

CITY OF REDMOND  
ORDINANCE NO. 2570

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND REDMOND COMMUNITY DEVELOPMENT GUIDE, 20C.60.20-030 BUSINESS, MANUFACTURING AND INDUSTRY ZONES PERMITTED LAND USE CHART (A SUB-SECTION OF BUSINESS, MANUFACTURING AND INDUSTRIAL ZONES - PERMITTED LAND USES IN BUSINESS, MANUFACTURING AND INDUSTRY ZONES) IN ORDER TO ALLOW WINERIES AND BREWERIES IN THE MANUFACTURING PARK ZONE TO DEVOTE UP TO 25 PERCENT OF GROSS FLOOR AREA TO EATING AND DRINKING ESTABLISHMENTS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

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WHEREAS, the Growth Management Act requires that comprehensive plan and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, state agencies received 60-day notice of the proposed amendment to the Redmond Community Development Guide regarding the Manufacturing Park zone on September 3, 2010; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on September 3, 2010; and

WHEREAS, on September 29, 2010, the Planning Commission conducted a public hearing to receive public comment and conducted a study session on September 22, 2010, to discuss the proposed amendment to the Redmond Community Development Guide regarding the Manufacturing Park zone; and

WHEREAS, on October 13, 2010, the Planning Commission recommended City Council approval of the proposed amendment to the Redmond Community Development Guide regarding the Manufacturing Park zone; and

WHEREAS, the City Council held public meetings on November 1, 2010, and November 16, 2010, to review the recommended amendment; and

WHEREAS, the City of Redmond desires to amend the Community Development Guide as it pertains to the Manufacturing Park zone in order to provide opportunity for wineries and breweries to accommodate over 100 patrons; without compromising the existing policy objectives of the Manufacturing Park zone, and without causing compatibility issues with surrounding land uses, and without drawing higher-turnover food and beverage service land uses away from Downtown and Overlake.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2. Findings, Conclusions and Analysis. The City Council hereby adopts the findings and conclusions contained in the Planning Commission Report dated October 13, 2010, including

all related attachments and exhibits to that report.


Section 3. Amendment of the Redmond Community Development Guide, Manufacturing Park zone. The text of the Redmond Community Development Guide, 20C.60.20-030 BUSINESS, MANUFACTURING AND INDUSTRY ZONES PERMITTED LAND USE CHART (A SUB-SECTION OF BUSINESS, MANUFACTURING AND INDUSTRIAL ZONES - PERMITTED LAND USES IN BUSINESS, MANUFACTURING AND INDUSTRY ZONES), is hereby amended to read as shown in Exhibit 1 incorporated herein by this reference as if set forth in full to this ordinance.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

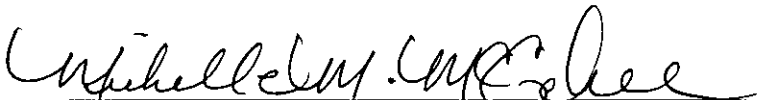
Section 5. Effective Date. This ordinance shall take effect five days after passage and publication of an approved summary consisting of the title.

ADOPTED by the Redmond City Council this 18th day of  
January, 2011.

CITY OF REDMOND

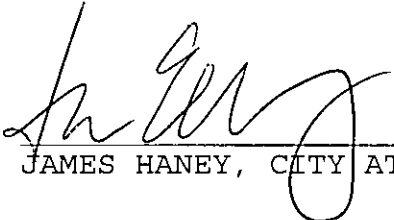
  
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RICHARD COLE, MAYOR PRO TEM

ATTEST:

  
\_\_\_\_\_  
MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

  
\_\_\_\_\_  
JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	January 12, 2011
PASSED BY THE CITY COUNCIL:	January 18, 2011
SIGNED BY THE MAYOR:	January 18, 2011
PUBLISHED:	January 24, 2011
EFFECTIVE DATE:	January 29, 2011
ORDINANCE NO. 2570	

ADOPTED 4-3; YES: Allen, Carson, Myers and Stilin  
NO: Cole, Margeson and Vache

# Exhibit 1

## 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	MP	I
<b>Housing</b>			
Residential Mixed-Use	P <sup>1</sup>		
Secure Community Transition Facility	C <sup>17</sup>	C <sup>17</sup>	C <sup>17</sup>
<b>Recreation and Entertainment</b>			
Adult Entertainment Facilities <sup>2</sup>	S	S	S
Corporate Conference Centers accessory to primary business activity	P		
Athletic Clubs and Fitness Centers	P	P	
Public and Private Parks and Open Space	P	P	P
<b>Wholesale and Retail Trade</b>			
Wholesale Trade, Warehousing and Distribution <sup>5</sup>	P	P	P <sup>11</sup>
Eating and Drinking Establishments (Sit-down/Carry-out) in multi-tenant buildings <sup>3, 3a</sup>	P	P	C
Convenience retail commercial uses <sup>16</sup>	P		
Membership Wholesale/Retail Warehouse <sup>21</sup>		P	
Retail Vehicle Fuel Sales (with or without mini-marts) <sup>4</sup>	C	C	
Retail Vehicle Sales <sup>23</sup>		S	
Vending Carts/Kiosks	S <sup>5a</sup>	S <sup>5a</sup>	
<b>Water-Enjoyment Uses</b>			
Manufacturing and Assembly Uses <sup>4</sup>		S <sup>5b</sup>	S <sup>5b</sup>
Food and Kindred Products <sup>3a</sup>		P <sup>3b</sup>	P
Apparel and other Textile Products		P	P
Building Materials, including wood products, stone, glass and concrete products		P	P
Asphalt and Concrete Batch Plants and other outdoor processing operations <sup>6, 7</sup>		S	S
Mining, Quarrying and other Extractive operations <sup>7</sup>			C
Furniture and Fixtures	C	P	P
Paperboard Containers and Boxes	C	P	P
Printing, Publishing, and Allied Products	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
Perfumes, Cosmetics and Similar Preparations		P	P
Fabricated Metal Products		C	P
Industrial and Commercial Machinery		C	P
Computer and Office Equipment	P	P	P
Advanced Technology: Computer Hardware and Software	P	P	
Electrical and Electronic Equipment and Components	P	P	P

# Exhibit 1

Aircraft Parts, Aerospace and Space Vehicles and Parts	P	P	P
Measuring, Analyzing and Controlling Instruments, Photographic, Medical, Optical, Watches and Clocks	P	P	P
Miscellaneous Manufacturing Industries		P	P
Incidental Hazardous Waste Treatment and Storage <sup>8</sup>	S	S	
Primary Hazardous Waste Treatment and Storage <sup>8</sup>		C	
<b>Services</b>			
Research and Development Facilities	P	P	P
Corporate Headquarters and Regional Offices associated with other Permitted Uses <sup>20</sup>	P	P	
Construction/Contractors: Offices and Storage of Materials and Equipment		P	P
Construction/Contractors: Offices only	P		
Commercial/Industrial Photography, Cinematography, Video Production	P	P	
Convenience Service, Personal Service, and Professional Service uses <sup>16</sup>	P		
Business Services: Technology Service and Support, Copy and Connectivity Centers, Consultants who directly support surrounding businesses, Telework Centers	P	P	
Day Care Centers <sup>9</sup>	S	S	
Kennels <sup>22</sup>		S	
Rental Storage and Mini Warehouses <sup>10</sup>		P	
Rental Services: Furniture, Tools, and Equipment with Exterior Storage	P	P	
Vehicle Rentals: Autos, Trucks, Trailers, Recreational Vehicles, Construction and Heavy Hauling Equipment <sup>12</sup>		S	S
Auto and Boat Repair <sup>12a</sup>		P	P
Medical Diagnostic and Short-Term Treatment Facilities <sup>24</sup>	P		
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade Schools with the capacity for up to 150 total students <sup>16</sup>	S	S <sup>19</sup>	
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade Schools with the capacity for more than 150 students <sup>18</sup>	C	C <sup>19</sup>	
Churches, Synagogues, Temples, (1 – 750 seats), and Related Activities <sup>13</sup>		S	
Churches, Synagogues, Temples, (>750 seats), and Related Activities <sup>13</sup>		C	
Charitable, Social, Professional & Labor Organizations	P		
<b>Transportation, Communication and Utilities</b>			
Railroad Facilities (Excluding Yards, Shops and Maintenance Facilities)	P	P	P
Transit Facilities, including Transit Centers, Rail and Park-and-Ride Lots	P	P	P
Motor Vehicle Maintenance Garage, Motor Freight Services and Terminals		P	P
Heliports and Helicopter Landing and Storage (excluding Medivac)	C	C	C
Commercial Parking Lots & Parking Garages	P <sup>14</sup>		
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 <sup>15</sup>	S	S	S
Broadcast and Relay Towers <sup>15</sup>	C	S	S
Wireless Communication Facilities <sup>15</sup>	S	S	S
Local Utilities	P	P	P

# Exhibit 1

Regional Utilities	P	P	P
Solid Waste Transfer and Recycling		P	P
P = Permitted Use; S = Special Use; C = Conditional Use			

**Notes:**

- <sup>1</sup> 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.
- <sup>2</sup> See adult entertainment regulations in Chapter [20D.20](#) RCDG, Adult Entertainment.
- <sup>3</sup> When located in a multi-tenant building. Limited to a maximum seating capacity of 50-person capacity. Hours of operation only allowed between 6:00 a.m. to 10:00 p.m.; on-site parking to be provided for each employee.
- <sup>3a</sup> Eating and drinking establishment which is a secondary operation to the manufacturing or assembly of food and kindred products shall occupy no more than 25 percent of the combined gross floor area of both uses. It may exceed the 50-person **SEATING** capacity limit with up to 100-person **SEATING** capacity, or that accommodated in 25 percent of gross floor area of both uses, whichever is less.
- <sup>3b</sup> EATING AND DRINKING ESTABLISHMENT WHICH IS A SECONDARY OPERATION TO A WINERY OR BREWERY IS NOT BOUND TO THE ABOVE SEATING CAP, BUT SHALL OCCUPY NO MORE THAN 25 PERCENT OF THE COMBINED GROSS FLOOR AREA OF BOTH USES.** Allowed in a stand-alone building when part of a multi-tenant complex of multiple buildings on one property. On-site parking shall be provided for each employee.
- <sup>4</sup> 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](#).
- <sup>5</sup> Provided any retail sales are manufactured goods produced on the premises, or associated with and accessory or secondary to the primary manufacturing, assembly, wholesaling or distribution activity. The display and sales areas shall not exceed 10 percent of the gross floor area of the combined manufacturing, display and sales areas or 1,000 square feet, whichever is less.
- <sup>5a</sup> Within the shoreline jurisdictions of Bear Creek and the Sammamish River, vending carts and kiosks associated with a water-enjoyment use are permitted, subject to the special use standards in RCDG [20D.170.35](#). (SMP)
- <sup>5b</sup> Within the shoreline jurisdiction only, water-enjoyment uses are allowed in limited areas, as follows: (SMP)
  - (a) Bear Creek: Downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520;
  - (b) Sammamish River: At NE 85th Street or NE 90th Street.
- <sup>6</sup> Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.
- <sup>7</sup> Subject to Special Use Criteria, RCDG [20D.170.30](#), Batch Plants and Extractive Industry.
- <sup>8</sup> Subject to Special Use Criteria, RCDG [20D.170.60](#), Hazardous Waste Treatment and Storage Facilities.
- <sup>9</sup> Subject to Special Use Criteria, RCDG [20D.170.50](#), Day Care.
- <sup>10</sup> No business activities are allowed to operate from storage spaces.

# Exhibit 1

- <sup>11</sup> When associated with a permitted manufacturing use.
- <sup>12</sup> Subject to Special Use Criteria, RCDG 20D.170.20, Automobile, Recreational Vehicle and Boat: Sales, Service and Rental.
- <sup>12a</sup> May also allow auto and motorcycle sales only, not to exceed 25 percent of the combined gross floor area of all uses. The employee, customer, service and display parking areas must meet the City's design requirements for parking areas and parking ratios identified in RCDG 20D.170.20-020(3). All repair shall be conducted inside and no bay door shall orient directly towards residential, public open space, or right-of-way unless there is an intervening building located between the use and the residential/public space. No razor wire, chain link, or barbed wire fences shall be allowed on the business frontage. Fences required for side or back lots shall be sight obscuring when adjoining residential areas.
- <sup>13</sup> Subject to Special Use Criteria, RCDG 20D.170.40, Churches, Temples, Synagogues, and Other Places of Worship.
- <sup>14</sup> Commercial parking lots, commercial parking garages and commercial parking structures are prohibited from storing impounded, abandoned, or damaged vehicles.
- <sup>15</sup> Subject to Special Use Criteria, RCDG 20D.170.45, Telecommunication Facilities.
- <sup>16</sup> When located in the Willows/Rose Hill Neighborhood. See RCDG 20C.70.50-070, Convenience Retail and Services.
- <sup>17</sup> 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.
- <sup>18</sup> 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.
- <sup>19</sup> Vocational, trade, and technical schools only. Other educational uses are prohibited.
- <sup>20</sup> 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.
- <sup>21</sup> 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.
- <sup>22</sup> Subject to Special Use Criteria, RCDG 20D.170.15, Animal Boarding: Kennels, Shelters and Equestrian Facilities.



# Exhibit 1

<sup>23</sup> Retail auto sales are permitted on both sides of NE 90th Street between Willows Road and 152nd Avenue NE, both sides of NE 95th Street between Willows Road and 151st Avenue NE and along 151st Avenue NE from NE 90th Street to NE 95th Street. The use shall be allowed only on properties with frontage on both sides of the above named streets. Subject to Special Use Criteria in RCDG 20D.170.20, Automobile, Recreational Vehicle and Boat: Sales, Service and Rental.

<sup>24</sup> In the Bear Creek Neighborhood only.

(Ord. 2486; Ord. 2484(AM); Ord. 2404; Ord. 2385; Ord. 2352; Ord. 2159; Ord. 2152; Ord. 2129; Ord. 2102)