

CITY OF REDMOND  
ORDINANCE NO. 2484 (AM)

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE TO ALLOW ADDITIONAL USES IN THE MANUFACTURING PARK (MP) AND BUSINESS PARK (BP) ZONES; ADDING A DEFINITION FOR MEDICAL DIAGNOSTIC AND SHORT-TERM TREATMENT FACILITY; AMENDING RCDG 20C.60.25-020 CHART OF SITE REQUIREMENTS; AMENDING THE PURPOSE STATEMENTS FOR THE MP AND BP ZONES; PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

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

WHEREAS, in 2007 the Planning Commission requested that the City review how areas that are designated Manufacturing Park and Business Park are functioning and determine what changes are necessary to protect current uses in these areas as well as to provide flexibility for uses in the future; and

WHEREAS, state agencies received 60-day notice of the proposed amendments to the Redmond Community Development Guide on February 23, 2009; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on February 23, 2009, for the proposed amendments; and

WHEREAS, the Planning Commission conducted a public hearing on March 11, 2009, and study sessions on February 25, March 11, March 18, and March 25, 2009, to receive public comment on the proposed amendments; and

WHEREAS, the City Council held public meetings in May and June 2009 to review the proposed amendments; and

WHEREAS, the City of Redmond desires to amend the Community Development Guide as it pertains to the Manufacturing Park (MP) and Business Park (BP) zones to more appropriately use MP and BP areas and to increase economic and employment opportunities in Redmond.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Findings, Conclusion, and Analysis. The City Council hereby adopts the findings and conclusions contained in the Planning Commission Report dated April 22, 2009, including all related attachments and exhibits to that report.

Section 2. RCDG Permitted Uses Amended. Redmond Community Development Guide Division 20C.60.20 Permitted Uses is amended to allow additional uses in Manufacturing Park (MP) and Business Park (BP) zones within the City as shown in Exhibit 1 incorporated herein by this reference as if set forth in full to this ordinance:

Section 3. Business Park (BP) Zone - Purpose Amended.

The text of RCDG 20C.60.15-020, Business Park (BP) Zone - Purpose, is hereby amended to read as shown in Exhibit 1.

Section 4. Manufacturing Park (MP) Zone - Purpose

Amended. The text of RCDG 20C.60.15-030, Manufacturing Park (MP) Zone - Purpose, is hereby amended to read as shown in Exhibit 1.

Section 5. New Definition. A new definition for Medical

Diagnostic and Short-Term Treatment Facility is hereby added to RCDG 20A.20.130 Definitions, to read as shown in Exhibit 1.

Section 6. Site Requirements Amended. RCDG 20C.60.25-

020, Chart of Site Requirements, is hereby amended to read as shown in Exhibit 1.

Section 7. 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 8. Effective Date. This ordinance shall take

effect five days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the Redmond City Council this 15<sup>th</sup> day of  
September, 2009.

CITY OF REDMOND

  
\_\_\_\_\_  
JOHN MARCHIONE, MAYOR

ATTEST:

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

(SEAL)

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:   
\_\_\_\_\_

FILED WITH THE CITY CLERK:	September 9, 2009
PASSED BY THE CITY COUNCIL:	September 15, 2009
SIGNED BY THE MAYOR:	September 15, 2009
PUBLISHED:	September 21, 2009
EFFECTIVE DATE:	September 26, 2009
ORDINANCE NO. <u>2484 (AM)</u>	

APPROVED 5-1, YES: Carson, Cole, Margeson, McCormick and Myers; NO: Vache

New Definition - RCDG 20A.

MEDICAL DIAGNOSTIC AND SHORT-TERM TREATMENT FACILITY

Medical diagnostic and short-term treatment facilities provide emergency, diagnostic and other professional medical services to patients on a short-term basis, less than 24 hours in length. Such facilities require large floor plates or parcels and vehicular access to major transportation corridors.

## MP/BP STUDY – Proposed Changes

### 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 and Special Development approvals are indicated. Footnotes at the end of the chart provide further clarification. (Ord. 2404; Ord. 2027)

#### 20C.60.20-020 Allowed Uses.

- (1) The symbols used in the chart represent the following:
  - P Permitted Use.
  - C Allowed conditional use requiring Conditional Permit 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. 2404; Ord. 2027)

### 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	
<b>Manufacturing and Assembly Uses<sup>4</sup></b>			
Food and Kindred Products		P	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
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 Uses, 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>18</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, Professional & Labor Organizations	P		
Transportation, Communication and Utilities			
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
Regional Utilities	P	P	P
Solid Waste Transfer and Recycling		P	P
P = Permitted Use; S = Special Use; C = Conditional Use			

Notes:

Ordinance No. 2484, Exhibit 1

- 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.
- 3a An 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 capacity limit with up to 100-person capacity, or that accommodated in 25 percent of gross floor area of both uses, whichever is less. 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.
- 4 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.
- 5 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.
- 6 Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.
- 7 Subject to Special Use Criteria, RCDG 20D.170.30, Batch Plants and Extractive Industry.
- 8 Subject to Special Use Criteria, RCDG 20D.170.60, Hazardous Waste Treatment and Storage Facilities.
- 9 Subject to Special Use Criteria, RCDG 20D.170.50, Day Care.
- 10 No business activities are allowed to operate from storage spaces.
- 11 When associated with a permitted manufacturing use.
- 12 Subject to Special Use Criteria, RCDG 20D.170.20, Automobile, Recreational Vehicle and Boat Sales, Service and Rental.
- 12a May also allow auto and motorcycle sales only, not to exceed 25% 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 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.
- 13 Subject to Special Use Criteria, RCDG 20D.170.40, Churches, Temples, Synagogues, and Other Places of Worship.
- 14 Commercial parking lots, commercial parking garages and commercial parking structures are prohibited from storing impounded, abandoned, or damaged vehicles.
- 15 Subject to Special Use Criteria, RCDG 20D.170.45, Telecommunication Facilities.

**Ordinance No. 2484, Exhibit 1**

- 16 When located in the Willows/Rose Hill Neighborhood. See RCDG 20C.70.50-070, Convenience Retail and Services.
- 17 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.
- 18 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.
- 19 Vocational, trade, and technical schools only. Other educational uses are prohibited.
- 20 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.
- 21 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.

- 22 Subject to Special Use Criteria, RCDG 20D.170.15, Animal Boarding: Kennels, Shelters and Equestrian Facilities.
- 23 Retail auto sales are permitted on both sides of NE 90<sup>th</sup> between Willows Road and 152<sup>nd</sup> Avenue NE, both side of NE 95<sup>th</sup> Street between Willows Road and 151<sup>st</sup> and along 151<sup>st</sup> Avenue NE from NE 90<sup>th</sup> to NE 95<sup>th</sup> Street. The use shall be allowed only on properties with frontage on either side of the above named streets. Subject to Special Use Criteria 20D.170.20, Automobile, Recreational Vehicle and Boat: Sales, Service and Rental.
- 24 In the Bear Creek Neighborhood only.

## **RCDG – PURPOSE STATEMENTS**

### **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, as provided for in the following sections, and the Overlake Business and Advanced Technology (OBAT) zone as provided for in Chapter 20C.45 RCDG, Overlake. (Ord. 2385; 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. Uses that require large floor plates such as a medical diagnostic and short-term treatment facility may be allowed. 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 or large sites, such as for vehicle sales are also allowed. Offices and other secondary uses 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, processed on the property, or are sold through a membership wholesale/retail warehouse use. (Ord. 2352; Ord. 2152; Ord. 2027)

**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.60.25 Site Requirements for Business Park, Manufacturing Park and Industry Zones.**

**Business and Manufacturing Park Requirements**

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

Notes:

NS = No standard.

<sup>1</sup> Subject to buffering and landscaping requirements of Chapter 20D.80 RCDG, Landscaping and Tree Protection.

<sup>2</sup> No setback is required for joint or common wall construction located on property line.

- <sup>3</sup> As required by RMC Title 15, Buildings and Construction, or its successor.
- <sup>4</sup> For 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.
- <sup>5</sup> Industrial 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.
- <sup>6</sup> See 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 OBAT zone in place of the Type IV – Open Area Planting in RCDG 20D.80.10-080(d), Types of Planting.
- <sup>7</sup> See RCDG 20D.230, Transition Overlay Areas, for regulations specific to properties in a Transition Overlay.
- <sup>8</sup> See RCDG 20D.200 for regulations specific to properties using Transfer of Development Rights (“Receiving Properties”).
- <sup>9</sup> Rock crushing equipment, asphalt and concrete batch plants, silos, and other related equipment may extend to a maximum height of 90 feet.
- <sup>10</sup> Allowed in upper stories of buildings where there are no adverse impacts to surrounding businesses or residences.
- <sup>11</sup> All 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.
- <sup>12</sup> Building 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.
- <sup>13</sup> Please refer to RCDG 20D.200, Transfer of Development Rights (TDR) Program, and RCDG 20C.60.30-050, Receipt of Development Rights in Business Park, Manufacturing Park and Industry Zones.
- <sup>14</sup> When located in the Willows/Rose Hill Neighborhood. See RCDG 20C.50.25-110, Pedestrian Standards.
- <sup>15</sup> 0.25 FAR maximum for membership wholesale/retail warehouse in SE Redmond only.