

ORDINANCE NO. 1930

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING NEW SECTIONS 20C.80.700 - .760 OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE IN ORDER TO APPROVE THE PHASE II UPDATED DEVELOPMENT REGULATIONS: SPECIAL USES, DGA 95-006, AND REPEALING VARIOUS SECTIONS OF CHAPTERS 20C.10, 20C.20, 20A.60, AND APPENDIX J WHICH ARE REPLACED BY THE NEW SPECIAL USE REGULATIONS.

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WHEREAS, the City's special use regulations are scattered throughout the City's development codes, making it confusing for decision makers and other readers to locate regulations pertaining to any particular use, and

WHEREAS, the City desires to consolidate its special use regulations in one place and to improve and clarify criteria for the approval of such special uses, and

WHEREAS, the Planning Commission held at least one public hearing on the special use regulations set forth in this Ordinance, and after considering all public testimony presented and all other relevant information and input, determined to recommend approval of the regulations to the City Council, and

WHEREAS, the City Council has considered the Planning Commission's recommendation and has determined to approve the regulations as set forth below, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Findings and Conclusions. In support of the special use regulations set forth in this Ordinance, the City Council adopts the Recommended Findings of Fact and Recommended Conclusions set forth in the Planning Commission Report on DGA-95-006, Phase II Updated Development Regulations: Special Use Regulations, dated February 27, 1997.

Section 2. Special Use Regulations. New Sections 20C.80.700-.760 are

hereby added to the Redmond Municipal Code and Community Development Guide to read as set forth in Exhibit A attached hereto and incorporated herein by this reference as if set forth in full.

**Section 3. Repeal of Replaced Regulations.** The following sections or subsections of the Redmond Municipal Code and Community Development Guide are hereby repealed, having been replaced by the regulations adopted in Section 2 above:

<u>Section Number</u>	<u>Subject</u>
20C.10.240(15)	Unclassified Uses
20C.20.020	Animal Boarding Facilities
20C.20.025	Automobile and Boat Sales
20C.20.027	Banks with Multiple Drive-Through Facilities
20C.20.030	Day Care
20C.20.063	General Development Permit - Churches, Temples, Synagogues and Accessories Activities and Uses
20C.20.065	Hazardous Waste Treatment and Storage Facilities
20C.20.185	Satellite Receiving Systems
20C.20.235(70)(i)	Special Review Criteria for Automobile Sales
20C.20.235(70)(m)	Special Review Criteria for Rental Services: Passenger Automobiles
20C.20.235(70)(n)	Special Review Criteria for Kennels
20C.20.235(70)(o)	Special Review Criteria for Churches, Temples, Synagogues and Accessory Activities

**Section 4. Repealed Definitions.** The following definitions in Chapter 20A.60 of the Redmond Municipal Code and Community Development Guide, as adopted by Ordinance 1901, are hereby repealed: Day Care Center, Essential Public Facilities, and Hazardous Waste/Substances.

**Section 5. Repeal of Appendix J - Satellite Receiving Systems.** Appendix J to the Redmond Municipal Code and Community Development Guide, adopted by the Technical Committee pursuant to Section 20C.20.185(15), is hereby repealed.

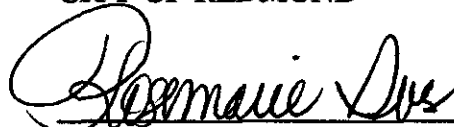
**Section 6. References.** Any reference in any section of the Redmond Municipal Code and Community Development Guide which is rendered outdated by adoption

of the new sections in this ordinance shall be construed as referring to the new section or sections which contain the substantive regulations most closely analogous to the outdated reference. The Planning Director is authorized to make such interpretations as are necessary to implement this ordinance and to correct such references. The code reviser responsible for codification of the Community Development Guide is further authorized to correct such references in consultation with the Planning Department.

Section 7. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 8. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

  
MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

  
CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	March 5, 1997
PASSED BY THE CITY COUNCIL:	March 18, 1997
SIGNED BY THE MAYOR:	March 18, 1997
PUBLISHED:	March 22, 1997
EFFECTIVE DATE:	March 27, 1997
ORDINANCE NO. <u>1930</u>	

**EXHIBIT A**  
**Ordinance No. 1930**

**20C.80 CITY-WIDE REGULATIONS**

**Division: 20C.80.700 SPECIAL USES**

**Sections:**

- 20C.80.710 Animal Boarding; Kennels, Shelters, and Equestrian Facilities
- 20C.80.715 Automobile, Recreational Vehicle and Boat: Sales, Service and Rental
- 20C.80.720 Banks with Multiple Drive-Through Facilities
- 20C.80.725 Batch Plant and Extractive Industry
- 20C.80.730 Carts and Street Vendors
- 20C.80.735 Churches, Temples, Synagogues, and Other Places of Worship
- 20C.80.740 Telecommunications Facilities
- 20C.80.745 Day-Care
- 20C.80.750 Essential Public Facilities
- 20C.80.755 Hazardous Waste Treatment and Storage Facilities
- 20C.80.760 Unclassified Uses

**20C.80.7005 Purpose.**

The purpose of the Special Uses Section is to govern impacts that are unique to certain types of activities or land uses. These sections, 20C.80.710 through 20C.80.760 address only those impacts that are unique to the use. It is not meant to be a comprehensive guidance for permitting of the use. Other criteria found in Chapters 20C.30. Residential Regulations, 20C.50. Commercial Regulations, and 20C.60. Business and Industrial Regulations shall apply where appropriate unless specifically addressed otherwise in this section. Refer to Section 20F, Administration and Procedures, for information on processing requirements for a given use in the zone in which it is located.

**20C.80.710 ANIMAL BOARDING: KENNELS, SHELTERS, AND EQUESTRIAN FACILITIES.**

**20C.80.7105 Purpose.**

The purpose of these regulations in this section is to assure that the impacts of noise, odor, and sanitation associated with animals or animal boarding activities are minimized.

**20C.80.7110 General Development Standards for Animal Kennels and Shelters.**

The following development criteria shall apply to all Animal Kennels and Shelters in the zones in which they are approved or in the permit process under which the use is regulated . Additional criteria can be found in sub-sections b and c, below.

- a. The applicant shall comply with requirements set forth in Chapter 7.04 of the Redmond Municipal Code, "Animal Control." (Ord. 1734).
- b. **Development Criteria for Semi-Rural Zone [RA-5 Zone];**
  1. Kennels shall be allowed as either indoor or outdoor facilities.
  2. Location. All animal containing structures and runs shall be set back a minimum distance of 50 feet from the property line. The structures may be required to be set back, landscaped, or designed in such a fashion to screen them from neighboring residential uses.
  3. Mitigation of noise. In order to mitigate potential noise impacts, animal containing structures constructed of materials such as chain link, which do not provide sound proofing, may be required to meet greater setbacks distances from adjoining uses. These standards include but are not limited to the construction of fences, and installation of landscaping to meet Type I landscape requirements.
  4. Number of animals. The planned maximum number of animals to be sheltered shall be indicated on the application. This maximum may be lowered by the Technical Committee if it cannot be shown that the development has adequate lot size and facility design to accommodate the planned number of animals in a fashion that ensures that neighboring properties will not be impacted by noise, odor, sanitation, and runoff problems.
- c. **Development Criteria for Commercial Zones [General Commercial and Neighborhood Commercial Zones];**
  1. Location. Animal boarding facilities shall be located inside of a structure. No outdoor boarding facilities shall be permitted.
  2. Outdoor runs. Outdoor runs or yards shall be allowed for the purpose of exercising the animals. Those runs/yards are to be enclosed by eight foot high walls of sound-attenuating fencing or material such as masonry or concrete. The runs may be required to be set back, landscaped or designed

to further buffer neighboring properties. Outdoor runs or yard areas shall not be used for the boarding of animals.

3. **Number of animals.** The planned maximum number of animals to be sheltered shall be indicated on the application. Through the General Development process, this maximum may be lowered by the Technical Committee if it cannot be shown that the development has adequate lot size and facility design to accommodate the planned number of animals in a fashion that ensures the neighboring residential properties will not be impacted with noise or odor problems.

#### **20C.80.7120 General Development Standards for Equestrian Facilities.**

The following development criteria shall apply to private or commercial equestrian facilities such as stables, facilities for breeding and training and riding academies in the zones in which they are permitted. The keeping of horses or other large domestic animals for private use on individual residential lots is regulated by Redmond Municipal Code, Chapter 7.04, Animal Control.

- a. **Minimum Lot Requirement.** The minimum land area for an equestrian facility shall be no less than five acres. The required land area may be reduced or increased in the R2 through R8 zones through the Special Development Review process. The required land area will be based on how the proposal meets the intent of each of the requirements of this subsection.
- b. **Setback Requirements.** All buildings used to house or train animals shall have a minimum setback of 50 feet from the nearest property line. Small tool sheds or other storage facilities similar to accessory structures for a single family residence shall have a minimum setback of five feet from the nearest property line. All other buildings shall meet the setback requirements of the zone in which they are located. Setback modifications may be considered through the Planned Residential Development Process (Sec. 20C.30.700).
- c. **Odor and Sanitation.** Stable manure shall not create a health hazard or an ongoing odor problem for neighboring properties. A plan for storage, reuse, or composting of manure shall be required that shows any or all of the following: use of absorbent bedding or odor absorbing chemicals in stalls, the location, method of storage or composting proposals for waste materials, a schedule for manure removal, plans for use of manure as a fertilizer on the property including a proposed buffer area.
- d. **Pasturage/Paddocks/Exercise Facilities.** The number of animals allowed to use pasturage shall be controlled to prevent overgrazing and erosion. If foals are to be kept at the facility, a sufficiently sized pasture area shall be available and used for extended periods of daily turnout of young animals. Setbacks or

limited access may be required from streams. Paddock areas shall be designed to prevent erosion and cleaned as needed to prevent runoff of waste materials. Provision shall be made to properly exercise animals boarded in stalls; exercise wheels, paddocks for turnout, or an exercising schedule may be required.

- e. **Parking.** A parking plan shall be submitted showing sufficient parking area or spaces to accommodate users, employees, visitors, or spectators. A ratio of one space for each five users, visitors, spectators shall be required, including spectators for horse shows or similar events. In addition, the parking plan must delineate trailer parking area and an emergency access route.
- f. **Noise, dust, special events.** The use of public address systems to conduct instruction of the riders or announce at spectator events shall be controlled to prevent conflicts with nearby residential uses. In residential zones, limited hours of operation may be required for the use of the loudspeaker system and shall be consistent with the development regulations for noise. Cleanup shall be required after an event or show. The number of large special events may be limited under conditions of approval in the Special Development Permit process.
- g. **Lighting.** Parking lot lighting and lighting on structures, or signs shall comply with the development regulations for lighting and signage and with the Design Standards of Section 20C.90.
- h. **Number of animals.** The planned maximum number of animals to be sheltered shall be indicated on the application. The City may lower this maximum if it cannot be shown that the development has adequate lot size and facility design to accommodate the planned number of animals in a fashion that ensures the neighboring residential properties will be minimally impacted with noise or odor problems.

## **20C.80.715 AUTOMOBILE, RECREATIONAL VEHICLE AND BOAT: SALES, SERVICE AND RENTAL.**

### **20C.80.7155 Purpose.**

The regulations in this section address the impacts that are unique to automobile, recreational vehicle and boat sales, service and rental uses where allowed, including parking and advertising.

**20C.80.7160 Standards for Vehicle Sales, Service and Rentals where allowed.**

- a. **Location:** The use shall not abut a zone which is zoned primarily for residential use. Automobile/boat sales must operate as a stand alone business. Rental facilities may be allowed in a mixed use development.
- b. **Vehicle Display Area:** For sales or rentals operating as a stand alone business, the vehicle display area shall be limited to that area on site remaining after compliance with all parking and landscape requirements.
- c. **Parking:** Parking must be provided according to the following ratios:  
Sales and/or Rental: one space per 600 sq. ft of enclosed floor area and one space per 2,500 sq. ft. of open sales or rental display area.  
Service: Three spaces per service bay.  
Employee: One space per employee on the maximum work shift.

The employee and customer parking areas must meet the City's design requirements for parking facilities. The applicant shall submit a parking plan showing the placement of cars, recreational vehicles or boats in the vehicle display area, employee parking areas, and an adequate off street unloading area. The plan must be approved by the Technical Committee. Rental uses operating in a mixed use development are limited to eight (8) rental vehicles at a given period parked in existing parking spaces. Additional vehicles may be stored on site within a building or on other portions of the site with submittal of a plan, reviewed and approved by the Technical Committee.

- d. **Storage of vehicles:** Vehicles shall be stored on paved parking surfaces.
- e. **Advertising:** Signs that advertise a product, business, or service or that direct people to a business or activity located on or near the site are not permitted on the outside of vehicles. Signs that provide information about the vehicle, such as the year, make, model, or price, may be displayed on the outside of, or in the windows of vehicles.
- f. **Noise amplification:** Outdoor loudspeaker systems are prohibited.
- g. **Landscaping:** If the use is a stand alone use, the perimeter arterial street frontage shall have a landscaped buffer to provide a "Type II" visual screen as described in the development regulations for Landscaping, Natural Screening and Tree Preservation. If the use abuts an existing residential use, a "Type I" solid landscape buffer in planters no less than 15 feet in width shall be required. No razor wire, chain link, or barbed wire fences shall be allowed on the business frontage. Those fences required for side or back lots may be required to have landscaping or other screening to prevent visual impacts on neighboring businesses, residential use, and the streetscape.



- h. **Servicing:** Servicing and maintenance of vehicles shall be allowed under the following conditions:
  - 1. All vehicle repair shall be conducted inside. Any outdoor storage of repair materials shall meet outdoor storage requirements.
  - 2. If vehicle refueling is on site, it shall meet all building code requirements for such a use.
  - 3. If automobile, recreational vehicle and boat washing areas are provided these areas shall be covered and have drains connected to the sanitary sewer system. The drains shall be constructed with an oil/water separator. All treatment facilities shall be approved by the Public Works Department.
- i. No bay door shall orient directly towards residential, public open space, or right-of-way unless there is an intervening building located between the use and the residential/public space.
- j. Parking lot lighting and lighting on structures, or signs shall comply with the development regulations for lighting and signage and with the Design Standards of Section 20C.90.

## **20C.80.720 BANKS WITH MULTIPLE DRIVE-THROUGH FACILITIES.**

### **20C.80.7205 Purpose.**

Banks with multiple drive-through facilities that are in districts requiring General Development Permits shall be subject to review as outlined in Section 20F.10.440, General Development Permit, and conditions as outlined below. The administrative staff, Hearing Examiner, or City Council may impose additional conditions that are deemed necessary in granting the permit to maintain consistency with a safe and attractive pedestrian environment.

### **20C.80.7210 General Development Standards.**

- a. Multi-lanes drive-through facilities shall be allowed only as part of a multi-story building.
- b. Exit driveways serving drive-through lanes shall not exceed 11 feet in width within 20 feet of the street curb.
- c. A minimum of 120 feet of vehicle queuing space shall be provided outside the public right-of-way, on-site vehicular circulation aisles, or between the building and street.
- d. The drive-through lanes shall be screened by Type II landscape plantings or equivalent.
- e. Buildings shall be attractively designed, incorporating rich and traditional building materials including brick, masonry, tile or marble. Roofs shall be well

articulated and street front facades shall be pedestrian oriented and scaled.  
(Ord. 1734)

## **20C.80.725 BATCH PLANT AND EXTRACTIVE INDUSTRY.**

### **20C.80.7255 Purpose.**

This section provides development criteria for new or expansion of existing asphalt and concrete batch plant and extraction operations.

### **20C.80.7260 Batch Plant and Extractive Industry Review Standards.**

The following criteria shall be reviewed for new or expanded asphalt and concrete batch plants and other related outdoor processing of minerals or resource operations:

- a. **Access.** The site shall have direct access to arterials. Truck traffic shall not use residential streets outside of Manufacturing Park and Industry Zones.
- b. **Noise and lighting impacts.** Noise and lighting impacts from extractive operations shall be minimized by using noise suppression devices and light shielding. Nighttime trucking is permitted although extraction operations should occur during daylight hours.
- c. **Stormwater.** Stormwater facilities to handle peak stormwater runoff shall be designed in accordance with Section 20E.70, Clearing, Grading and Stormwater Mangement regulations. The runoff and any discharges shall not degrade the quality of any receiving waters, and shall be consistent with requirements of other permitting agencies.
- d. **Water Quality.** Uses shall assure protection of groundwater quality and Evans Creek through the application of sensitive areas regulations.
- e. **Landscaping and setbacks.** Buffers, landscaping and setbacks shall be provided to screen extraction operations from public rights-of-way, and non-industrial uses.

## **20C.80.730 CARTS AND STREET VENDORS.**

### **20C.80.7305 Purpose.**

The regulations in this section set the conditions under which vending carts, kiosks, or drive-up stands may locate in commercial zones to ensure their compatibility with existing uses and to prevent conflicts with pedestrian or vehicular movement, access to utilities, or emergency response.

### **20C.80.7310 Development Criteria.**

- a. **Business license.** All vendors shall obtain necessary business licenses, health certificates, and permits from regulating agencies. For uses on public rights of way, Right of Way use permits are also required.

- b. **Location.** No portion of such an operation or service shall occupy:
  - 1. A required parking space.
  - 2. A driving aisle or driveway entrance.
  - 3. An area that would result in obstruction of emergency access to or from a building.
  - 4. An area that would result in obstruction of utility or fire hydrant access.
  - 5. Any required landscaping.
  
- c. **Access.** No such operation or service shall reduce or interfere with the functional use of a walkway or a plaza pathway to below the standards of the American Disabilities Act.
  
- d. **Safety.** These structures shall be secured by tie-downs, chaining, wheel locks, or other such method as to prevent tipping or movement that would endanger the public safety. The method used to secure the structure as necessary to ensure reasonable safety shall require approval by the Technical Committee, however in no case shall the use be placed on a permanent foundation.
  
- e. **Circulation.** Drive-up facilities shall submit a circulation plan indicating how traffic queuing is to be handled. The plan must be approved by the Technical Committee.
  
- f. **Signage.** Signs shall conform to 20C.80.450, Signs and Street Graphics but in no case shall exceed 30 percent of any facade.
  
- g. **Size.** Vending carts, kiosks, and drive-up stands will be limited to a maximum size of six feet wide by ten feet long.
  
- h. **Design Review.** For all structures used by street vendors and vending carts, kiosks, drive-up stands or similar permanent or temporary structures, the structure, site and parking design shall be reviewed in accordance with Section 20C.90, Design Standards and if acceptable, approved by the Administrator. Design Review shall not be required for structures used for temporary uses authorized by Section 20C.20.245, Temporary Uses.

## **20C.80.735 CHURCHES, TEMPLES, SYNAGOGUES, AND OTHER PLACES OF WORSHIP.**

### **20C.80.7355 Purpose.**

This section is intended to ensure that the unique impacts associated with church, temple, synagogue, and mosque uses are addressed while still allowing for a wide range of possible locations for religious assembly.

**20C.80.7360 Calculation of Seating Capacity.**

- a. For the purposes of this regulation, a seat shall be defined as either:
  - 1. One individual fixed seat, or
  - 2. A length of 18 inches on a pew or bench, or
  - 3. A measurement of seven square feet per person for the area seating the general assembly with movable chairs or other portable seating fixtures. The total area includes aisle space, but excludes areas such as stage and podium areas, space for musical instruments, and lobbies.

**20C.80.7370 General Development Criteria.**

The following development criteria shall apply to places of worship and related activities without regard to the zone in which it is located or the permit under which the use is processed:

- a. Lighting for parking lot areas, structures, statuary and signage shall comply with the development regulations for parking, lighting and signs and the Design Standards of Section 20C.90.
- b. The use shall comply with the parking regulations for assembly uses, except that in no event shall parking be in excess of one space per three seats in a residential zone.
- c. The storage of buses or vans over 10,000 lbs. gross weight is permitted on-site under the following conditions:
  - 1. The location of the parking areas for these vehicles is indicated on the site plan at the time of application;
  - 2. Vehicles must be leased or owned by the owner or tenant of the site, must be in operable condition, and must have a current vehicle registration;
  - 3. Vehicles shall not intrude into public rights-of-way or obstruct sight visibility from any driveway;
  - 4. Structural and/or natural screening, as approved by the City, shall screen the vehicles from neighboring properties. The screening requirement or amount of screening may be eliminated or reduced in light industrial zones to the extent that the storage of vehicles is treated uniformly with other uses in the same zone.
- d. A Transportation Management Plan (TMP) shall be submitted for approval by the City. The TMP shall address the following: traffic control, parking management (including the mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. In addition to on-site parking requirements, parking in excess of the maximum may be permitted on existing off-site satellite parking lots, subject to City

approval of a joint use agreement. Off-site parking in residential zones shall be limited to lots shared with existing institutional uses, such as schools.

- e. The maximum height for separate structures on site such as bell towers, crosses, statuary, or other symbolic religious icons shall be 15 feet.
- f. The proposed structure(s) shall comply with the applicable design criteria contained in Section 20C.90, Design Standards, for the zone in which the use is located.
- g. Additional standards are applicable to the use. The underlying zoning and size of the facility shall determine which additional criteria shall apply. The additional criteria can be found in either Sections 20C.80.7380 or .7390 below as the capacity and zone apply.

**20C.80.7380 Development Criteria for Seating Capacities in a Residential Zone.**

- a. **Places of worship with a seating capacity of less than 250 seats.**
  - 1. The facility shall be located within 1,200 feet, as measured along the centerline of the right of-way, of an arterial (collector, minor or principal);
  - 2. The facility shall be located on a paved road having two lanes with a minimum width equal to the Public Works standard for a local access street;
  - 3. Buildings shall maintain a minimum setback of 20 feet from all property lines; Building setbacks shall be increased by five feet for every one foot in building height over 30 feet;
  - 4. The maximum building height does not exceed 50 feet inclusive of steeples, bell towers, crosses, or other symbolic religious icons;
  - 5. The minimum lot size shall be the same as that required in the zone in which the proposed facility is located;
  - 6. The maximum lot coverage of structures may not exceed 35 percent; total impervious surfaces may not exceed 75 percent of lot area; and
  - 7. No more than two large vehicles may be stored on-site at a given period of time.
  - 8. Structures, parking lots and lighting shall be designed to avoid excessive light and glare impacts on adjacent properties. Restrictions on light pole height and type, deflectors and other such measures may be required as necessary to prevent overspill and excessive intensity of light.
- b. **Places of worship with a seating capacity between 250 to 750.**
  - 1. The proposed facility must be located adjacent to at least one arterial (collector, minor or principal);
  - 2. Buildings shall maintain a minimum setback of 20 feet from all property lines;

3. The maximum building height may not exceed 50 feet, inclusive of steeples, bell towers, crosses, or other symbolic religious icons. However, building setbacks shall be increased five feet for every one foot in building height over 30 feet;
4. The maximum lot coverage of structures may not exceed 35 percent; total impervious surfaces may not exceed 75 percent of the lot area; and
5. No more than two large vehicles may be stored on-site at a given period of time.

**20C.80.7390 Development Criteria for Seating Capacities in a Manufacturing Park Zone.**

- a. **Places of worship with a seating capacity between 500 to 7,500 Seats.** Site development shall comply with the general standards for the zone in which it is located with the exception of the following:
  1. The proposed facility must be located adjacent to at least one arterial (collector, minor or principal);
  2. The maximum building height permitted is 50 feet. An additional allowance of 15 feet for a steeple, bell tower, cross, or other symbolic religious icon is permitted. Building setbacks shall be increased five feet for every one foot in building height over 45 feet;
  3. Accessory/stand-alone parking facilities are prohibited;
  4. Primary and secondary schools are not permitted as a related or accessory use;
  5. The proposed structure(s) shall comply with the applicable Design Standards contained in Section 20C.90; and
  6. Notice shall be required in the form of a large white sign per *Appendix O*.
  7. Lighting for parking lot areas, structures and statuary shall comply with the development regulations for parking and lighting and with the Design Standards in Section 20C.90.
- b. **Places of worship with a seating capacity greater than 7,500 seats.**
  1. The proposed facility must be located adjacent to at least one arterial (collector, minor or principal);
  2. Site development shall comply with the general standards for the zone in which it is located with the exception of the following: The maximum building height permitted is 50 feet. An additional allowance of 15 feet is allowed for a steeple, bell tower, cross, or other symbolic religious icon. Building setbacks shall be increased five feet for every one foot in building height over 45 feet;
  3. Accessory/stand-alone parking facilities are prohibited; and
  4. Primary and secondary schools are not permitted as a related or accessory use.

5. Lighting for parking lot areas, structures and statuary shall comply with the design criteria in Section 20C.60.430 in Business Park, Manufacturing Park and Industry Regulations.

## **20C.80.740 TELECOMMUNICATIONS FACILITIES**

### **20C.80.7405 Purpose.**

In addition to implementing the general purposes of the Comprehensive Plan and development regulations, this section addresses the issues of appearance and safety associated with broadcast and relay towers, amateur radio towers, telecommunications monopoles, satellite dish antenna(e), and related equipment. It provides adequate siting opportunities at appropriate locations within the city to support existing communications technologies and to encourage new technologies as needed for Redmond businesses and institutions to stay competitive.

A wide range of locations and options for the provision of wireless technology which minimize safety hazards and visual impacts sometimes associated with wireless communication facilities are provided. The siting of facilities on existing buildings or structures, collocation of telecommunication facilities on a single support structure, and visual mitigation tactics are encouraged to preserve neighborhood aesthetics and reduce visual clutter in the community.

### **20C.80.7410 Permits and Exemptions.**

#### **a. Permits Required.**

1. **Land Use Charts and Final Approval Authority.** The final approval authority for applications made under this Section shall be defined by the appropriate permit procedure as outlined in the Permitted Land Use Charts, (20C.65.20-030 - Urban Recreation Zone, 20C.30A.220 - Residential Zones, 20C.40.100 - City Center Zones, 20C.50.210-Commercial Zones, 20C.60.215 - Business, Manufacturing and Industrial Zones, and 20C.70.700(25) - Gateway Zones). At the discretion of the approval authority, an application may be referred to the Design Review Board for its review and recommendation. Should a Special Exception be sought pursuant to Section 20C.80.7440, Special Exceptions, the final approval authority for granting of the Special Exception shall be the same as that of the underlying permit. A request for a Special Exception shall be processed in conjunction with the applicable project permit, and shall not require additional application or fees.
2. **Building Permits.** A building permit is required for all telecommunications facilities unless specifically exempted under subsection (b), Exemptions.

3. **Telecommunications Facility Permits.** A Telecommunications Facility Permit is required for all telecommunications facilities which are not reviewed under Special Development Permit (Type IV) or General Development Permit (Type II) processes, except for wireless communication facilities which collocate on an existing broadcast and relay tower, where adequate provisions for antennae and ground-mounted equipment exist.
4. **Combined Review.** Telecommunications facilities regulated under this section which are proposed in conjunction with a site plan approval application for commercial or residential development shall not be required to obtain separate Building Permit approval or separate Telecommunications Facility Permit approval. However, communications facilities will be reviewed according to the same criteria outlined in this Section.
5. **Summary of Required Permits.** The appropriate permit procedure is delineated in the Permitted Land Use Charts and summarized as follows:
  - A. **Small Satellite Dish Antenna(e):** Small satellite dish antenna(e) require no permits and are exempt under this section.
  - B. **Large Satellite Dish Antenna(e):** Large satellite dish antenna(e) require a building permit and a Telecommunications Facility Permit (Type IA).
  - C. **Amateur Radio Towers:** Amateur radio towers require a building permit and Telecommunications Facility Permit (Type IA).
  - D. **Broadcast and Relay Towers:** Broadcast and relay towers and other freestanding support structures require a building permit and a Special Development Permit (Type IV) in all zoning districts where allowed, except the Industry (I) and Manufacturing Park (MP) zones where a General Development Permit (Type II) is required.
  - E. **Wireless Communications Facilities:** Wireless communication facilities collocated on an existing broadcast and relay tower, where adequate provisions for antennae and ground-mounted equipment exist, require a building permit only. Wireless communication facilities attached to non-residential structures within all zoning districts require a building permit and a Telecommunications Facility Permit (Type IA). Wireless communication facilities not attached to an existing structure and not mounted on a broadcast or relay tower (i.e. stand-alone or ground-mounted facilities with antenna(e)) requires a building permit and Telecommunication Facility Permit (Type IA). Wireless communication facilities attached to a residential structure require a Special Development Permit (Type IV).



**b. Exemptions.**

The following antenna(e) shall be exempt from this Section as follows:

1. VHF and UHF receive-only television antenna(e): VHF and UHF receive-only antenna(e) shall not be required to obtain site plan approval nor shall they be required to obtain building permit approval. VHF/UHF antenna(e) shall be restricted to a height limit of no more than 15 feet above the existing or proposed roof.
2. Small Satellite Dish Antenna(e): Small dish antenna(e) in all zones shall be exempt from obtaining site plan approval and shall not be required to obtain building permit approval.

**20C.80.7415**

**General Siting Criteria.**

The Permitted Land Use Charts identify zoning districts and the review process for telecommunication facilities. The development standards in this Section address setback and other site specific location factors. Siting criteria for broadcast and relay towers and wireless communication facilities are necessary to encourage the siting of those facilities in locations most appropriate based on land use compatibility, neighborhood characteristics, and aesthetic considerations. No general siting criteria are necessary for satellite dishes or amateur radio towers because these facilities are allowed within all zoning districts.

Generally, collocation on existing broadcast and relay towers is encouraged by fewer standards and less complex permit procedures (refer to Permitted Land Use Charts). Further, attachment of antenna(e) to existing nonresidential structures and buildings primarily within industrial, manufacturing, business park, and commercial zoning districts is preferable to broadcast and relay towers or monopoles. The City may request feasibility studies associated with applications for telecommunication facilities which demonstrate that locations on existing structures have been explored as the preferred siting alternative.

Broadcast and relay towers are not allowed within the urban recreation and rural residential zones (i.e. UR, RA-5, and R-1) of the City unless reviewed through the Essential Public Facilities Review Process (RCDG 20C.80.750). When a broadcast and relay tower is proposed, preferred locations are within the Industry (I) and Manufacturing Park (MP) zoning districts by utilizing Type II (i.e. General Development Permit) permit procedures.

**a. Broadcast and Relay Towers.**

Broadcast and relay towers including monopoles shall be minimized by collocating wireless facilities on existing towers. New broadcast and relay towers are most appropriately located in industrial areas followed in order of preference by manufacturing, business, commercial, and residential areas Zones I, MP, BP, CO, CB, GC, PA, RC, NC, GDD, CC and R-30 through R-2). Broadcast and relay towers are not allowed in urban recreation, rural, and large-lot residential zones (A, UR, RA-5 and R1), unless reviewed through the Essential Public Facilities Process (RCDG 20C.80.750).

**b. Wireless Communication Facilities.**

The following sites shall be considered by applicants as the preferred order for location of proposed wireless facilities including antenna(e), equipment, and equipment shelters. As determined feasible, and in order of preference, the sites are:

1. **Existing Broadcast and Relay Towers:** On any existing site or tower where a legal wireless telecommunication facility is currently located regardless of underlying zoning.
2. **Industrial, Manufacturing:** Structures or sites used exclusively for Industrial and Manufacturing Park uses within the I and MP zones. These are areas of more intensive land uses where a full range of public facilities are expected.
3. **Publicly-Used Structures:** Attached to existing public facilities such as water towers, utility structures, fire stations, bridges, and other public buildings within all zoning districts not utilized primarily for recreational uses. (Refer to Telecommunications Ordinance for rules and regulations specific to facilities located on City-owned land, buildings, or public right-of-way).
4. **Business, Commercial and City Center Zoned Sites:** Structures or sites used exclusively for manufacturing, research and development, commercial, and office uses. These are areas of more intensive land uses where a full range of public facilities are expected. These zones in order of priority are BP, CO, CB, GC, PA, RC, NC, GDD, and CC.
5. **Residential zones:** Structures or sites which are not used wholly for residential use, including residential accessory structures (e.g. detached garage). Where the installation complies with all FCC regulations and standards, institutional structures, places of worship, and other non-residential sites may be considered.
6. **Residential structures:** Wireless communication facilities attached to residential structures are not permitted in any zoning districts except R-20 and R-30. A Special Development Permit (Type IV) is required to attach a wireless communication facility to a residential structure within the R-20 and R-30 Zoning Districts.

**20C.80.7420 Large Satellite Dish Antenna(e) - Development Standards.**

**a. Standards for all Zoning Districts.**

The following standards shall be applied to all proposed large satellite dish antenna(e).

1. Satellite dish antenna(e) reviewed under this Section shall not be located within any front yard, or side yard building setback areas.
2. Mountings and satellite dishes should be no taller than the minimum required for the purposes of obtaining an obstruction-free reception window.
3. To the extent technically feasible, specific paint colors may be required to allow the large satellite dish and mounting structures to blend better with its setting.
4. Screening of all large satellite dish antenna(e) shall be provided with one or a combination of the following methods: fencing, walls, landscaping, structures, or topography which will block the view of the antenna(e) as much as practicable from any street and from the yards and main floor living areas of residential properties within approximately 500 feet. Screening may be located anywhere between the antenna(e) and the above mentioned viewpoints. Landscaping for the purposes of screening shall be maintained in healthy condition.
5. No satellite dish antenna(e) shall be used for the purposes of signage or message display of any kind.
6. Construction plans and final construction of the mounting bases of all large satellite dish antenna(e) shall be approved by the City's Building Division.
7. Aluminum mesh dishes should be used whenever possible instead of a solid fiberglass type.

**b. Additional Standards in Urban Recreation Zone (or successor Agriculture Zone) and Residential Zones - Large Satellite Dish Antenna(e).**

1. Only one large dish satellite antenna shall be allowed on each property.
2. Large satellite dish antenna(e) shall not be mounted on roofs.
3. Large satellite dish antenna(e) shall not exceed 12 feet in diameter and 15 feet in height, including their bases. Height shall be measured from existing grade.
4. A Type I visual screen (90 percent solid or more) pursuant to Landscaping Standards) shall be provided as high as the center of the dish when viewed from off the site. Above the center of the dish, the screening should be 50 percent or more to the top of the antenna(e) when viewed from off the site. Evergreen plants shall be used to accomplish year-round screening, and shall be large enough at installation to meet appropriate screening standards.

**c. Additional Standards in Commercial and Industrial Zones - Large Satellite Dish Antenna(e).**

1. Antenna(e) may be either roof-mounted or ground-mounted.

2. Ground-mounted:

- A. Ground-mounted antenna(e) shall not exceed 12 feet in diameter and 15 feet in height. Height shall be measured from existing grade.
- B. Ground-mounted antenna(e) shall be located outside of any required landscaped area and preferably located in service areas or other less visible locations.
- C. From the time of installation, ground-mounted antenna(e) shall be solidly screened (90% or more) as high as the center of the dish when viewed from off the site. Solid screening shall be provided as high as the dish if the proposed location abuts an adjoining residential zone.

3. Roof-mounted:

- A. Roof-mounted large satellite antenna(e) shall not exceed 12 feet in diameter and 15 feet in height, including their bases. Height shall be measured from the roof line.
- B. Roof-mounted antenna(e) should be placed as close to the center of the roof as possible. If the dish is still visible from any point within approximately 500 feet as viewed from ground level, additional screening shall be required to supplement the screening provided by the roof itself. If the dish is not visible from 500 feet or less, no additional screening will be necessary.
- C. Roof-mounted antenna(e) shall be solidly screened at least as high as the center of the dish. The screening shall be of a material and design compatible with the building, and can include penthouse screening, parapet walls, or other similar screening.

**20C.80.7425 Amateur Radio Towers - Development Standards.**

**a. Development Standards for all Zoning Districts.**

- 1. Amateur radio towers reviewed under this Section shall not be located within any easements, the front yard, or side or rear yard building setback areas.
- 2. Mountings and amateur radio towers should be no taller than the minimum required for the purposes of obtaining an obstruction-free reception window.
- 3. To the extent technically feasible and in compliance with safety regulations, specific paint colors may be required to allow the tower to blend better with its setting.
- 4. Screening of the bases of ground-mounted amateur radio towers shall be provided with one or a combination of the following methods: fencing, walls, landscaping, structures, or topography which will block the view of the antenna(e) as much as practicable from any street and from the yards and main floor living areas of residential properties within approximately 500 feet. Screening may be located anywhere between the base and the above mentioned viewpoints. Landscaping for the purposes of screening

shall be maintained in a healthy condition. Bases of amateur radio towers shall be solidly screened by a view-obscuring fence, wall, or evergreen plantings at least six feet (6') in height.

5. Amateur radio towers shall not be used for the purposes of signage and shall not display a of any kind.
  6. Construction plans and final construction of the mounting bases of amateur radio towers covered by this Section shall meet the structural design requirements of this Section and shall be approved by the City's Building Division.
  7. Amateur radio towers may be ground or roof-mounted; however, ground-mounted towers must be located at a point farthest from lot lines as feasible.
- b. Additional Standards in Urban Recreation Zone (or successor Agriculture Zone) and Residential Zones - Amateur Radio Towers.**
1. Towers shall not be constructed or used for commercial use.
  2. The height of a ground-mounted tower may not exceed 65 feet unless a proposal demonstrates that physical obstructions impair the adequate use of the tower. Telescoping towers may exceed the 65 foot height limit only when extended and operating. The combined structure of a roof-mounted tower and antenna(e) shall not exceed a height of 25 feet above the existing roofline.
  3. In the Urban Recreation Zone (or successor Agriculture Zone), towers shall be located in what would customarily be considered the yard of the residence. Placement shall avoid, to the extent possible, using land that is available for crops, pasturage or other agricultural use.
  4. Towers shall be located at a point farthest from lot lines as feasible, or the point farthest from residential structures on abutting properties.
  5. In residential zones, the base of a ground-mounted tower shall be screened with fencing, walls, landscaping, or other means such that the view of the antenna(e) base is blocked as much as practicable from any street and from the yards and main living floor areas of surrounding residential properties. The screening may be located anywhere between the antenna(e) and the above mentioned viewpoints. Landscaping that qualifies for the purpose of screening shall be maintained in a healthy condition.
  6. Applications shall document that the proposed tower and any mounting bases are designed to withstand wind and seismic loads as established by the Uniform Building Code.

**20C.80.7430 Broadcast and Relay Towers - Development Standards.**

**a. Development Standards for all Zoning Districts.**

1. The applicant shall demonstrate that the proposed location was selected pursuant to the siting criteria of Section 20C.80.7415. Placement of a broadcast and relay tower shall be denied if an alternative placement of the antenna(e) on a building or other existing structure can accommodate the

communications needs. Applications shall be required to provide documentation that reasonable efforts to identify alternative locations were made.

2. Owners and operators of a proposed broadcast and relay tower shall provide information regarding the opportunity for the collocation of other antenna(e) and related equipment. If feasible, provision for future collocation may be required.
3. Broadcast and relay towers reviewed under this Section shall not be located within any required building setback areas.
4. Broadcast and relay towers shall not be used for the purposes of signage to display a message of any kind.
5. To the extent technically feasible and in compliance with safety regulations, specific colors of paint may be required to allow the broadcast and relay tower to blend better with its setting.
6. Any fencing required for security shall meet screening codes in the same manner as applied to screening for mechanical and service areas in Section 20C.80.600, Screening and Rooftop Mechanical and Services Areas.
7. A Washington licensed professional engineer shall certify in writing, over his or her seal, that both construction plans and final construction of the broadcast and relay radio towers are designed to reasonably withstand wind and seismic loads as established by the Uniform Building Code.
8. All broadcast and relay towers shall be removed by the facility owner within 12 months of the date it ceases to be operational, or if the facility falls into disrepair and is not maintained. Disrepair includes structural features, paint, landscaping, or general lack of maintenance which could result in safety or visual impacts.
9. Broadcast and relay towers may be conditioned to allow review for continued use at five year intervals. Rapid technological advancements, changing markets, and regulatory interpretations indicate the need to periodically review the appropriate design of broadcast and relay towers and monopoles.

**b. Additional Standards in Urban Recreation Zone (or successor Agriculture Zone) and Residential Zones - Broadcast and Relay Towers.**

1. Commercial broadcast and relay towers shall not be allowed in the Urban Recreation Zone (or successor Agriculture Zone) the semi-rural (RA-5), or large lot (R-1) zoning districts, unless reviewed through the Essential Public Facilities Review Process (RCDG 20C.80.750).
2. The combined broadcast and relay tower and antenna(e) shall not extend more than 15 feet above the maximum height of the zone for which it is proposed to a maximum of 60 feet. A height bonus of 15 feet may be allowed by the approval authority when collocation is specifically provided for on the broadcast and relay tower.
3. The attached antenna(e) shall not dominate the appearance of the structure.
4. Broadcast and relay towers shall be located at a point farthest from lot lines as feasible.

5. The base of a ground-mounted broadcast and relay tower shall be screened with fencing, walls, landscaping, or other means such that the view of the antenna(e) base is blocked as much as practicable from any street and from the yards and main living floor areas of surrounding residential properties. The screening may be located anywhere between the antenna(e) and the above mentioned viewpoints. Landscaping that qualifies for the purpose of screening shall be maintained in a healthy condition.

**c. Additional Standards in Commercial and Industrial Zones - Broadcast and Relay Towers.**

1. The combined height of a broadcast and relay tower and antenna(e) shall not exceed 85 feet except when collocation is specifically provided for, then the broadcast and relay tower shall not exceed 100 feet.

**20C.80.7435 Wireless Communications Facilities - Development Standards.**

**a. Development Standards for all Zoning Districts.**

The following standards shall be applied to all wireless equipment, such as antenna(e) and equipment shelters, exclusive of the broadcast and relay tower. Wireless monopoles, lattice, and guy towers are regulated by the sub-sections that govern broadcast and relay towers, Section 20C.80.7430.

1. Placement of a freestanding wireless communication facility shall be denied if placement of the antenna(e) on an existing structure can accommodate the operator's communications needs. The collocation of a proposed antenna(e) on an existing broadcast and relay tower or placement on an existing structure shall be explored and documented by the operator in order to show that reasonable efforts were made to identify alternate locations.
2. No wireless equipment reviewed under this Section shall be located within required building setback areas.
3. The combined antenna(e) and supporting structure shall not extend more than 15 feet above the existing or proposed roof structure.
4. No wireless equipment shall be used for the purposes of signage or message display of any kind.
5. Location of wireless communication antenna(e) on existing buildings shall be screened or camouflaged to the greatest practicable extent by use of shelters, compatible materials, location, color, and/or other stealth tactics to reduce visibility of the antenna(e) as viewed from any street or residential property.
6. Screening of wireless equipment shall be provided with one or a combination of the following materials: fencing, walls, landscaping, structures, or topography which will block the view of the antenna(e) and equipment shelter as much as practicable from any street and from the yards and main floor living areas of residential properties within approximately 500 feet. Screening may be located anywhere between the

base and the above mentioned viewpoints. Landscaping for the purposes of screening shall be maintained in a healthy condition.

7. Any fencing required for security shall meet screening codes in the same manner as applied to screening for mechanical and service areas in Section 20C.80.600, Screening and Rooftop Mechanical and Services Areas.
8. Construction plans and final construction of the mountings of wireless antenna(e) and equipment shelters shall be approved by the City's Building Division. Applications shall document that the proposed broadcast and relay tower and any mounting bases are designed to reasonably withstand wind and seismic loads.
9. A wireless communication facility shall be removed by the facility owner within 12 months of the date it ceases to be operational or if the facility falls into disrepair and is not maintained. Disrepair includes structural features, paint, landscaping, or general lack of maintenance which could result in safety or visual impacts.

**b. Additional Standards in Urban Recreation Zone (or successor Agriculture Zone) and Residential Zones - Wireless Communications Facilities.**

1. Commercial telecommunication facilities shall not be allowed in the Urban Recreation Zone (or successor Agriculture Zone) or in Residential zones if the site or building is used exclusively for residential purposes except in the R-20 and R-30 zoning districts where a Special Development Permit (Type IV) is required.
2. The antenna(e) shall not dominate the structure upon which it is attached and shall be visually concealed utilizing color and compatible material to camouflage the facility to the greatest extent feasible.
3. Associated above ground equipment shelters shall be minimized, and shall not exceed 240 square feet (e.g. 12' x 20') unless operators can demonstrate that more space is needed. Shelters shall be painted a color that matches existing structures or the surrounding landscape. The use of concrete or concrete aggregate shelters is not allowed. A Type I visual screen (see Landscape Standards) shall be created around the perimeter of the shelter. Operators shall consider under grounding equipment if technically feasible or placing the equipment within existing structures.

**c. Additional Development Standards in Commercial and Industrial Zones - Wireless Communications Facilities.**

1. Associated above-ground equipment shelters shall not exceed 240 square feet (e.g. 12' x 20') unless operators can demonstrate that more space is needed. A Type I visual screen (see Landscape Standards, Appendix N) shall be created around the perimeter of the shelter. Operators shall consider under-grounding equipment if technically feasible or placing the equipment within an existing structure. Above ground equipment shelters for antenna(e) located on buildings shall be located within, on the sides or behind the buildings and screened to the fullest extent possible. Screening



of exterior shelters shall provide colors and materials which blend with surrounding structures.

**20C.80.7440 Special Exceptions.**

When adherence to all development standards of this Section would result in a physical barrier which would block signal reception or transmission or prevent effective communication in all permissible locations, a Special Exception may be permitted provided both criteria outlined below are met. Exceptions do not apply to variations from the Uniform Building Code. A Variance pursuant to Section 20F.30.130 is required for variations from applicable zoning regulations not described in this Section.

The final approval authority for granting of the Special Exception shall be the same as that of the permit approving the antenna(e) location. A request for a Special Exception shall be processed in conjunction with the permit approving the antenna(e) location and shall not require any additional application or fees.

Upon review of Special Exception requests, the approval authority shall consider first those standards having the least effect upon the resulting aesthetic compatibility of the antenna(e) or tower with the surrounding environment. The approval authority shall review setback, size, screening requirements, and height limits.

**Special Exception Criteria.**

1. The applicant shall justify the request for a Special Exception by demonstrating that the obstruction or inability to receive a communication signal is the result of factors beyond the property owner's or applicant's control, taking into consideration potential permitted development on adjacent and neighboring lots with regard to future reception window obstruction. Pictures, drawings (to scale), maps and/or manufacturer's specifications, and other technical information as necessary, should be provided to demonstrate to the City that the Special Exception is necessary.
2. The applicant for a Special Exception shall demonstrate that the proposed materials, shape, and color of the antenna(e) will minimize negative visual impacts on adjacent or nearby residential uses to the greatest extent possible. The use of certain materials, shapes and colors may be required in order to minimize visual impacts.

**a. Large Satellite Dish Antenna (e) - Special Exceptions.**

**1. Urban Recreation Zone (or successor Agriculture Zone) and Residential Zones.**

- A. Modifications to requirements for setbacks, size, screening and maximum height limit may be considered by Special Exception. If a Special Exception from the height limit for a ground-mounted dish is requested, the height of the dish shall be limited to a maximum of 18 feet.

Only if these modifications would still block an electromagnetic signal, shall rooftop location be considered. If a Special Exception is sought to obtain a rooftop location, the diameter of the dish shall be limited to six feet and maximum permitted height shall be 15 feet above the roofline. The approval authority may require the applicant to place the antenna(e) in an area on the roof which takes into consideration view blockage and aesthetics, provided there is a usable signal.

**2. Commercial and Industrial Zones.**

A. Ground-mounted antenna(e). Exceptions to be first considered shall be from setback, landscape and service area requirements, size and screening requirements. Only if these waived regulations would still block an electromagnetic signal, shall a Special Exception from height requirements be considered. If a Special Exception is sought to vary from the height limit, the height of the dish shall be limited to a maximum of 20 feet.

B. Roof-mounted antenna(e). The first exception to be considered shall be the center of roof requirement; the second exception shall be from the size, and screening requirements, respectively. Only if these waived regulations would still result in a block of the signal shall a Special Exception from height requirements be considered. A Special Exception from the height limit shall be allowed up to a maximum of 20 feet above the existing or proposed structure. The approval authority may require the applicant to place the antenna(e) in an area on the roof which takes into consideration view blockage and aesthetics, provided there is a usable signal and structural considerations allow the alternative placement.

**b. Amateur Radio Towers - Special Exceptions.**

**1. Urban Recreation Zone (or successor Agriculture Zone) and Residential Zones.**

A. Where a property owner desires to vary from the height, location or setback limitations, the Special Exception Criteria must be met.

**c. Broadcast and Relay Towers - Special Exceptions.**

**1. Urban Recreation Zone (or successor Agriculture Zone) and Residential Zones.**

A. An applicant of a proposed broadcast and relay tower that exceeds height limits shall be required to use the Essential Public Facilities process for site and height approval. See Section 20C.80.750, Essential Facilities.

B. Placement of a broadcast and relay tower within the UR, RA-5 and R-1 zones shall require review through the Essential Public Facilities process (RCDG 20C.80.750).

**2. Commercial and Industrial Zones.**

- A. An applicant of a proposed broadcast and relay tower that exceeds height limits shall be required to use the Essential Facilities process for site and height approval. See Section 20C.80.750, Essential Facilities.

**d. Wireless Communications Facilities - Special Exceptions.**

**1. Urban Recreation Zone (or successor Agriculture Zone) and Residential Zones.**

- A. An applicant of a proposed wireless facility that exceeds the height limit shall meet the Special Exception Criteria.

**2. Commercial and Industrial Zones.**

- A. An applicant of a proposed wireless communications facility that exceeds the height limit shall be required to meet the Special Exception Criteria.

**20C.80.745 DAY-CARE.**

**20C.80.7455 Purpose.**

This section provides development criteria for Family Day-Care Providers in residential zones and Day-Care centers in residential, commercial, business and manufacturing zones.

**20C.80.7460 Development Standards.**

**a. Family Day-Care Providers. (all residential zones)**

1. Family Day-Care Providers are permitted as home occupations. (See Home Occupation regulations in Section 20C.20.070). Family Day-Care facilities are exempt from the limitations on vehicle trips to and from the facility as specified in 20C.20.070(10)(d).
2. The Family Day-Care Provider shall not care for more than 12 children at any time.
3. Family Day-Care Providers may operate from 5:30 a.m. to 9:00 p.m.
4. Family Day-Care Providers shall comply with all building, fire, safety, health code, and all applicable development standards.
5. Family Day-Care Providers shall obtain a business license and maintain the use license as long as the use operates.
6. Family Day-Care Providers shall obtain all required state approvals.
7. Before beginning operation, the State Department of Licensing shall certify that the proposed Family Day-Care Provider will have a safe passenger loading area.

**b. Day-Care Centers. (residential, commercial, BP and MP zones)**

1. Day-Care Centers shall comply with all building, fire, safety, health code, and all applicable development standards.

2. Day-Care Centers shall obtain a business license and maintain the use license as long as the use operates.
3. Day-Care Centers shall obtain all required state approvals.
4. In the RA-5 zone, stand-alone Day-Care Centers are prohibited.
5. Day-Care Centers shall not be located closer than 300 feet from another existing day care operation in residential zones.
6. The minimum lot size shall be 20,000 square feet in all residential zones.
7. In the NC zone, hours of operation may be limited if residential uses are located in upper stories of the same building.
8. In the NC zone, Day-Care Centers are limited to a maximum gross floor area of 5,000 square feet per establishment in mixed use or multi-tenant buildings.
9. Play equipment used in the day care operations shall be placed no closer than ten (10) feet from any property line.
10. Off-street parking for each employee shall be provided.
11. Building design, site plans and landscaping shall be of a character which is appropriate for the area.
12. Day-Care Centers may be approved in new or existing churches and other places of worship, and no additional approval will be required provided all other requirements of this section are met.
13. Day-Care Centers located in residential zones shall operate within the hours of 5:30 am to 9:00 pm.

## **20C.80.750 ESSENTIAL PUBLIC FACILITIES.**

### **20C.80.7505 Purpose.**

The purpose of this Section is to provide a process to site necessary public uses that may otherwise be difficult to site. This process involves the community and identifies and minimizes adverse impacts. Essential public facilities are defined in Section 20H Definitions. Examples include schools, water transmission lines, sewer collection lines, fire stations, hospitals, jails, prisons, airports, solid waste transfer stations, highways and stormwater treatment plants. This regulation shall serve to establish an alternative process for permitting those uses which meet the applicability criteria of subsection 20C.80.7520. The Director of Planning and Community Development shall determine whether a proposed facility shall be reviewed according to the Essential Public Facility Review Process instead of the review process indicated on the appropriate Use Chart.

### **20C.80.7510 List of Essential Public Facilities.**

The City Council shall develop a List of Essential Public Facilities. These facilities meet the definition of Essential Public Facilities or are based on a list maintained by the State of Washington Office of Financial Management.

A use or facility may be added to the List of Essential Public Facilities based on one of the following criteria:

- a. The use meets the definition of an Essential Public Facility;
- b. The use is identified on the State List of Essential Public Facilities maintained by the State of Washington Office of Financial Management.

**20C.80.7520 Determination of Applicability.**

- a. Essential public facilities may be reviewed through the Essential Public Facility Review Process. An applicant may make a written request or the Director of Planning and Community Development may require a proposal to be reviewed through Redmond's Essential Public Facilities Review Process. An applicant may use this process if the facility meets the definition of an essential public facility. If the facility is on the list of qualifying facilities, it automatically meets the definition.
- b. The Director of Planning and Community Development, or the current position having the duties of this office, shall make a determination that a facility be reviewed through Redmond's Essential Public Facilities Review Process based on the following criteria:
  1. The facility is on the City's List of Essential Public Facilities or may be added to the list according to section 20C.80.7510.
  2. The facility is a type difficult to site because of one of the following:
    - i. the facility needs a type of site of which there are few sites,
    - ii. the facility can locate only near another public facility,
    - iii. the facility has or is generally perceived by the public to have significant adverse impacts that make it difficult to site, or
    - iv. the facility is of a type that has been difficult to site in the past;
  3. It is likely this facility will be difficult to site, and
  4. There is need for the facility and Redmond is in the facility service area.

**20C.80.7530 Essential Public Facilities Review Process.**

- a. Facilities to be reviewed through the Essential Public Facilities Review Process shall be processed as either a Rezone or a Special Development Permit (SPD).

A rezone process shall be used where one or more sites would require a rezone in order for the use to be permitted, otherwise a SPD process shall be used.

- b. An applicant may have one or more alternative sites considered at the same time during this process.
- c. The Director has the authority to require the consideration of sites outside the City of Redmond. Alternative sites shall cover the service area of the proposed essential facility.
- d. An amplified public involvement process shall be required. The purpose of the public involvement process includes the following: to involve the persons within the zone of likely and foreseeable impacts if the involvement process has the potential to lead to a more appropriate design/location or if that process could lead to development of incentives or to address modifications to the facility which would make siting of that facility more acceptable.
  - 1. The applicant shall propose an acceptable public involvement process to be reviewed and approved by the Director.
  - 2. Public involvement activities shall be conducted by and paid for by the applicant.
  - 3. The public involvement process shall be initiated by the applicant as early as feasibly possible.
- e. The Director may require a multi-jurisdictional review process if the facility serves a regional, countywide, statewide, or national need. If this process is required, the applicant shall design an acceptable process to be reviewed and approved by the Director. Applicants shall be required to pay for this process.
- f. An analysis of the facility's impact on City finances shall be undertaken. Mitigation of adverse financial impact shall be required.
- g. The following criteria shall be used to make a determination on the application:
  - 1. Whether there is a public need for the facility.
  - 2. The impact of the facility on the surrounding uses and environment, the City and the region.
  - 3. Whether the design of the facility or the operation of the facility can be conditioned, or the impacts otherwise mitigate, to make the facility compatible with the affected area and the environment.
  - 4. Whether a package of incentives can be developed that would make siting the facility within the community more acceptable.
  - 5. Whether the factors that make the facility difficult to site can be modified to increase the range of available sites or to minimize impacts on affected areas and the environment.

6. Whether the proposed essential public facility is consistent with the Redmond Comprehensive Plan.
7. If a variance is requested, the proposal shall also comply with the variance criteria.
8. Essential public facilities shall comply with any applicable state siting and permitting requirements.

## **20C.80.755 HAZARDOUS WASTE TREATMENT AND STORAGE FACILITIES.**

### **20C.80.7555 Purpose.**

The purpose of the regulations in this section is to ensure that the health of the Redmond community is protected from the potential impacts of hazardous substances.

### **20C.80.7560 Classification of Hazardous Waste Treatment and Storage Facilities.**

- a. Incidental hazardous waste treatment and storage shall mean storage or treatment of hazardous waste incidental to the primary use occurring on-site such as those substances which may be necessary to manufacture or process certain materials or those substances which are the by-product of a manufacturing or repair process.
- b. Primary hazardous waste storage or treatment shall mean use of a site where hazardous waste is stored or treated as a sole or primary use of the site. Hazardous substances are shipped from other locations to be processed or stored on that site.

### **20C.80.7570 Development Standards.**

All Incidental or Primary Hazardous Waste Treatment and Storage shall, at a minimum, meet the following conditions:

- a. Primary treatment or storage facilities shall follow all State regulations, pursuant to RCW 70.105;
- b. The proposed development or use shall meet all other federal, state and local standards concerning the handling of hazardous substances;
- c. 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;

- d. The use shall be subject to the Sensitive Areas regulations in Section 20C.40.100(15)(e) aquifer recharge area development standards and 20C.40.100(15)(f), flood hazard area development standards;
- e. Incidental treatment and storage shall meet the additional criteria in either Section 20C.80.750(20) or (25); and
- f. Measures shall be taken to eliminate or mitigate unpleasant odors from occurring on surrounding properties.

**20C.80.7580 Standards for Permitted Use/Incidental Storage.**

- a. In the commercial zones and City Center zones, incidental storage of hazardous materials shall be limited to those amounts necessary for the proper function of that business and shall not exceed quantities allowed by the Redmond Fire Department and the Uniform Fire Code. Excess stockpiling shall be prohibited.
- b. In the commercial zones and City Center zones, storage and handling (except delivery) shall not occur outdoors without Technical Committee approval. Outdoor storage shall be confined to outbuildings, sheds, and other such structures where confinement of leakage or treatment of a spill could be reasonably handled and where exposure to the elements shall not increase the possibility of an spill incident.
- c. Hazardous materials shall not be of a nature that will cause fumes, unpleasant odors, or harm to other tenants 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.

**20C.80.7590 Standards for Special Development Permit/ Incidental Storage.**

- a. In the Business Park zone, on-site storage of hazardous materials will be limited to those amounts necessary for the proper function of that business and shall not exceed quantities allowed by the Redmond Fire Department and the Uniform Fire Code. Excess stockpiling shall be prohibited.
- b. In the Business Park zone, storage and handling (except delivery) shall not occur outdoors.
- c. Hazardous materials shall not be of a nature that will cause fumes, unpleasant odors, or harm to other tenants 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.

## **20C.80.760 UNCLASSIFIED USES.**

### **20C.80.7605 Purpose**

Unclassified uses are those uses possessing unique and special characteristics which prevent them from being permitted outright in any zone of the City and those uses not consistent, overlooked or inadvertently omitted from the permitted land uses chart in 20C.30250. Unclassified uses may be permitted only after a Special Development Permit has been approved and subject to any conditions imposed to mitigate the impacts of the use. [See also 20C.80.750, Essential Facilities Section.] Unclassified uses include the following:

- a. Nature exhibits, zoos, aquariums, botanical gardens, amusement parks;
- b. Camping sites, hunting and gun clubs, ranges, paint ball facilities;
- c. Cemeteries, mausoleums;
- d. University and college facilities;
- e. Disposal, processing, treatment plants
- f. Other uses not specified elsewhere in the Development Code.

## **SPECIAL USES REGULATIONS DEFINITIONS**

(To be added to Section 20H of the revised Redmond Community Development Guide.)

**Amateur Radio Tower:** A tower and antenna(e) which transmit and receive non-commercial communication signals, and is defined as an amateur radio tower by the Federal Communications Commission. Guy wires for amateur radio antenna(e) are considered part of the structure for the purposes of meeting development standards.

**Animal Kennel/Shelter:** A kennel or shelter shall be any outdoor or indoor facility, which houses four (4) or more small domestic animals (that number not including one unweaned litter) for periods longer than 24 hours as a commercial venture, as a non-profit organization, or for a governmental purpose. The facility may either be a separate business or an accessory use.

**Antenna(e):** Any system of electromagnetically tuned wires, poles, rods, reflecting discs or similar devices used to transmit or receive electromagnetic waves between terrestrial and/or orbital based points; includes, but is not limited to, radio antenna(e), television antenna(e), satellite dish antenna(e), and cellular antenna(e). Types of antenna(e) include:

1. Omni-directional (or "whip") antenna(e) transmits and receives radio frequency signals in a 360 degree radial pattern. For the purpose of this document, an omni-directional antenna(e) is up to 15 feet in height and up to 6 inches in diameter.
2. Directional (or "panel") antenna(e) transmits and receives radio frequency signals in a specific directional pattern of less than 360 degrees.
3. Parabolic antenna(e) (or dish) antenna(e) is a bowl-shaped device for the reception and/or transmission of communications signals in a specific directional pattern.

**Broadcast or Relay Tower:** A freestanding support structure, attached antenna(e), and related equipment intended for transmitting, receiving or re-transmitting commercial television, radio, telephone, cellular, or other communications services.

**Cellular Communications Facility:** A Cellular Communications Facility is an unstaffed facility for the transmission of radio frequency signals and includes antenna(e), equipment shelters, and other equipment necessary to provide wireless transmission and reception utilizing cellular technology for various wireless telecommunication systems including cellular phones, Personal Communication Systems (PCS), pagers, and similar systems.

**Collocation:** The placement and arrangement of multiple antennae and equipment on a single support structure and equipment pad area.

**Day-Care Center:** A Day-Care Center is an agency which regularly provides temporary care for a group of children between the ages of six weeks to 12 years for periods less than 24 hours in a residence or structure other than the parent's home on a regular reoccurring basis for pay or other valuable consideration, including but not limited to the furnishing of shelter, sustenance, supervision, education and other supportive services. The term is not intended to include baby-sitting services of a casual, non-reoccurring nature.

**Drive-up Stand:** A temporary or semi-permanent structure operating on private property for the purpose of vending food, drink, or retail goods, generally no larger than 6 feet wide by 10 feet long which allows the customer to remain in his or her vehicle while making a purchase.

**Equipment Shelter:** The structure associated with a cellular communication facility that is used to house electronic equipment and battery systems.

**Essential Public Facility:** A facility, conveyance, or site whose services are provided by a governmental agency, a private or non-profit organization under contract to or with substantial funding from government agencies, or a private organization subject to public service obligations, which is necessary to adequately provide a public service and which is typically hard to site. (See list of qualifying uses under Section 20C.80.7510.)

**Family Day-Care Provider:** A licensed Day-Care provider who regularly provides day care for not more than twelve (12) children in the provider's home in the family living quarters.

**Hazardous Waste Treatment and Storage Facilities:** A facility, site, or a portion thereof, which reclaims, treats, detoxifies, neutralizes, or stores hazardous waste materials. This definition shall not include temporary household hazardous waste handling facilities sponsored by King County or other qualified governmental agencies.

**Hazardous Waste:** Hazardous waste is any substance as defined as a dangerous waste, a hazardous substance or as a hazardous waste but excluding hazardous household waste as defined in RCW 70.105.10.

**Incidental Hazardous Waste Treatment and Storage:** Incidental hazardous waste treatment and storage shall mean storage or treatment of hazardous waste incidental to the primary use occurring on-site such as those substances which may be necessary to manufacture or process certain materials or those substances which are the by-product of a manufacturing or repair process.

**Kiosk:** A temporary or semi-permanent structure having one or more open air sides, operating on either private property or public rights-of-way and plazas, generally no larger than 6 feet wide by 10 feet long, which is operated for the purpose of vending food, drink, or retail goods.

**Large Satellite Dish:** Any satellite dish antenna(e) whose diameter is greater than one meter in residential zones or two meters in industrial and commercial zones (see satellite dish antenna(e)).

**Personal Communication Services (PCS):** Digital wireless telephone technology such as portable phones, pagers, faxes, and computers utilizing cellular technology for wireless communication.

**Primary hazardous waste storage or treatment:** Primary hazardous waste storage or treatment shall mean use of a site where hazardous waste is stored or treated as a sole or primary use of the site. Hazardous substances are shipped from other locations to be processed or stored on that site.

**Reception Window Obstruction:** A physical barrier which would block an electromagnetic signal.

**Satellite Dish Antenna(e):** A type of antenna(e) and supporting structure consisting of a solid, open mesh, or bar configured reflective surface used to receive and/or transmit radio frequency communication signals. Such an apparatus is typically in the shape of a shallow dish, cone, horn or cornucopia.

**Small Satellite Dish:** Any satellite dish antenna(e) that has a diameter less than or equal to one meter located in any zoning district or two meters within industrial or commercial zones (see satellite dish antenna(e)).

**Telecommunication Facility Permit:** A permit required to ensure compliance with regulations within Section 20C.80.740 for large satellite antenna(e), amateur radio towers and wireless communication facilities.

**Tower:** Any built structure, including any guy wires and anchors, constructed for the support of an antenna(e) or antenna(e) that would raise the topmost point of the attached antenna(e) more than 25 feet above the surrounding ground or building. This includes but is not limited to lattice towers, guy towers, wood or steel monopoles and attached antenna(e).

**Vending Cart:** A cart with functional wheels which is not affixed to the ground and which is operated for the purpose of vending food, drink, or retail goods. The cart is generally no larger than 6 feet wide by 10 feet long.

**Wireless Communication Facility (WCF):** An unstaffed facility for the transmission and reception of radio or microwave signals used for commercial communication. A wireless communication facility provides services which include cellular telephone, Personal Communication Services (PCS), other mobile radio services, and any other service provided by wireless common carriers licensed by the Federal Communications Commission (FCC). A Wireless Communication Facility (WCF) may be attached to an existing structure or a freestanding tower. A WCF consists of antenna(e) and related equipment and may include equipment enclosure, screening, or support structure.

EXHIBIT

## **SPECIAL USE REGULATIONS**

### **REVISED LAND USE CHARTS**

- 20C.65.20.030 - URBAN RECREATION ZONE**
- 20C.30A.220 - RESIDENTIAL ZONES**
- 20C.40.100 - CITY CENTER ZONES**
- 20C.50.210 - COMMERCIAL ZONES**
- 20C.60.215 - BUSINESS, MANUFACTURING,  
AND INDUSTRIAL ZONES**
- 20C.70.700(25) - GATEWAY ZONES**

**20C.65.20-030 Urban Recreation Zone Land Use Chart.**

Use	Permitted (P) or Conditionally Allowed (G) or (S)
<b>Recreation</b>	
Public parks and open space.	P
Play fields, ball fields, country clubs, golf courses, and golf driving ranges.	S
Recreational trails which do not include onsite parking.	P
Private parks, open space, and gardens. These uses shall be primarily used for non-motorized recreation.	S
Private outdoor recreation areas and private outdoor leisure activities conducted primarily outside enclosed buildings or structures and primarily used for non-motorized recreation. Amusement parks shall be prohibited.	S
Sit down restaurants accessory to any recreation or agriculture use listed in Section 20C.65.20-030, Urban Recreation Zone Land Use Chart. Fast food restaurants and restaurants with drive through windows are prohibited.	S
Stables, horse boarding, and equestrian riding schools.	G
<b>Residences &amp; Related Uses</b>	
Single-family detached residences occupied by those engaged in agriculture on the property or operating a stable on the property.	P
Accessory living quarters. <sup>1</sup>	P
Bed and breakfasts. <sup>2</sup>	G
Bed and breakfast inns. <sup>3</sup>	S
Home businesses and family day care providers. <sup>4</sup>	P
<b>Resource Uses</b>	
Growing and harvesting agricultural crops and forest products.	P
Horticulture, plant nurseries, arboretums, and pea patches.	P
Raising or boarding livestock and small farm animals (this category shall not include kennels). <sup>5</sup>	P
Road side produce stands selling products grown or processed on the property.	P
Road side produce stands other than those listed above.	S
<b>Utility Facilities</b>	
Local utilities.	G
Regional utilities.	S
<b>Other</b>	
*Large Satellite dishes and Amateur Radio Antennae accessory to another use. <sup>6</sup>	P
*Wireless Communication Facilities. <sup>6</sup>	P
Water extraction wells.	P
Wildlife shelters and refuges.	P
Wetland and wildlife mitigation areas.	S

\* Subject to Special Uses Development Regulations, Section 20C.80.700.

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<sup>1</sup> One accessory dwelling unit is allowed for each allowed housing unit. The accessory dwelling unit shall comply with Section 20C.30A.510, Accessory Dwelling Units.

<sup>2</sup> See Section 20C.30.530, Bed and Breakfasts/Bed and Breakfast Inns, or its successor.

<sup>3</sup> See Section 20C.30.530, Bed and Breakfasts/Bed and Breakfast Inns, or its successor.

<sup>4</sup> See Section 20C.30.560, Home Business, or its successor.

<sup>5</sup> See Section 20C.65.40-030, Livestock Restrictions, or its successor.

<sup>6</sup> See Section 20C.80.740, Telecommunications Facilities, or its successor.

**Residential Land Use Chart**

Housing	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-11	R-12	R-13	R-14	R-15
Single-family Dwelling (Sec. 20C.30A.300-400)	P	P	P	P	P	P	P	P	P	P	P	P
2 unit structure (Sec. 20C.30A.580)					S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	P	P	P	P	
3-4 unit structure (Sec. 20C.30A.580)					S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	P	P	P	P	P
5-12 unit structure (Sec. 20C.30A.300-400)									P	P	P	P
13+ unit structure (Sec. 20C.30A.300-400)									S	P	P	P
Accessory Dwelling Units <sup>2</sup> (Sec. 20C.30A.520)	P	P	P	P	P	P	P	P	P	P	P	P
Rental Rooms (Sec. 20C.30A.600)	P	P	P	P	P	P	P	P	P	P	P	P
Mobile/Manufactured Homes or Parks (Sec. 20C.30A.570)	P	P	P	P	P	P	P	P	P	P	P	P
Retirement Residence (Sec. 20C.30A.610)					S <sup>3</sup>	S <sup>3</sup>	P/S <sub>3</sub>					
Retirement Residence. Maximum of 16 retirement residence units per acre. (Sec. 20C.30A.610)								S <sup>3</sup>	S <sup>3</sup>	P	P	P
Retirement Residence. Maximum of 30 retirement residence units per acre. (Sec. 20C.30A.610)										S <sup>3</sup>	S <sup>3</sup>	S <sup>3</sup>
Bed & Breakfasts (Sec. 20C.30A.530)	P	P	P	P	P	P	P	P				
Bed & Breakfast Inns (Sec. 20C.30A.530)	G	S										

\*Subject to Special Use Development Regulations, Section 20C.80.700.

- <sup>1</sup> Conditionally allowed in new long subdivisions only (See Section 20C.30A.580, Multiplex Housing).
- <sup>2</sup> Accessory Dwelling Unit Permit required.
- <sup>3</sup> Retirement Residences may be authorized through a subdivision or binding site plan, in which case a Special Development Permit is not required. Where neither a subdivision nor a binding site plan is required, a Special Development Permit is required to authorize a Retirement Residence. See Section 20C.30A.610, Retirement Residences.



**Residential Land Use Chart**

	RA-5	R-1	R-1	R-3	R-4	R-5	R-6	R-8	R-12	R-15	R-20	R-30
<b>Commercial</b>												
<b>Adult Family Homes</b>	P	P	P	P	P	P	P	P	P	P	P	P
<b>Residential Care Facility</b>	S	S	S	S	S	S	S	S	S	P	P	P
<b>Long Term Care Facility</b>									S	S	S	S
<b>* Day-Care Center<sup>4</sup></b>		S <sup>5</sup>	S <sup>5</sup>	S <sup>5</sup>	S <sup>5</sup>	S <sup>5</sup>	S <sup>5</sup>	S <sup>5</sup>	S	S	S	S
<b>Home Businesses<sup>6</sup> (Sec. 20C.30A.560) &amp; * Family Day-Care Providers<sup>4</sup></b>	P	P	P	P	P	P	P	P	P	P	P	P
<b>Roadside Produce Stand</b>	P	P	P	P	P	P	P	P	P	P	P	P
<b>Cultural/Recreation/Entertainment</b>												
<b>Golf Courses; Athletic, Sports, and Play Fields; Marine Recreation, Commercial Swimming Pool</b>	S	S	S	S	S	S	S	S	S	S	S	S
<b>Non-Commercial Indoor Recreation</b>	S	P	P	P	P	P	P	P	P	P	P	P
<b>Parks, Open Space, Trails</b>	P	P	P	P	P	P	P	P	P	P	P	P
<b>Professional Services</b>												
<b>Fire &amp; Police Services</b>	S	S	S	S	S	S	S	S	S	S	S	S
<b>Education: Primary/Secondary Schools -- Public &amp; Private</b>		S	S	S	S	S	S	S	S	S	S	S
<b>Religious Activity</b>												
<b>* Religious Facilities: &lt;250 seats &amp; accessory activities &amp; uses<sup>7</sup></b>		G	G	G	G	G	G	G	G	G	G	G
<b>* Religious Facilities: 250-750 seats &amp; accessory activities &amp; uses<sup>7</sup></b>		S	S	S	S	S	S	S	S	S	S	S
<b>Transportation, Communications, Utilities</b>												
<b>Heliports/Fixed Wing Float Plane<sup>8</sup></b>	S	S	S	S	S	S	S	S	S	S	S	S
<b>Local Utility Facilities</b>	P	P	P	P	P	P	P	P	P	P	P	P
<b>Regional Utility Facilities</b>	S	S	S	S	S	S	S	S	S	S	S	S
<b>* Large Satellite Dishes/ Amateur Radio Antenna(e)<sup>9</sup></b>	P	P	P	P	P	P	P	P	P	P	P	P
<b>* Broadcast and Relay Towers<sup>9</sup></b>			S	S	S	S	S	S	S	S	S	S
<b>* Wireless Communication Facilities<sup>9</sup></b>	P	P	P	P	P	P	P	P	P	P	P	P

\* Subject to Special Uses Regulations, Section 20C.80.700.

<sup>4</sup> Subject to Special Uses Criteria, Section 20C.80.745, Day-Care.

<sup>5</sup> Day-Care uses are only allowed in a building or building complex used for other uses such as a school, a church, a meeting hall, or some other building used for more than one purpose.

<sup>6</sup> A business license is required in most cases for a home business.

<sup>7</sup> Subject to Special Uses Criteria, Section 20C.80.725, Churches, Synagogues and Temples.

<sup>8</sup> Does not include medical airlift. Heliports allowed only abutting Lake Sammamish. Limit one aircraft per lot.

<sup>9</sup> Subject to Special Uses Criteria, Section 20C.80.740, Telecommunications Facilities.

	RA-5	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-12	R-18	R-20	R-30
<b>Commercial Resource Management</b>													
<b>Agricultural Crop Production</b>	P	P	P	P	P	P	P						
<b>Livestock, Dairy, Fowl<sup>10</sup></b>	P	P	G										
<b>Horticultural Nursery</b>	P	P	P	G									
<b>* Equestrian Facilities<sup>11</sup></b>	P	P	S	S	S	S	S	S					
<b>* Animal Kennels<sup>11</sup></b>	S												

\* Subject to Special Uses Regulations, Section 20C.80.700.

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<sup>10</sup> All commercial livestock, dairy and fowl enterprises must meet Seattle-King County Health Department regulations and the regulations of the Redmond Municipal Code. Personal, non-commercial livestock, dairy, and fowl activities are considered an accessory use and are allowed in all residential zones provided that all Health Department and Municipal Code requirements are met.

<sup>11</sup> Subject to Special Uses Criteria, Section 20C.80.710, Animal Boarding and Equestrian Facilities.

20C.40A.100 CITY CENTER PERMITTED LAND USES CHART

CITY CENTER ZONING DISTRICTS	CC-1 Mixed Use/Retail	CC-2 Mixed Use/Retail	CC-3 Convenient Commercial	CC-4 Mixed Use/Office	CC-5 Mixed Use /Office	CC-6 Mixed Use/ Residential
<b>PERMITTED LAND USES</b>						
<b>RETAIL</b>						
- General (except those below)	P	P	P	P	P	P
* - Automobiles/Boats with outdoor storage of vehicles						
- Gasoline			11			
* - Vending Carts/Kiosks	G	G	G	G	G	
<b>SERVICES</b>						
- General (except those below)	P	P	P	P	P	P
* - Family Day-Care (1-6 children)	P	P	P	P	P	P
* - Mini Day-Care (7-12 children)	G	G	G	G	G	S
* - Day Care Center (13+ children)						
* - Minor Auto Repair		P	P		P	
- Repair: Electrical appliances motors, and furniture. Machine shops.			P		P	
- Repair and Rental: Electronic equipment, stereo, video, and watches.	P	P	P	P	P	
<b>Residential:</b>						
- Multi-Family	P	P	P	P	P	P
- Senior Housing	P	P	P	P	P	P
<b>Public Facilities and Local Utilities</b>						
* Banks With Drive-Through Facilities						
All Other Drive-Through Facilities						
*Large Satellite Dishes/ Amateur Radio Antenna(c)	P	P	P	P	P	P
*Broadcast and Relay Towers	S	S	S	S	S	S
*Wireless Communication Facilities	P	P	P	P	P	P

NOTE: P= Permitted; G= General Development Permit Required; S= Special Development Permit Required; \* = Subject to Special Uses Development Regulations

- 1 - No single-story retail permitted. In multi-story buildings, retail is permitted on the ground floor, but is not required. Restaurants, taverns and delicatessens are allowed on any floor. Nonconforming single-story uses may expand per Section 20F.20.500
- 1a - Same as 1 above, except, Single-story sit-down restaurant and entertainment uses not less than 5,000 square feet GFA, and single-story master planned festival retail development adjoining and orienting to the river are permitted. No surface parking shall be within 150 feet of the river's top of bank.
- 1b - Retail uses allowed in Foot Hill Design area per footnote 1 above. See also Design Areas Overlays Map, 20C.40A.200.
- 1c - Same as 1 above, except single-story home and office improvement retail uses selling items such as furniture, fixtures, lighting, and carpet are allowed.
- 2 - Drive-through facilities shall have a minimum of 3,000 square feet GFA of contiguous floor space, shall be limited to one lane, only, and shall provide a minimum queuing distance of 120 feet which is not within the public right-of-way or on-site circulation aisles.
- 3 - Adult entertainment is governed by Section 20C.80.175 of the Community Development Guide.
- 4 - Governed by Section 20C.30.620 Senior Housing Development - Density Bonus.
- 5 - Prior to approval of any clearing, segregation or development permits; a conceptual Master Plan which shows, at a minimum, the building sites, streets, open space, required building frontages and plazas of the proposed development shall be approved by the Technical Committee and Design Review Board.
- 6 - Master Site Plan approval required through General Development Permit process. See Section 20 F.
- 7 - On-site hazardous waste treatment and storage facilities permitted with a GDP provided that State siting criteria are met as set forth in RCW 70.105. A hearing may be required. If the associated permitted use requires an SDP, consideration of the treatment and storage facility shall be subject to same SDP process and conditions.
- 8 - Maximum density per lot dependent upon size and width of lot, per the City Center Site Requirements Chart.
- 9 - Not permitted on ground floor.
- 9a - Not permitted on the ground floor, except through establishment of a Administrative Design Adjustment per Section 20C.40A.300(C).
- 10 - Subject to Special Uses Criteria, Section 20C.80.730, Carts and Street Vendors.
- 11 - Gas Stations, minor auto repair, minor repair and machine shops, and drive-through facilities are prohibited west of 158th Ave. NE, extended. Surface parking is prohibited within 150 feet of the river's top-of-bank.
- 12 - Subject to Special Uses Criteria, Section 20C.80.715, Automobile, RV and Boat Uses.
- 13 - Subject to Special Uses Criteria, Section 20C.80.720, Banks With Drive-Through Facilities. Banks without drive-through facilities are regulated as General Services.
- 14 - Gasoline Stations are prohibited in high significance aquifer recharge areas. Please see Section 20C.80.200, Environmentally Sensitive Areas.
- 15 - Subject to Special Use Criteria, Section 20C.80.740, Telecommunications Facilities.

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	NC	GC	RC**	CO**
<b>Housing</b>				
Residential Mixed Use <sup>4</sup>	P	P		
<b>Cultural, Entertainment, and Recreation</b>				
Cultural Facilities (Libraries, Museums, Galleries)	G <sup>2,8</sup>			
Nature Exhibits, Zoos, Aquariums, Botanical Gardens				
* Adult Entertainment Facilities <sup>3</sup>				
Indoor Public Assembly: Including theaters, conference centers, arenas, auditoriums, skating rinks		P		
Outdoor Public Assembly: Including amusement, fairgrounds, swap meets				
Athletic/Fitness Centers	P <sup>2,8</sup>	P		
Private and Public Parks and Open Space	P	P		
<b>Wholesale and Retail Trade</b>				
Building Materials and Garden Supplies, Hardware Centers (with gross floor area less than 75,000 Square Feet)		P		
Regional Retail/Wholesale (with gross floor area over 75,000 Square Feet)		P <sup>4</sup>		
General Merchandise, Apparel and Accessories, Miscellaneous Retail, including used merchandise stores not otherwise listed.		P		
Food Stores, Grocery Stores and Drug Stores (and other accessory retail uses)	G	P		
Bakeries, Coffee Shops, Florists, Video Stores, and similar retail uses	P <sup>2,8</sup>	P		
Factory Outlets - retail		P		
Eating and Drinking Establishments (Sit-down and/or Carry-out) (No Drive Thru)	P <sup>2,8</sup>	P		
Eating and Drinking Establishments With Drive-Through Service		P		
Taverns, Brewpubs		P		
Outdoor Produce Stands	P	P		
Retail Vehicle Fuel Sales, with or without Mini-Mart (Gas Stations) <sup>5,6</sup>	G	P		
* Carts and Street Vendors <sup>7</sup>	G			
Auto and Marine Parts & Accessories	P <sup>2,8</sup>	P		

	NC	GC	RC**	CO**
* New and Used Vehicle Sales		G		
<b>Manufactured Products</b>				
Printing, Publishing, Graphic Arts <sup>8</sup>				
Crafts, Handcrafted Stone, Clay, Glass Products with associated retail		P		
<b>Services</b>				
Commercial/Industrial Photography, Cinematography, Video Production <sup>9</sup>		P		
Finance, Insurance & Real Estate, Banks, Savings and Loans, Title Offices, Real Estate Sales and Brokerage	P <sup>2,8</sup>	P		
Personal Services: Laundry and Dry Cleaning, Barber and Beauty Salons, Travel Agencies	P <sup>2,8</sup>	P		
Business Services: Computer Rentals, Mailing Centers, Copy, Fax, Telework Centers		P		
Professional Services: Physicians, Dentists, Social Services, Architects, Engineers, Accountants, Attorneys		P		
Funeral Homes and Related Services		P		
Veterinary Offices and Hospitals	G	P		
* Kennels, Animal Shelters <sup>10</sup>		P		
* Day-Care Centers <sup>11</sup>	P <sup>2,8</sup>	P		
Rental Storage and Mini-Warehouses <sup>12</sup>		P		
Rental Services: Furniture, Tools, and Equipment		P		
* Vehicle Rentals: Autos, Trucks, Trailers, Recreational Vehicles <sup>13</sup>		G <sup>14</sup>		
* Auto and Boat Service <sup>13</sup>		G		
Hotels and Motels		P		
Hospitals, Clinics, Long-Term Care Facilities, Residential Care Facilities		P		
Government Services (excluding Maintenance Shops)	P <sup>2,8</sup>	P		
Education: Colleges, Universities, Public & Private Schools, Vocational and Trade <sup>15</sup>		P		
* Churches, Temples, Synagogues, and related activities and uses <sup>16</sup>	P	P		
Charitable, Social, Professional and Labor Organizations		P		

	NC	GC	RC**	CO**
<b>Transportation, Communication and Utilities</b>				
Transit Facilities: Taxi and Bus Stations, Park-and-Ride Lots, Transit Centers		P		
Commercial Parking Lots and Garages <sup>17</sup>				
*Large Satellite Dishes/Amateur Radio Antenna(e) <sup>18</sup>	P	P	P	P
*Broadcast and Relay Towers <sup>18</sup>	S	S	S	S
*Wireless Communication Facilities <sup>18</sup>	P	P	P	P
Local Utilities	G	P		
Regional Utilities	S	S		

\* Subject to Special Uses Development Regulations, Section 20C.80.700

\*\* Only uses subject to Special Uses Criteria, Section 20C.80.740, Telecommunications Facilities.

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- 1 Limited to upper stories in mixed-use structure.
- 2 Hours of operation may be limited if residential uses are located in upper stories of same building.
- 3 See Adult Entertainment Regulations in Section 20C.80.705.
- 4 Not allowed when abutting residential zones. Allowed if within, or abutting non-residential zones with retail sales.
- 5 Subject to aquifer protection and Sensitive Areas regulations.
- 6 Gasoline stations are permitted only when three sides of the site contain non-residential zones.
- 7 Subject to Special Use Criteria, Section 20C.80.730, Carts and Street Vendors.
- 8 Limited to gross floor area of 5,000 square feet per establishment in mixed use or multi-tenant buildings only.
- 9 On-site hazardous waste treatment and storage permitted provided that Washington State siting criteria (RCW-70.105) are met as determined by the Technical Committee.
- 10 Subject to Special Use Criteria, Section 20C.80.745, Day-Care.
- 11 Subject to Special Use Criteria, Section 20C.80.745, Day-Care.
- 12 No business activities are permitted to operate from storage spaces.
- 13 Subject to Special Uses Criteria, Section 20C.80.715, Auto, RV and Boat Uses.
- 14 Allowed only in conjunction with automobile sales.
- 15 Limited to neighborhood-oriented functions such as primary/elementary schools, tutoring, and training centers.
- 16 Subject to Special Uses Criteria, Section 20C.80.735, Churches, Temples and Synagogues.
- 17 Street-level retail uses required in parking structures along street frontages. Storage or impoundment of abandoned or damaged vehicles.
- 18 Subject to Special Uses Criteria, Section 20C.80.740, Telecommunications Facilities.

**Permitted Land Uses in Business, Manufacturing and Industry Zones**

	BP	MP	I	PA-B**	PA-C**	PA-D**
<b>Housing</b>						
Residential Mixed Use	G <sup>1</sup>					
<b>Recreation and Entertainment</b>						
Indoor Public Assembly: Arenas, Auditoriums, Conference Facilities						
Corporate Conference Centers accessory to primary business activity	P					
Athletic Clubs and Fitness Centers	P	P				
Public and Private Parks and Open Space	P	P	P			
<b>Wholesale and Retail Trade</b>						
Wholesale Trade and Assembly	P	P	P			
Eating and Drinking Establishments (Sit-down/Carry-out) in multi-tenant buildings	P	P	S			
Retail Vehicle Fuel Sales (with or without mini-marts)	S	S				
<b>Manufacturing and Assembly Uses<sup>4</sup></b>						
Food and Kindred Products		P	P			
Factory Outlets <sup>4</sup>		P				
Apparel and other Textile Products		P	P			
Building Materials, including wood products, stone, glass and concrete products		P	P			
* Asphalt and Concrete Batch Plants and other outdoor processing operations <sup>3,6</sup>		G	G			
* Mining, Quarrying and other Extractive operations			S			
Furniture and Fixtures	S	P	P			
Paperboard containers and boxes	S	P	P			
Printing, Publishing, and allied products	P	P	P			



	BP	MP	I	PA-B**	PA-C**	PA-D**
Pharmaceutical and Biotechnology Products provided large quantities of toxic materials are not used in the manufacturing process	P	P	P			
Perfumes, Cosmetics and Similar Preparations		P	P			
Fabricated Metal Products		S	P			
Industrial and Commercial Machinery		S	P			
Computer and Office Equipment	P	P	P			
Advanced Technology: Computer Hardware and Software	P	P				
Electrical and Electronic Equipment and Components	P	P	P			
Aircraft Parts, Guided Missile and Space Vehicles and Parts	S	G	P			
Measuring, Analyzing and Controlling Instruments, Photographic, Medical, Optical, Watches and Clocks	P	P	P			
Miscellaneous Manufacturing Industries		P	P			
* On-site Hazardous Waste Treatment and Storage	S	P				
* Off-site Hazardous Waste Treatment and Storage <sup>7</sup>		S				
<b>Services</b>						
Research and Development Facilities	P	P	P			
Corporate Headquarters and Regional Offices associated with other Permitted Uses	P					
Construction/Contractors: Offices and Storage of Materials and Equipment		P	P			
Construction/Contractors: Offices only	P					
Commercial/Industrial Photography, Cinematography, Video Production	P	P				
Business Services: Technology Service and Support, Copy and Connectivity Centers, Consultants who directly support surrounding businesses, Telework Centers	P	P				
* Day-Care Centers	P	P				
Rental Storage and Mini Warehouses		P				
Warehousing and Distribution	P	P	P <sup>10</sup>			
Rental Services: Furniture, Tools, and Equipment with Exterior Storage	P	P				

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Permitted Land Uses in Business, Manufacturing

	BP	MP	I	PA-B**	PA-C**	PA-D**
* Vehicle Rentals: Autos, Trucks, Trailers, Recreational Vehicles, Construction and Heavy Hauling Equipment		P	P			
* Auto and Boat Repair <sup>11</sup>		P	P			
Hospitals, Clinics, Long-Term Care Facilities, Residential Care Facilities						
Education: Colleges, Universities, Public Schools, Vocational and Trade Schools	S					
* Churches, Synagogues, Temples, (500-7500 seats); & related activities		G <sup>12</sup>				
* Churches, Synagogues, Temples, (>7500 seats), & related activities		S <sup>11</sup>				
Charitable, Social, Professional and Labor Organizations	P					
<b>Transportation, Communication and Utilities</b>						
Railroad Facilities (Excluding Yards, Shops and Maintenance Facilities)	P	P	P			
Transit Facilities: Rail and Park-and-Ride Lots <sup>13</sup>	P	P	P			
Motor Vehicle Maintenance Garage, Motor Freight Services and Terminals		P	P			
Heliports and Helicopter Landing and Storage (excluding medivac)	S	S	S			
Commercial Parking Lots and Garages	P <sup>14</sup>	P				
TV/Radio Broadcasting Studios	P					
Towing Operators and Auto Impoundment Yards		P	P			
* Large Satellite Dishes/ Amateur Radio Antenna(e) <sup>15</sup>	P	P	P	P	P	P
* Broadcast and Relay Towers <sup>15</sup>	S	G	G	S	S	S
* Wireless Communication Facilities <sup>15</sup>	P	P	P	P	P	P
Local Utilities	P	P	P			
Regional Utilities	G	G	G			
Solid Waste Transfer Stations		G				

\* Subject to Special Uses Development Regulations, Section 20C.80.700

\*\*Only uses subject to Special Use Criteria, Section 20C.80.740, Telecommunication Facilities.

- 1 Limited to upper stories in a mixed use structures. See Section 20C.60.350 regarding maximum number of dwelling units and maximum building height provisions.
- 2 When located in a multi-tenant building. Limited to a maximum seating capacity of 50-person capacity. Hours of operation only allowed between 6am to 10pm; on-site parking to be provided for each employee.
- 3 Subject to aquifer protection and sensitive areas regulations in Section 20C.80.
- 4 Provided retail sales are manufactured goods produced on the premises and accessory or secondary to the primary manufacturing or wholesaling activity. The outlet area must not exceed 10 percent of the user's share of the gross floor area or 1,000 square feet.
- 5 Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.
- 6 Subject to Special Use Criteria, Section 20C.80.725, Batch Plants and Extractive Operations
- 7 Subject to Special Use Criteria, Section 20C.80.755, Hazardous Waste Facilities
- 8 Subject to Special Use Criteria, Section 20C.80.745, Day-Care
- 9 No business activities are allowed to operate from storage spaces.
- 10 When associated with a permitted manufacturing use.
- 11 Subject to Special Use Criteria, Section 20C.80.715, Auto, RV, Boat Uses
- 12 Subject to Special Use Criteria, Section 20C.80.735, Churches, Synagogues and Temples.
- 14 When the site is served by public transportation.
- 15 Storage or impoundment of abandoned or damaged vehicles prohibited.
- Subject to Special Use Criteria, Section 20C.80.740, Telecommunication Facilities.

The chart entitled Gateway Permitted Land Uses Chart indicates the permitted land uses and required review procedure for each use.

Land Uses	Permitted Uses
Scientific, electronic and communications research and development; high technology; light manufacturing; wholesale trade; light warehousing in conjunction with manufacturing and office uses; light assembly, design, processing, light fabrication and any combination thereof; together with indoor storage and offices associated with such uses <sup>(1)</sup> <sup>(2)</sup>	P
General, professional, and government offices <sup>(3)</sup> <sup>(4)</sup> <sup>(9)</sup>	P
Corporate headquarters and regional offices <sup>(3)</sup> <sup>(4)</sup> <sup>(10)</sup>	P
Business services, government services and educational services <sup>(11)</sup>	
Regional retail/wholesale <sup>(5)</sup> <sup>(10)</sup>	P
Hotel/Motel <sup>(6)</sup>	P
Restaurant: sit-down, carryout, or combination <sup>(7)</sup> <sup>(9)</sup>	P
Bank	P
Limited Support Services <sup>(3)</sup> <sup>(8)</sup>	P
Daycare	P
Large Satellite Dishes/Amateur Radio Antenna <sup>(e)</sup> <sup>(12)</sup>	P
Broadcast and Relay Towers <sup>(12)</sup>	S
Wireless Communication Facilities <sup>(12)</sup>	P

Notes: (1) No accessory or subordinate retail activity is permitted. (2) No outside storage is permitted, provided this does not exclude secured areas for overnight employee vehicle parking or storage of materials used on site in conjunction with construction activity for a permitted uses' use, as long as such storage does not face the perimeter of the district and is screened and meets fire and other applicable codes. (3) No financial, insurance, real estate, securities or title services are permitted unless the activity internally services the company of which the activity is a part and does not provide walk-in service to the general public. (4) No medical, dental, individual, or family social services are permitted. (5) No outdoor storage or sales is permitted unless contained fully by screening, excluding storage of shopping carts, sales from food stands or carts, and sale of bulk items in areas immediately adjacent to a sales building. In no case shall outdoor storage or sales be oriented to the perimeter of the District. (6) Includes associated conference center, meeting rooms, auditorium. (7) Drive-through restaurants are not permitted. (8) These uses shall not abut or be oriented to the perimeter of the District and no signs for such uses shall be oriented to the perimeter of the District. The total uses under this category shall not exceed 30,000 square feet. These uses are intended to service persons who are on site in connection with other permitted uses. (9) Storage, employee health club facilities, employee cafeterias or other employee food service, and other customary accessory uses associated with the permitted uses are allowed. (10) No more than a total of 20,000 sq ft of restaurant uses nor more than two separate restaurants are permitted. Food stands or carts and areas used for sales of food for take out or consumption on premises as part of a regional retail/wholesale use, and on-site employee food service for employees of any permitted use, are excluded from this provision. (11) Educational services shall only include special vocational and trade. (12) Subject to Special Use Criteria, Section 20C.80.740, Telecommunications Facilities.

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