

RZC 21.14 Commercial Regulations

- 21.14.010 Neighborhood Commercial 1**
- 21.14.015 Neighborhood Commercial 2**

(Remaining sections of RZC 21.14 are hereby maintained and not amended as part of City File No. L100393)

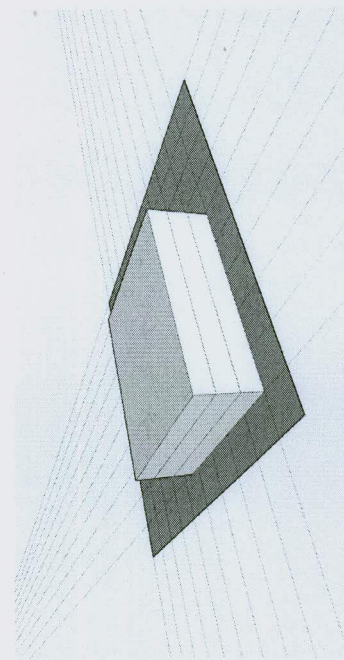
21.14.010 Neighborhood Commercial 1 (NC-1)

(A) Purpose. The purpose of the Neighborhood Commercial 1 (NC-1) zone is to provide for attractively designed small-scale shopping areas that offer convenience goods and professional and personal services for the daily needs of nearby neighborhoods and that serve as neighborhood gathering places. The intent is to ensure compatibility with the vicinity neighborhood character and to reduce trip length and frequency by allowing only those uses that primarily serve the neighborhood and that do not have a tendency to draw traffic from outside the neighborhood. Location on transit routes and near pedestrian facilities and bike paths is intended to encourage transit use, walking, and biking and to promote convenient access within the shopping area and to and from the neighborhood. Neighborhood Commercial developments should be compatible in height, size, bulk, and design with adjacent residential uses. Mixed-use development is encouraged.

(B) Maximum Development Yield.

| Base | Residential Bonuses Available, and Quantity | Maximum |
|--------------------------------|--|---------|
| Floor area ratio (FAR) 0.60 | Affordable Housing: 0.03 maximum amount Green Building and Green Infrastructure: 0.1 incentive rate | 0.66 |
| Height 35 feet | None | 35 feet |

Example of a building, 35' in height with FAR = 0.66.



(C) Regulations Common to All Uses.

| Regulation | Standard | Exceptions |
|---|----------|--|
| Minimum Setbacks (ft) Front and street Side and rear | 15 10 | <p>1. As part of a binding site plan, site plan entitlement, or master planned development, required setbacks may be modified as follows:</p> <ul style="list-style-type: none"> a. Side setback distances may be modified to permit a zero side setback to accommodate clustering b. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets <p>Setbacks for structures abutting residential zones shall not be modified.</p> <p>2. 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, and no accessory structures are allowed in setback areas.</p> <p>3. Projections or equipment. Attached or detached mechanical structures or equipment, including 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 are not allowed in a required setback abutting a residential zone. 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.</p> |
| Landscaping | 30% | <p>1. Parking lots shall include interior landscaping. All Neighborhood Commercial parking lots shall apply landscaping standards. Parking lots with less than 20 spaces shall apply landscaping standards for 20 to 150 spaces in RZC</p> |

| Regulation | Standard | Exceptions |
|---|--------------|---|
| | | <p>21.32.070B, General Requirements.</p> <p>2. Landscaped areas adjacent to front- and side-streets and pedestrian plazas shall be Type III, Low-Cover (RZC 21.32.080 Types of Planting).</p> <p>3. A minimum of seven percent of required landscaped areas shall be constructed as a public plaza or courtyard.</p> <p>4. The gross floor area of multi-seasonal, public plazas and courtyards that include a combination of seating, overhead cover from the elements, and heating may be multiplied by 1.50 for calculating required landscaping.</p> <p>5. Up to one-half of the required landscaped area may be at other levels if it is in a publicly accessible and usable common area.</p> <p>6. Required landscaping may include on-site stormwater management facilities such as runoff dispersion areas.</p> |
| <u>Impervious surface area</u> | 70% | 1. Maximum height in shoreline areas is 35 feet, except that structures, including bridges that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP) |
| <u>Height (feet)</u> | 35 | 1. Residential use FAR is additive to the commercial use FAR. Base floor area ratio, in total, shall not exceed 0.60 FAR. |
| | | 2. Each commercial establishment shall not exceed 3,500 square feet gross floor area, unless otherwise specified. |
| | | 3. Commercial gross floor area may be increased to 5,000 square feet for each commercial establishment that provides and dedicates one or a combination of the following community gathering amenities at a minimum size of 200 square feet: |
| | | <p>a. Outdoor, multi-seasonal, public plaza or courtyard, RZC 21.60.030 Community Space.</p> <p>b. Community meeting space.</p> <p>c. Children's play space.</p> |
| <u>FAR</u> <u>Commercial</u> <u>Residential</u> | 0.30 0.30 | 4. RZC 21.20 Affordable Housing and RZC 21.08.330 Green Building and Green Infrastructure Incentive Program incentives are additive to the residential portion of the development as follows: |
| Maximum | | <p>a. Bonus market-rate residential FAR is permitted as an incentive at a 1:1 ratio for residential FAR provided as affordable housing for a maximum density bonus of an additional 0.03 Residential FAR. For example: each 1,000 sq ft of affordable housing at 80% or less of the King County median income yields an additional 1,000 sq ft. of bonus market rate housing, up to a total 0.03 Residential FAR.</p> <p>b. Green building is calculated based on the point system in RZC 21.08.330 Green Building and Green Infrastructure Incentive Program and is calculated at 0.10 FAR bonus based on the respective technique and incentive. For example: 1 acre site x 0.30 Residential FAR = 13,068 Residential sq ft X 0.10 Green FAR = 1,307 sq ft</p> |
| <u>Site size (acreage)</u> | 1 | 1. Commercial uses are permitted on sites up to one acre in size. |
| <u>Hours of Operation</u> | | 2. Sites of more than one acre shall apply a lot line revision to establish no greater than one acre for the NC-1 zone. |
| <u>Drive-through</u> | | 3. Critical areas and associated buffers are exempt from the lot line revision requirement. Additional acreage that is designated as a critical area or associated buffer may be retained and shall be designated as preserved |
| | | 1. Sunday - No earlier than 7:00 am and no later than 9:00 pm |
| | | 2. Monday through Thursday - No earlier than 6:00 am and no later than 9:00 pm |
| | | 3. Friday and Saturday - No earlier than 7:00 am and no later than 11:00 pm |
| | | 1. Drive-through establishments are prohibited with the exception of drive-up stands. |

(D) Redmond Comprehensive Plan policies: Policies in the Commercial section of the Land Use Element apply to the location and development of Neighborhood Commercial zones.

(E) Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Neighborhood Commercial (NC-1) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Section | Use | Parking ratio: unit of measure (required, allowed) | Special Regulations |
|--|--|---|--|
| Residential | | | |
| 1 | Residential | Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more | |
| 2 | Mixed-use residential | | |
| General Sales or Service | | | |
| 3 | Consumer goods sales or service, other than heavy or durable | 1,000 sq ft gross floor area (2.0, 3.0) | |
| 4 | Grocery, food, beverage, and dairy | | |
| 5 | Professional services | | |
| 6 | Full-service restaurant | | |
| 7 | Cafeteria or limited-service restaurant | | |
| 8 | Personal services | | |
| Transportation, Communication, Information, and Utilities | | | |
| 9 | Rapid charging station | | |
| 10 | Battery exchange station | | 1. Permitted only when three sides of site abut nonresidential zone. |
| 11 | Communications and Information | | 1. Only libraries are permitted. |
| 12 | Large Satellite Dishes/Amateur Radio Antenna(s) | Adequate to accommodate peak use | Subject to RZC 21.56 Wireless Communication Facilities. |
| 13 | Antenna Array and Base Stations | | A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities for specific development requirements. 1. Subject to RZC 21.56 Wireless Communication Facilities. 2. Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit. |
| 14 | Antenna Support Structures | | |
| 15 | Local utilities | | |

| Section | Use | Parking ratio: unit of measure (required, allowed) | Special Regulations |
|--|---|---|---|
| 16 | Regional utilities | | 1. Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit. |
| Arts, Entertainment, and Recreation | | | |
| 17 | Museums and other special purpose recreational institutions | 1,000 sq ft gross floor area (2.0, 3.0) | |
| 18 | Amusement, sports, or recreation establishment | Adequate to accommodate peak use | |
| 19 | Natural and other recreational parks | | |
| Education, Public Administration, Health Care, and other Institutions | | | |
| 20 | Government functions | Employee during maximum shift (1.0,1.0) | 1. Limited to 1,000 square feet gross floor area per establishment. 2. Excludes maintenance shops. |
| Other | | | |
| 21 | Water-enjoyment use | Adequate to accommodate peak use | 1. Only allowed in the Bear Creek shoreline jurisdiction downstream of Avondale Road on Union Hill Road, Redmond Way, or SR 520; and, in the Sammamish River shoreline jurisdiction at NE 85 th St. or NE 90 th St. |
| 22 | Kiosk | | 1. Within the shoreline jurisdictions of Bear Creek and the Sammamish River, limited to uses associated with water enjoyment. |
| 23 | Vending cart | | 2. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. 3. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 4. Structures shall be secured to prevent tipping and endangering public safety. 5. Maximum size is six feet wide by ten feet long. 6. Administrative design review required for structures. |

| <u>Section</u> | <u>Use</u> | <u>Parking ratio: unit of measure (required, allowed)</u> | <u>Special Regulations</u> |
|----------------|-----------------------|---|--|
| 24 | <u>Drive-up stand</u> | 1,000 sq ft gross floor area (2.0, 3.0) | <ol style="list-style-type: none"> 1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. 2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long. 5. Administrative design review required for structures. 6. Must submit circulation plan addressing queuing. |

(F) Cross-references. For information on how to measure various site requirements like height and setbacks, see RZC 21.16.010, Site Requirements How-To. See RZC 21.16.020, Other Applicable Regulations, for information on other standards that may apply to you.

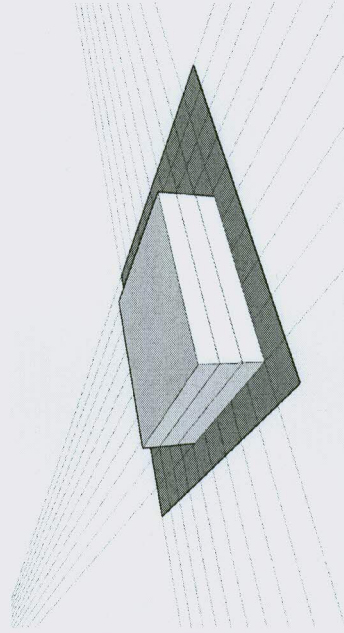
21.14.0.150 Neighborhood Commercial 2 (NC-2)

(A) Purpose. The purpose of the Neighborhood Commercial 2 (NC-2) zone is to provide for attractively designed small-to-medium-scale shopping areas that offer convenience goods, professional and business services, and personal services for the daily needs of nearby neighborhoods and that serve as neighborhood gathering places. The intent is to promote compatibility with the vicinity neighborhood character and to reduce trip length and frequency by allowing only those uses that primarily serve the neighborhood and that do not have a tendency to draw traffic from outside the neighborhood. Location on transit routes and near pedestrian facilities and bike paths is intended to encourage transit use, walking, and biking and to promote convenient access within the shopping area and to and from the neighborhood. Neighborhood Commercial developments should be compatible in height, size, bulk, and design with adjacent residential uses. Mixed-use development is encouraged.

(B) Maximum Development Yield.

| | Base | Bonuses Available, and Quantity | Maximum |
|------------------------|----------------------|---|----------------------|
| Floor area ratio (FAR) | 0.60 | <p>None Community gathering: 0.05</p> <p>Open space: 0.05</p> <p>Residential Incentives:</p> <p>Affordable Housing: 0.05 maximum amount</p> <p>Green Building and Green Infrastructure: 0.05 incentive rate</p> | 0.860 |
| Height | 2 stories 35 feet | None | 2 stories 35 feet |

Example of a 2-story building, 35' in height with FAR = 0.860.



(C) Regulations Common to All Uses.

| Regulation | Standard | Exceptions |
|--|----------------|--|
| Lot frontage (ft) | 80 | |
| Setbacks (ft) Front and street Side and rear | 20 15 10 | <p>1. As part of a binding site plan, site plan entitlement, or master planned development, required setbacks may be modified as follows:</p> <ul style="list-style-type: none"> a. Side setback distances may be modified to permit a zero side setback to accommodate clustering b. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets <p>Setbacks for structures abutting residential zones shall not be modified.</p> <p>2. 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, and no accessory</p> |

| Regulation | Standard | Exceptions |
|-------------------------|----------|---|
| | | <p>structures are allowed in setback areas.</p> <p>3. Projections or equipment. Attached or detached mechanical structures or equipment, including 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 are not allowed in a required setback abutting a residential zone. 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.</p> |
| Landscaping | 25% | <p>1. <u>Parking lots shall include interior landscaping. All Neighborhood Commercial parking lots shall apply landscaping standards. Parking lots with less than 20 spaces shall apply landscaping standards for 20 to 150 spaces in RZC 21.32.070(B), General Requirements.</u></p> <p>2. <u>Landscaped areas adjacent to front- and side-streets and pedestrian plazas shall be Type III, Low-Cover (RZC 21.32.080 Types of Planting).</u></p> <p>3. <u>A minimum of seven percent of required landscaped areas shall be constructed as a public plaza or courtyard.</u></p> <p>4. <u>The gross floor area of multi-seasonal, public plazas and courtyards that include a combination of seating, overhead cover from the elements, and heating may be multiplied by 1.50 for calculating required landscaping.</u></p> <p>5. <u>Up to one-half of the required landscaped area may be at other levels if it is in a publicly accessible and usable common area.</u></p> <p>4-6. <u>Required landscaping may include on-site stormwater management facilities such as runoff dispersion areas.</u></p> |
| Impervious surface area | 705% | <p>1. <u>Maximum height in shoreline areas is 35 feet, except that structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)</u></p> |
| Height (stories/feet) | 352 | <p>1. <u>Base floor area ratio, in total, shall not exceed 0.60 FAR.</u></p> <p>2. <u>Each commercial establishment shall not exceed 5,000 square feet gross floor area, unless otherwise specified.</u></p> <p>3. <u>A commercial use that provides and dedicates the following may increase their commercial floor area ratio as specified:</u></p> <p>a. <u>Community Gathering amenities, a maximum increase of 0.05 FAR, by dedicating a combination of at least two of the following at no less than 8 percent of the final gross floor area:</u></p> <ul style="list-style-type: none"> i. <u>Outdoor, multi-seasonal, public plaza or courtyard as defined below, refer to landscaping section.</u> ii. <u>Community meeting space.</u> iii. <u>Children's play space.</u> <p>b. <u>Open Space, a maximum increase of 0.05 FAR, by dedicating no less than 40 percent of the original lot area as open space. Critical areas apply toward the 40 percent.</u></p> |
| FAR | 0.30 | <p>— <u>All legal lots are entitled to 10,000 square feet GFA provided that other site requirements can be met.</u></p> <p>2. <u>In mixed-use structures, maximum FAR for residential uses and for other uses in additive (i.e., up to 0.60).</u></p> |
| Commercial Residential | 0.30 | <p>4. <u>Residential use FAR is additive to the commercial use FAR.</u></p> <p>5. <u>RZC 21.20 Affordable Housing and RZC 21.08.330 Green Building and Green Infrastructure Incentive Program incentives are additive to the residential portion of the site as follows:</u></p> <p>a. <u>Bonus market-rate residential FAR is permitted as an incentive at a 1:1 ratio for residential FAR provided as affordable housing for a maximum density bonus of an additional 0.05 Residential FAR. For example: each 1,000 sq ft of affordable housing at 80% or less of the King County median income yields an additional 1,000 sq ft. of bonus market rate housing, up to a total 0.05 Residential FAR.</u></p> <p>b. <u>Green building is calculated based on the point system in RZC 21.08.330 Green Building and Green Infrastructure Incentive Program and is calculated at 0.05 FAR bonus based on the respective technique and incentive. For example: 3 acre site x 0.30 Residential FAR = 39,204 Residential sq ft X 0.05 Green</u></p> |

Maximum

| Regulation | Standard | Exceptions |
|-----------------------------------|----------|--|
| | | <p>FAR = 1,960 sq ft.</p> |
| <p><u>Site size (acreage)</u></p> | <p>3</p> | <ol style="list-style-type: none"> 1. Commercial uses are permitted on sites of up to three acres in size. 2. Sites of more than three acres shall apply a lot line revision to establish no greater than three acres for the NC-2 zone. 3. Critical areas and associated buffers are exempt from the lot line revision requirement. Additional acreage that is designated as a critical area or associated buffer may be retained and shall be designated as preserved. <ol style="list-style-type: none"> 1. Sunday - No earlier than 5:00 am and no later than 10:00 pm 2. Monday through Thursday - No earlier than 5:00 am and no later than 10:00 pm 3. Friday and Saturday - No earlier than 5:00 am and no later than 11:00 pm 4. Hours of operation may be further limited if residential uses are located in same structure. |
| <p><u>Hours of Operation</u></p> | | <ol style="list-style-type: none"> 1. Drive-through establishments are prohibited with the exception of drive-up stands. |
| <p><u>Drive-through</u></p> | | |

(D) Redmond Comprehensive Plan policies: Policies in the Commercial section of the Land Use Element apply to the location and development of Neighborhood Commercial zones.

(E) Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Neighborhood Commercial (NC-2) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Section | Use | Parking ratio: unit of measure (required, allowed) | Special Regulations |
|---------------------------------|--|---|--|
| Residential | | | |
| 1 | Residential structure | Studio (1.2, 1.2) 1-bdrm (1.5, 1.5) 2-bdrm (1.8, 1.8) 3+-bdrm (2.0, 2.0) Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more | |
| | Mixed-use residential structure | | |
| General Sales or Service | | | |
| 2 | Automobile sales, service, or rental establishment | | <ol style="list-style-type: none"> 1. Gasoline service only – no other uses permitted. 2. Gasoline service permitted only when three sides of site abut nonresidential zone. 3. Hours of operation may be limited if residential uses located in upper stories of same building. 4. Limited to 5,000 square feet gross floor area per establishment in mixed-use or multi-tenant building. |
| 3 | Consumer goods sales or service, other than heavy or durable | 1,000 sq ft gross floor area (4.0, 5.0) | <ol style="list-style-type: none"> 1. Hours of operation may be limited if residential uses located in upper stories of same building 2. Limited to 5,000 square feet gross floor area per establishment in mixed-use or multi-tenant building. |
| 4 | Grocery, food, beverage, and dairy | | <ol style="list-style-type: none"> 1. A grocery, food, beverage, or dairy establishment that attains a minimum of LEED Silver Certification or comparable Built Green or other certification as determined by the Technical Committee may exceed the 5,000 square feet gross floor area with a gross floor area no greater than 25,000 square feet. |
| 5 | Health and personal care | | <ol style="list-style-type: none"> 1. Hours of operation may be limited if residential uses located in upper stories of same building. 2. Limited to 5,000 square feet gross floor area per establishment in mixed-use or multi-tenant building. |

| Section | Use | Parking ratio: unit of measure (required, allowed) | Special Regulations |
|--|---|---|--|
| 6 | Finance and insurance | | <ol style="list-style-type: none"> Hours of operation may be limited if residential uses located in upper stories of same building. Limited to 5,000 square feet gross floor area per establishment in mixed-use or multi-tenant building. 1. Drive thru facilities prohibited. |
| 7 | Real estate services | | <ol style="list-style-type: none"> Self-storage facilities prohibited. |
| 8 | Professional services | | <ol style="list-style-type: none"> Limited to 5,000 square feet gross floor area per establishment in mixed-use or multi-tenant building. |
| 9 | Full-service restaurant | 1,000 sq ft gross floor area (9.0, 9.0) | <ol style="list-style-type: none"> Drive thru facilities prohibited. Hours of operation may be limited if residential uses located in upper stories of same building. |
| 10 | Cafeteria or limited-service restaurant | 1,000 sq ft gross floor area (10.0, 10.0) | <ol style="list-style-type: none"> Limited to 5,000 square feet gross floor area per establishment in mixed-use or multi-tenant building. |
| 11 | Personal services | 1,000 sq ft gross floor area (4.0, 5.0) | <ol style="list-style-type: none"> Hours of operation may be limited if residential uses located in upper stories of same building. Limited to 5,000 square feet gross floor area per establishment in mixed-use or multi-tenant building. |
| Transportation, Communication, Information, and Utilities | | | |
| 12 | Rapid charging station | | <ol style="list-style-type: none"> Permitted only when three sides of site about nonresidential zone. |
| 13 | Battery exchange station | | <ol style="list-style-type: none"> Hours of operation may be limited if residential uses located in upper stories of same building. Limited to 5,000 square feet gross floor area per establishment in mixed-use or multi-tenant building. |
| 14 | Communications and Information | | <ol style="list-style-type: none"> Only libraries are permitted. Hours of operation may be limited if residential uses located in upper stories of same building. Limited to 5,000 square feet gross floor area per establishment in mixed-use or multi-tenant building. |
| 15 | Large Satellite Dishes/Amateur Radio Tower | Adequate to accommodate peak use | Subject to RZC 21.56 Wireless Communication Facilities. |
| 16 | Antenna Array and Base Stations | | A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities for specific development requirements. |
| 17 | Antenna Support Structures | | <ol style="list-style-type: none"> Subject to RZC 21.56 Wireless Communication Facilities. Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit. |
| 18 | Local utilities | | |
| 19 | Regional utilities | | <ol style="list-style-type: none"> Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit. |
| Arts, Entertainment, and Recreation | | | |
| 20 | Museums and other special purpose recreational institutions | 1,000 sq ft gross floor area (10.0, 10.0) | <ol style="list-style-type: none"> Hours of operation may be limited if residential uses located in upper stories of same building. Limited to 5,000 square feet gross floor area per establishment in mixed-use or multi-tenant building. |

| Section | Use | Parking ratio: unit of measure (required, allowed) | Special Regulations |
|--|---|--|---|
| 21 | Amusement, sports, or recreation establishment | | |
| 22 | Natural and other recreational parks | Adequate to accommodate peak use | |
| Education, Public Administration, Health Care, and Other Institutions | | | |
| 23 | Public administration | 1,000 sq ft gross floor area (4.0, 5.0) | <ol style="list-style-type: none"> 1. Hours of operation may be limited if residential uses located in upper stories of same building. 2. 1. Limited to 5,000 square feet gross floor area per establishment in mixed-use or multi-tenant building. |
| 24 | Other government functions | Employee during maximum shift (1.0, 1.0) | <ol style="list-style-type: none"> 1. Excludes maintenance shops |
| 25 | Ambulatory and outpatient services | 1,000 sq ft gross floor area (4.0, 5.0) | <ol style="list-style-type: none"> 1. Limited to 5,000 square feet gross floor area per establishment in mixed-use or multi-tenant building |
| 26 | Social assistance, welfare, and charitable services | Adequate to accommodate peak use | <ol style="list-style-type: none"> 1. Excludes day care centers |
| 27 | Day care center | | <ol style="list-style-type: none"> 1. Hours of operation may be limited if residential uses located in upper stories of same building 2. Limited to 5,000 square feet gross floor area per establishment in mixed-use or multi-tenant building 3. 1. Play equipment shall be located no less than 10 feet from any property line 4. 2. Shall not be located closer than 300 feet from existing day care operation in residential zone |
| Other | | | |

| Section | Use | Parking ratio: unit of measure (required, allowed) | Special Regulations |
|---------|---------------------|---|---|
| 28 | Water-enjoyment use | Adequate to accommodate peak use | <p>1. Only allowed in the Bear Creek shoreline jurisdiction downstream of Avondale Road on Union Hill Road, Redmond Way, or SR 520; and, in the Sammamish River shoreline jurisdiction at NE 85th Street or NE 90th Street.</p> |
| 29 | Kiosk | | <p>1. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River, limited to uses associated with water enjoyment.</p> <p>2. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>3. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>4. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>5. Maximum size is six feet wide by ten feet long.</p> <p>6. Administrative design review required for structures.</p> |
| 30 | Vending cart | | <p>1. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River.</p> <p>2. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>3. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>4. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>5. Maximum size is six feet wide by ten feet long.</p> <p>6. Administrative design review required for structures.</p> |
| 31 | Drive-up stand | 1,000 sq. ft. gross floor area (4.0, 5.0) | <p>1. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River.</p> <p>2. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>3. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>4. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>5. Maximum size is six feet wide by ten feet long.</p> <p>6. Administrative design review required for structures.</p> <p>7. Must submit circulation plan addressing queuing.</p> |

(E)(F) Cross-references. For information on how to measure various site requirements like height and setbacks, see RZC 21.16.010, Site Requirements How-To. See RZC 21.16.020, Other Applicable Regulations, for information on other standards that may apply to you.