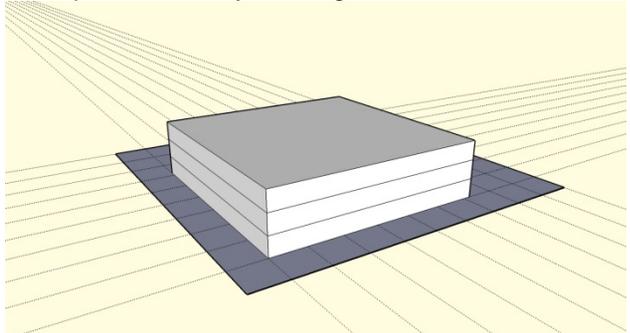
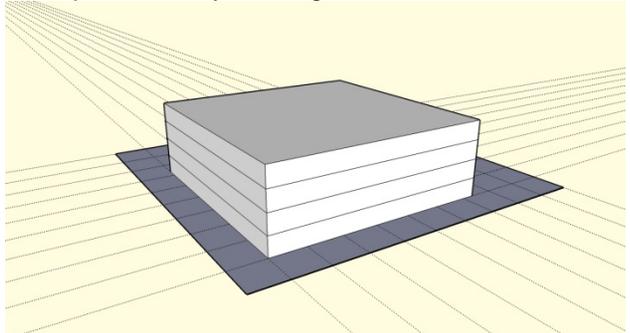


**21.14.020 General Commercial**

**Exhibit E**

(A) Purpose. The purpose of the General Commercial (GC) zone is to provide for retail and service businesses that serve community needs and that are better suited for locations outside of the Downtown, Overlake, or Neighborhood Commercial zones. These uses are more land intensive, serve travelers, or offer warehouse sales and sales of larger goods that make location in the Downtown, Overlake, or Neighborhood Commercial zones undesirable. Examples of such uses include, but are not limited to, large-box retail, vehicles sales and service, mini-warehouses, rental services, wholesale uses, and other similar uses. Mixed-use development is also allowed.

(B) Maximum Development Yield.

	Base	Bonuses Available, and Quantity	Maximum	Example of a 3-story building with FAR = 1.15	Example of 4-story building with FAR = 1.60.
Floor area ratio (FAR)	1.15	TDRs: 0.45	1.60		
Height	3 stories	TDRs: 1 story	4 stories		

(C) Regulations Common to All Uses.

	Regulation	Standard	Exceptions
Minimum	Lot frontage (ft)	30	
	Setback (ft) Front Street	10 10	<ol style="list-style-type: none"> <li>1. A 10-foot rear and side setback shall apply if a structure abuts property in a residential zone</li> <li>2. As part of a binding site plan, site plan entitlement, or master planned development, required setbacks may be modified as follows:                             <ol style="list-style-type: none"> <li>a. Side setback distances may be modified to permit a zero side setback to accommodate clustering</li> <li>b. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets.</li> </ol> </li> <li>3. 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.</li> <li>4. 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.</li> </ol>
	Landscaping	25 percent	
Impervious surface area	75 percent		

	Regulation	Standard	Exceptions
	Height	Varies	<ol style="list-style-type: none"> <li>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)</li> <li>2. Maximum height for mixed-use structures is 3 stories without TDRs and 4 stories with TDRs.</li> </ol>
	FAR	Varies	<ol style="list-style-type: none"> <li>1. In mixed-use structures, maximum FAR for residential uses and for other uses in additive (i.e., up to 1.15 without TDRs and up to 1.60 with TDRs).</li> <li>2. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.</li> </ol>

(D) Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the General Commercial (GC) 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		
<b>Residential</b>							
1	Multifamily structure						
2	Mixed-use residential structure	3	4	0.80	0.90	Studio (1.2, 1.2) 1 bdrm (1.5, 1.5) 2 bdrm (1.8, 1.8) 3+ bdrm (2.0, 2.0)	
<b>General sales or services</b>							

3	Automobile sales, service, or rental establishment	2	3	0.35	0.70	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"> <li>1. Shall not abut residential zone.</li> <li>2. Sales uses must operate as stand-alone businesses; rental uses may operate in mixed-use developments.</li> <li>3. 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.</li> <li>4. Vehicle display area shall be outside of required parking and landscape areas.</li> <li>5. Vehicles shall be stored on paved surfaces.</li> <li>6. 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.</li> <li>7. Outdoor loudspeaker systems are prohibited.</li> <li>8. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.</li> <li>9. Vehicle repair shall be conducted indoors.</li> </ol>
4	Heavy consumer goods sales or service	2	3	0.35	0.70	1,000 sq ft gfa (4.0, 5.0)	<ol style="list-style-type: none"> <li>1. Multi-lane drive-through uses permitted only as part of multi-story buildings.</li> <li>2. Adequate vehicle queuing space shall be provided outside the public right-of-way, on-site vehicular circulation aisles, and the area between the building and the street.</li> <li>3. Type II landscaping shall screen drive-through lanes.</li> </ol>
5	Durable consumer goods sales or service						
6	Consumer goods sales or service, other than heavy or durable						
7	Grocery, food and beverage						
8	Convenience store						
9	Health and personal care						
10	Finance and insurance	2	3	0.35	0.70	1,000 sq ft gfa (9.0, 9.0)	
11	Real estate services						
12	Professional services						
13	Administrative services						
14	Full-service restaurant						

15	Cafeteria or limited service restaurant						1,000 sq ft gfa (10.0, 10.0)	
16	Bar or drinking place							
17	Personal services							
	Pet and animal sales or service (except veterinary)							1. Boarding and training facilities must be located inside of a structure.
18	Animal kennel/shelter						1,000 sq ft gfa (4.0, 5.0)	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.
19	Hotel or motel						Rental room (1.0, 1.0)	
<b>Transportation, Communication, Information, and Utilities</b>								
20	Road, ground passenger, and transit transportation						1,000 sq ft gfa (4.0, 5.0)	
21	Rapid charging station						Adequate to accommodate peak use	1. Shall not be located on a parcels that abuts a residential zone
22	Battery exchange station							
23	Communications and information						1,000 sq ft gfa (4.0, 5.0)	1. See requirements for incidental hazardous waste treatment and storage in this table.
24	Large Satellite Dishes/Amateur Radio Tower	2	3	0.35	0.70			Subject to RZC 21.56 Wireless Communication Facilities.
25	Antenna Array and Base Stations						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							1. Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit. 2. Subject to RZC 21.56 Wireless Communication Facilities.
27	Local utilities							
28	Regional utilities	2	3	0.35	0.70		Adequate to accommodate peak use	1. Conditional use permit required. See RZC 21.76.070(K), Conditional Use Permit.

29	Incidental hazardous waste treatment and storage	2	3	0.35	0.70		<ol style="list-style-type: none"> <li>1. Allowed only as an accessory use to communications and information; all site requirements for that use apply.</li> <li>2. Storage limited to amount necessary for proper function of business, not to exceed quantities permitted by Redmond Fire Department; excess stockpiling prohibited.</li> <li>3. Outdoor storage requires Technical Committee approval, and shall be confined to outbuildings, sheds, and other structures where leakage confinement or spill treatment can be reasonably handled and where exposure to the elements does not increase the possibility of a spill incident.</li> <li>4. 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.</li> <li>5. 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.</li> </ol>
<b>Arts, Entertainment, and Recreation</b>							
30	Performing arts or supporting establishment	2	3	0.35	0.70	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 (4.0, 5.0)	
31	Museums and other special purpose recreational institutions					1,000 sq ft gfa (4.0, 5.0)	
32	Zoos, botanical gardens, arboreta, etc.					Adequate to accommodate peak use	
33	Amusement, sports, or recreation establishment						
34	Natural and other recreational parks					1,000 sq ft gfa (4.0, 5.0)	
<b>Education, Public Administration, Health Care, and other Institutions</b>							
35	Public administration	2	3	0.35	0.70	1,000 sq ft gfa (4.0, 5.0)	
36	Other government functions						
37	Public safety						

38	Ambulatory and outpatient care services							
39	Day care center					Employee on maximum shift (1.0, 1.0)	<ol style="list-style-type: none"> <li>1. Play equipment shall be located no less than 10 feet from any property line.</li> <li>2. Shall not be located closer than 300 feet from existing day care operation in residential zone.</li> </ol>	
40	Religious institutions					<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 (4.0, 5.0)</p>	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>4. Off-site parking in residential zones is allowed only with a shared parking agreement with an existing institutional use, such as a school.</li> <li>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.</li> <li>6. Steeple, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</li> <li>7. Maximum height for separate structures on-site, such as bell towers, crosses, statuary, or other symbolic religious icons, is 50 feet.</li> </ol>	
41	Funeral homes and services							
42	Cremation services and cemeteries					1,000 sq ft gfa (4.0, 5.0)		
<b>Other</b>								
43	Water enjoyment use	35 ft	35 ft	0.35	0.70	1,000 sq ft gfa (4.0, 5.0)	<ol style="list-style-type: none"> <li>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<sup>th</sup> Street or NE 90<sup>th</sup> Street.</li> </ol>	
44	Kiosk	1	1				<ol style="list-style-type: none"> <li>1. Limited to uses associated with water enjoyment within the shoreline</li> </ol>	

45	Vending cart						<p>jurisdictions of Bear Creek and the Sammamish River.</p> <ol style="list-style-type: none"> <li>2. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</li> <li>3. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</li> <li>4. Structures shall be secured to prevent tipping and endangering public safety.</li> <li>5. Maximum size is six feet wide by ten feet long.</li> <li>6. Administrative design review required for structures.</li> </ol>
46	Drive-up stand					1,000 sq ft gfa (4.0, 5.0)	<ol style="list-style-type: none"> <li>1. Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River.</li> <li>2. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</li> <li>3. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</li> <li>4. Structures shall be secured to prevent tipping and endangering public safety.</li> <li>5. Maximum size is six feet wide by ten feet long.</li> <li>6. Administrative design review required for structures.</li> <li>7. Must submit circulation plan addressing queuing.</li> </ol>

(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