

CB:jt  
9/23/85  
10/8/85  
10/16/85

ORDINANCE NO. 1274

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE TO CHANGE AND CLARIFY THE USES PERMITTED IN AREAS ZONED BUSINESS PARK AND LIGHT INDUSTRY.

---

WHEREAS, the Planning Commission of the City of Redmond held seven work meetings between September 1984 and May 1985 to consider land use regulations of the City for Business Park and Light Industry zones, and

WHEREAS, the Planning Commission sought input from the business community via letters sent in February 1985, and held a public meeting on March 13, 1985, and a public hearing on April 24, 1985 and continued to May 22, 1985, to consider the proposed amendments to the Community Development Guide, and at the hearing all members of the public desiring to do so were given the opportunity to speak, and

WHEREAS, at the conclusion of the public hearing the Planning Commission recommended approval of the proposed Development Guide Amendments, and

WHEREAS, at a public meeting the City Council considered the recommendation of and the factors considered by the Planning Commission, and has determined that the amendments to the Redmond Municipal Code and Community Development Guide should be made as follows, now, therefore,

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

Section 1. Section 20C.10.210 is hereby amended to read as follows:

20C.10.210 BUSINESS PARK DISTRICT (BP) Purpose - Business Park Districts provide areas of high quality design development and operational standards for limited light manufacturing and wholesale trade, light warehousing in conjunction with manufacturing and office uses, business and professional services, research, businesses and corporate offices and other similar, or supporting enterprises. The districts are devoid of nuisance factors, hazards and potentially high parking or

public facility demands. Retail uses are not encouraged in order to preserve these districts for manufacturing and related uses, and to reduce access by the general public.

Section 2. A new Section 20A.60.202 of the Redmond Municipal Code and Development Guide is hereby enacted to read as follows:

20A.60.202 CORPORATE HEADQUARTERS AND REGIONAL OFFICES are the primary headquarters in the Seattle-metropolitan area region, housing the administrative and management functions of a company, including full administrative services, personnel and management functions. It acts as the central services for sub-regional offices, branches, retail and distribution outlets of the company. Where they are permitted, manufacturing and research and development may also be associated with corporate and regional offices.

Section 3. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to use numbered footnotes in place of asterisked footnotes.

Section 4. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended such that the lists in each classification shall use small case letters following the colon and a period at the end.

Section 5. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended such that the categories shall be framed in double lines, without vertical lines and shall repeat the zoning district abbreviations.

Section 6. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to delete the classification "Public Assembly: (indoor) theaters" from the permitted uses in the Business Park zone.

Section 7. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to add the classification "Public Assembly: conference centers" and to indicate that such use is permitted in the Commercial Office, Community Business and General Commerce zones only with a Special Development Permit, and in the Business Park zone outright, with the following footnoted limitation as to all such classifications:

<sup>1</sup> Not including facilities whose primary purpose is providing overnight lodging such as hotels and motels.

Section 8. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to delete bowling from the classification "Recreation Activities: Bowling, Athletic Club, Health Club" and to add a new classification "Recreation Activities: Bowling" which shall not be listed as a permitted use in the Business Park zone, but shall be a permitted use in all other zones previously permitting such use.

Section 9. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to delete the classification "Auto Service Stations" from the permitted uses in the Business park zone.

Section 10. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended by adding the symbol \*\* to The Business Park Zone following the classification "Restaurant: sit-down, carry-out or combination" to denote that this classification of uses is subject to the footnote in The Business Park and Light Industry Zones.

Section 11. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to add the classification "Factory Outlet" and to indicate that such use is permitted in the Business Park and Light Industry Zones with the following footnote:

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

Section 12. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to add the language "except milling" to the classification "Paper Products Manufacturing," such that it shall read:

Paper Products Manufacturing, except milling.

Section 13. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to indicate that

the classification "Handcrafted Stone, Clay, Glass Products Manufacturing" is a permitted use in the Light Industry zone.

Section 14. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to indicate that the classification "Office Machine, Equipment Manufacturing" is a permitted use in the Business Park Zone rather than one requiring a General Development Permit.

Section 15. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to add "components manufacturing" to the classification "Large Electrical Machinery, Equipment Manufacturing" such that it shall read:

Large Electrical Machinery, Equipment and Components Manufacturing

Section 16. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended by substituting "Aircraft Components" for "Aircraft" within the classification "Transportation Equipment and Parts Manufacturing" such that it shall read:

Transportation Equipment and Parts Manufacturing for Motor and Custom Vehicles, Boats, Aircraft Components, Motorcycles, Bicycles.

Section 17. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to add the classification "Aircraft Manufacturing" and to indicate that such use is permitted in the Business Park and Light Industry zones only with a Special Development Permit, and permitted outright in the Heavy Industry zone.

Section 18. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to add "Sales and Brokerage" to the "Finance, Insurance, Real Estate" classification such that it shall read:

Finance, Insurance, Real Estate: Banks, Savings and Loan, Securities, Title and other Insurance, Real Estate Sales and Brokerage.

Section 19. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to add "bookkeep-

ing" to the uses listed under the classification "Business Services" such that it shall read as follows:

Business Services: duplicating blueprints, steno, printing, employment, photographic reproduction, bookkeeping.

Section 20. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to add "and components" to the classification "Small Electrical Equipment Manufacturing" such that it reads:

Small Electrical Equipment and Component Manufacturing: appliances, lighting, electronics, communications equipment and components.

Section 21. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to add the classification "Private package and letter delivery service" and to indicate that such use is permitted in the Business Park and Light Industry Zones only with a General Development Permit.

Section 22. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to delete the indication that the classification "Warehousing Storage and Services (excluding livestock)" is a permitted use in the Business Park Zone.

Section 23. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to add the classification "Warehouse: storage and services in association with office and manufacturing" and to indicate that such uses are permitted in the Business Park and Light Industry zones.

Section 24. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to add the classification "Property Management: office and storage" and to indicate that such uses are permitted in the Business Park and Light Industry zones.

Section 25. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to add "individual and family social services clinics" to the "Professional

Services: medical..." classification such that it shall read as follows:

Professional Services: medical, dental, individual and family social services clinics.

Section 26. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to add "accounting" to the classification "Professional Services: legal..." such that it shall read as follows:

Professional services: legal, engineering, planning, architectural, consulting, accounting, etc.

Section 27. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to delete hospitals from the permitted uses in the Business Park zone.

Section 28. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to add the classification "Lawn and Garden Maintenance Services: office and storage of equipment and materials" and to indicate that such uses are permitted in the Light Industry zone, and to add a sub-classification "Office only" and to indicate that such use is permitted in the Business Park zone.

Section 29. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to delete "Fire and Police" from the classification "Government Services" and to create a new classification "Government Services: Fire and Police" and to indicate that the latter is a permitted use in all zones which permit "Government Services: Offices, Administration, Post Office (but excluding maintenance shops)" as well as in the Light Industry Zone.

Section 30. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to delete from the classification "Education: preschool, nursery school, public and private primary and secondary school" the language "preschool, nursery school" and to delete the indication that the remaining uses are permitted in the Business Park Zone.

Section 31. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to change the classification "Research Facilities" to "Research and Development Facilities" and to indicate that such uses are permitted in the Light Industry Zone.

Section 32. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to change the classification "Bus, Taxi Terminals, Park" to read "Bus, Taxi Stations" and to indicate that such use is not permitted in the Business Park zone.

Section 33. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to add "Receiving" to the classification "Communication..." such that it reads, as follows:

Communication Receiving, Broadcasting and Relay Towers and Electrical Transmission Towers and Lines.

Section 34. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to indicate that the classification "Veterinary Office, Treatment Clinic, Inside Boarding Only" is not a permitted use in the Business Park Zone.

Section 35. The Permitted Land Use Chart, Redmond Municipal Code 20C.10.240(05) is hereby amended to indicate that the classification "Veterinary Hospital, Outside Boarding, Treatment Clinic" is not a permitted use in the Business Park zone.

Section 36. The Site Requirements Chart, Redmond Municipal Code 20C.10.250(10) is hereby amended to indicate that the maximum height for buildings in the Business Park Zone shall be the greater of forty feet or three stories.

Section 37. A new Section 20A.60.525 of the Redmond Municipal Code and Development Guide is hereby enacted to read as follows:

<sup>4 On</sup>  
20A.60.525 RESEARCH AND DEVELOPMENT is an activity which involves investigation and experimentation of new products for use by a company or for sale. it typically involves a small amount of associated assembly of components and products. Such facilities usually have a high percentage of technical employees. It is not primarily an administrative, personnel, sales or corporate office function.

Section 38. A new section 20A.60.528 of the Redmond Municipal Code and Development Guide is hereby enacted to read as follows:

20A.60.528<sup>6 8m</sup> RETAILING is a business transaction involving sales of goods or products for the purpose of directly consuming or using the article purchased.

Section 39. A new Section 20A.60.690 of the Redmond Municipal Code and Development Guide is hereby enacted to read as follows:

20A.60.690 WHOLESALING is a business transaction involving sales of goods or materials to retailers, brokers or jobbers for purpose of resale or as a component of an article to be produced for resale.

Section 40. Section 20C.20.185(15) is hereby amended to read as follows:

20C.20.185(15 SATELLITE RECEIVING SYSTEMS  
(15) The Technical Committee shall develop appropriate conditions for the location and screening of individual satellite receiving systems...using the following regulations:  
(a) Specific regulations - Antennas shall not exceed 12 feet in diameter and 15 feet in height, including their bases, except commercial receivers may be larger if a Special Development Permit is obtained before installation..."

Section 41. The Planning Director is hereby instructed to make all changes to the Permitted Land Use and Site Requirement Charts necessary to comply with the amendments set forth above.

Section 42. This ordinance being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after its passage and publication, or publication of a summary thereof, as provided by law.

CITY OF REDMOND

  
MAYOR DOREEN MARCHIONE



ATTEST/AUTHENTICATED:

*Doris A Schaible*  
CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY *Jay C. Patton*

FILED WITH THE CITY CLERK:	September 30, 1985
PASSED BY THE CITY COUNCIL:	October 15, 1985
SIGNED BY THE MAYOR:	October 17, 1985
PUBLISHED:	October 20, 1985
EFFECTIVE DATE:	October 25, 1985
ORDINANCE NO. <u>1274</u>	