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*Prior legislation: Ords. 1901, 1930, and 1954.

20C.50.10 General Provisions.**20C.50.10-010 Purpose.**

The purpose of this chapter is to provide for:

- (1) A well distributed system of community-based retail, service, neighborhood convenience and regional based retail uses;
- (2) Land uses that meet the needs of local residents and attract regional populations;
- (3) Land areas within the City to meet the needs of commercial development. (Ord. 2027)

20C.50.10-020 Summary Description.

- (1) This chapter describes the intent and specific characteristics of commercial development that may take place in Redmond. The chapter begins with a description of the Neighborhood Commercial, General Commercial, and Retail Commercial zones, permitted land uses and site requirements. This chapter describes related regulations that affect development and use activities in these zones.
- (2) Additional requirements are found in other chapters of the Community Development Guide such as parking (Chapter 20D.130 RCDG), outdoor storage (Chapter 20D.120 RCDG), landscaping (Chapter 20D.80 RCDG), design standards (Chapter 20D.40 RCDG), compatibility with neighboring zones (Chapter 20D.230 RCDG), transit supportive development (Chapter 20D.240 RCDG), limits on external effects of uses (Chapter 20D.95 RCDG), developing in environmentally sensitive areas (Chapter 20D.140 RCDG) and shoreline jurisdiction (Chapter 20D.150 RCDG). Area-specific requirements for outside of the Downtown can be found in Chapter 20C.70 RCDG. Procedures for development applications, administrative review and design review procedures, public hearings, and other procedural requirements are found in RCDG Title 20F. The Comprehensive Plan provides policy guidance for the location and development of these business and industrial activities as provided in RCDG Title 20B. The Comprehensive Plan, RCDG Title 20B, is published as a separate document. (Ord. 2302; Ord. 2027)

20C.50.15 Commercial Zones.

20C.50.15-010 Purpose.

Commercial zones provide areas for the development and operation of retail and service businesses in support of community needs. These zones complement the Downtown zones (Chapter 20C.40 RCDG). Mixed uses are encouraged in the commercial zones. Exclusive of the Downtown zones and special design district zones, three types of commercial zones are established within the City. These include: Neighborhood Commercial (NC), General Commercial (GC), and ~~Retail Commercial (RC)~~ as described in the following sections. (Ord. 2302; Ord. 2027)

20C.50.15-020 Neighborhood Commercial (NC) Zone.

The Neighborhood Commercial (NC) zone provides for small-scale shopping areas that offer retail convenience goods, professional and business services, and personal services for the daily needs of nearby neighborhoods. This zoning district is designed to reduce trips by providing convenient shopping and services. The allowed uses are intended to primarily serve the neighborhood. Uses that tend to draw traffic into the neighborhood are not allowed. NC zones are located on transit routes and near pedestrian facilities and bike paths to encourage transit use, walking and biking. Each neighborhood commercial area is compact to prevent commercial strip development. Buildings are located so customers can walk from building to building to meet their daily needs. Neighborhood commercial sites are limited in size to keep them in scale with the neighborhoods they serve and nearby uses. In addition, high quality design and landscaping is used to make the area attractive, functional and to minimize negative impacts on nearby uses. Other measures, such as buffering requirements and limits on hours of operation, may be used to reduce impacts to nearby residences. Mixed uses and above-ground-floor residential uses are encouraged. The decision to include Neighborhood Commercial zones, their specific location, and size, are made during the neighborhood planning process. (Ord. 2147; Ord. 2027)

20C.50.15-030 General Commercial (GC) Zone.

The General Commercial (GC) zone provides for retail uses which are land intensive, serve travelers, or offer warehouse sales and sales of larger goods which are not well suited to the Downtown zone or to the Overlake area. High-quality design and landscaping are used to make these areas attractive and functional, and to minimize negative impacts on nearby uses. While automobiles are accommodated by this zone, site and

building design also encourage pedestrian, bicycle, and transit use. Complementary uses are encouraged to cluster together. Shared parking and accesses are encouraged. Residential uses are allowed in the upper floors of buildings through the general development permit process where negative impacts will not result. (Ord. 2302; Ord. 2027)

20C.50.15-040 Retail Commercial (RC) Zone — Purpose.

- (1) The Retail Commercial (RC) zone provides a broad variety of retail commercial, service, professional office, and office uses to meet the needs of neighborhood residents, residents of other nearby areas, and nearby businesses. Residential uses are also encouraged in this zone. Residential uses are particularly encouraged along 152nd Avenue NE. Development is expected to accommodate automobiles, except where a site is located next to a Housing Emphasis Area or Green Street. The zone's development standards promote attractive development and an open and pleasant street appearance. Development is intended to be aesthetically pleasing and functional for motorists, transit users, pedestrians, bicyclists, and the businesses located in this zone.
- (2) The Retail Commercial zone also includes a Housing Redevelopment Overlay. The purpose of the Housing Redevelopment Overlay is to encourage housing production within a part of the Housing Emphasis Area well suited to housing and where redevelopment is likely to occur. The Housing Redevelopment Overlay expresses the community objective of including a substantial number of housing units in this area, either as part of mixed use developments or in buildings used entirely for housing. The uses allowed in the Housing Redevelopment Overlay will help provide for compatibility with the permitted residential uses. (Ord. 2027)

♦ Policy LU-47, Overlake Mixed-Use Designation, contains the policy basis for this zone. The Overlake Neighborhood Vision sets out the preferred future for the Retail Commercial zone in Overlake.

20C.50.20 Permitted Uses.

20C.50.20-010 Purpose.

The Commercial Land Uses chart indicates where categories of commercial land uses may be permitted and the associated review process for those uses. Only commercial zones are included in this chart. Land uses not listed are prohibited unless otherwise provided by

this chapter. Further interpretation of permitted uses within these zones may be obtained as defined in RCDG 20F.10.30, Administration Interpretations, or its successor. Land uses are also subject to the requirements described in any footnotes contained within this chart. (Ord. 2027)

20C.50.20-020 Allowed Uses.

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

P Permitted Use.

G Allowed conditional use, requiring a General Development approval.

S Allowed conditional use, requiring a Special Development approval.

- (2) Procedural requirements related to the general and special development permit processes are described in RCDG Title 20F.

- (3) Uses similar to those listed may be established as permitted or conditionally allowed through the interpretation procedure in the RCDG Title 20F, Administration and Procedures. In determining whether a use should be permitted, the Administrator shall refer to the purpose statements found in RCDG 20C.50.10-010, Purpose, RCDG 20C.50.15, Commercial Zones, and the latest issued version of the Standard Industrial Classification Manual. (Ord. 2027)

20C.50.20-030 Permitted Land Uses in Commercial Zones.

Commercial Zones Permitted Land Uses Chart

Land Use	Zoning Districts			
	NC	RC	Housing Re-development Overlay	GC
Housing				
Residential Mixed Use ¹	P	P	P	P
Residential Multi-Family, four or more housing units per building		P	P	P
Cultural, Entertainment, and Recreation				
Cultural Facilities (Libraries, Museums, Galleries)	p ^{2,8}	P	P	
Nature Exhibits, Zoos, Aquariums, Botanical Gardens		P	P	
Adult Entertainment Facilities				
Indoor Public Assembly and Entertainment: Including theaters, conference centers, arenas, auditoriums, skating rinks, video arcades. Does not include Adult Entertainment Facilities.		P		P
Outdoor Public Assembly: Including amusement, fairgrounds, swap meets		C		
Athletic/Fitness Centers	p ^{2,8}	P	P	P
Private and Public Parks and Open Space	P	P	P	P
Wholesale and Retail Trade				
Building Materials and Garden Supplies, Hardware Centers (with gross floor area less than 75,000 square feet)		P		P
P = Permitted Use; S = Special Use; C = Conditional Use				

Commercial Zones Permitted Land Uses Chart--(Continued)

Land Use	Zoning Districts			
	NC	RC	Housing Re-development Overlay	GC
Regional Retail/Wholesale (with gross floor area over 75,000 square feet)		C		P ⁴
General Merchandise, Apparel and Accessories, Miscellaneous Retail, including used merchandise stores not otherwise listed with less than 75,000 sq. ft. of gross retail floor area.		P	P	P
General Merchandise, Apparel and Accessories, Miscellaneous Retail, including used merchandise stores not otherwise listed with 75,000 sq. ft. or more of gross floor area.		P		P
Food Stores, Grocery Stores and Drug Stores (and other accessory retail uses)	P	P	P	P
Bakeries, Coffee Shops, Florists, Video Stores, and similar retail uses	P ^{2,8}	P	P	P
Factory Outlets – Retail				P
Factory Outlets – Retail (with gross floor area of less than 75,000 sq. ft. total for the development).		P		P
Eating and Drinking Establishments (sit-down and/or carry-out) (No drive through)	P ^{2,8}	P	P	P
Eating and Drinking Establishments with Drive-through Service		P		P
Taverns, Brewpubs		P	P	P
Outdoor Produce Stands (Does not include those authorized as temporary uses)	P	C	C	P
Retail Vehicle Fuel Sales, with or without Mini-Mart (Gas Stations) ^{5,6}	P	P		P
Carts and Street Vendors ⁷	S	S	S	
Auto and Marine Parts and Accessories	P ^{2,8}	P		P
New and Used Vehicle Sales		C		S
Manufactured Products				
Printing, Publishing, Graphic Arts ⁸		P		
Crafts, Handcrafted Stone, Clay, Glass Products with associated retail		P		P
Services				
Commercial/Industrial Photography, Cinematography, Video Production ⁹		P	C	P
P = Permitted Use; S = Special Use; C = Conditional Use				

Commercial Zones Permitted Land Uses Chart--(Continued)

Land Use	Zoning Districts			
	NC	RC	Housing Re-development Overlay	GC
Finance, Insurance and Real Estate, Banks, Savings and Loans, Title Offices, Real Estate Sales and Brokerage	p ^{2,8}	P	P	P
Personal Services: Laundry and Dry Cleaning, Barber and Beauty Salons, Travel Agencies	p ^{2,8}	P	P	P
Business Services: Computer Rentals, Mailing Centers, Copy, Fax, Telework Centers	p ^{2,8}	P	P	P
Professional Services: Physicians, Out-Patient Clinics, Dentists, Social Services, Architects, Engineers, Accountants, Attorneys	p ⁸	P	P	P
Funeral Homes and Related Services		P		P
Veterinary Offices and Hospitals	P	P		P
Kennels, Animal Shelters ¹⁰				S
Day-Care Centers ¹¹	S ^{2,8}	S	S	S
Rental Storage and Mini-Warehouses ¹²				P
Rental Services: Furniture, Tools, and Equipment		C		P
Vehicle Rentals: Autos, Trucks, Trailers, Recreational Vehicles ¹³		C		S ¹⁴
Auto and Boat Service ¹³		C		S
Hotels and Motels		P	P	P
Hospitals and In-Patient Clinics		P	C	
Long-Term Care Facilities and Residential Care Facilities		P	P	
Government Services (excluding Maintenance Shops)	p ^{2,8}	P	C	P
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade ¹⁵		P	C	
Churches, Temples, Synagogues with 750 and fewer seats and related activities and uses ¹⁶		S	S	
Churches, Temples, Synagogues, and related activities and uses with more than 750 seats ¹⁶		S		S
Charitable, Social, Professional and Labor Organizations		P		

P = Permitted Use; S = Special Use; C = Conditional Use

Commercial Zones Permitted Land Uses Chart—(Continued)

Land Use	Zoning Districts			
	NC	RC	Housing Re-development Overlay	GC
Transportation, Communication and Utilities				
Transit Facilities: Taxi and Bus Stations, Park-and-Ride Lots, Transit Centers		P	C ¹⁷	P
Commercial Parking Lots and Commercial Parking Garages and Structures ¹⁸		P	P	
Large Satellite Dishes/Amateur Radio Antenna(s) ¹⁹	S	S	S	S
Broadcast and Relay Towers ¹⁹	C	C	C	C
Wireless Communication Facilities ¹⁹	S	S	S	S
Local Utilities	P	P	P	P
Regional Utilities	C	P	C	C
P = Permitted Use; S = Special Use; C = Conditional Use				

Notes:

- ¹Limited to upper stories in mixed use structure.
- ²Hours of operation may be limited if residential uses are located in upper stories of the same building.
- ³See adult entertainment regulations in RCDG 20D.20.10.
- ⁴Not allowed when abutting residential zones. Allowed if within or abutting nonresidential zones with retail sales.
- ⁵Subject to aquifer protection and sensitive areas regulations.
- ⁶Gasoline stations are permitted only when three sides of the site contain nonresidential zones.
- ⁷Subject to Special Use Criteria, RCDG 20D.170.35, Carts and Street Vendors.
- ⁸Limited to gross floor area of 5,000 square feet per establishment in mixed use or multi-tenant buildings only.
- ⁹On-site hazardous waste treatment and storage permitted; provided, that Washington State siting criteria (Chapter 70.105 RCW) are met as determined by the Technical Committee.
- ¹⁰Subject to Special Use Criteria, RCDG 20D.170.15, Animal Boarding.
- ¹¹Subject to Special Use Criteria, RCDG 20D.170.50, Day Care.
- ¹²No business activities are permitted to operate from storage spaces.
- ¹³Subject to Special Use Criteria, RCDG 20D.170.20, Auto, RV and Boat Sales.
- ¹⁴Allowed only in conjunction with automobile sales.
- ¹⁵Limited to neighborhood-oriented functions such as primary/elementary schools, tutoring, and training centers. This footnote shall not apply to the Retail Commercial (RC) zone.
- ¹⁶Subject to Special Uses Criteria, RCDG 20D.170.40, Churches, Temples and Synagogues.
- ¹⁷Changes to existing transit facilities that do not increase their capacity or intensity of transit use shall be permitted uses.
- ¹⁸Street-level retail uses required in parking structures along street frontages. Commercial parking lots, commercial parking garages and commercial parking structures are prohibited from storing impounded, abandoned, or damaged vehicles.
- ¹⁹Subject to Special Uses Criteria, RCDG 20D.170.45, Telecommunications Facilities.
(Ord. 2147; Ord. 2102; Ord. 2052; Ord. 2027)

20C.50.25 Site Requirements for Commercial Zones.

20C.50.25-010 Purpose.

This division establishes the basic site requirements for the commercial zones. These standards implement the Washington State Growth Management Act (Chapter 36.70A RCW), the County-Wide Planning Policies, and Redmond's Comprehensive Plan, while also protecting Redmond's commercial areas from public nuisances, incompatible uses, and hazards. (Ord. 2027)

20C.50.25-020 Chart of Site Requirements.

- (1) Purpose. Subsection 3 of this section, Site Requirements in Commercial Zones, establishes the dimensional requirements for commercial and conditional residential development. The standards and rules shall be determined to be the minimum requirements, unless stated as maximum by

this division. The standards and rules are established to provide flexibility in project design, prevent fire danger, provide adequate access and circulation, reduce incompatibilities and prevent overloading of infrastructure due to the impacts of development.

- (2) Explanation of Chart. Subsection 3 of this section, Site Requirements in Commercial Zones, is arranged in table format. Development standards are listed down the left column and the commercial zones are identified across the top row. The matrix cells contain the minimum or maximum dimensional requirements of each zone. The footnotes identify particular requirements applicable to either a specific use or zone.
- (3) Site Requirements in Commercial Zones.

Commercial Zones Site Requirements Chart

Site Requirement	Zoning Districts		
	NC	RC	GC
Minimum Lot Frontage (in feet)	80'	30'	30'
Minimum Building Front-, and all Street Setbacks (in feet)	20'	15' except for 152nd Ave NE	10'
Minimum Building Rear Setbacks (in feet)	10' ²	0' ²	0' ²
Minimum Building Side Setbacks (in feet)	10' ²	0' ²	0' ²
Maximum Lot Coverage of Structures and Other Impervious Surfaces	75%	75%	75%
Minimum Landscaped Area/Landscaping Requirements	See RCDG 20C.50.25-080.	15% of site area. See RCDG 20C.50.25-080.	See RCDG 20C.50.25-080.
Maximum Height (in feet) ³ for Non-Residential Uses	2 stories or 35' whichever is less	4 stories or 52' whichever is less	2 stories or 35' whichever is less
Maximum Height (in feet) ³ for Residential Uses in Single Use or Mixed-Use Buildings, where allowed	2 stories or 35' whichever is less	5 stories or 60' ⁴ whichever is less	3 stories or 40' ⁴ whichever is less
Maximum Height in Shoreline Areas (in feet)	30'	30'	30'
Maximum Floor Area Ratio (FAR) without TDRs ⁵ for Non-Residential Uses	NS	0.36	0.35
Maximum Floor Area Ratio with TDRs ⁶ for Non-Residential Uses	NS	0.41 ⁷	0.70
Maximum Floor Area Ratio (FAR) without TDRs ⁵ for Residential Uses in Single Use or Mixed-Use Buildings where allowed	0.29	(See FAR bonus for residential uses below)	0.80

Commercial Zones Site Requirements Chart—(Continued)

Site Requirement	Zoning Districts		
	NC	RC	GC
Maximum Floor Area Ratio with TDRs ⁶ for Residential Uses in Single Use or Mixed-Use Buildings where allowed	0.29	(See FAR bonus for residential uses below)	0.90
Floor Area Ratio (FAR) bonus for residential uses. ⁸	NA	2.5 ⁷	NA
Ground Floor Window Standards Apply ⁹	Yes	Yes	Yes
Pedestrian Requirements	Yes ¹⁰	Yes ¹⁰	

Notes:

NS = No standard.

¹See RCDG 20C.50.25-040(3), Building Setbacks.

²Setback shall be 10 feet if abutting a property in a residential zone. This setback shall be landscaped as required by Chapter 20D.80 RCDG, Landscaping and Natural Screening, or its successor. Also see Chapter 20D.40 RCDG, Design Standards, for buffer requirements when adjacent to residential areas.

³See RCDG 20C.30.25-135, Maximum Height of Structures in a Transition Overlay.

⁴In the RC zone, if a building includes housing in the second and higher floors and the Design Review Board concludes the roof is well designed and approves its design, the maximum height limit shall be five stories or 65 feet, whichever is less. In the GC zone, if a building includes housing in the second and higher floors and the Design Review Board concludes the roof is well designed and approves its design, the maximum height limit shall be three stories or 45 feet, whichever is less.

⁵All legal lots are allowed the greater of either the maximum allowed FAR or 10,000 square feet of building(s) provided all other applicable site requirements are met. The purchase of TDRs shall not be required for the 10,000 square feet minimum building(s).

⁶Please refer to RCDG 20D.200.10, Transfer of Development Rights (TDR) Program, and RCDG 20C.50.30-050, Receipt of Development Rights in Commercial Zones.

⁷Building space to be used exclusively for day-care centers may be constructed with a gross floor area that exceeds the maximum floor area ratio (FAR) without TDRs without the requirement to purchase TDRs if the following requirements are met. First, the building space shall be permanently used exclusively for a day-care center and deed restrictions shall limit the building space to this purpose. Second, in no case shall the gross floor area of the building space used for any purpose exceed the maximum floor area ratio with TDRs unless otherwise authorized by the Development Guide.

⁸The bonus may only be used for residential uses as defined in RCDG 20C.50.25-090, Floor Area Ratio (FAR) Bonus for Residential Uses.

⁹See RCDG 20C.50.25-100, Ground Floor Windows.

¹⁰See RCDG 20C.50.25-110, Pedestrian Standards. (Ord. 2052; Ord. 2027)

20C.50.25-030 Minimum Lot Frontage.

- (1) Purpose. The minimum lot frontage is designed to prevent congestion by allowing for on-site parking and to reduce public nuisances that result from an inability of emergency vehicles to access a building either because vehicles block the access or the lot is not wide enough to allow the effective use of fire trucks from the street.
- (2) Requirements. Minimum lot frontage is the width of the lot which adjoins a public or private street, or access corridor. (Ord. 2027)

20C.50.25-040 Building Setbacks.

- (1) Purpose. The purpose of front, street, side, and rear building setbacks is to help maintain the desirable character of the community, provide adequate light and air to all properties, and reduce incompatibilities such as excessive light and noise, prevent overloading of public infrastructure, and prevent public nuisances such as the danger of fire from buildings constructed too close to each other.

(2) Requirements.

- (a) Measurement. All setbacks shall be measured at right angles, or as near to right angles as possible, to the nearest property line in a plane horizontal to the ground. Front, side, and rear directions shall be determined as provided in subsection (2) (d) of this section.
- (b) Setback Exceptions. Upon the presentation of a binding site plan, an approved site plan or a planned commercial development processed in accordance with RCDG Title 20F, setbacks may be modified as follows:
 - (i) Side setback distances may be modified to permit a zero side setback to accommodate clustering.
 - (ii) Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets.
 - (iii) Setback exceptions may trigger additional requirements under provisions of the International Building Code (IBC).
- (c) Improvements.
 - (i) Improvements less than 30 inches above grade including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures including accessory structures are permitted in setback areas.
 - (ii) Projections or Equipment. Attached or detached mechanical structures or equipment such as, but not limited to, electrical equipment boxes, heat pumps, air conditioners, emergency generators, and water pumps are allowed in a street setback. However, mechanical structures or equipment shall not be allowed in a required setback or buffer abutting a residential zone. Landscaping shall screen such structures. Where there is no alternative location and the equipment will generate no noise, electrical or utility equipment boxes may be located in a setback abutting a residential zone, but not a buffer.

- (d) Lot Orientation. For the purpose of applying setback regulations, the following shall be applied: the front shall be toward the public or private street, or access corridor, from which the lot is addressed or which provides the primary access; the rear is opposite to the front or as nearly so as the lot shape permits; and the sides are 90 degrees to the front or as nearly so as the lot shape permits.

- (e) Private Streets and Access Corridors. Setbacks from private streets and access corridors shall be met when the private street, or access corridor, serves more than two separate lots, except as provided by RCDG 20C.80.900, Subdivision Regulations – Lots for Building Pads.

(3) Setbacks on Green Streets.

- (a) These setback standards apply to "Green Streets" outside the Downtown zones. The standards may be modified by the zones in which the "Green Streets" are located.
- (b) The setbacks along 152nd Avenue NE in RC zone and all Green Streets outside the Downtown zones, including the Housing Redevelopment Overlay, shall be:
 - (i) Minimum Setback: 10 feet.
 - (ii) Maximum Setback: 20 feet.
- (c) Standards for Applying Setbacks. At least 50 percent of the length of the ground level street-facing facade of the structure shall be within the maximum setback. Except as provided in this section, no structures are allowed within the minimum setback.
 - (i) One Green Street. Where the site is adjacent to one Green Street, the requirements in subsection (3) of this section, Building Setbacks, shall be met on the Green Street.
 - (ii) Frontage on More than One Green Street. Where the site is adjacent to more than one Green Street, the following shall apply:
 - (A) If two or more of the Green Streets intersect, the requirements in subsection (3) of this section, Building Setbacks, shall be met along two of the intersecting Green Streets. The requirements do not have to be met along the other Green Streets. The applicant may choose which intersection to use.

(B) If none of the streets intersect, the requirements in subsection (3) of this section, Building Setbacks, shall be met along one of the Green Streets. The applicant may choose which Green Street.

(iii) The maximum setback shall not apply to flag lots.

(4) Alternative maximum setback option for large retail developments on Green Streets.

(a) Purpose. The intent of these regulations is to allow deeper street setbacks for very large retail stores locating along Green Streets in exchange for a pedestrian and transit-friendly main street type of development. These large retail sites can still be transit supportive and pedestrian-friendly by placing smaller commercial buildings close to the street and by creating an internal circulation system that is similar to a street to separate the parking area into blocks. The intent is to encourage development that will, over time, form a pedestrian-friendly main street along the perimeter of the parking blocks.

(b) Regulation. A building with at least 75,000 square feet of floor area in retail sales uses shall be exempt from the maximum setback requirement of this section if all of the following requirements are met:

(i) Other buildings on the site have ground level walls within the maximum setback for at least 25 percent of the frontage on a Green Street. For sites with frontage on more than one Green Street, the regulations of subsection (3) (c) (ii) of this section, Building Setbacks, apply. These buildings shall be constructed before or at the same time as the large retail store.

(ii) Internal circulation system. An internal circulation system that meets the following standards shall be provided.

(A) Internal accessways that are similar to streets shall divide the site into parking areas no greater than 55,000 square feet each.

(B) One of the internal accessways shall connect to the Green Street at least once every 250 feet of frontage on the Green

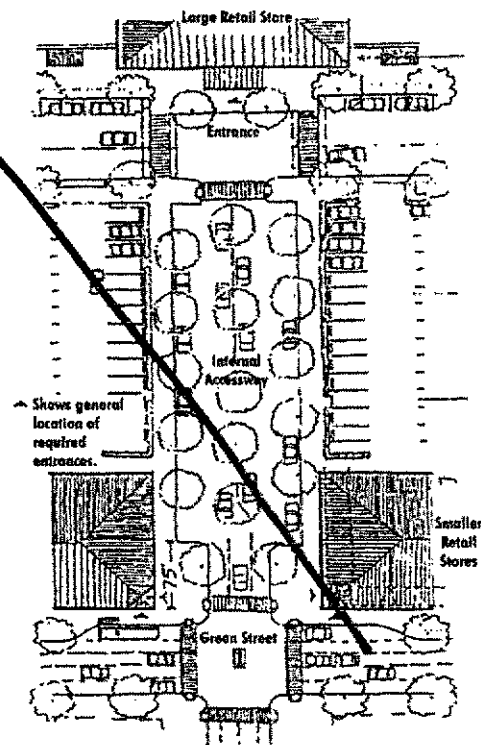
Street, unless the access cannot be allowed for traffic safety or capacity reasons.

(C) Each internal accessway shall have at least one auto travel lane, curbs, planting strips, and sidewalks on both sides of the accessway. Each sidewalk shall be at least six feet wide. Each planting strip shall be a minimum of four feet wide.

(D) Along each internal accessway that intersects a Green Street, the parking shall be provided between both sidewalks and the auto travel lanes. Parking shall not be allowed within 75 feet of the Green Street intersection, measured from the street lot line.

(E) Curb extensions that are at least the full depth of the parking bays shall be provided, as shown in Figure 1, at the intersections of internal accessways that have parking.

Figure 1
Internal Circulation System



(5) Minimum Setback in a Transition Overlay.

- (a) See RCDG 20D.230.20-020, When Compliance with Transitional Regulations is Required, for the location of Transition Overlays and the identification of protected and complying zones.
- (b) For properties within a Transition Overlay that border a protected zone or are across a street from a protected zone, the following setbacks shall apply:

Building Height	Setback from All Property Lines that Border a Protected Zone or a Street that Borders or Includes a Protected Zone
Up to 30 feet	20 feet
31 to 40 feet	25 feet
41 to 50 feet	30 feet
More than 51 feet	35 feet

- (c) This setback shall not apply to property lines bordering ~~a Green Street~~ an arterial street on which King County provides all-day local or peak transit service or the Redmond Comprehensive Plan plans for the arterial street to have all-day local or peak transit service.
- (d) This setback shall not apply to property lines bordering the SR 520 right-of-way. (Ord. 2302; Ord. 2027)

20C.50.25-050 Maximum Lot Coverage – Structures and Total Impervious Surface.

- (1) Purpose. Maximum lot coverage of structures and impervious surface helps to maintain community character by providing for green spaces, reduce adverse impacts from storm water runoff, and reduce public nuisances such as increased flooding due to decreased storm water infiltration and increased runoff.
- (2) Requirement. Maximum lot coverage indicates the maximum percentage of the land that can be developed and covered with structures (including outdoor storage) and other impervious surfaces, such as parking lots, sidewalks, and plazas.

- (3) Modifications. As part of an approved binding site plan, subdivision or planned commercial development the Technical Committee may allow increased maximum impervious surface limits on individual lots within a multi-lot development, provided that the total amount of impervious surface for the entire development does not exceed that set forth by the Site Requirements Chart. If a modification is approved, the development shall be conditioned and recorded with the property's title to ensure compliance with the total impervious surface limits set by the Chart. (Ord. 2027)

20C.50.25-060 Maximum Height of Structures.

- (1) Purpose. The maximum height of structures maintains Redmond's visual character and limits potential overburdening of related infrastructure. Shoreline height limits are established to protect habitats and the aesthetic resources of the shoreline while preserving views in shoreline areas.
- (2) Requirements. Maximum height requirements set the limit measured from the finished grade above which structures shall not extend. Antennas, heating, cooling and ventilation equipment, and flagpoles, may exceed the height limit by not more than 15 feet. Please refer to Chapter 20A.20 RCDG, Definitions, for measuring building height. For additional shoreline regulations, please refer to Chapter 20D.150 RCDG, Shoreline Regulations. (Ord. 2027)

20C.50.25-065 Maximum Height of Structures in a Transition Overlay.

- (1) Maximum Height of Structures without Bonuses in a Transition Overlay.

		Complying Zones		
		NC	GC	RC
Protected Zones	RA-5, R-1 — R-8, & ORS			40
	R-12, R-18, NC, & ORM			50

(2) Maximum Height of Structures with Bonuses in a Transition Overlay.

		Complying Zones		
		NC	GC	RC
Protected Zones	RA-5, R-1 — R-8, & ORS			5

- (3) Compliance with the maximum height of structures set by this section is not required when the protected zone or all building sites within a protected zone have an elevation five feet higher than the maximum height of structures with bonuses.
- (4) Allowable Height Increase. Except for those zones which have the height limit set at the standard in the underlying zone, the maximum height of structures without bonuses in RCDG 20C.50.25-065(1), Maximum Height of Structures in a Transition Overlay, may be increased if one or more of the following features are constructed as part of the development and the intent of this chapter is met. In no case shall the maximum height of structures with bonuses set by RCDG 20C.50.25-065(2), Maximum Height of Structures in a Transition Overlay, be exceeded through this subsection.

Feature	Height Increase Allowed
Parking is located under the building.	10-foot increase
At least one quarter of the on-site parking is provided in underground parking structures.	10-foot increase
At least one quarter of the on-site parking is located in parking structure(s) outside the transition zone.	10-foot increase
The building has a pitched roof.	10-foot increase
No mechanical equipment is located on the roof.	10-foot increase
The existing grade under the proposed building pad is at least 10 feet below the grade at the property lines of all properties in the protected zone that border the development site or are across the street from the development site.	10-foot increase

Feature	Height Increase Allowed
A greenbelt at least 100 feet wide is provided along at least one public street.	10-foot increase
TDRs are used to increase building height.	10-foot increase over 8,712 square feet of gross floor area. See RCDG 20D.200.10-120, Use of Development Rights: Floor Area and Regulatory Flexibility

- (5) Modification to Height. The maximum height of structures without bonuses in RCDG 20C.50.25-065(1), Maximum Height of Structures in a Transition Overlay, and the maximum height with bonuses in RCDG 20C.50.25-065(2), Maximum Height of Structures in a Transition Overlay, may be increased by the Design Review Board if all of the following conditions are met:
- The existing grade under the proposed building pad is at least 20 feet below the grade at the property lines of all properties in the protected zone that border the development site or are across the street from the development site.
 - The modified building height does not exceed the maximum height permitted by the underlying zone for properties outside the transition overlay.
 - The proposal, with the height modification, will provide an equivalent or better transition to the protected properties as the maximum height of structures without bonuses in RCDG 20C.50.25-065(1), Maximum Height of Structures in a Transition Overlay. (Ord. 2027)

20C.50.25-070 Allowed Residential Density.

- Purpose. The allowed residential densities and minimum lot sizes maintain the desirable character of Redmond's commercial areas and prevent public nuisances that would result from overcrowding residential housing units within commercial areas and overloaded and overused public facilities.
- Requirements.
 - For residential units located within the commercial zones, dwelling unit densities shall be determined as noted below. Other regulations

in the Development Guide may reduce the number of dwelling units otherwise allowed in this chapter.

- (b) To determine the allowed density for residential development in commercial zones, please refer to the requirements of RCDG 20C.30.25-030(3), Allowed Density Calculations, found in the Site Requirements for Residential Zones chapter. (Ord. 2027)

20C.50.25-080 Landscaped Areas.

- (1) Purpose. Landscaping is required in some zones because it is attractive and it helps to soften the effects of built and paved areas. It also helps reduce storm water runoff by providing a surface into which storm water can percolate. Landscaping is required for all commercial and employment-zoned lands abutting R-zoned lands to provide buffering and promote the livability of the residential lands.
- (2) Minimum landscaped area standards.
 - (a) RCDG 20C.50.25-020(3) sets the required amounts of landscaped areas.
 - (i) The required landscaped areas shall be at ground level. For residential uses, up to one-half of the required landscaping may be at other levels if it is in a common area the residents are allowed to use.
 - (ii) The required landscaped areas shall comply with at least the L1 General Landscaping Standard, in subsection (2) (d) of this section, Landscaped Areas.
 - (iii) The required landscaping areas shall also comply with the applicable provisions of Chapter 20D.80 RCDG, Landscaping and Tree Protection.
 - (iv) Up to one-third of the required landscaped area may be improved for active or passive recreational use, or for use by pedestrians. Examples include walkways, play areas, plazas, picnic areas, and unenclosed recreational facilities.
 - (v) Any required landscaping, such as for required setbacks or parking lot landscaping, applies towards the landscaped area standard if it meets the requirements of this section.
 - (b) Any parking lot adjoining 152nd Avenue NE, the sidewalk on which the Housing Emphasis Area is located, shall have a 10-foot wide landscaped area between the street and the parking lot. This area shall be landscaped in compliance with the L1, General Landscaping Standard in subsection (2) (d) of this section, Landscaped Areas. The landscaping shall allow people to see into the parking lot from two and one-half feet to eight feet above the finished grade.
 - (c) NC, ~~BC~~ and GC Zones. In the NC, ~~BC~~ and GC zones, the land between a building and a street shall be landscaped to at least the L1, General Landscaping Standard in subsection (2) (d) of this section, Landscaped Areas, or paved for use by pedestrians. Unless developed as a pedestrian plaza, paved areas for pedestrian use shall not exceed 14 feet in width. The landscaped area may be counted towards any minimum landscaped area requirements. Vehicle areas, including parking and driveways, and exterior display, storage, and work activities, if allowed, are exempt from this requirement but must comply with any other applicable landscaping requirements.
 - (d) L1 General Landscaping Standard. To be moved to Chapter 20D.80 RCDG, Landscaping and Tree Protection, when that chapter is updated.
 - (i) Intent. The L1 standard is a landscape treatment for open areas. It is intended to be applied in situations where distance is used as the principal means of separating uses or development or landscaping is required to enhance the area in-between or where landscaped areas are provided for aesthetic purposes. While primarily consisting of groundcover plants, including lawns, it also includes a mixture of trees, high shrubs, and low shrubs.
 - (ii) Required Materials. The L1 standard has two different requirements for trees and shrubs. Where the area to be landscaped is less than 30 feet deep, the requirement is one tree per 30 linear feet. Where the area is 30 feet deep or greater, the requirement is one tree per 800 square feet and either four high shrubs or six low shrubs per 400 square feet of landscaped area. The shrubs and trees may be grouped. Groundcover

plants shall fully cover the remainder of the landscaped area within three years. Lawns may be used as a groundcover.

- (iii) Notwithstanding the provisions of RCDG 20F.10.50, Nonconformances, tenant improvements which do not increase the area of a building shall not be required to comply with the requirements of this section (RCDG 20C.50.25-080, Landscaped Areas) provided there is no reduction in landscaped areas. (Ord. 2027)

20C.50.25-085 Landscaping, Open Space and Buffers.*

- (1) See RCDG 20D.230.20-020, When Compliance with Transitional Regulations is Required, for the location of Transition Overlays and the identification of protected and complying zones.
- (2) All setbacks, open spaces, and buffers shall be landscaped as required by Chapter 20D.80 RCDG, Landscaping and Tree Protection Standards, all other applicable standards, or be maintained in existing vegetation.
- (3) Required Buffers.
 - (a) The following landscaped buffers shall be provided. Each buffer shall be at least 20 feet wide unless otherwise provided in the Redmond Community Development Guide.
 - (i) Along property lines which border a protected zone.
 - (ii) Along street frontages where any portion of the street bordering the development site borders an R-1 through R-6 zone.
 - (iii) Where the development site is zoned RC or GC, along street frontages where any portion of the street bordering the development site borders an R-1 through R-30 zone.
 - (b) Unless removal is necessary for streets, sidewalks, or utilities, the tree will likely not survive, the tree will likely be blown over in a likely wind storm, or a hazard will likely result, to the extent possible, all significant trees within 15 feet of the property line where a required buffer must be provided shall be retained. Significant trees are defined in Chapter 20D.80 RCDG, Landscaping and Tree Protection Standards.
 - (c) Required Plantings.
 - (i) Standard Requirements. Except as otherwise provided in this division, the buffers shall be planted with the following materials:
 - (A) Evergreen and deciduous trees, of which no more than 40 percent of the trees may be deciduous. There shall be a minimum of five trees per 1,000 square feet of buffer area. The trees and other plant materials required by this section shall be located so that they effectively buffer the development from bordering residential properties. The buffer need not completely obscure the development, rather it should screen it.
 - (B) Evergreen shrubs, a minimum of five gallon size when planted. The number of shrubs placed shall equal one-third of the buffer frontage in feet.
 - (C) Living groundcover planted to cover the ground within three years.
 - (D) Option for Certain Zones. Except for the GC zone, where the street frontage landscaping will be planted to buffer a building rather than a parking area, driveway, or portion of a site used for any purpose other than a building, lawn, or open space; a lawn no less than five feet in width may be substituted for the shrubs and groundcover required by subsections (3)(c)(i)(B) and (C), Landscaping, Open Space and Buffers. If this option is used the buffer width may be reduced to five feet. The trees required by subsection (3)(c)(i)(A), Landscaping, Open Space and Buffers, shall be included in the buffer.
 - (ii) Supplemental Hedge for Certain Zones. Where a ~~RC~~ GC zone borders a residential zone on an interior property line, an evergreen hedge a minimum of three feet in height at the time it is planted and capable of achieving a continuous visual screen with a height of four feet within three years shall be planted or a combination of shrubs and a fence shall be added within the required planting area to achieve the effect of a hedge.

- (iii) Except for lawns, all plant materials shall be native to the area, soils, and micro-climate in which they will be planted or shall not require more water for growing than such plants.
- (d) Except as otherwise provided in this section, no structures shall be placed in required buffers and buffers shall only be used as buffers, landscaping, open space, and recreation.
 - (i) Streets, driveways, and underground utilities may cross required buffers to provide access from the street to the interior of the property.
 - (ii) Trails may be included in buffers.
 - (iii) Patios and similar ground level features may be included in the buffer area. Patios shall not be located within 10 feet of the property line.
 - (iv) No more than 20 percent of the buffer area may be used for the streets, driveways, underground utility crossings, trails and ground level features.
 - (v) Any structure or use that meets subsection (3)(d)(v)(A), (B), and (C) of this section shall be removed from the buffer within five years of the effective date of this regulation and the buffer planted and constructed to meet the requirements of this title.
 - (A) The structure or use is located in a buffer required by this title.
 - (B) The structure or use was constructed or established after the buffer requirement when into effect.
 - (C) The structure or use does not meet the requirements of this title.
- (e) All required buffers shall be maintained in compliance with this division for the life of the use. Dead and dying plants shall be replaced during the next growing season.
- (f) Buffers may be placed in a required setback. Buffers shall counted towards required open space, required pervious surfaces and other requirements that they meet. Except for trails, any impervious surfaces within the buffer shall

not be counted towards fulfilling either open space or pervious surface requirements. (Ord. 2027)

*Code reviser's note: This section was originally added as 20C.50.25-080 by Ord. 2027. It has been renumbered in order to avoid conflict with existing provisions.

20C.50.25-090 Floor Area Ratio (FAR) Bonus for Residential Uses.

- (1) Purpose. The Floor Area Ratio Bonus is provided to encourage housing development within the Retail Commercial zone in Overlake. Overlake has a large number of jobs. Providing housing close to those jobs will help reduce automobile trips to and from Overlake by encouraging people to live close to work and walk, bike, and ride transit to and from work. This reduction in automobile trips will reduce traffic and its associated impacts. These impacts include noise, cut through traffic in residential neighborhoods, air pollution, water pollution, and energy consumption.
- (2) Bonus for Residential Uses. Within the RC zone, the gross floor area of a building or part of a building used for residential purposes may be increased up the amount of gross floor area that would be allowed by the bonus in RCDG 20C.50.25-020(3), Site Requirements in Commercial Zones, without the requirement to purchase TDRs. The building area resulting from the bonus shall only be used for residential purposes. Residential purposes include living areas, common areas used to access living areas, offices for the renting, leasing, or selling the housing units in the development, and recreational areas used exclusively by residents and their guests. The bonus may be used whether any of the floor area set by the "Maximum Floor Area Ratio without TDRs" is used for residential purposes. In addition to the bonus, the floor area of a building may be increased by purchasing TDRs up to an additional 0.05 FAR and this area can be used for either residential or non-residential uses. (Ord. 2027)

20C.50.25-100 Ground Floor Windows.

- (1) Purpose. In the commercial (NC, ~~BC~~ and GC) zones, blank walls on the ground level of buildings are limited in order to:
 - (a) Provide a pleasant, rich, and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk areas;

- (b) Encourage continuity of retail and service uses;
 - (c) Encourage surveillance opportunities by restricting fortress-like facades at street level; and
 - (d) Avoid a monotonous pedestrian environment.
- (2) Required Amounts of Window Area.
- (a) In NC, RC and CG zones, exterior walls on the ground level that are within 30 feet of the street lot line shall meet the general window standard in subsection (2)(b) of this section. However, on corner lots, the general standard shall be met on one street frontage only. The general standard shall be met on the street that has the highest street classification in the Comprehensive Plan's Arterial Function Classification and Street Plan, Map TR-7 or its successor and Table TR-7, Arterial Function Classification Summary or its successor. On the other street(s) the requirement is one-half of the general standard. If two or more streets have the same classification, then the applicant may choose on which street to meet the general standard.
 - (b) General standard. The windows shall be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to nine feet above the finished grade. The requirement does not apply to the walls of residential units or to parking structures when set back at least five feet and landscaped to at least the L1 standard.
- (3) Qualifying Window Features. Required window areas shall be either windows that allow views into working areas or lobbies, pedestrian entrances, or display windows set into the wall. Display cases attached to the outside wall do not qualify. The bottom of the windows shall be no more than four feet above the adjacent exterior grade.
- (4) Adjustments. Public art may be considered for adjustments to the ground floor window provision. The Design Review Board, after consulting with the Redmond Arts Commission, will review the application to determine whether public art is appropriate at the location, taking into account the scale and character of the building and area. The budget, selection process, final artwork, and installation shall be approved by the Design Review Board, after consulting with the Redmond Arts Commission, and follow any guidelines the commission may adopt. Legally binding provisions that run with the land shall be required to ensure the installation,

preservation, maintenance, and replacement of the public art. The provisions, if acceptable, shall be approved by the Administrator and City Attorney and be recorded in King County's real property records. (Ord. 2027)

20C.50.25-110 Pedestrian Standards.

- (1) Purpose. The pedestrian standards encourage a safe, attractive, and usable pedestrian circulation system in all developments. They ensure a direct pedestrian connection between the street and buildings on the site, and between buildings and other activities within the site. In addition, they provide for connections between adjacent sites, where feasible.
- (2) Standards. The standards of RCDG 20C.50.25-110, Pedestrian Standards, apply to all development in commercial zones. An on-site pedestrian circulation system shall be provided. The system shall meet all standards of this section.
 - (a) Required Connections.
 - (i) Connection to the Street. The system shall connect all adjacent streets to the main entrance. One of the connections should be no longer than the straight-line distance from the entrance to the closest sidewalk. It may not be more than 20 feet longer or 120 percent of that straight-line distance, whichever is less. Buildings or sites where all of the floor area is used for residential uses are only required to provide this connection to one main entrance.
 - (ii) Connection to Neighboring Uses. The system shall connect to all adjacent properties. The connections shall run to the property line and connect to paths or sidewalks on neighboring properties or to the likely location of connections on those properties. Where no connections exist on a neighboring property and extending a connection would create a safety hazard or it is not possible to determine the likely location of future connections on that property, the Administrator may enter into a legally binding agreement with the owner of the property being developed to construct the connection to the neighboring use when the property on which the use is located develops or redevelops. This agreement shall run with the land and be recorded in King

County's real property records. Buildings or sites where all of the floor area is used for residential uses are only required to provide this connection to one main entrance.

- (iii) Internal connections. The system shall connect all buildings on the site, and provide connections to other areas of the site, such as parking areas, bicycle parking, recreational areas, common outdoor areas, and any pedestrian amenities.
- (b) Materials.
 - (i) The circulation system shall be paved, and be at least five feet wide.
 - (ii) Where the system crosses driveways, parking areas, and loading areas, the system shall be clearly identifiable, through the use of elevation changes, speed bumps, a different paving material, or other equally effective methods. Striping does not meet this requirement.
 - (iii) Where the system is parallel and adjacent to an auto travel lane, the system shall be a raised path or be separated from the auto travel lane by a raised curb, bollards, landscaping or another physical barrier. If a raised path is used, the ends of the raised portions shall be equipped with curb ramps.
 - (iv) Lighting. The on-site pedestrian circulation system shall be lighted to intensity where the system can be used at night by the employees, residents, and customers. Lighting should be a height appropriate to a pedestrian pathway system. (Ord. 2027)

20C.50.30 Special Commercial Zone Regulations.

20C.50.30-010 Purpose.

Special commercial requirements are intended to fulfill several purposes. First, this section identifies special requirements for development and uses within the commercial zones. Secondly, this section provides references to other sections of the Community Development Guide which contain requirements affecting commercial developments. Finally, this section identifies how special programs may be implemented in these zones, such as the Transfer of Development Rights (TDR) program. (Ord. 2027)

20C.50.30-020 Mixed Use and Residential Development.

- (1) Allowed Uses. Mixed-use development in commercial zones is allowed as indicated by the Chart of Permitted Land Uses. Within the RC zone, freestanding multi-family residential buildings are also allowed and encouraged. Within the GC zone, freestanding multi-family residential buildings are allowed where site-specific review shows land use incompatibilities are unlikely to occur. Permitted uses in each zone may be developed within mixed-use projects subject to the provisions of the Chart. Residential mixed-use development is encouraged in the Neighborhood Commercial zone so long as the residential portion of the project is located above the ground floors of buildings. Residential mixed-use development in the General Commercial zone is allowed.

♦ The Overlake Neighborhood Vision and Policies N-OV-11 through N-OV-17 guide housing development in the Retail Commercial zone. The Design Standards also guide building and site design for housing in this area.

- (2) Housing Emphasis Area in the RC Zone.
 - (a) Purpose. While both freestanding and mixed use developments are allowed in the RC zone, the Overlake Neighborhood Policies identify a Housing Emphasis Area along 152nd Avenue NE. This area is intended to be the focus of housing in the RC zone. This section includes regulations to provide for housing in this area.
 - (b) Regulations.
 - (i) RCDG 20C.50.25-090, Floor Area Ratio (FAR) Bonus for Residential Uses, grants a bonus for housing in this area.
 - (ii) The Housing Redevelopment Overlay is applied to the part of the Housing Emphasis Area most likely to redevelop. Its use, setbacks, and other requirements are designed to make this area attractive to and compatible with residential uses. (Ord. 2052; Ord. 2027)

20C.50.30-030 Outdoor Storage.

Regulations for outdoor storage are in Chapter 20D.120 RCDG, Outdoor Storage and Service Areas. (Ord. 2027)

20C.50.30-040 Commercial Design Standards.

Design standards for Commercial development are provided in Chapter 20D.40 RCDG, Design Standards. Administrative procedures for planned commercial development are in RCDG Title 20F. (Ord. 2027)

20C.50.30-050 Receipt of Development Rights in Commercial Zones.

- (1) Procedures detailing how commercial properties may receive a Transfer of Development Rights (TDR) from the sending areas are provided for in RCDG 20D.200.10, Transfer of Development Rights (TDR) Program.
- (2) Development rights may be used in GC and RC zones. Projects incorporating additional transferred development rights shall present sufficient documentation in the form of a deed of transfer as required in RCDG 20D.200.10-090, Deed of Transfer of Development Rights, and extinguishment document as required in RCDG 20D.200.10-100, Extinguishment Document, to demonstrate that the transfer has been finalized.
- (3) The Transfer of Development Rights (TDR) shall meet all site requirements of the receiving zone except as provided for in RCDG 20D.200.10-120, Use of Development Rights.
- (4) Within the RC zone, TDRs may be granted for pedestrian plazas that comply with the requirements of this subsection.
 - (a) To obtaining the TDRs, the pedestrian plaza shall meet the following requirements:
 - (i) The pedestrian plaza shall be adjacent to and open to a public street and sidewalk on at least one side.
 - (ii) The pedestrian plaza design shall allow people walking or driving by to see into the plaza from a height of two and one-half feet to eight feet above finished grade. Lighting shall be included and allow people walking or driving by to see into the plaza at night.
 - (iii) The pedestrian plaza shall meet one of the following requirements:
 - (A) The seating area of a restaurant shall overlook the pedestrian plaza on at least one side. At least 25 percent of the restaurant wall abutting the pedestrian plaza shall be windows.

- (B) A food, refreshment, coffee or espresso cart shall be located in the pedestrian plaza during at least half of each working day.
- (C) The pedestrian plaza shall include a fountain of at least 100 square feet and children's play equipment.
- (D) Any other feature that will provide equivalent or better surveillance of the pedestrian plaza.
- (iv) The pedestrian plaza shall be open to the public during daylight hours.
- (v) The portions of the pedestrian plaza not landscaped shall be surfaced in textured concrete, bricks, pavers, or similar or better material.
- (vi) Up to 25 percent of the pedestrian plaza may include lawns or ground covers. All landscaped areas that do not include lawns shall include trees. Tree wells shall not be included in this limit.
- (vii) The pedestrian plaza shall have at least 30 percent of its area covered by trees. If the pedestrian plaza includes a covered area used for sitting and other purposes, then the area covered by trees may be reduced to 15 percent of the pedestrian plaza.
- (viii) The pedestrian plaza shall be located and designed so that wind within the pedestrian plaza does not interfere with its use for sitting and similar activities.
- (ix) Eighty percent of the plaza, outside of any covered area, should not be shaded during the hours of 10:00 a.m. to 2:00 p.m. in the winter, except by the trees within the plaza. If possible, the plaza shall have a southern exposure.
- (x) The pedestrian plaza shall include seating for at least 20 people. At least some movable chairs shall be included.
- (xi) The Design Review Board shall determine if the pedestrian plaza complies with the Design Review Standards.
- (xii) The pedestrian plaza shall not be used by motor vehicles for any purpose, other than maintenance.

(xiii) The pedestrian plaza shall not be bordered by a drive-in lane on any side.

(b) For each square foot of pedestrian plaza that the Administrator concludes meets the requirements of this section, not including any adjoining sidewalks, the Administrator shall grant the property owner one square foot of TDR.

(c) No more than two TDRs (which total 17,424 square feet of transferable space) shall be granted for any property or property in a common ownership under this subsection.

(d) The approved TDRs can be used for any purpose authorized by 20D.200.10-120, Use of Development Rights, or its successor. The pedestrian plaza shall be maintained and comply with this subsection for the life of the structure or use incorporating the TDRs.

(e) The TDRs granted under this subsection shall only be used on the property providing the pedestrian plaza or an adjacent parcel under the same ownership.

(5) For zones that have separate maximum FARs for nonresidential and residential uses, multi-use buildings may combine the allowed FARs. The following limits apply to mixed use buildings that include residential uses:

(a) The total of all building area used for nonresidential uses shall not exceed the maximum FARs for nonresidential uses in RCDG 20C.50.25-020(3), Site Requirements in Commercial Zones.

(b) The total of all building area used for residential uses shall not exceed the maximum FARs for residential uses in RCDG 20C.50.25-020(3), Site Requirements in Commercial Zones. (Ord. 2052; Ord. 2027)

ter 20D.230 RCDG, Transitions between Zones, and Chapter 20D.95 RCDG, Limitations on External Effects of Uses.

(3) Plan. An exterior lighting plan shall be submitted with all development proposals showing lighting type, intensity, spacing, height of light fixtures, and provisions to minimize glare and light trespass onto nearby properties. Luminaire shields, or cut-offs, shall be used where lighting impacts may result on surrounding properties. (Ord. 2027)

20C.50.30-070 Planned Commercial Development.

Requirements are in Chapter 20C.60 RCDG. (Ord. 2027)

20C.50.30-060 Exterior Light Regulations.

- (1) Purpose and Policies. All exterior illumination shall be consistent with Comprehensive Plan Policies NE-122 through NE-124 to minimize excessive glare and light trespass on neighboring properties.
- (2) Requirements. Exterior lighting requirements are found in Chapter 20D.90 RCDG, Lighting Requirements. Additional lighting requirements are found in Chapter 20D.40 RCDG, Design Standards, Chap-

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20C.60 Business, Manufacturing and Industrial Zones*

20C.60.10 Purpose and Summary Description.

20C.60.10-010 Purpose.

20C.60.10-020 Summary Description.

20C.60.15 Business, Manufacturing and Industrial Zones.

20C.60.15-010 Purpose.

20C.60.15-020 Business Park (BP) Zone – Purpose.

20C.60.15-030 Manufacturing Park (MP) Zone – Purpose.

20C.60.15-040 Industry (I) Zone – Purpose.

20C.60.15-050 Overlake Business and Advanced Technology (OV) Zone – Purpose.

20C.60.20 Permitted Uses.

20C.60.20-010 Purpose.

20C.60.20-020 Allowed Uses.

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

20C.60.25 Site Requirements for Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Zones.

20C.60.25-010 Purpose.

20C.60.25-020 Chart of Site Requirements.

20C.60.25-030 Minimum Tract Area.

20C.60.25-040 Minimum Lot Frontage.

20C.60.25-050 Building Setbacks.

20C.60.25-060 Maximum Height of Structures.

20C.60.25-065 Maximum Height of Structures in a Transition Overlay.

20C.60.25-070 Maximum Lot Coverage of Structures and Other Impervious Surfaces.

20C.60.25-080 Landscaping, Open Space and Buffers.

20C.60.30 Special Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Regulations.

20C.60.30-010 Purpose.

20C.60.30-020 Mixed Use and Residential Development.

20C.60.30-030 Outdoor Storage.

20C.60.30-040 Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Design Standards.

20C.60.30-050 Receipt of Development Rights in Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Zones.

20C.60.30-060 Exterior Light Regulations.

20C.60.30-070 Convenience Commercial Clusters in the Overlake Business and Advanced Technology (OV) Zone.

20C.60.30-080 Convenience Uses Allowed as an Accessory Use to a Transit Center.

20C.60.60 Planned Commercial Development.

20C.60.60-010 Purpose.

20C.60.60-020 Applicability.

20C.60.60-030 Scope of the Approval.

20C.60.60-040 Decision Criteria.

20C.60.60-050 Modification of Development Regulations.

20C.60.60-060 Limitations on Modifications to Development Regulations.

20C.60.60-070 Design Guidelines and Review.

20C.60.60-080 Minimum Conditions of Approval.

*Prior legislation: Ords. 1901, 1930, and 1954.

20C.60.10 Purpose and Summary Description.

20C.60.10-010 Purpose.

The purpose of this chapter of the Community Development Guide is to provide for:

- (1) Business and manufacturing employment opportunities for existing residents of the City and those in adjacent communities;
- (2) Opportunities for office, research and development use to community and regional economic development goals in a manner consistent with the Comprehensive Plan;
- (3) A variety of industrial uses, in limited and appropriate areas, to accommodate existing industries, and minimize adverse impacts to the environment and surrounding uses;
- (4) Protection of residential and other uses from adverse impacts from office, manufacturing, and industrial uses;
- (5) Protection of office park, manufacturing park, and industrial areas from other uses that may interfere with the purpose and efficient operation of those areas. (Ord. 2027)

20C.60.10-020 Summary Description.

- (1) This chapter describes the intent and specific characteristics of business and industrial development that may take place in Redmond. The chapter begins with a description of the business park, manufacturing and industrial zones, permitted land uses and site requirements. This chapter describes related regulations that affect development and use activities in these zones.
- (2) Additional requirements are found in other chapters of the Community Development Guide, such as parking (Chapter 20D.130 RCDG), outdoor storage (Chapter 20D.120 RCDG), landscaping (Chapter 20D.80 RCDG), design standards (Chapter 20D.40 RCDG), compatibility with neighboring zones (Chapter 20D.230 RCDG), transit supportive development (Chapter 20D.240 RCDG), limits on external effects of uses (Chapter 20D.95 RCDG), developing in environmentally sensitive areas (Chapter 20D.140 RCDG), and shoreline jurisdiction (Chapter 20D.150 RCDG). Additional requirements for specific neighborhoods outside the Downtown can be found in Chapter 20C.70 RCDG. Procedures for development applications, administrative review and design review procedures, public hearings, and other procedural requirements are found in RCDG Title 20F. The Comprehensive Plan provides policy guidance for the location and development of these business and industrial activities as provided in RCDG Title 20B. The Comprehensive Plan, RCDG Title 20B, is published as a separate document. (Ord. 2302; Ord. 2027)

20C.60.15 Business, Manufacturing and Industrial Zones.**20C.60.15-010 Purpose.**

Business and manufacturing zones provide areas for the development and operation of a diversity of businesses and industries that serve as employers for the residents of the City and region. These zones provide land areas for office, high technology, research and development, warehouse operations, light industrial and manufacturing types of uses. Mixed uses are allowed in the business park and business and advanced technology areas. There are four business and manufacturing zones established within the City. These include: Business Park (BP) zone, Manufacturing Park (MP) zone, Industry (I) zone, and the Overlake Business and Advanced Technology (OV) zone as provided for in the following sections. (Ord. 2027)

20C.60.15-020 Business Park (BP) Zone – Purpose.

The Business Park (BP) zone provides areas to locate software development, research and development and associated offices, and related manufacturing activities which have nonretail components. These areas complement commercial activities typically found in the Downtown and have limited outdoor storage. Advanced technology and biotechnology businesses are encouraged in this zone. Manufacturing and wholesale distribution are allowed when it is conducted largely indoors. A mix of compatible businesses which provide technical consulting, personnel and productivity support services, as well as limited retail and service uses that support the above land uses, are also allowed within the Business Park zone. This mix of business activities is intended to internalize vehicle trips and provide needed support services within close proximity to other Business Park uses. Service businesses that primarily serve the general public are prohibited. Limited residential uses (and associated increased building heights and floor area ratios) may be allowed in upper stories of buildings through Type IV conditional use approval. Secure community transition facilities may be permitted in the Business Park zone through a Type III conditional use approval, subject to the criteria and standards in RCDG 20F.40.80, Essential Public Facilities, and RCDG 20D.170.55, Secure Community Transition Facilities. (Ord. 2302; Ord. 2152; Ord. 2027)

20C.60.15-030 Manufacturing Park (MP) Zone – Purpose.

The Manufacturing Park (MP) zone is intended to provide areas for primarily manufacturing, and related research and development, wholesale, membership wholesale/retail warehouse (limited to Southeast Redmond), and assembly and distribution uses. Uses that require significant space for indoor and outdoor storage of materials and equipment are also allowed. Offices are limited to those that support the primary uses noted above. Residential uses, except secure community transition facilities, are not allowed. Secure community transition facilities may be permitted in the Manufacturing Park zone through a Type III conditional use approval, subject to the criteria and standards in RCDG 20F.40.80, Essential Public Facilities, and RCDG 20D.170.55, Secure Community Transition Facilities. Retail sales of goods, materials, resources and products are allowed, given that they are mined, extracted, assembled or processed on the property, or are sold through a membership wholesale/retail warehouse use. (Ord. 2352; Ord. 2152; Ord. 2027)

Update reference to Overlake

20C.60.15-040 Industry (I) Zone – Purpose.

The Industry (I) zone allows manufacturing, research and development, industrial uses, mineral and resource extraction and processing, wholesale trade and distribution, and associated warehouse and storage activities. Secure community transition facilities may be permitted in the Industry zone through a Type III conditional use approval, subject to the criteria and standards in RCDG 20F.40.80, Essential Public Facilities, and RCDG 20D.170.55, Secure Community Transition Facilities. Existing uses and proposed development within the Industry zone shall assure protection of ground water quality through the application of performance standards, permit conditions, and all environmentally sensitive areas regulations. (Ord. 2152; Ord. 2027)

20C.60.15-050 Overlake Business and Advanced Technology (OV) Zone – Purpose.

The Overlake Business and Advanced Technology (OV) zone helps implement comprehensive plan policies calling for the creation of a high wage employment center to serve the region and an Advanced Technology Center at Overlake. The zone provides for advanced technology uses, research and development uses, corporate offices, compatible high technology manufacturing, distribution uses, and uses that serve these uses and nearby neighborhoods. The development standards provide for a low to moderate intensity of development to match the available public facilities, especially transportation facilities. Development standards also provide for attractive developments with significant areas of trees and open spaces. Development regulations to enhance compatibility between the uses in this zone and neighboring residential areas are also included. New development and redevelopment should encourage walking, biking, carpools, vanpools, and transit use. The mix of allowed uses is also intended to help reduce motor vehicle trips in the area. (Ord. 2027)

Policy LU-47, Overlake Mixed-Use Designation, contains the policy basis for this zone. The Overlake Neighborhood Vision sets out the preferred future for the Overlake Business and Advanced Technology zone in Overlake.

and Special Development approvals are indicated. Footnotes at the end of the Chart provide further clarification. (Ord. 2027)

20C.60.20-020 Allowed Uses.

- (1) The symbols used in the chart represent the following:
 - P Permitted Use.
 - G Allowed conditional use requiring General Development (GDP) approval.
 - S Allowed conditional use requiring special development (SDP) approval.
- (2) Procedural requirements related to the general and special development permit processes are described in RCDG Title 20F.
- (3) Uses similar to those listed may be established as permitted or conditionally allowed through the interpretation procedure in RCDG Title 20F, Administration and Procedures. In determining whether a use should be permitted, the Administrator shall refer to the purpose statements found in RCDG 20C.60.10, Purpose, RCDG 20C.60.15, Business, Manufacturing and Industrial Zones, and the latest issued version of the Standard Industrial Classification Manual. (Ord. 2027)

20C.60.20 Permitted Uses.**20C.60.20-010 Purpose.**

RCDG 20C.60.20-030, Permitted Land Uses in Business, Manufacturing and Industry Zones, lists the land uses permitted within each of the business, manufacturing park and industry zones. Uses requiring General

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

Business, Manufacturing and Industry Zones Permitted Land Use Chart

Land Use	Zoning Districts			
	BP	OV	MP	I
Housing				
Residential Mixed Use	P ¹			
Secure Community Transition Facility	C ²¹		C ²¹	C ²¹
Recreation and Entertainment				
Adult Entertainment Facilities ²	S	S	S	S
Indoor Public Assembly: Arenas, Auditoriums, Conference Facilities		P		
Corporate Conference Centers accessory to primary business activity	P	P		
Libraries and Museums		C		
Athletic Clubs and Fitness Centers	P	P	P	
Public and Private Parks and Open Space	P	P	P	P
Wholesale and Retail Trade				
Wholesale Trade and Assembly	P	P	P	P
Eating and Drinking Establishments (Sit-down/Carry-out) in multi-tenant buildings ³	P	P	P	C
Eating and Drinking Establishments (Sit down/Carry-out) in a convenience commercial cluster or accessory to a Transit Center ⁴		P		
Convenience retail commercial uses ^{4, 20}	P	P		
Membership Wholesale/Retail Warehouse ²⁵			P	
Retail Vehicle Fuel Sales (with or without Mini-marts) ⁵	C	C	C	
Manufacturing and Assembly Uses⁵				
Food and Kindred Products		C	P	P
Factory Outlets ⁶		P	P	
Apparel and other Textile Products		C	P	P
Building Materials, including wood products, stone, glass and concrete products			P	P
Asphalt and Concrete Batch Plants and other outdoor processing operations ^{7,8}			S	S
Mining, Quarrying and other Extractive operations ⁸				C
P = Permitted Use; S = Special Use; C = Conditional Use				

Business, Manufacturing and Industry Zones Permitted Land Use Chart--(Continued)

Land Use	Zoning Districts			
	BP	OV	MP	I
Furniture and Fixtures	C		P	P
Paperboard Containers and Boxes	C	C	P	P
Printing, Publishing, and Allied Products	P	P	P	P
Pharmaceuticals, Biotechnology Products and Medical Equipment and Software provided large quantities of toxic materials are not used in the manufacturing process	P	P	P	P
Perfumes, Cosmetics and Similar Preparations		C	P	P
Fabricated Metal Products			C	P
Industrial and Commercial Machinery			C	P
Computer and Office Equipment	P	P	P	P
Advanced Technology: Computer Hardware and Software	P	P	P	
Electrical and Electronic Equipment and Components	P	P	P	P
Aircraft Parts, Aerospace and Space Vehicles and Parts	P	P	P	P
Measuring, Analyzing and Controlling Instruments, Photographic, Medical, Optical, Watches and Clocks	P	P	P	P
Miscellaneous Manufacturing Industries			P	P
Incidental Hazardous Waste Treatment and Storage ⁹	S	S	S	
Primary Hazardous Waste Treatment and Storage ⁹			C	
Services				
Research and Development Facilities	P	P	P	P
Corporate Headquarters and Regional Offices associated with other Permitted Uses ²⁴	P		P	
Corporate Headquarters and Regional Offices (Includes all uses allowed in the above category without the requirement to be associated with a permitted use)				
Construction/Contractors: Offices and Storage of Materials and Equipment			P	P
Construction/Contractors: Offices only	P	P		
Commercial/Industrial Photography, Cinematography, Video Production	P	P	P	
P = Permitted Use; S = Special Use; C = Conditional Use				

Business, Manufacturing and Industry Zones Permitted Land Use Chart--(Continued)

Land Use	Zoning Districts			
	BP	OV	MP	I
Convenience Service, Personal Service, and Professional Service uses ^{4, 20}	P	P		
Business Services: Technology Service and Support, Copy and Connectivity Centers, Consultants who directly support surrounding businesses, Telework Centers	P	P	P	
Day Care Centers ¹⁰	S	S	S	
Rental Storage and Mini Warehouses ¹¹			P	
Warehousing and Distribution	P	P	P	P ¹²
Rental Services: Furniture, Tools, and Equipment with Exterior Storage	P		P	
Vehicle Rentals: Autos, Trucks, Trailers, Recreational Vehicles, Construction and Heavy Hauling Equipment ¹³			S	S
Auto and Boat Repair ¹³			S	S
Hospitals, Clinics, Long-Term Care Facilities, Residential Care Facilities		C		
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade Schools with the capacity for up to 150 total students ²²	C	P	S ²³	
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade Schools with the capacity for more than 150 students ²²	C	C	C ²³	
Churches, Synagogues, Temples, (1-750 seats); and Related Activities ¹⁴		S	S	
Churches, Synagogues, Temples, (>750 seats), and Related Activities ¹⁴		C	C	
Charitable, Social, Professional & Labor Organizations	P	P		
Transportation, Communication and Utilities				
Railroad Facilities (Excluding Yards, Shops and Maintenance Facilities)	P	C	P	P
Transit Facilities, including Transit Centers, Rail and Park-and-Ride Lots	P	S ¹⁵	P	P
Motor Vehicle Maintenance Garage, Motor Freight Services and Terminals		C ¹⁶	P	P
Heliports and Helicopter Landing and Storage (excluding medivac)	C	C	C	C
Commercial Parking Lots & Parking Garages	P ¹⁷	P ¹⁸		
P = Permitted Use; S = Special Use; C = Conditional Use				

Business, Manufacturing and Industry Zones Permitted Land Use Chart--(Continued)

Land Use	Zoning Districts			
	BP	OV	MP	I
Film, Video, TV, and Radio Broadcasting or Production Studios	P	P		
Towing Operators and Auto Impoundment Yards			P	P
Large Satellite Dishes/Amateur Radio Antenna ¹⁹	S	S	S	S
Broadcast and Relay Towers ¹⁹	C	C	S	S
Wireless Communication Facilities ¹⁹	S	S	S	S
Local Utilities	P	P	P	P
Regional Utilities	P	P	P	P
Solid Waste Transfer Stations			P	
P = Permitted Use; S = Special Use; C = Conditional Use				

Notes:

¹ Limited to upper stories in mixed use structures. See RCDG 20C.60.25-020(4) regarding maximum number of dwelling units and maximum building height provisions.

² See adult entertainment regulations in Chapter 20D.20 RCDG, Adult Entertainment.

³ When located in a multi-tenant building. Limited to a maximum seating capacity of 50-person capacity. Hours of operation only allowed between 6am to 10pm; on-site parking to be provided for each employee.

⁴ See RCDG 20C.60.30-070, Convenience Commercial Clusters, and 20C.60.30-080, Convenience Uses Allowed as an Accessory Use to a Transit Center.

⁵ Subject to aquifer protection and sensitive areas regulations in Chapter 20D.140 RCDG. Not allowed in Willows Corridor Business Park zone. See RCDG 20C.70.50-070.

⁶ Provided retail sales are manufactured goods produced on the premises and accessory or secondary to the primary manufacturing or wholesaling activity. The outlet area shall not exceed 10 percent of the user's share of the gross floor area or 1,000 square feet.

⁷ Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.

⁸ Subject to Special Use Criteria, RCDG 20D.170.30, Batch Plants and Extractive Operations.

⁹ Subject to Special Use Criteria, RCDG 20D.170.60, Hazardous Waste Facilities.

¹⁰ Subject to Special Use Criteria, RCDG 20D.170.50, Day Care.

¹¹ No business activities are allowed to operate from storage spaces.

¹² When associated with a permitted manufacturing use.

¹³ Subject to Special Use Criteria, RCDG 20D.170.20, Auto, RV, Boat Uses.

¹⁴ Subject to Special Use Criteria, RCDG 20D.170.40, Churches, Synagogues and Temples.

¹⁵ Park and ride lots shall obtain a Special Development Permit before being authorized in the OV zone.

¹⁶ Only motor vehicle maintenance facilities for public transit agencies or company-owned vehicles are allowed in the OV zone. In the OV zone, motor vehicle maintenance facilities for company-owned vehicles shall be accessory to another allowed use. In the OV zone, a special development permit shall be required even though the use is accessory to another use. Motor vehicle maintenance facilities shall not be allowed within a Transition Overlay.

¹⁷ Commercial parking lots, commercial parking garages and commercial parking structures are prohibited from storing impounded, abandoned, or damaged vehicles.

¹⁸ Commercial parking lots not accessory to another use shall obtain a Special Development Permit before being authorized in the OV zone.

¹⁹ Subject to Special Use Criteria, RCDG 20D.170.45, Telecommunication Facilities.

²⁰ When located in the Willows/Rose Hill Neighborhood. See RCDG 20C.70.50-070, Convenience Retail and Services.

²¹ Subject to secure community transition facility criteria, RCDG 20D.170.55, essential public facility criteria, RCDG 20F.40.80, and RCDG 20F.30.40 for a Type III permit.

²² Full-time equivalencies, where one full-time equivalent shall equal 15 credits in a given quarter, shall establish the capacity of the number of students for vocational, trade, and technical schools in the MP zoning district.

²³ Vocational, trade, and technical schools only. Other educational uses are prohibited.

²⁴ The term "associated with other permitted uses" shall mean that corporate headquarters and regional offices located in MP and associated with a permitted MP use must be located in an MP area within Redmond, not necessarily on the same property.

²⁵ In Southeast Redmond only with a development agreement. The development agreement shall further the goals and policies of the Redmond Comprehensive Plan and meet or exceed all requirements of the Redmond Community Development Guide. In addition, the development agreement shall contain, at a minimum, consideration of specific implementation of these goals, policies and regulations within the following categories: Land Use and Design, including sustainable building practices, Utilities, Environmental Issues, Transportation, Parks and Open Space, and Community Character.

A neighborhood meeting shall be held for the purpose of obtaining public input early in the creation of the development agreement and prior to the City Council establishment of a public hearing date. The purpose of the neighborhood meeting shall be to specifically identify those issues/impacts which may be specifically associated with development of a membership wholesale/retail warehouse as well as possible mitigation strategies. A minimum 14-day notice prior to the neighborhood meeting shall be sent to all owners and tenants of properties within 1,000 feet of a parcel for which a complete application has been received by the City. In addition, notice shall be sent to all homeowners' associations and residential properties that are adjacent to the specific Manufacturing Park zoned area in question.

(Ord. 2352; Ord. 2159; Ord. 2152; Ord. 2129; Ord. 2102)

20C.60.25 Site Requirements for Business Park, ~~Overlake Business and Advanced Technology~~, Manufacturing Park and Industry Zones.

20C.60.25-010 Purpose.

This section establishes site design requirements within the Business Park (BP), ~~Overlake Business and Advanced Technology~~ (OV), Manufacturing Park (MP), and Industry (I) zones. These standards implement the Washington State Growth Management Act (Chapter 36.70A RCW), the County-Wide Planning Policies, Redmond's adopted Comprehensive Plan, while protecting the City's business park, manufacturing park and industrial areas from public nuisances, incompatible uses, and hazards. (Ord. 2027)

20C.60.25-020 Chart of Site Requirements.

(1) Purpose. RCDG 20C.60.25-020(4), Site Requirements, establishes the dimensional requirements for business park, manufacturing park and industrial development. The standards and rules are established to provide flexibility in project design, maintain privacy between adjacent uses, and prevent public nuisances.

- (2) Explanation of Chart. The Chart of Site Requirements is arranged in matrix format. Development standards are listed down the left column and the zones are identified across the top row. The matrix cells contain the minimum or maximum dimensional requirements of each zone. The footnotes identify particular requirements applicable to either a specific use or zone. An "NS" indicates that there is "No Standard" (i.e., special requirements).
- (3) For properties within the OV zone, the requirements of RCDG 20C.60.25-020(4), Site Requirements, and RCDG 20C.60.30, Special Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Regulations shall be applied to all adjoining properties in a common ownership. Properties under a lease of at least 10 years' duration, including renewals, shall be considered an ownership interest for the purposes of this subsection.

(4) Site Requirements in Business, Manufacturing and Industrial Zones.

Business and Manufacturing Park Requirements

Site Requirement	Zoning Districts			
	BP	OV	MP	I
Minimum Tract Area For Development	1.5 acres	1.5 acres	1 acre	1 acre
Minimum Lot Frontage (in feet)	30'	30'	30'	30'
Minimum Building Front, and All Street Setbacks (in feet)	30' ¹	10' ²	30'	30'
Minimum Building Rear Setbacks (in feet)	20' ¹	20' ¹	10' ³	10' ³
Minimum Building Side Setbacks (in feet)	40' ¹	20' ¹	10' ³	10' ³
Minimum Building Separation (Except for Accessory Structures) ⁴	NS	NS	NS	NS
Maximum Lot Coverage of Structures and Other Impervious Surfaces ⁵	75%	80%	80%	80% ⁶
Minimum Landscaped Area/Landscaping Requirements ⁷	See RCDG 20D.80.10-070(2)	20% of site area	NS	NS
Maximum Height (in feet) ⁸ for Nonresidential Buildings	45'	4 stories or 56' ⁹ whichever is less	45' ¹⁰	60' ¹¹
Maximum Height (in feet) ⁸ for Mixed Use Buildings that include Residential Uses in at least Two Floors where allowed	55' ¹²	60' ¹²	NS	NS
Maximum Floor Area Ratio (FAR) without TDRs ^{5, 13, 14} for Nonresidential Uses	0.45	0.4	0.50 ¹⁸	0.50
Maximum Floor Area Ratio with TDRs ^{5, 14, 15} for Nonresidential Uses	1.0	0.47	1.0 ¹⁸	1.0
Maximum Floor Area Ratio (FAR) without TDRs ^{5, 13, 14, 15} for Residential Uses in Mixed Use Buildings where allowed	0.68 ¹²	0.68 ¹²		
Maximum Floor Area Ratio (FAR) with TDRs ^{5, 14, 15} for Residential Uses in Mixed Use Buildings where allowed	1.0 ¹²	1.0 ¹²		
Pedestrian Requirements	Yes ¹⁷	Yes ¹⁶	NS	NS

Notes:

NS = No standard.

¹Subject to buffering and landscaping requirements of Chapter 20D.80 RCDG, Landscaping and Tree Protection.²See RCDG 20C.60.25-050, Building Setbacks.³No setback is required for joint or common wall construction located on property line.⁴As required by RMC Title 15, Buildings and Construction, or its successor.⁵For properties under a common ownership that are contiguous or separated only by rights-of-way, FARs may be calculated based on the average FAR across those properties, and density and impervious surface coverage may be transferred among contiguous properties provided the averages or transfers are consistent with all other applicable regulations.⁶Industrial uses on sites less than 10 acres are allowed to exclude lined ponds that are part of a water treatment facility

as part of this percentage.

⁷See Chapter 20D.80 RCDG, Landscaping and Tree Protection, for tree protection and landscaping requirements. Outside of parking lots, the L1 General Landscaping Standard in RCDG 20C.50.25-080, Landscaped Areas, shall be used in the OV zone in place of the Type IV – Open Area Planting in RCDG 20D.80.10-080(d), Types of Planting.

⁸See RCDG 20C.60.25-065, Maximum Height of Structures in a Transition Overlay, for maximum building heights in transition overlays.

⁹If the proposed building is more than 750 feet from a residential zone or Neighborhood Protection Street, the maximum height may be increased to five stories or 65 feet, whichever is less.

¹⁰Buildings not used exclusively for research and development, manufacturing, warehousing, or allowed light industrial uses shall not exceed two stories.

¹¹Rock crushing equipment, asphalt and concrete batch plants, silos, and other related equipment may extend to a maximum height of 90 feet.

¹²Allowed in upper stories of buildings where there are no adverse impacts to surrounding businesses or residences.

¹³All legal conforming lots are allowed the greater of either the maximum allowed FAR, or 10,000 square feet buildable area given they can meet all other applicable site requirements.

¹⁴Building space to be used exclusively for day care centers may be constructed with a gross floor area that exceeds the Maximum Floor Area Ratio (FAR) without TDRs without the requirement to purchase TDRs if the following requirements are met. First, the building space shall be permanently used exclusively for a day care center and deed restrictions shall limit the building space to this purpose. Second, in no case shall the gross floor area of the building space used for any or all purposes exceed the Maximum Floor Area Ratio with TDRs unless otherwise authorized by the Development Guide.

¹⁵Please refer to RCDG 20D.200.10, Transfer of Development Rights (TDR) Program, and RCDG 20C.60.30-050, Receipt of Development Rights in Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Zones.

¹⁶See RCDG 20C.50.25-110, Pedestrian Standards. For closed campuses, the pedestrian standards shall be met, but they can be closed to the public by gates or other means.

¹⁷When located in the Willows/Rose Hill Neighborhood. See RCDG 20C.50.25-110, Pedestrian Standards.

¹⁸0.25 FAR maximum for membership wholesale/retail warehouse in SE Redmond only.
(Ord. 2352; Ord. 2159; Ord. 2129; Ord. 2052; Ord. 2027)

20C.60.25-030 Minimum Tract Area.

- (1) Purpose. The minimum tract area is necessary to ensure that developments have enough land to accommodate necessary site requirements, and to provide facilities necessary to make the use compatible with other uses in the zone.
- (2) Requirements. Where indicated on the chart, the minimum tract area for development establishes the minimum land area required before a development project application may be submitted. Unoccupied, accessory utility facilities are exempt from this requirement. No lot shall be created which is smaller than the minimum tract area except for pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceeds the minimum tract area. (Ord. 2027)

20C.60.25-040 Minimum Lot Frontage.

- (1) Purpose. The minimum lot frontage is designed to prevent congestion by allowing for on-site parking and to reduce public nuisances that result from an inability of emergency vehicles to access a building either because vehicles block the access or the lot is not wide enough to allow the effective use of fire trucks from the street.
- (2) Requirement. Minimum lot frontage is the width of the lot that adjoins a public or private street or approved access corridor. (Ord. 2027)

20C.60.25-050 Building Setbacks.

- (1) Purpose. The purpose of front, street, rear, and side setbacks area is to help maintain the desirable character of the community, provide adequate light and air to all properties, reduce incompatibilities such as excessive light and noise, prevent over-

loading of public infrastructure, and prevent public nuisances such as the danger of fire from buildings constructed too close to each other.

(2) Requirements.

(a) Measurement. Except as provided in subsection (3) of this section, all setbacks shall be measured at right angles, or as near to right angles as possible, to the nearest property line in a plane horizontal to the ground. In the case of access corridors and private streets, setbacks are measured from the inside edge of the access corridor or street to the foundation line of the structure. Front, side street, side, and rear directions shall be determined as provided in subsection (2) (d) of this section.

(b) Setback Exceptions. Upon the presentation of a binding site plan, an approved site plan, or planned commercial development application processed in accordance with RCDG Title 20F, setbacks may be modified as follows: side setback distances may be modified to permit a zero side setback to accommodate joint wall construction and clustering of buildings; front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets.

(c) Improvements. Improvements less than 30 inches above grade including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures including accessory structures are permitted in setback areas.

(d) Lot Orientation. For the purpose of applying setback regulations, the following shall be applied: the front shall be toward the public street, private street or access corridor from which the lot is addressed or which provides the primary access; the rear is opposite to the front or as nearly so as the lot shape permits; and the sides are 90 degrees to the front or as nearly so as the lot shape permits.

(3) Green Street Setbacks.

(a) The Green Street setbacks shall comply with RCDG 20C.60.25-040(3) except as modified by this subsection. These setbacks are measured from the property line.

(b) Green Street Setbacks in the OV Zone.

(i) Minimum setback: 27 feet.

(ii) Maximum setback: 45 feet.

(c) Minimum Landscaping. At least 20 feet of the setback width shall be landscaped to at least the D1 standard. This required landscaping shall be located between the sidewalk and the building even if the sidewalk is in the street right-of-way. The area between the sidewalk may be counted to meet this requirement even if the sidewalk is located in the street right-of-way.

(d) A planter strip at least five feet wide shall be provided between the curb and the sidewalk. For the portion of the side abutting a transit stop, the planter strip may be reduced in width or eliminated.

(e) Parking and driveways parallel to the street shall be prohibited within a Green Street setback.

(f) All landscaping along a Green Street, including the planter strip and minimum landscaping shall be counted toward the minimum landscaped area/landscaping requirements in RCDG 20C.60.25-020, Site Requirements in Business, Manufacturing, and Industrial Zones.

(4) The setbacks along Neighborhood Protection Streets shall be as follows:

Building Height	Setback from the Property Line
Up to 20 feet	20 feet
21 or more	30 feet

(5) Along the portion of Bel-Red Road identified on Map N-OV-3 as a Neighborhood Protection Street, the setback shall be 120 feet.

(6) Minimum Setback in a Transition Overlay.

(a) See RCDG 20D.230.20-020, When Compliance with Transitional Regulations is Required, for the location of Transition Overlays and the identification of protected and complying zones.

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- (b) For properties within a Transition Overlay that border a protected zone or are across a street from a protected zone, the following setbacks shall apply:

Building Height	Setback from All Property Lines that Border a Protected Zone or a Street that Borders or includes a Protected Zone
Up to 30 feet	20 feet
31 to 40 feet	25 feet
41 to 50 feet	30 feet
More than 51 feet	35 feet

- (c) This setback shall not apply to property lines bordering a Green Street or an arterial street on which King County provides all-day local or peak transit service or the Redmond Comprehensive Plan plans for the arterial street to have all-day local or peak transit service.

- (d) This setback shall not apply to property lines bordering the SR 520 right-of-way. (Ord. 2027)

20C.60.25-060 Maximum Height of Structures.

- (1) Purpose. The maximum height of structures maintains Redmond's visual character, reduces the danger of fire and other natural emergencies, and limits the potential overburdening of surrounding infrastructure.
- (2) Requirements. Maximum height requirements set the limit measured from the finished grade above which structures shall not extend. Please refer to Chapter 20A.20 RCDG, Definitions, for measuring building height. Chimneys, antennas, cooling and ventilation equipment, mechanical equipment screens and enclosures, elevator penthouses, roof access stair enclosures, and flagpoles, may exceed the height limit of the underlying zone by not more than 15 feet.
- (3) Residential/Mixed Use Developments. Within the BP and ~~OV~~ zone, buildings that include a minimum of four residences may exceed the standard height limit and shall not exceed the maximum height listed under Residential Uses in Business Park Areas in RCDG 20C.60.25-020, Site Requirements in Business, Manufacturing and Industrial Zones. (Ord. 2027)

20C.60.25-065 Maximum Height of Structures in a Transition Overlay.

- (1) Maximum Height of Structures in a Transition Overlay.

		Complying Zones				
		BP	OV	MP	I	DD
Protected Zones	RA-5, R-1 — R-8, & ORS	35	35	40	40	40
	R-12, R-18, NC, & ORM				50	50
	R-20 & R-30					

- (2) Maximum Height of Structures with Bonuses in a Transition Overlay.

		Complying Zones				
		BP	OV	MP	I	DD
Protected Zones	RA-5, R-1 — R-8, & ORS	40	45	45	45	45

- (3) Compliance with the maximum height of structures set by this section is not required when the protected zone or all building sites within a protected zone have an elevation five feet higher than the maximum height of structures with bonuses.
- (4) Allowable Height Increase. Except for those zones which have the height limit set at the standard in the underlying zone, the maximum height of structures without bonuses in RCDG 20C.60.25-065(1), Maximum Height of Structures in a Transition Overlay, may be increased if one or more of the following features are constructed as part of the development and the intent of this chapter is met. In no case shall the maximum height of structures with

bonuses set by RCDG 20C.60.25-065(2), Maximum Height of Structures in a Transition Overlay, be exceeded through this subsection.

Feature	Height Increase Allowed
Parking is located under the building.	10-foot increase
At least one quarter of the on-site parking is provided in underground parking structures.	10-foot increase
At least one quarter of the on-site parking is located in parking structure(s) outside the transition zone.	10-foot increase
The building has a pitched roof.	10-foot increase
No mechanical equipment is located on the roof.	10-foot increase
The existing grade under the proposed building pad is at least 10 feet below the grade at the property lines of all properties in the protected zone that border the development site or are across the street from the development site.	10-foot increase
The property owner provides a greenbelt at least 100 feet wide along at least one public street.	10-foot increase
TDRs are used to increase building height.	10-foot increase over 8,712 square feet of gross floor area. See RCDG 20D.200.10-120, Use of Development Rights: Floor Area and Regulatory Flexibility

- (5) **Modification to Height.** The maximum height of structures without bonuses in RCDG 20C.60.25-065(1), Maximum Height of Structures in a Transition Overlay, and the maximum height with bonuses in RCDG 20C.60.25-065(2), Maximum Height of Structures in a Transition Overlay, may be increased by the Design Review Board if all of the following conditions are met:

- (a) The existing grade under the proposed building pad is at least 20 feet below the grade at the property lines of all properties in the protected zone that border the development site or are across the street from the development site.

- (b) The modified building height does not exceed the maximum height permitted by the underlying zone for properties outside the transition overlay.

- (c) The proposal, with the height modification, will provide an equivalent or better transition to the protected properties as the maximum height of structures without bonuses in RCDG 20C.60.25-065(1), Maximum Height of Structures in a Transition Overlay. (Ord. 2027)

20C.60.25-070 Maximum Lot Coverage of Structures and Other Impervious Surfaces.

- (1) **Purpose.** The maximum lot coverage maintains community goals by reducing storm drainage and flooding impacts, retaining visual separation between buildings and reducing large expanses of on-site parking.
- (2) **Requirements.** The maximum lot coverage of structures and other impervious surfaces limits the maximum percentage of a lot that can be covered with primary and accessory structures and impervious surface.
- (3) **Modifications.** Maximum coverage for portions of a site within a planned commercial development may be increased to encourage clustering with smaller lots where comparable open space is provided elsewhere within the development. For projects permitted with binding site plans or a planned commercial development, maximum land coverage on individual lots within a multi-lot development may be increased to allow clustering or joint wall construction; provided, that the total amount of impervious surface does not exceed that set forth by RCDG 20C.60.25-080, Site Requirements, for the development as a whole. (Ord. 2027)

20C.60.25-080 Landscaping, Open Space and Buffers.

- (1) See RCDG 20D.230.20-020, When Compliance with Transitional Regulations is Required, for the location of Transition Overlays and the identification of protected and complying zones.
- (2) All setbacks, open spaces, and buffers shall be landscaped as required by Chapter 20D.80 RCDG, Landscaping and Tree Protection Standards, all other applicable standards, or be maintained in existing vegetation.
- (3) **Required Buffers.**

- (a) The following landscaped buffers shall be provided. Each buffer shall be at least 20 feet wide unless otherwise provided in the Redmond Community Development Guide.
- (i) Along property lines which border a protected zone.
 - (ii) Along street frontages where any portion of the street bordering the development site borders an R-1 through R-6 zone.
 - (iii) Where the development site is zoned MP or I, along street frontages where any portion of the street bordering the development site borders an R-1 through R-30 zone.
- (b) Unless removal is necessary for streets, sidewalks, or utilities, the tree will likely not survive, the tree will likely be blown over in a likely wind storm, or a hazard will likely result, to the extent possible, all significant trees within 15 feet of the property line where a required buffer must be provided shall be retained. Significant trees are defined in Chapter 20D.80 RCDG, Landscaping and Tree Protection Standards.
- (c) Required Plantings.
- (i) Standard Requirements. Except as otherwise provided in this division, the buffers shall be planted with the following materials:
 - (A) Evergreen and deciduous trees, of which no more than 40 percent of the trees may be deciduous. There shall be a minimum of five trees per 1,000 square feet of buffer area. The trees and other plant materials required by this section shall be located so that they effectively buffer the development from bordering residential properties. The buffer need not completely obscure the development; rather it should screen it.
 - (B) Evergreen shrubs, a minimum of five-gallon size when planted. The number of shrubs placed shall equal one-third of the buffer frontage in feet.
 - (C) Living groundcover planted to cover the ground within three years.
 - (D) Option for Certain Zones. Except for the MP and I zones, where the street frontage landscaping will be planted to buffer a building rather than a parking area, driveway, or portion of a site used for any purpose other than a building, lawn, or open space; a lawn no less than five feet in width may be substituted for the shrubs and groundcover required by subsections (3) (c) (i) (B) and (C) of this section, Landscaping, Open Space and Buffers. If this option is used, the buffer width may be reduced to five feet. The trees required by subsection (3) (c) (i) (A) of this section, Landscaping, Open Space and Buffers, shall be included in the buffer.
 - (ii) Supplemental Hedge for Certain Zones. Where an MP or I zone borders a residential zone on an interior property line, an evergreen hedge a minimum of three feet in height at the time it is planted and capable of achieving a continuous visual screen with a height of four feet within three years shall be planted or a combination of shrubs and a fence shall be added within the required planting area to achieve the effect of a hedge.
 - (iii) Except for lawns, all plant materials shall be native to the area, soils, and microclimate in which they will be planted or shall not require more water for growing than such plants.
 - (d) Except as otherwise provided in this section, no structures shall be placed in required buffers and buffers shall only be used as buffers, landscaping, open space, and recreation.
 - (i) Streets, driveways, and underground utilities may cross required buffers to provide access from the street to the interior of the property.
 - (ii) Trails may be included in buffers.
 - (iii) Patios and similar ground level features may be included in the buffer area. Patios shall not be located within 10 feet of the property line.
 - (iv) No more than 20 percent of the buffer area may be used for the streets, driveways, underground utility crossings, trails and ground level features.

- (v) Any structure or use that meets subsections (3) (d) (v) (A), (B), and (C) of this section shall be removed from the buffer within five years of the effective date of this regulation and the buffer planted and constructed to meet the requirements of this title.

(A) The structure or use is located in a buffer required by this title.

(B) The structure or use was constructed or established after the buffer requirement went into effect.

(C) The structure or use does not meet the requirements of this title.

- (e) All required buffers shall be maintained in compliance with this division for the life of the use. Dead and dying plants shall be replaced during the next growing season.

- (f) Buffers may be placed in a required setback. Buffers shall be counted towards required open space, required pervious surfaces and other requirements that they meet. Except for trails, any impervious surfaces within the buffer shall not be counted towards fulfilling either open space or pervious surface requirements. (Ord. 2027)

20C.60.30 Special Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Regulations.

20C.60.30-010 Purpose.

Special requirements for the Business Park, Manufacturing Park, and Industry zones are intended to fulfill several purposes. First, this division identifies special requirements for development within these zones. Secondly, this division provides references to other divisions of the Community Development Guide that contain requirements affecting business, manufacturing and industrial uses. Finally, this division identifies how special programs may be implemented in these zones, such as the Transfer of Development Rights (TDR) program. (Ord. 2027)

20C.60.30-020 Mixed Use and Residential Development.

- (1) Mixed use development in Business Park (BP), ~~Overlake Business and Advanced Technology (OV)~~, Manufacturing Park (MP), Industry (I), and Overlake Business and Advanced Technology

(OV) zones are allowed as indicated in RCDG 20C.60.20-030, Permitted Land Uses. Residential mixed-use development is permitted in the BP ~~and OV~~ zone when the residential portion of the project is located above the ground floor of the building. Retail and service business uses are permitted in mixed use developments within all of the zones based on varying criteria as set forth in this division.

- (2) Additional building height and floor area ratio are allowed for residential uses in the Business Park ~~and Overlake Business and Advanced Technology~~ zone as noted in RCDG 20C.60.25-080, Site Requirements Chart. (Ord. 2027)

20C.60.30-030 Outdoor Storage.

Regulations for outdoor storage are contained in Chapter 20D.120 RCDG, Outdoor Storage and Service Areas. (Ord. 2027)

20C.60.30-040 Business Park, ~~Overlake Business and Advanced Technology~~, Manufacturing Park and Industry Design Standards.

Design standards for business and manufacturing park and industry development are provided in Chapter 20D.40 RCDG, Design Standards. Administrative procedures for planned commercial development approval are in RCDG Title 20F. (Ord. 2027)

20C.60.30-050 Receipt of Development Rights in Business Park, Overlake Business and Advanced Technology, Manufacturing Park and Industry Zones.

- (1) The Transfer of Development Rights from the sending areas is provided for in RCDG 20D.200.10, Transfer of Development Rights (TDR) Program. The purpose of this section is to describe the receiving zones in which those development rights can be used and how they can be implemented. RCDG 20D.200.10, Transfer of Development Rights (TDR) Program, describes how development rights are measured, and applied in the receiving zones.
- (2) Development rights may be used in all BP, ~~OV~~ and MP zones. Projects incorporating additional transferred development rights shall present sufficient documentation in the form of a deed of transfer as required in RCDG 20D.200.10-090, Deed of Transfer of Development Rights, and extinguishment document as required in RCDG 20D.200.10-100, Extinguishment Document, to demonstrate that the transfer has been finalized.

- (3) The Transfer of Development Rights (TDR) shall meet all site requirements of the receiving zone except as provided for in RCDG 20D.200.10-120, Use of Development Rights
- (4) For zones that have separate maximum FARs for nonresidential and residential uses, multi-use buildings may combine the allowed FARs. The following limits apply to mixed-use buildings that include residential uses:
 - (a) The total of all building area used for nonresidential uses shall not exceed the maximum FARs for nonresidential uses in RCDG 20C.60.25-020(4), Site Requirements in Business, Manufacturing and Industrial Zones.
 - (b) The total of all building area used for residential uses shall not exceed the maximum FARs for residential uses in RCDG 20C.60.25-020(4), Site Requirements in Business, Manufacturing and Industrial Zones. (Ord. 2052; Ord. 2027)

20C.60.30-060 Exterior Light Regulations.

- (1) Purpose and Policies. All exterior illumination shall be consistent with Comprehensive Plan Policies NE-122 through NE-124 to minimize excessive glare and light trespass on neighboring properties.
- (2) Requirements. Exterior lighting requirements are found in Chapter 20D.90 RCDG, Lighting Requirements. Additional lighting requirements are found in Chapter 20D.40 RCDG, Design Standards, Chapter 20D.230 RCDG, Transitions between Zones, and Chapter 20D.95 RCDG, Limitations on External Effects of Uses.
- (3) Plan. An exterior lighting plan shall be submitted with all development proposals showing lighting type, intensity, spacing, height of light fixtures, and provisions to minimize glare and light trespass onto nearby properties. Luminaire shields, or cut-offs, shall be used where lighting impacts may result on surrounding properties. (Ord. 2027)

20C.60.30-070 Convenience Commercial Clusters in the Overlake Business and Advanced Technology (OV) Zone.

- (1) Purpose. To provide convenient retail and service uses within the Overlake Business and Advanced Technology (OV) zone to serve area employees and nearby residents. Providing such services in the employment area is intended to reduce motor vehicle trips and the impact they have on the community and the environment.
- (2) Definitions. In addition to the definitions included in Chapter 20A.20 RCDG, Definitions, the following definitions shall apply to convenience commercial clusters:
 - (a) "Convenience retail commercial uses" means establishments engaged in selling goods or merchandise used on a daily or weekly basis by the general public for personal or household consumption and rendering services incidental to the sale of such goods, but shall not include supermarkets. Convenience retail commercial uses include, but are not limited to, convenience stores, and grocery stores.
 - (b) "Convenience service uses" means services used on a daily or weekly basis by the general public for personal or household consumption and selling goods, merchandise, or intangibles incidental to the performance of such services. Convenience service uses include, but are not limited to, dry cleaners, post offices, retail banks, retail stock brokerages, video rental shops, dentists, doctors, and accountants.
- (3) Allowed Uses in Convenience Commercial Clusters.
 - (a) The allowed uses include all uses allowed in the Overlake Business and Advanced Technology zone including eating and drinking establishments, convenience retail commercial uses, convenience service, personal service, and professional service uses, and hotels and motels. Supermarkets shall not be allowed.
 - (b) Including eating and drinking establishments, convenience retail commercial uses, convenience service, personal service, and professional service uses, and hotels and motels is not required in a convenience commercial cluster.

◆ Policies N-OV-19 through N-OV-23 guide the location, development, and operation of convenience commercial clusters in the OV zone.

- (c) If a hotel or motel is included in a convenience commercial cluster, then an eating and drinking establishment must be included in the hotel, motel or cluster and at least 5,000 square feet of convenience retail commercial uses, convenience service, personal service, or professional service uses shall be included.

(4) Designation of One Convenience Commercial Cluster. Three alternative convenience commercial cluster sites are predesignated on the Zoning Map. One of the predesignated sites may be activated as a convenience commercial cluster. A convenience commercial cluster may be activated by:

- (a) Being the first of the predesignated sites shown on the Zoning Map to file a site plan application. Once a site plan application is filed, the other alternative sites cannot be developed as a convenience commercial cluster unless the site plan application is denied or approval expires without the construction required in subsection (4)(b) of this section. In addition to the other requirements of site plan approval, the site plan must identify the boundary of the convenience commercial cluster. The applicant must own, or lease the land within the boundary. The area of the cluster shall be at least two acres in size.
- (b) Construct at least 10,000 square feet of one or more of the following uses: convenience retail commercial uses, convenience service uses, personal service uses, and professional service uses.

Once activated, the site may be used as a convenience commercial cluster. Only one convenience commercial cluster may be activated in the OV zone or be used as a convenience commercial cluster.

(5) Special Convenience Commercial Cluster Development Standards.

(a) Size.

- (i) Minimum size: two acres. This may include multiple lots.
- (ii) Maximum size:

(A) For freestanding buildings containing only eating and drinking establishments, convenience retail commercial uses, convenience service, personal service, and professional service uses, and

hotels and motels: 40 percent of the development site and not more than six acres of land total.

(B) Where the convenience commercial cluster includes one or more buildings containing uses other than eating and drinking establishments, convenience retail commercial uses, convenience service, personal service, and professional service uses, and hotels and motels: 70 percent of the development site and not more than six acres of land total.

(C) The parts of the site used for parking for eating and drinking establishments, convenience retail commercial uses, convenience service, personal service, and professional service uses, and hotels and motels shall be included in the percentage and acreage limits.

(b) Additional Development Square Footage Allowed. When the convenience commercial cluster is activated, the property on which it is located shall be allowed 50,000 square feet of building gross floor area in addition to the building gross floor area allowed by the applicable FARs in RCDG 20C.60.25-020(4), Site Requirements in Business, Manufacturing and Industrial Zones. This additional development square footage may only be used for eating and drinking establishments, convenience retail commercial uses, convenience service, personal service uses or professional service uses within the convenience commercial cluster.

(c) Drive through windows shall be prohibited in all convenience commercial clusters.

(d) New retail vehicle fuel sales establishments shall be prohibited immediately adjacent to transit centers and bus or transit stops.

(e) Deliveries and outdoor maintenance activities shall take place during daylight and early evening hours when uses that generate this activity abut or are across the street from predominately residential neighborhoods. (Ord. 2027)

20C.60.30-080 Convenience Uses Allowed as an Accessory Use to a Transit Center.

- (1) Definitions. In addition to the definitions included in Chapter 20A.20 RCDG, Definitions, the following definitions shall apply to convenience retail commercial uses and convenience service uses allowed accessory to a Transit Center:

(a) "Convenience retail commercial uses" means establishments engaged in selling goods or merchandise used on a daily or weekly basis by the general public for personal or household consumption and rendering services incidental to the sale of such goods, but shall not include supermarkets. Convenience retail commercial uses include, but are not limited to, convenience stores, and grocery stores.

(b) "Convenience service uses" means services used on a daily or weekly basis by the general public for personal or household consumption and selling goods, merchandise, or intangibles incidental to the performance of such services. Convenience service uses include, but are not limited to, dry cleaners, post offices, retail banks, retail stock brokerages, video rental shops, dentists, doctors, and accountants.

- (2) Development Limitations. When allowed accessory to a Transit Center, convenience retail commercial uses and convenience service uses shall comply with the following limitations:

(a) When accessory to a transit center, the property on which the transit center is located shall be allowed an additional 15,000 square feet of building gross floor area in addition to any building gross floor area allowed by the applicable FARs in RCDG 20C.60.25-020(1), Site Requirements in Business, Manufacturing and Industrial Zones. This additional development square footage may be used for eating and drinking establishments, convenience retail commercial uses, convenience service, personal service uses or professional service uses.

(b) If the development rights or allowable development building area on a property have been transferred from the property, no building gross floor area shall be allowed by the FARs in RCDG 20C.60.25-020, Site Requirements in Business, Manufacturing and Industrial Zones.

(c) The total of all convenience retail commercial uses and convenience service uses accessory to a particular transit center, whether within or outside of a building, shall not exceed 15,000 square feet in gross floor area unless the zone in which the transit center is located would allow more square feet of these uses.

(d) Drive through windows shall be prohibited.

(e) Retail and wholesale vehicle fuel sales establishments shall be prohibited. (Ord. 2027)

20C.60.60 Planned Commercial Development.**20C.60.60-010 Purpose.**

- (1) General. This chapter establishes standards and criteria for planned commercial developments. This process allows for flexibility in project design and to integrate the unique features of a project with a site through specific review criteria.
- (2) Planned Commercial Development. The primary purpose of a planned commercial development (PCD) is to enhance the design of a commercial, business, manufacturing or mixed use development by allowing for flexibility and variation from the established site requirements and development standards of the Community Development Guide. PCDs are a mechanism by which the City may allow for variation in the design and arrangement of structures as well as provide for the coordination of project features and related infrastructure. A PCD allows for innovations and special features in site development, including the location and type of structures, the conservation of natural features, the conservation of energy, and the efficient use of open space. (Ord. 1901)

20C.60.60-020 Applicability.

- (1) Planned Commercial Development. PCDs are allowed only in the General Commercial (GC), Retail Commercial (RC), Business Park (BP), Manufacturing Park (MP), Industry (I) and Overlake Business and Advanced Technology (OV) zones. The primary use of a PCD shall be for Commercial, Business and Manufacturing development, although mixed use projects which include a residential component may be processed through the PCD process. The PCD shall not serve as a means of avoiding procedures more appropriately reviewed under the provisions of RCDG Title 20F, Administration and Procedures.

- (2) Property included in a PCD application must be under the same ownership or a signed development agreement must establish control over multiple ownerships.
- (3) In the Southeast Redmond neighborhood, properties designated Manufacturing Park (MP), Business Park (BP) or Industrial (I) that adjoin residentially zoned properties may be included in a PCD application in order to address transportation connections and shared infrastructure design and costs. See RCDG 20C.30.105, Planned Residential Development. (Ord. 1901)

20C.60.60-030 Scope of the Approval.

- (1) General. The PCD approval shall be superimposed on the underlying zoning district. The PCD shall constitute a limitation on the use and design of the site unless modified pursuant to RCDG Title 20F, Administration and Procedures. PCD review procedures are described in detail in RCDG 20F.40.90.
- (2) Scope. The PCD shall be an exception to the regulations to the extent that approved conditions of the PCD modify and supersede the regulations of the underlying zoning district. The PCD shall constitute a limitation on the use and design of the site unless modified pursuant to RCDG Title 20F, Administration and Procedures.
- (3) Approval Time Frame. Development plans may include two or more divisions to be developed successively. If more than five years have lapsed since final approval of the PCD, uncompleted divisions shall be subject to the current City standards and may require modification as provided in RCDG Title 20F, Administration and Procedures.
- (4) PCD and Subdivision. A PCD that requires platting shall not receive final plat approval until a final approval order for the PCD has been granted. No building, construction or other permits shall be issued within a PCD until a final approval order has been issued by the City.
- (5) Approval Process. An applicant may elect to undergo either a one-step or a two-step approval process for a PCD. A one-step approval process would include the City's review and consideration of not only the general project concept, including its intensity and overall design, but also of all specific site and development requirements associated with the proposed development. In a two-step approval process, an applicant would first seek approval of an overall project design and concept

before extending significant time and resources in developing the specific site and development features of the proposal. The second approval associated with the PCD would then relate to specific site and development requirements as defined by the first approval and the Community Development Guide. An applicant may also elect to obtain approval of an overall project design and then proceed with either a subdivision or a binding site plan application based on the initial PCD approval. (Ord. 1901)

20C.60.60-040 Decision Criteria.

- (1) Design Criteria. The City may approve, or approve with modifications, a PCD if the proposal meets the requirements of this chapter and the design of the proposed development is superior in one or more of the following ways to the design that would result from development of the subject property without a PCD:
 - (a) Site design, building orientation and architectural design elements which would not be otherwise realized protects natural features and/or reduces impervious surfaces.
 - (b) More efficient use of parking and storage areas, including cooperative parking facilities.
 - (c) Provides for the more efficient provision of public and private utilities and facilities throughout the development area.
 - (d) Incorporates energy efficient site design and building features.
- (2) Public Facilities. The PCD shall be served by adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, storm water control, sanitary sewer, and parks and recreation facilities.
- (3) Perimeter Design. The perimeter of the PCD shall be designed with the existing or intended character of development adjacent to the subject property and with the physical characteristics of the subject property taken into consideration. Please review related regulations in Chapter 20D.40 RCDG, Design Standards, for further clarity.
- (4) Streets and Sidewalks. Existing and proposed streets and sidewalks within the PCD shall be suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the sub-

ject property. City street standards identified in Appendix 20D-3 may be modified through the PCD process. (Ord. 1901)

20C.60.60-050 Modification of Development Regulations.

- (1) **General Applicability.** The requirements of RCDG 20C.50.25 and 20C.60.25, Site Requirements, may be modified by application of this section. The absence of any standard or site requirement in this section indicates that the PCD application may not vary from that requirement.
- (2) **Building Setbacks.** PCDs are subject to minimum front, rear and side street setbacks of 10 feet, except where joint wall construction allows buildings to be placed on property lines. No minimum interior setback is established, but may be required as a condition of approval. All other building setbacks are as shown in the Site Requirements Chart (RCDG 20C.50.25 and 20C.60.25).
- (3) **Minimum Building Separation.** No minimum building separation requirement is established so long as all building and fire regulations are met. A minimum building separation may be established as a condition of approval for individual PCD applications.
- (4) **Maximum Lot Coverage and Impervious Surface Area.** For PCDs, requirements governing maximum lot coverage for structures and maximum impervious surface area as shown in the Site Requirements Chart (RCDG 20C.50.25 and 20C.60.25) may be exceeded not greater than 10 percent of the maximum indicated in the Site Requirements Chart. Specific lot coverage and impervious surface area requirements may be established for individual PCD applications as a condition of approval.
- (5) **Maximum Height of Structures.** Requirements for building height may be modified as described below with a PCD when it assists in maintaining open space and natural resources, and does not interfere with the established views of adjoining properties. No modifications to the maximum height within areas under the jurisdiction of the Shorelines Management Act are allowed.
- (6) **Street and Utility Standards.** Street and utility standards for PCDs may be modified by the Technical Committee. Street standards for commercial, business and industrial development are defined in Appendix 20D-3 of the Community Development Guide. Standards for water and sewer facilities are

presented in "Design Requirements: Water and Sewer System Extensions" available from the Utility Division of the Public Works Department.

- (7) **Other Modifications.** If necessary to achieve the objectives of this section, an applicant may request additional modifications from the site requirements of RCDG 20C.50.25 or 20C.60.25, except as provided in RCDG 20C.60.60-060, Limitations on Authority to Modify Development Regulations. Approval for modifications other than those specifically described in RCDG 20C.60.60-060 are subject to approval by the City Council. (Ord. 1901)

20C.60.60-060 Limitations on Modifications to Development Regulations.

The following provisions of the Community Development Guide may not be modified pursuant to RCDG 20C.60.60-050, Modification of Development Regulations: any provision of this section, RCDG 20C.60.60; the procedural, enforcement, and administrative provisions of the Community Development Guide or any other applicable City Code; any provision of the Community Development Guide that specifically states that its requirements are not subject to modification under a PCD; any provision of Chapter 20D.140 RCDG, Environmentally Sensitive Area Regulations, except as specifically provided for in this section. (Ord. 1901)

20C.60.60-070 Design Guidelines and Review.

Design Guidelines for residential development are provided in Chapter 20D.40 RCDG, Design Standards. (Ord. 1901)

20C.60.60-080 Minimum Conditions of Approval.

In approving a PCD application, conditions of approval shall at a minimum establish: a master site plan for the entire PCD showing the location of sensitive areas and buffers, open spaces, as well as the locations for development; the buildout time period for the entire project, project phasing and other project specific conditions necessary to mitigate impacts on the environment, public facilities and services including transportation, utilities, drainage, police and fire protection; road design standards that shall apply to the various phases of the project. (Ord. 1901)

20C.65 Overlake – Interim Zones

(Repealed by 2027)

20D.240 Transit Supportive Development*

20D.240.10 Purpose.

20D.240.20 Standards

20D.240.20-010 Citywide Transit Supportive Development Standards.

20D.240.20-020 Green Streets.

*User's Manual – How to Use the Transit Supportive Development Regulations:

1. Determine the proposed uses that will, or may, be part of your development.
2. Using the table in RCDG 20D.240.20-010, determine what requirements, if any, apply to your development. They depend on the proposed uses. Single-family homes and one single duplex have no requirements. Incorporate the applicable requirements into your design.
3. Determine whether the proposed development is on a Green Street. Comprehensive Plan Map N-OV-3 shows the Green Streets identified in the Overlake Neighborhood. At present Green Streets are only applied to the Overlake Neighborhood.
4. If located on a Green Street, incorporate those requirements into your design.

20D.240.10 Purpose.

Land use can have a substantial effect on residents', employees', and visitors' ability to travel by walking or other travel on sidewalks, bike, or use carpools, vanpools, and transit. Using these travel modes rather than single-occupancy motor vehicles can reduce traffic and the adverse impacts on air quality, water quality and neighborhood quality traffic causes. Redmond uses various techniques to provide for transit supportive development. The techniques in this chapter guide site and building design and construction to reduce single-occupancy motor vehicles trips. (Ord. 2027)

20D.240.20 Standards

20D.240.20-010 Citywide Transit Supportive Development Standards.

- (1) All new buildings and development shall comply with the requirements of this section. These requirements apply in addition to the design standards for transit supportive development. Walkways and crossings are not required and not allowed where they would create unsafe conditions.

Requirements	Use on Property Proposed for Development				
	Multi-Family (except one duplex)	Office, Research & Development, and Business Parks	Retail Uses and Eating and Drinking Places	Institutional Uses and Community Facilities	Manufacturing and Industrial Uses
Provide pedestrian walkways that minimize walking distances from the building entrance to the street right-of-way, adjacent transit facilities, and any trail systems on or adjacent to the site.	X	X	X	X	X
Provide pedestrian walkways between the principal entrances to all businesses, uses, and buildings on the development site.	X	X	X	X	X
Arrange buildings on site to minimize distances between buildings and the street and other buildings where consistent with other requirements.		X	X	X	

Requirements	Use on Property Proposed for Development				
	Multi-Family (except one duplex)	Office, Research & Development, and Business Parks	Retail Uses and Eating and Drinking Places	Institutional Uses and Community Facilities	Manufactur- ing and Industrial Uses
Provide pedestrian walkways connecting to adjacent streets or adjacent properties with multi-family developments of three or more units, office uses, research and development, business parks, retail uses, eating and drinking places, institutional uses, manufacturing uses, and community facilities. Barriers that limit future pedestrian access are not permitted. Gates that limit access to employees are allowed.	X ¹	X	X	X	X ²
Provide overhead weather protection along any portion of a building that is adjacent to a pedestrian walkway or sidewalk.		X	X	X	
Provide safe street crossing if related businesses or complementary businesses are across a collector or arterial and no crossing is within 500 feet.	X	X	X	X	X
Provide covered bicycle parking or lockers within 50 feet of an entrance. The number of bicycle parking spaces or lockers shall equal one percent of the employees who will work in the facility and one space for every 10 housing units. At least four bicycle parking spaces or lockers shall be provided.	X	X	X	X	X
Provide shower facilities available to bicycle riders employed on site (may be located in gyms or health clubs within one quarter mile of site by agreement) if the building or complex will accommodate 100 or more employees.		X		X	X
Provide a covered transit stop meeting King County standards if development is adjacent to an existing transit stop and a covered stop is not available within 500 feet of street frontage.	X	X	X	X	X
Locate service bays and loading areas away from pedestrian areas.		X	X	X	

¹ Not required to connect to adjacent properties with manufacturing uses.

² Not required to connect to adjacent properties with manufacturing or residential uses.

(2) Development standards for required improvements:

(a) Pedestrian walkways shall:

- (i) Be at least six feet wide.
- (ii) Be distinguishable from traffic lanes by pavement texture, elevation, or other treatment that achieves the same result.
- (iii) Have adequate lighting for security and safety. Light intensity and fixtures shall comply with Chapter 20D.90 RCDG.
- (iv) Pedestrian walkways shall not be included in impervious surface calculations.

(b) Overhead weather protection:

- (i) Awnings, marquees, canopies, building overhangs or other structures that achieve the same result may be used.
- (ii) The overhead weather protection shall cover at least three feet of the width of the walkway it is to protect.
- (iii) The overhead weather protection shall be at least eight feet above the walkway and ground immediately below it and no more than 12 feet above the walkway.

(c) Sidewalks next to transit stops shall be 10 feet wide and extend to the street curb. A transit shelter may be constructed on up to five feet of the sidewalk. (Ord. 2027)

20D.240.20-020 Green Streets.

- (1) All new buildings and development that border Green Streets shall comply with the requirements of this section. These requirements apply in addition to RCDG 20D.240.20-010, City-wide Transit Supportive Development Standards, and Chapter 20D.40 RCDG, Design Standards.
- (2) Building and site design shall comply with Overlake Neighborhood Policy N-OV-58.
- (3) Transit Stops.

◆ Comprehensive Plan Map N-OV-3 shows the location of Green Streets. Overlake Neighborhood Policy N-OV-58 guides building and site design on properties adjacent to Green Streets and administration of the Green Street development regulations.

(a) Transit stops should be located every 1,200 feet along Green Streets unless space is not available for the stop, the stop would create hazards, the stop would create difficulties for transit or traffic operations, the stop would not comply with Metropolitan King County requirements, or the stop would create other problems. Transit stops shall be located every 1,500 feet along Green Streets where consistent with Metropolitan King County standards. Where routes run along both sides of the street, transit stops shall be located on both sides of the street. If a transit stop is not located along the street every 1,200 feet, the applicant shall work with Metropolitan King County and the City of Redmond to locate and fund a stop and the necessary street improvements.

(b) Each transit stop shall include lighting and a shelter with a bench or sitting area. If the building is designed with a lobby that allows the building users to see transit vehicles approaching the stop from both sides of the street and adequate time to reach the stop, a shelter is not required at the stop.

(c) Transit stops shall include design features or changes in materials that demarcate the stop. These features may include pavement changes, lighting fixtures, shelter design, the design of nearby walls, or graphics.

(4) Parking Lots along Green Streets.

(a) Along a Green Street, parking lots should be located to the side and rear of buildings.

(b) If parking must be included between a building and a Green Street, it should be no wider than one parking bay and one driving lane.

(c) Ten feet of landscaping shall be provided between the sidewalk and the parking lot if located along a Green Street.

(d) If it is otherwise impossible to locate the parking on the site as surface parking, additional parking may be located between the building and the Green Street. In determining impossibility, moving proposed buildings and public facilities shall be considered and shall be used as a solution before concluding that it is impossible to locate the parking on the site.

(5) Buildings along a Green Street shall be located no farther than 50 feet from the right-of-way.

- (6) Buildings along a Green Street shall front on the street and shall have a primary entrance on the street.
- (7) Fences, hedges, and freestanding walls may be used along Green Streets under the following conditions:
 - (a) Solid walls, fences, and hedges four feet in height or less may be allowed.
 - (b) Decorative or security walls, fences and hedges that allow visibility from three feet from the ground and higher, such as wrought iron and split rail fences, may be allowed and shall not exceed six feet in height.
 - (c) All allowable walls, hedges, and fences between a building and a public street shall provide for access every 200 feet. Where a fence is provided for security purposes, the entrances may be limited to employees through key cards or other means.

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