

**CITY OF REDMOND
ORDINANCE NO. 2624 (AM)**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND ZONING CODE TO REVISE RZC 21.14.040, MANUFACTURING PARK, AND RZC 21.04.020, MAP 4.1 ZONING MAP, TO ALLOW ADDITIONAL COMMERCIAL LAND USES WITHIN A 8.5 ACRE AREA IN SOUTHEAST REDMOND CONSISTING OF PARCELS 072506-9111, 072506-9133, AND THAT PORTION OF 072506-9023 THAT FRONTS ON REDMOND WAY AND/OR 180TH AVENUE NE, PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

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

WHEREAS, the Growth Management Act provides that comprehensive plan amendments shall be considered as a comprehensive whole and shall not be amended more than once a year, with certain exceptions; and

WHEREAS, Nelson Real Estate Management, representing the ownership of parcel 072506-9111 located at 18014 NE Redmond Way, has requested that the City amend its Comprehensive Land Use Map and Zoning Map for said property, totaling approximately 2.58 acres; and

WHEREAS, through Ordinance No. 2487 effective September 26, 2009, the City Council set the content of Redmond's 2009-10 Annual Comprehensive Plan Amendment Package, which includes the amendment proposed by Nelson Real Estate Management and which

was then carried over to the 2011 Amendment Package approved on July 30, 2011, by Ordinance No. 2606; and

WHEREAS, state agencies received 60-day notice of Redmond's proposed amendment on June 16, 2011; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on June 22, 2011, for the proposed amendment; and

WHEREAS, the Planning Commission conducted a public hearing on July 13, 2011, to receive public comment on the proposed amendment and alternatives; and

WHEREAS, the City Council held public meetings on September 6, 2011, September 13, 2011, and October 18, 2011, to review the proposed amendment and alternatives; and

WHEREAS, a defined area of 8.5 acres encompassing the applicant's property and including adjacent properties has been identified as appropriate for additional commercial land uses due to the uniqueness of this area within a Manufacturing Park land use designation and zone, and located on a principal arterial with high volumes of daily traffic; and

WHEREAS, the City of Redmond desires to allow additional commercial uses within an 8.5-acre overlay at this location and to amend its Zoning Code and Zoning Map as it pertains to the identified overlay;

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

Section 1. Classification. The text amendments set forth on Exhibits 1 and 2 to this ordinance are of a general and permanent nature and shall become a part of the City Zoning Code. The remaining provisions of this ordinance are non-code.

Section 2. Findings and Conclusions. In support of the proposed amendment to the Redmond Zoning Code - Section 21.14.040 and Zoning Map for the creation of an overlay within the Manufacturing Park (MP) zone the City Council hereby adopts the findings and conclusions contained in the Technical Committee Report dated June 29, 2011, including all related attachments and exhibits to that report, and the Planning Commission Report dated August 10, 2011, including all related attachments and exhibits to that report.

Section 3. Amendment of Redmond Zoning Map. The Zoning Map established by RMC 21.04.020(A), *Establishment of Zoning Map*, is hereby amended to identify an overlay in the MP zone as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. Amendment of the Redmond Zoning Code. Portions of Article 1, Chapter 21.14 Commercial Regulations, are hereby amended to allow additional commercial land uses within

the MP Zone Overlay, as shown in Exhibit 2, attached hereto and incorporated herein by this reference as set forth in full.

Section 5. 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 6. 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
October, 2011.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR


ATTEST:



MICHELLE M. MCGHEE, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

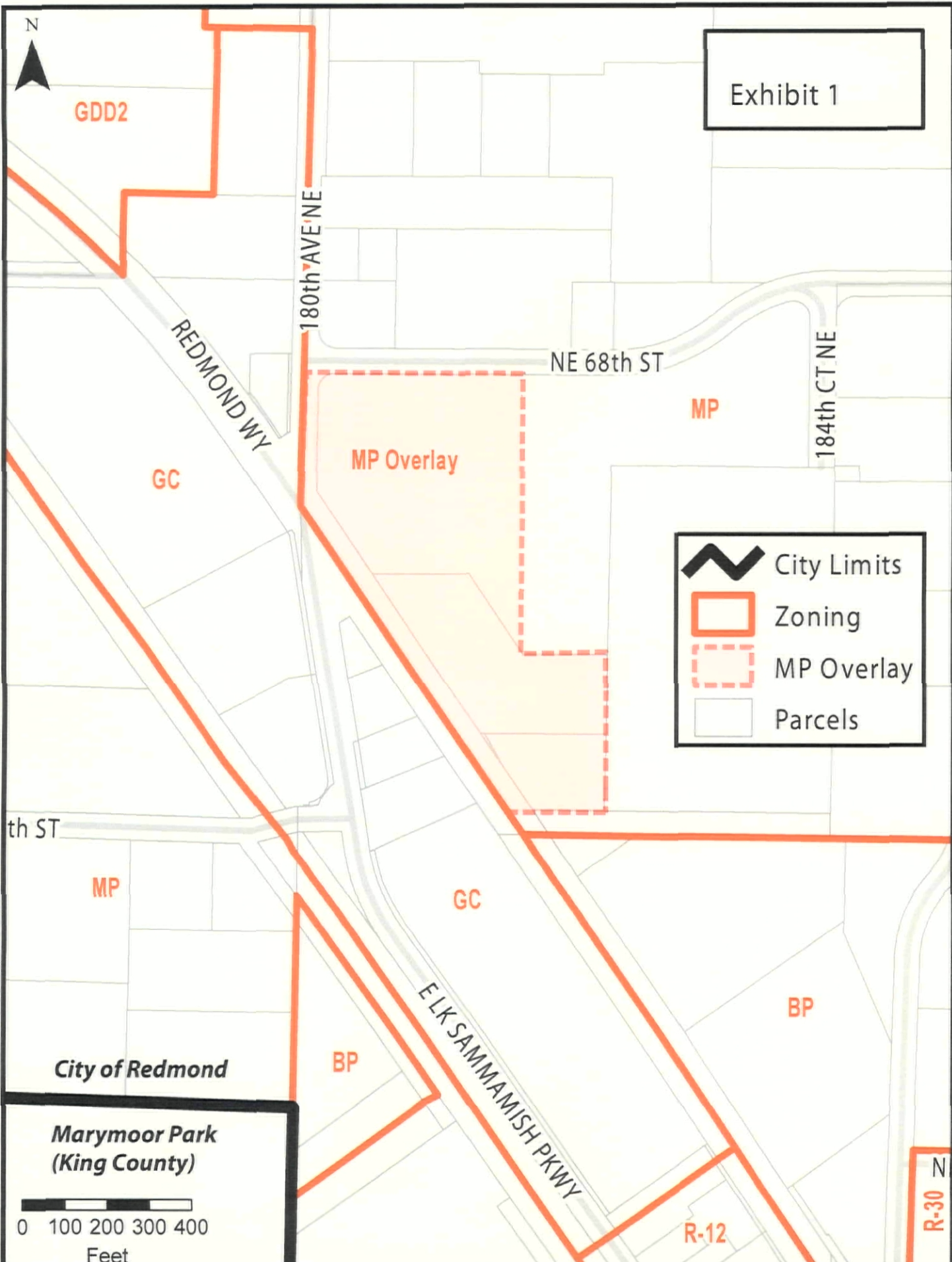


JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	October 12, 2011
PASSED BY THE CITY COUNCIL:	October 18, 2011
SIGNED BY THE MAYOR:	October 18, 2011
PUBLISHED:	October 24, 2011
EFFECTIVE DATE:	October 29, 2011
ORDINANCE NO. 2624 (AM)	

ADOPTED 6-1; YES: Allen, Carson, Margeson, Myers, Stilin and Vache
NO: Cole

Exhibit 1



City of Redmond

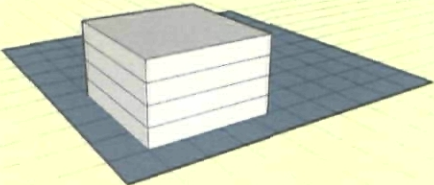
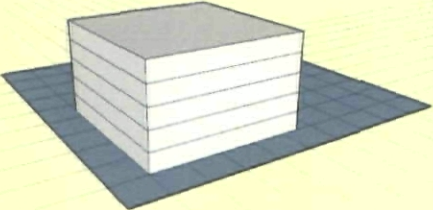
Marymoor Park
(King County)



21.14.040 Manufacturing Park

(A) Purpose. The purpose of the Manufacturing Park (MP) zone is to provide locations for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors), and that are better suited for locations outside of Downtown and Overlake due to site requirements, noise impacts, transportation needs, or other considerations. The intent of the Manufacturing Park zone is to allow manufacturing, research and development, light industry, wholesale, assembly and distribution businesses, and essential public facilities. Office and other secondary uses are limited to those that support these primary uses. Other uses such as day care centers, retail vehicle fuel sales, and technical colleges may be considered. Residential uses, except for secure community transition facilities, are not allowed. [A broader range of commercial uses are allowed within the Manufacturing Park Overlay in SE Redmond as shown on the Redmond Zoning Map.](#)

(B) Maximum Development Yield.

	Base	Bonuses Available, and Quantity	Maximum	Example of a 4-story building with FAR = 0.50	Example of 5-story building with FAR = 1.00
Floor area ratio (FAR)	0.25-0.5 (use dependent)	TDRs: 0.5	1.00		
Height	4 stories	TDRs: 1 story	5 stories		

(C) Regulations Common to All Uses.

	Regulation	Standard	Exceptions
Minimum	Tract area (acres)	1.5	1. Regulation does not apply to: a. Unoccupied accessory utility facilities, or b. Building pad sites where the pad site and the property leased for parking, landscaping, or other purposes exceed the minimum tract area.
	Lot frontage (ft)	30	
	Setbacks Front and street Rear and side	30 10	1. Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings. 2. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. 3. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures, and no accessory structures are permitted in setback areas.
	Landscaping	20 percent	

	Regulation	Standard	Exceptions
Maximum	Impervious surface area	80 percent	
	Height	Varies	1. Maximum height in shoreline area is 35 feet. This height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. This height restriction does not apply to rock crushing equipment, asphalt and concrete batch plants, silos and other related equipment necessitated to meet environmental controls and structures housing manufacturing facilities which require more clear space than by a 35-foot height limit. The maximum height limit for these features shall be 90 feet. (SMP)
	FAR (Floor Area Ratio)	Varies	1. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.

(D) Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Manufacturing Park (MP) 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	Maximums				Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)		FAR			
		w/o TDRs	w/ TDRs	w/o TDRs	w/ TDRs		
General Sales or Services							
1	Automobile sales, service, or rental establishment	4	5	0.5	1.0	600 sq ft enclosed sales gfa (1.0, 1.0); and 2,500 sq ft open sales/rental display area (1.0, 1.0); and service bay (3.0, 3.0); and employee on maximum shift (1.0, 1.0)	<ol style="list-style-type: none"> Gasoline service requires conditional use permit. See RZC 21.76.070(K), Conditional Use Permit. Shall not abut residential zone. Rental uses operating in mixed-use developments are limited to eight rental vehicles at any given time in existing parking spaces; additional vehicles may be stored on-site in a building or elsewhere given submittal and approval by the Technical Committee of a vehicle storage plan. Vehicle display area shall be outside of required parking and landscape areas. Vehicles shall be stored on paved surfaces. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles. Outdoor loudspeaker systems are prohibited. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage. Vehicle repair shall be conducted indoors. Auto and motorcycle repair uses may also allow sales, not to exceed 25 percent of the combined gross floor area of all uses. Auto sales only permitted in conjunction with repair (see note 10 above), or as stand-alone businesses on properties with frontage on NE 90th Street between Willows Road and 152nd Avenue NE, NE 95th Street between Willows Road and 151st Avenue NE, and 151st Avenue NE between NE 90th Street and NE 95th Street.
2	Real estate services	4	5	0.5	1.0	1,000 sq ft gfa (2.0, 3.0)	<ol style="list-style-type: none"> Limited to Mini-warehouses/self-storage only, except within the Manufacturing Park Overlay as shown on the Redmond Zoning Map.
3	Heavy consumer goods sales or service	4	4	0.25	0.25	1,000 sq ft gfa (2.0, 5.0)	<ol style="list-style-type: none"> Limited to repair and rental of goods, and membership wholesale/retail warehouses only, except within the Manufacturing Park Overlay as shown on the Redmond Zoning

Section	Use	Maximums				Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)		FAR			
		w/o TDRs	w/ TDRs	w/o TDRs	w/ TDRs		
4	Durable consumer goods sales or service					<p>Map.</p> <p>2. For membership wholesale/retail warehouses:</p> <ol style="list-style-type: none"> Permitted in SE Redmond only. A Development Agreement is required and must address the following policy areas of the Comprehensive Plan: land use and design, sustainable building practices, utilities, environmental issues, transportation, parks and open space, and community character. A neighborhood meeting is required prior to development agreement public hearing. Notice for neighborhood meeting shall be mailed at least 21 days in advance to all owners and tenants of properties within 1,000 feet of the site for which a complete application has been received by the City. Notice shall also be mailed to all homeowners' associations and residential properties adjacent to the specific MP zone in question. <p>3. Parking in the Manufacturing Park Overlay shall be provided at 2.0 to 3.0 stalls per 1,000 sq ft gfa.</p>	
5	Consumer goods sales or service, other than heavy or durable						
#	Health and personal care						1. Allowed only within the Manufacturing Park Overlay as shown on the Redmond Zoning Map.
#	Finance and insurance						1. Allowed only within the Manufacturing Park Overlay as shown on the Redmond Zoning Map.
6	Professional services						1. Limited to a) research and development services, and b) other uses that support another permitted use in the MP zone-, except within the Manufacturing Park Overlay as shown on the Redmond Zoning Map.
7	Administrative services					1. Limited to corporate headquarters and regional offices associated with manufacturing or wholesale trade uses in an MP zone in Redmond-, except within the Manufacturing Park Overlay as shown on the Redmond Zoning Map.	
#	Personal services	5	0.5	1.0		1. Allowed only within the Manufacturing Park Overlay as shown on the Redmond Zoning Map.	
8	Services to buildings and dwellings						
9	Full-service restaurant				Employee on maximum shift (1.0, 1.0)	1. Shall be located in multi-tenant building or a single-building in a multi-building, multi-tenant complex.	
10	Cafeteria or limited service restaurant					2. 50-person seating capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100-person seating capacity, so long as the seating area does not occupy more than 25% of combined gross floor area. The seating limit does not apply when the use is secondary to a winery or brewery, but the 25% limit continues to apply.	
11	Bar or drinking place				1,000 sq ft gfa (10.0, 10.0)	3. Hours of operation limited to 6am-10pm.	

Section	Use	Maximums				Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)		FAR			
		w/o TDRs	w/ TDRs	w/o TDRs	w/ TDRs		
12	Caterer					1,000 sq ft gfa (2.0, 3.0)	1. Allowed only within the Manufacturing Park Overlay as shown on the Redmond Zoning Map.
13	Food service contractor						
#	Pet and animal sales or service (except veterinary)						
14	Animal kennel/shelter	4	5	0.5	1.0	1,000 sq ft gfa (2.0, 3.0)	<ol style="list-style-type: none"> 1. Boarding facilities must be located inside of a structure. 2. Outdoor runs or yards are allowed for the purpose of exercising animals. Runs/yards must be enclosed by eight-foot-high walls of sound-attenuating fencing or material such as masonry or concrete. 3. The planned maximum number of animals to be sheltered shall be indicated on the application. The maximum may be reduced if the applicant cannot demonstrate that the development has adequate lot size and facility design to accommodate the planned number of animals in a way that ensures neighboring residential properties will not be impacted with noise or odor problems.
Manufacturing and Wholesale Trade							
15	Manufacturing and wholesale trade	4	5	0.5	1.0	1,000 sq ft gfa (2.0, 3.0)	<ol style="list-style-type: none"> 1. Asphalt and concrete batch plants shall have direct access to arterials. 2. Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet. 3. Outdoor processing operations follow a Type II review process. 4. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000 square feet. 5. One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet.
Transportation, Communication, Information, and Utilities							
16	Rail transportation	4	5	0.5	1.0	1,000 sq ft gfa (2.0, 3.0)	
17	Road, ground passenger, and transit transportation						
18	Truck and freight transportation services						
19	Rapid charging station						
20	Battery exchange station					Adequate to accommodate peak use	
21	Postal services	1,000 sq ft gfa	1. Shall not be located on a parcel that abuts a residential zone				

Section	Use	Maximums				Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)		FAR			
		w/o TDRs	w/ TDRs	w/o TDRs	w/ TDRs		
22	Heliport facility					(2.0, 3.0)	1. Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit
23	Communications and information						
24	Large Satellite Dishes/Amateur Radio Tower						See RZC 21.56, Wireless Communication Facilities
25	Antenna Array and Base Station					Adequate to accommodate peak use	A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities for specific development requirements.
26	Antenna Support Structures						
27	Regional utilities						
28	Local utilities						
29	Solid waste transfer and recycling						
30	Incidental hazardous waste treatment and storage	4	5	0.5	1.0	1,000 sq ft gfa (2.0, 3.0)	<ol style="list-style-type: none"> Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials including those resulting from a "worst case" accident and including consideration of large storms where areas are not covered. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.
31	Primary hazardous waste treatment and storage						<ol style="list-style-type: none"> Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials including those resulting from a "worst case" accident and including consideration of large storms where areas are not covered. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.
Arts, Entertainment, and Recreation							
32	Natural and other recreational parks	4	5	0.5	1.0	1,000 sq ft gfa (2.0, 3.0)	
33	Amusement, sports or recreation establishment						1. Limited to fitness and athletic clubs only.

Section	Use	Maximums				Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)		FAR			
		w/o TDRs	w/ TDRs	w/o TDRs	w/ TDRs		
34	Adult entertainment facilities						<ol style="list-style-type: none"> 1. Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit. 2. See RZC 21.18, Adult Entertainment.
Education, Public Administration, Health Care, and other Institutions							
35	Technical, trade, and other specialty schools	4	5	0.5	1.0	Adequate to accommodate peak use	<ol style="list-style-type: none"> 1. Conditional use permit required if capacity is greater than 150 full-time-equivalent students, where 15 credits per quarter considered full-time. See RZC 21.76.070(K), Conditional Use Permit. 2. The school shall allow for the efficient operation manufacturing uses. 3. The proposed site design and layout shall minimize the effects of existing manufacturing uses upon the proposal. Site design and layout should include adequate screening of noise, light, and view of adjacent and less aesthetic uses (such as a storage yard).
36	Secure community transition facility						<ol style="list-style-type: none"> 1. See RZC 21.76.070(M), Essential Public Facilities.
#	<u>Ambulatory and outpatient care</u>						<ol style="list-style-type: none"> 1. <u>Allowed only within the Manufacturing Park Overlay as shown on the Redmond Zoning Map.</u>
37	Day care center						Employee on maximum shift (1.0, 1.0)

Section	Use	Maximums				Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)		FAR			
		w/o TDRs	w/ TDRs	w/o TDRs	w/ TDRs		
38	Religious institutions	4	5	0.5	1.0	<p>Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)</p> <ol style="list-style-type: none"> 1. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area, including aisle space, but excluding stage, podium, lobby, and space for musical instruments. 2. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way. 3. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. 4. Off-site parking in residential zones is allowed only with a shared parking agreement with an existing institutional use, such as a school. 5. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. 6. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP) 7. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 60 feet. 8. Institutions with a seating capacity greater than 750 seats shall: require a traffic study or other documentation deemed suitable by the Technical Committee that demonstrates that there will be no significant adverse impacts to traffic operations on the adjacent street system; have a maximum building height of 5 stories; be setback 5 additional feet for every one foot in building height over 45 feet exclusive of rooftop symbolic icons; not contain accessory or stand-alone parking facilities; not contain primary or secondary schools; and shall require a conditional use permit. See RZC 21.76.070(K), Conditional Use Permit. 9. Institutions with a seating capacity greater than 7,500 seats shall be located adjacent to at least one collector, minor, or principal arterial. 	
Construction-related Businesses							
39	Construction-related businesses	4	5	0.5	1.0	<p>1000 sq ft gfa (2.0, 3.0)</p>	

Other							
40	Water enjoyment use	45 feet	45 feet	0.5	1.0	1,000 sq ft gfa (2.0, 3.0)	<ol style="list-style-type: none"> 1. Allowed only in the shoreline jurisdiction of Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) 2. Maximum height is 45 feet. (SMP)
41	Kiosk	1	1				<ol style="list-style-type: none"> 1. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. 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.
42	Vending cart						<ol style="list-style-type: none"> 1. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. 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.
43	Drive-up stand						<ol style="list-style-type: none"> 1. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. 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. 7. Must submit circulation plan addressing queuing.

(E) 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.

Redmond Car Care

Attachment B, Exhibit 1

10-18-11