail transportation	N	N	N	<u>N</u>	N	N	N	N	N	N

**Table 21.04.030C
Comprehensive Allowed Uses Chart: Mixed Use Zones^{1,2}**

<i>Online Users: Click on District Abbreviation to View Map --></i>	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV1 _T OV2 _T OV3	OV4	OV5 _{ME}	OBAT	MDD1	MDD2	MDD5	NWDD
Road, ground passenger, and transit transportation	P	P	P	P	P	P	P	P	P	P
Truck and freight transportation services	N	N	N	N	N	N	N	N	N	N
Towing operators and auto impoundment yards	N	N	N	N	N	N	P	P	P	N
Postal services	N	N	PN	N	N	PN	N	N	N	N
Courier and messenger services	N	N	PN	N	N	PN	N	N	N	N
Heliport	N	N	N	N	N	N	N	N	N	N
Float plane facility	N	N	N	N	N	N	N	N	N	N
Rapid charging station	P	N	P	P	P	P	P	P	P	P
Battery exchange station	P	N	P	P	P	P	P	P	P	N
Communications and Information	P	P	P	P	P	P	P	P	P	N
Wireless Communication Facilities	P	P	P	P	P	P	P	P	P	P
Local utilities	P	P	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P
Regional utilities	N	N	P/C	P/C	P/C	C	P/C	P/C	P/C	C
Solid waste transfer and recycling	N	N	N	N	N	N	N	N	N	N
Hazardous waste treatment and storage, incidental	N	N	N	N	N	N	N	N	N	N

**Table 21.04.030C
Comprehensive Allowed Uses Chart: Mixed Use Zones^{1,2}**

<i>Online Users: Click on District Abbreviation to View Map --></i>	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV1 _T OV2 _T OV3	OV4	OV5 _{ME}	OBAT	MDD1	MDD2	MDD5	NWDD
Hazardous waste treatment and storage, primary	N	N	N	N	N	N	N	N	N	N
Water extraction well	N	N	N	N	N	N	N	N	N	N
Arts, Entertainment and Recreation										
Arts, entertainment, and recreation, and assembly	P	L	P	P	P	P	P	P	P	L
Golf course	N	N	N	N	N	N	N	N	N	N
Natural and other recreational park	L	L	PL	L	PL	PL	L	L	L	P
Adult entertainment facilities	N	N	LN	N	N	N	N	N	N	N
Education, Public Administration, Health Care, and other Institutions										
Educational	P	P	P	P	P	P	P	P	P	
Government and Administration	P	P	P	P	P	P	P	P	P	N
Institutional, Health and Human Services	P	P	P	P	P	P	P	P	P	N
Day care center	P	P	P	P	P	P	P	P	P	P
Family day care provider	P	P	P	P	P	P	P	P	P	N
Faith-Based and Funerary	P	P	P/C	L	L	P/C	L	L	L	N
Secure community transition facility	N	N	N	N	N	N	N	N	N	N
Construction related business										
Construction related business	N	N	NP	P	NP	NP	P	P	P	N

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV1 _T OV2 _T OV3	OV4	OV5 _{ME}	OBAT	MDD1	MDD2	MDD5	NWDD
Mining and Extraction Establishments										
Mining and extraction establishment	N	N	N	N	N	N	N	N	N	N
Agriculture										
Crop production	N	N	N	N	N	N	N	N	N	N
Marijuana Cannabis production	N	N	N	N	N	N	N	N	N	N
Animal production	N	N	N	N	N	N	N	N	N	N
Equestrian facility	N	N	N	N	N	N	N	N	N	N
Other										
Drive-up stand			P		N	P		P	P	
Roadside produce stand	N	N	N	N	N	N	N	N	N	N
Kiosk	P		P	P	P ⁵		P	P	P	
Vending cart	P		P	P	P ⁵		P	P	P	
Water-enjoyment use	N	N	N	N	N	N	N	N	N	N
Wetland mitigation banking	N	N	N	N	N	N	N	N	N	N
Piers, docks, and floats	N	N	N	N	N	N	N	N	N	N
Water-oriented accessory structure	N	N	N	N	N	N	N	N	N	N

Notes:

¹ Permanent supportive housing, as defined under RCW Chapter 36.70A, and transitional housing, as defined under RCW Chapter 84.36, are allowed in all land use districts where residential dwellings and/or hotel uses are allowed, subject to RZC 21.57.010, Permanent Supportive Housing and Transitional Housing.

² Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed, subject to RZC 21.57.020, Emergency Shelter and Emergency Housing.

³ Stand-alone multifamily structures are allowed as part of a mixed-use development where provisions are adopted to ensure that the multifamily will not be subdivided after development. Developments that are residential only are not permitted.

⁴ Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. Limited to less than 75,000 square feet gross floor area in a single use.

⁵ Kiosks and vending carts:

A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.

B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.

(Ord. 2652; Ord. 2744; Ord. 2753; Ord. 2803; Ord. 2836; Ord. 2883; Ord. 2919; Ord. 2951; Ord. 3053; Ord. 3059)

Effective on: 8/28/2021

* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.