

ORIGINAL

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07/02/91

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4270

AN ORDINANCE relating to residential land use districts; adding an R-7.5 designation; and amending Sections 20.10.020, 20.10.180, 20.10.200, 20.10.220, 20.10.440, 20.20.010, 20.20.255.A, 20.20.520.F, 20.20.590.K.3.a, 20.20.595.A.1, 20.25B.020.A and 20.25C.040.C.2 of the Bellevue City Code (Land Use Code).

WHEREAS, the City Council adopted Resolution 5255, amending the Land Use Element of the Comprehensive Plan on April 2, 1990; and

WHEREAS, City of Bellevue Comprehensive Plan Policy B-22 designates the establishment of a single family residential land use designation allowing up to 7.5 dwelling units per acre; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act and the City's Environmental Procedures Code: therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Bellevue City Code (Land Use Code) Section 20.10.020, Establishment of Land Use Districts, is amended to read as follows:

## 20.10.020 ESTABLISHMENT OF LAND USE DISTRICTS

Land Use Districts in the City are hereby established as follows:

<u>District</u>	<u>Designation</u>
General	G
Open Use	OU
Single Family Residential Estate	R-1 R-1.8
Single Family Residential	R-2.5 R-3.5 R-4 R-5 R-7.5
Multi-family Residential	R-10 R-15 R-20 R-30
Professional Office	PO
Office	O
Office & Limited Business	OLB
Light Industrial	LI
General Commercial	GC
Neighborhood Business	NB
Community Business	CB
Central Business District	CBD
- Office District 1	CBD-O-1
- Office District 2	CBD-O-2
- Multiple Use District	CBD-MU
- Residential District	CBD-R
- Old Bellevue District	CBD-OB
- Office & Limited Business District	CBD-OLB
Evergreen Highlands Design District	EH
- Performance Area A	EH-A
- Performance Area B	EH-B
- Performance Area C	EH-C
- Performance Area D	EH-D

Section 2. Bellevue City Code (Land Use Code) Section 20.10.180 is amended as follows:

SINGLE FAMILY RESIDENTIAL ESTATE DISTRICTS (R-1, R-1.8)

Single Family Residential Estate Districts provide for a low density residential environment (1 and 1.8 dwellings per acre) which may serve to protect steep slopes or unstable land from overdevelopment and may include agricultural uses and activities compatible with low residential density. (21.B.010, D.255, D.400 and G.020). (Ord. 3145, 9-27-82, Section 8)

Section 3. Bellevue City Code (Land Use Code) Section 20.10.200 is amended as follows:

SINGLE FAMILY RESIDENTIAL DISTRICTS (R-2.5, R-3.5, R-4, R-5, R-7.5)

Single Family Residential Districts provide for areas of low to high density single family residential uses (2.5, 3.5, 4, 5, and 7.5 dwellings per acre), and permit compatible, related activities (21.B.010, G.020(a)). (Ord. 3145, 9-27-82, Section 9)

Section 4. Bellevue City Code (Land Use Code) Section 20.10.220 is amended as follows:

MULTI-FAMILY RESIDENTIAL DISTRICTS (R-10, R-15, R-20, R-30)

Multi-family Residential Districts provide areas for attached residential dwellings of low density (10 units per acre) and of moderate density (15, 20, and 30 dwellings per acre). The R-20 and R-30 districts are intended to be convenient to centers of employment and have primary access to arterial streets. The R-10 and R-15 districts are more restrictive and may be utilized as a buffer between Single Family Residential Districts and moderate density residential or commercial districts. (21.B.005, G.020)C), (d), (e)). (Ord. 3145, 9-27-82, Section 10)

Section 5. Bellevue City Code (Land Use Code) Section 20.10.440 is amended as follows:



NOTES: USES IN LAND USE USE DISTRICTS -- RESIDENTIAL

1. No more than 50% of the gross floor area of the structure shall be devoted to residential uses in O districts.
2. A Group home or detoxification Center may not be located within 1,000 feet in any direction of any other Group Home or Detoxification Center.

(Ord. 2945, 2-2-81, Section 5)

3. A boardinghouse or bed and breakfast is permitted in a single family dwelling provided the requirements of 20.20.140 are met. (Ord. 4028, 7-17-89, Section 1)
4. An agreement must be recorded with the King County Department of Records and Elections restricting senior citizen dwellings, congregate care senior housing, or assisted living to remain in perpetuity as senior housing. (Ord. 4065, 10-23-89, Section 1)
5. Through the planned unit development process, senior citizen dwellings may include common dining and recreation facilities. (Ord. 4065, 10-23-89, Section 1)
6. Senior citizen dwellings are appropriate only on single family parcels which directly abut higher intensity zoning or on parcels that are not surrounded by established neighborhoods or single family housing. (Ord. 4065, 10-23-89, Section 1)
7. In areas where the comprehensive Plan policies specifically state that multifamily development is not appropriate, senior housing shall be permitted only through the conditional use permit process. (Ord. 4065, 10-23-89, Section 1)

PART 20.10.440  
USES IN LAND USE DISTRICTS

MANUFACTURING

STD LAND USE CODE REF	LAND USE CLASSIFICATION	RESIDENTIAL														COMMERCIAL												
		G	A	CJ	R-1	R-1.5	R-2.5	R-3.5	R-4	R-5	R-7.5	R-10	R-15	R-20	R-30	PO	O	CLB	LI	GC	NB	CB	CBD 0-1	CBD 0-2	CBD MJ	CBD R	CBD CB	CBD CLB
2 & 3	MANUFACTURING (1) (4)																											
21	FOOD AND BEVERAGE PRODUCTS MFG.																		P	S	S	S						
22	TEXTILE PRODUCTS MFG.																		P									
23	APPAREL, FABRIC, ACCESSORIES & LEATHER GOODS MFG.																		P	S		S						
24	LUMBER AND WOOD PRODUCTS MFG.																		S	S		S						
25	FURNITURE & FIXTURES MFG.																		P	S		S						
26	PAPER PRODUCTS MFG.																		S	2								
27	PRINTING, PUBLISHING AND ALLIED INDUSTRIES																		P	P		S	S	S	S			
28	CHEMICALS & RELATED PRODUCTS MFG.																		S	3								
31	RUBBER PRODUCTS MFG.																		C									
314	MISC. PLASTIC PRODUCTS MFG.																		P	P		S						
321	LIGHT STONE, CLAY, AND GLASS PRODUCTS MFG.; GLASS, POTTERY & CHINA CERAMIC PRODUCTS, STONE CUTTING AND ENGRAVING																		P	P		S						
322																												
324																												
325																												
327																												
329	HANDCRAFTED PRODUCTS MFG.																		P	P		P	S	S	S	S	S	S
3427	COMPUTERS, OFFICE MACHINES & EQUIPMENTS MFG.																		P	P								
3433	ELECTRICAL EQUIPMENT MFG.; APPLIANCES, LIGHTING, RADIO, TV COMMUNICATIONS, EQUIPMENT AND COMPONENT PARTS																											
3434																												
3435																				P	S		S					
3436																												
3437																												
3491	FABRICATED METAL PRODUCTS MFG. CONTAINERS, HAND TOOLS, HEATING EQUIPMENT, SCREW PRODUCTS, COATING AND PLATING.																											
3492																												
3493																				P	S		S					
3495																												
3497																												
35	MEASURING, ANALYZING & CONTROLLING INSTRUMENTS, PHOTOGRAPHIC, MEDICAL & OPTICAL GOODS; WATCHES & CLOCKS MFG.; COMPUTER SOFTWARE															P	P	P	P	S		S						
3997	SIGNS & ADVERTISING DISPLAY MFG.																			P	S		S					
3999	MISC. LIGHT FABRICATION ASSEMBLY & MFG. NOT ELSEWHERE CLASSIFIED																			P	S		S					

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C AND EH-D) are listed in Section 20.25F.01.0. (Ordinance 3530, 8-12-85, Section 7)

KEY

- P - PERMITTED USE
- C - CONDITIONAL USE (see Part 20.30B. or Part 20.30C.)
- PD - PERMITTED subject to planned unit development only. (see Part 20.30D.)
- A - ADMINISTRATIVE CONDITIONAL USE (see Part 20.30E.)
- S - Permitted only as a subordinate use to a permitted or special use.

NOTES: USES IN LAND USE DISTRICTS - MANUFACTURING

1. Manufacturing uses exclude concrete batch plants and primary metal industries such as foundaries, smelters, blast furnaces and rolling mills.
2. Paper Products Mfg. excludes paper and pulp manufacturing in LI districts.
3. Manufacture of flammable, dangerous or explosive materials is excluded in LI districts.
4. An office is permitted if accessory and subordinate to a manufacturing use.

(Ord. 2945, 2-2-81, Section 5)

5. Food and beverage public tasting rooms are permitted only as a subordinate use to the manufacturing use. (Ord. 4028, 7-17-89. Section 1)



## NOTES: USES IN LAND USE DISTRICTS -- TRANSPORTATION AND UTILITIES

1. Rail Transportation is limited to only Right-of-Way in OU districts.
2. Aircraft Transportation is limited to only Heliports in OU, CBD-0-1, CBD-0-2 and CBD-OLB districts.
3. Commercial lots and garages are those lots and garages which provide vehicular parking for the public generally for a fee and do not include lots and garages which provide the required parking for other uses.
4. Accessory parking is not permitted in residential zones as accessory to uses which are not permitted in these districts. (Ord. 4028, 7-17-89, Section 1)
5. The location of an off-site parking facility must be approved by the Director of Design and Development. See Section 20.25A.050H.  
(Ord. 2945, 2-2-82, Section 5)
6. Park and Ride. A Park and Pool Lot or other carpool facility is regulated as a park and ride. A park and ride providing no more than 50 parking spaces, and utilizing the parking area of an existing use shall be regulated as an accessory use under Section 20.20.200. Any other Park and Ride requires a conditional use permit. (Ord. 3690, 8-4-86, Section 1)
7. Commercial parking facilities are limited to spaces in surface lots which are not required pursuant to Section 20.25A.040. Commercial lots must comply with the requirements of Paragraph 20.25A.050.D (Ord. 2747, 1-20-87, Section 1)
8. Accessory parking requires approval through the review process required for the primary land use which it serves pursuant to Section 20.10.440. (Ord. 3747, 1-20-87, Section 1)
9. Onsite hazardous waste treatment and storage facilities as defined by 20.50.024 are only permitted as administrative conditional use approvals as a subordinate use to a permitted or special use. These facilities must comply with the state siting criteria as adopted in accordance with RCW 70.105.210. (Ord. 3903, 4-18-88, Section 1)
10. Offsite hazardous waste treatment and storage facilities as defined by 20.50.024 must comply with the State siting criteria as adopted in accordance with RCW 70.105.210. (Ord. 3904, 4-18-88, Section 1)
11. These uses are subject to primary structure setback and height restrictions and to screening requirements for mechanical equipment. (Ord. 4028, 7-17-89, Section 1)

12. These uses are permitted only if located in a multiple function building or complex.
  - \*13. Aircraft Transportation is limited in these districts to government heliports used only for emergency purposes. (Ord. 4029, 9-5-89, Section 2)
  - \*14. A roof top helicopter landing area which is utilized for life threatening emergencies only does not require conditional use approval. (Ord. 4029, 9-5-89, Section 2)
- \*Not effective within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.



## NOTES: USES IN LAND USE DISTRICTS -- WHOLESALE AND RETAIL

1. Wholesale Trade includes sales offices for these goods.
2. Wholesale trade of motor vehicles, primary and structural metals, bulk petroleum includes sales offices for these goods and excludes tank farms.
3. Bulk retail includes sales offices for these goods.
4. Automobile (retail) is subject to the decision criteria in Section 20.20.135.
5. Hardware, paint, tile and wallpaper (retail) is limited to a maximum 10,000 square feet of gross floor area in NB districts.
6. Food (retail) is limited to a maximum 18,000 square feet of gross floor area in NB districts.
7. Motorcycle (retail) requires administrative conditional use approval in LI districts.
8. Boats (retail) are permitted subject to Planned Unit Development and only as a subordinate use in waterfront areas of the OU district.
9. Automotive and marine accessories (retail) are permitted only as a subordinate use to a permitted or special use and only if it is marine-related in OU districts.
10. Gasoline service stations are permitted only as a subordinate use to a permitted or special use and only if it is marine-related in OU districts.
11. Furniture and home furnishings are limited to uses with on-site warehousing in LI districts.
12. Computer supplies are permitted as a subordinate use to computer sales in LI and GC districts.
13. Eating and drinking establishments are excluded in transition areas in O districts.
14. Eating and drinking establishments are permitted in OLB and CBD-OLB districts subject to the following criteria:
  - a. Such uses are physically integrated within a structure primarily used as a hotel or motel, office building, charitable, social, professional and labor organization, fraternal lodge, recreational facility or institution such as a hospital or public assembly (indoor).

- b. Such uses do not exceed 20% of the gross floor area of the structure or structures.
  - c. The entire site complex has a unity of design in terms of wall and roof materials, roof slopes and window patterns.
15. Eating and drinking establishments are permitted in LI districts only if located in a multiple function building or complex.
  16. Eating and drinking establishments may include liquor sales only if operated under a Class A or C liquor license issued by the Washington State Liquor Control Board, and only if such sales are approved as a part of the conditional use. Existing approved conditional uses may not engage in such liquor sales without first obtaining an amendment to such conditional use through the conditional use process.
  17. Other retail trade is limited to drugstores only in O districts.
  18. Miscellaneous retail trade is limited to specialty sporting goods in GC district.
  19. Miscellaneous retail trade is limited to drugstores and video rentals in NB districts and said uses may contain up to a maximum of 8,000 square feet of gross floor area.
  20. Garden supplies excludes items such as large trees, rock and bulk supplies which require special handling equipment in CB and CBD-MU districts.
  21. Limited to a maximum of 1,500 gross square feet per establishment.
  22. Limited to a maximum of 3,000 gross square feet per establishment, except for food, retail. (Ord. 4117, 1-16-90, Section 1)
  23. Nonresidential uses are permitted in CBD-R only when developed within the same project limit and simultaneously with an equal or greater amount of floor area devoted to residential uses. (Ord. 4117, 1-16-90, Section 1)
  24. No onsite outdoor display or inventory storage.
  25. Motorcycles only.
  26. Only pet grooming is permitted in the LI and GC districts.
  27. Food and convenience stores (retail) must contain at least 75% square footage of retail food sales not for consumption on premises. (Ord. 4028, 7-17-89, Section 1)
  28. Drive-in windows are not permitted.

29. No more than one eating and drinking establishment is permitted in any building. (Ord. 2966, 1-18-82, Section 2)
30. Limited to a maximum of 15,000 gross square feet per establishment or up to 25,000 gross square feet through a conditional use. (Ord. 3813, 7-20-87, Section 1)
31. Adult retail establishments are subject to the regulations for adult entertainment uses in Section 20.20.127. (Ord. 3884, 2-16-88, Section 1)
32. Firework stands do not require temporary use approval but must comply with Bellevue city Code Section 23.10.1461. Adequate access to the stand and off-street parking must be provided. (Ord. 4028, 7-17-89, Section 2)
33. Horticultural nurseries are permitted without conditional use approval in OU Districts. (Ord. 4028, 7-17-89, Section 1)
34. Gasoline service stations may include subordinate convenience stores. (Ord. 4028, 7-17-89, Section 1)

CHART 20.10.440  
USES IN LAND USE DISTRICTS

SERVICES

STD LAND USE CODE REF	LAND USE CLASSIFICATION	RESIDENTIAL																COMMERCIAL											
		G	A	CU	R-1	R-1.5	R-2.5	R-3.5	R-4	R-5	R-7.5	R-10	R-15	R-20	R-30	PO	O	CLB	LI	GC	MB	CB	CB0 9-1	CB0 9-2	CB0 MU	CB0 R	CB0 O8	CB0 CLB	
6	SERVICES																												
61	FINANCE, INSURANCE, REAL ESTATE SERVICES															P	P	P	P <sub>1</sub>	P		P		P <sub>13</sub>	P <sub>13</sub>	P	P <sub>11 12</sub>	P	P
62	PERSONAL SERVICES; LAUNDRY, DRY CLEANING, BARBER & BEAUTY PHOTOGRAPHY STUDIO AND SHOE REPAIR																S	P <sub>2</sub>	P	P	P		P	P	P	P	P <sub>11 12</sub>	P	S
6241	FUNERAL & CREMATORY SERVICES															C	C	C											
6262	CEMETERIES	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C								
629	CHILD CARE SERVICES 3,4																												
	Family Day Care Home			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
	Mini Center in Residence			A							A	A	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
	Day Care Center			C							C	C	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
63	BUSINESS SERVICES, DUPLICATING & BLUE PRINTING, STENO, ADVERTISING (except outdoor), TRAVEL AGENCIES & EMPLOYMENT															P	P	P	P <sub>5</sub>	P	P		P	P	P	P	P <sub>11 12</sub>	P	P
634	BUILDING MAINTENANCE & PEST CONTROL SERVICES																	P	P		P								
637	WAREHOUSING & STORAGE SERVICES, EXCLUDING STOCKYARDS																	P	P		S								
638	RENTAL & LEASING SERVICES CARS, TRUCKS, TRAILERS, FURNITURE & TOOLS																S	P <sub>6</sub>	P	P <sub>7</sub>				P				S	
641	AUTO REPAIR & WASHING SERVICES																	P	P		P				P <sub>6</sub>				
648	REPAIR SERVICES: WATCH, T.V., ELECTRICAL, UPHOLSTERY																	P	P		P		P	P	P			P	
	PROFESSIONAL SERVICES: MEDICAL CLINICS AND OTHER HEALTH CARE RELATED SERVICES			C												P	P	P	P <sub>5</sub>	P	P		P	P	P	P <sub>11 12</sub>	P <sub>11</sub>	P	
	PROFESSIONAL SERVICES: OTHER			C												P	P	P	P <sub>5</sub>	P	P		P	P	P	P <sub>11 12</sub>	P <sub>11</sub>	P	
6513	HOSPITALS															C	C	C	C	C		C		C	C				
66	CONTRACT CONSTRUCTION SERVICES: BUILDING CONSTRUCTION, PLUMBING, PAVING & LANDSCAPE																	P	P										
671	GOVERNMENTAL SERVICES: EXECUTIVE, LEGISLATIVE, ADMINISTRATIVE & JUDICIAL FUNCTIONS			C					C <sub>15</sub>							C	C	C			C		P	P	P	P <sub>11 12</sub>	P <sub>11</sub>	A	
672	GOVERNMENTAL SERVICES: PROTECTIVE FUNCTIONS & RELATED ACTIVITIES EXCLUDING MAINTENANCE SHOPS	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C <sub>10</sub>	C <sub>10</sub>	C	C				P	C	C	A
674	MILITARY & CORRECTIONAL INSTITUTIONS	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C								
681	EDUCATION: PRIMARY AND SECONDARY	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		A	A	A	C	C	A	
682	UNIVERSITIES & COLLEGES	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		P	P	P				
683	SPECIAL SCHOOLS: VOCATIONAL, TRADE, ART, MUSIC, DRIVING, BARBER AND BEAUTY SCHOOLS															P	P	P	P	P	P				P	P <sub>11 12</sub>	P <sub>11</sub>	P	
691	RELIGIOUS ACTIVITIES			C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	P		P	P	P	C	C	P
692 (A)	PROFESSIONAL & LABOR ORGANIZATIONS FRATERNAL LODGE			C												C	C	P	P	P		P	P	P	P	C	C	P	
692 (B)	SOCIAL SERVICE PROVIDERS			C	C <sub>14</sub>	C	C	P	P	P		P	P	P	P	C	C	P											
	ADMINISTRATIVE OFFICE - GENERAL			C												P	P	P	P <sub>5</sub>	P <sub>6</sub>		P		P	P	P	P <sub>11 12</sub>	P	P
	COMPUTER PROGRAM, DATA PROCESSING & OTHER COMPUTER RELATED SERVICES			C												P	P	P	P <sub>5</sub>	P				P	P	P	P <sub>11 12</sub>	P	P
	RESEARCH, DEVELOPMENT & TESTING SERVICES			C												P	P	P	P <sub>5</sub>	P				P	P	P	P <sub>11 12</sub>	P	P

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C AND EH-D) are listed in Section 20.25F.010. (Ordinance 3530, 8-12-85, Section 7)

**KEY**

P - PERMITTED USE  
 C - CONDITIONAL USE (see Part 20.30B. or Part 20.30C.)  
 PD - PERMITTED subject to planned unit development only. (see Part 20.30D.)  
 A - ADMINISTRATIVE CONDITIONAL USE (see Part 20.30E.)  
 S - Permitted only as a subordinate use to a permitted or special use.

## NOTES: USES IN LAND USE DISTRICTS -- SERVICES

1. Finance, insurance, real estate services are permitted only if commercially or industrially related in LI districts.
2. Personnel Services are permitted in LI districts only if located in a multiple function building or complex.
3. For day care in private residences, see Home Occupation Section 20.30N. For definitions of family daycare home, mini day care center and day care center, see child care service definition in Section 20.50.015. (Ord. 4026, 11-27-89, Section 1)
4. A child care service may be located in community facility in any Land Use District pursuant to Paragraph 20.20.170.E.
5. These uses are permitted in LI only if located in a multiple function building or complex.
6. Automobile rental and leasing services require administrative conditional use approval and are subject to the decision criteria in Section 20.20.135.
7. Rental services are limited to only autos and furniture in CB districts.
8. Auto repair and washing services are permitted only if washing services are a subordinate use to a permitted or special use in CBD-MU districts.
9. Professional services are permitted in LI Districts only if located in a multiple function building or complex.
10. Governmental services include maintenance shops in LI and GC districts.
11. Limited to maximum of 1,500 gross square feet per establishment.
12. Nonresidential uses are permitted in CBD-R only if developed in a building which contains residential uses.
13. Drive-in facilities may be permitted through Design Review Part 20.30F at any location in the CBD-0-2 District, or within 200 feet of N.E. 4th Street or N.E. 8th Street in the CBD-0-1 District; but only if all the following criteria are met:
  - a. On site capacity for vehicle stacking of 10 spaces for one drive-up station and 20 spaces for two or more drive-up stations must be provided.

- b. The design of the vehicular access is compatible with high volume pedestrian walkways and parking access. The vehicular access will not disrupt established retail or service frontages designed to serve pedestrians, nor can the vehicular access lanes be located between the street and the main pedestrian access to the buildings.
  - c. The vehicle stacking lanes must be contained within a structured parking area, or be otherwise screened.
  - d. Landscaping or screening must be provided to mitigate any adverse effects on nearby property. Perimeter walkways and sidewalks must conform to the requirements of Section 20.25A.060.
  - e. Walk up banking service, whether manned or electronically activated customer service stations, must be provided on site during regular daytime business hours for pedestrian business when there is no interior banking service. (Ord. 3530, 8-12-85, Section 8)
14. These uses are permitted only in Bellevue School District schools, whether under control of the School District or the City.
- a. In the review of the proposed use or uses under the conditional use permit application (Part 20.30B), the following criteria shall be considered:
    - i. Consistency of the proposal with the goals and policies of the Comprehensive Plan.
    - ii. Extent to which the physical environment will be modified by the proposal.
    - iii. Ability to provide on-site parking facilities to accommodate intended uses under the proposal.
    - iv. Extent of additional demand on public utilities and public services resulting from the proposal.
    - v. Noise impacts of the proposal.
    - vi. Traffic volumes and street classifications in the area of the proposal.
    - vii. Compatibility of the proposal with surrounding land uses.
    - viii. Impact of the proposal on the visual and aesthetic character of the neighborhood.

In addition, the proposed use or uses shall not be more intensive than if the school were being used as a school.
  - b. A master conditional use permit listing a range of permissible uses from those permitted in the land use district as listed in Section 20.10.440 can be obtained for the entire school by using the conditional use process (Part 20.30B or Part 20.30C). Uses listed in the permit shall be permitted outright and uses not listed but permitted as conditional uses shall obtain a conditional use permit. (Ord. 3530, 8-12-85, Section 9)

15. Permitted in inactive elementary school facilities. The following criteria shall be considered:
  - a. Criteria b.i-viii, Note 19 - Uses in Land Use Districts-Services.
  - b. Hours of operation.
  - c. Proposed signing.(Ord. 3095, 5-24-82, Section 2)



NOTES: USES IN LAND USE DISTRICTS - RECREATION

1. Cultural Activities (include only branch libraries in R-2.5, R-3.5, R-4, R-5, R-7.5, R-10, R-15, R-20 and R-30 districts.
2. For Carnivals, see 20.20.160.
3. Recreation Activities do not include athletic clubs in O, LI and GC districts.
4. Limited to a maximum of 2,000 gross square feet per establishment.
5. Nonresidential uses are permitted in CBD-R only when developed in a building which contains residential uses.
6. Excludes zoos.

(Ord. 2945, 2-2-81, Section 5)

7. Adult Theatres are subject to the regulations for Adult Entertainment Uses in Section 20.20.172. (Ord. 3884, 2-16-88, Section 1)
8. Athletic and health clubs are permitted without administrative conditional use approval if subordinate to a permitted use. (Ord. 4028, 7-17-89, Section 1)

ART 20.10.440  
RESOURCES IN LAND USE DISTRICTS

RESOURCES

STD  
LAND  
USE  
CODE  
REF

LAND USE CLASSIFICATION

		GENERAL	AGRICULTURE	OPEN USE	RESIDENTIAL										PROFESSIONAL OFFICE	OFFICE	OFFICE/LIMITED BUSINESS	LIGHT INDUSTRY	GENERAL COMMERCIAL	NEIGHBORHOOD BUSINESS	COMMUNITY BUSINESS	CENTRAL BUSINESS DISTRICT	OFFICE DISTRICT 1	OFFICE DISTRICT 2	MIXED USE DISTRICT	RESIDENTIAL DISTRICT	OLD BELLEVUE DISTRICT	OFFICE AND LIMITED BUSINESS DISTRICT	
		G	A	OU	R-1	R-1.5	R-2.5	R-3.5	R-4	R-5	RZ-5	R-10	R-15	R-20	R-30	PO	O	CLB	LI	GC	NB	CB	CBD 0-1	CBD 0-2	CBD MU	CBD R	CBD OB	CBD CLB	
8	RESOURCE PRODUCTION (MINERALS, PLANTS, ANIMALS INCLUDING PETS & RELATED SERVICES)																												
81	AGRICULTURE, PRODUCTION OF FOOD & FIBER CROPS, DAIRIES, LIVESTOCK & FOWL, EXCLUDING HOGS	P	P	P 1	P	P	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1							
821	AGRICULTURAL PROCESSING	C	C																P 2										
8221	VETERINARY CLINIC & HOSPITAL		P													P	P		P	P	P	P			P				
8222	POULTRY HATCHERIES		C																P	P									
83	FORESTRY, TREE FARMS & TIMBER PRODUCTION	P	P	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C							
8421	FISH HATCHERIES		C	C															P										
85	MINING, QUARRYING (INCLUDING SAND AND GRAVEL) OIL & GAS EXTRACTION	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C							

\* Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C AND EH-D) are listed in Section 20.25F.010.  
Ordinance 3530, 8-12-85, Section 7)

**KEY**

P - PERMITTED USE  
 C - CONDITIONAL USE (see Part 20.30B. or Part 20.30C.)  
 PD - PERMITTED subject to planned unit development only.  
 (see Part 20.30D.)  
 A - ADMINISTRATIVE CONDITIONAL USE (see Part 20.30E.)  
 S - Permitted only as a subordinate use to a permitted or special use.

NOTES: USES IN LAND USE DISTRICTS - RESOURCES

1. In the R-2.5, R-3.5, R-4, R-5, R-7.5, R-10, R-15, R-20, R-30, OU, NB, PO, O, OLB, LI, GC and CB districts agriculture is limited to the production of food and fiber crops.
2. Agricultural processing excludes grain mill products manufacturing and slaughtering in LI districts.

(Ord. 2945, 2-2-81, Section 5)

ORIGINAL

Section 6. Bellevue City Code (Land Use Code) Section 20.20.010 is amended as follows:

ART 20.20.010  
 RES IN LAND USE DISTRICTS

DIMENSIONAL REQUIREMENTS

STD LAND USE CODE REF	LAND USE CLASSIFICATION	RESIDENTIAL																PROFESSIONAL OFFICE									
		g	OU	R-1	R-1.5	R-2.5	R-3.5	R-4	R-5	R-7.5	R-10	R-15	R-20	R-30	PO	O	CLB	LI	GC	NB	CB	CBD D-1	CBD D-2	CBD MU	CBD R	CBD CB	CBD CLB
	DIMENSIONS		(9)	(9)	(9)	(9)	(9)	(9)	(9)	15	(9)	(9)	(9)	(9)	(9)	(9)	(9)	(9)	(9)	(9)	(8)	(8)	(8)	(8)	(8)	(8)	
	MINIMUM SETBACKS OF STRUCTURES (IN FEET)	35	35 (12)	35	30	20	20	20	20	20	20	20	20	30	30	50	15	15	30	15							
	FRONT YARD (1) (19) (21)																										
	REAR YARD (1) (18) (19) (21)	25	25 (12)	25	25	25	20	20	20	25	25	25	25	25	25	50	(3)	(3)	30	(3)							
	SIDE YARD (1) (18) (19) (21)	10	10 (12)	5	5	5	5	5	5	5	5	5	5	5	20	20	30	(3)	(3)	30	(3)						
	2 SIDE YARDS (1) (18) (19) (21)	20	20 (12)	20	15	15	15	15	15	10	15	15	15	15	40	40	60	(3)	(3)	60	(3)						
	MINIMUM LOT AREA																										
	ACRES (A) OR THOUSANDS OF SQ. FT. (4)	1A	1A	35	20	13.5	10	8.5	7.2	4.7	8.5	8.5	8.5	8.5	10	20	30		10	30							
	DWELLING UNITS PER ACRE (16) (23)		(22)	1	1.8	2.5	3.5	4	5	7.5	10	15	20	30	10 (24)	20 (24)	30 (24)		10 (24)	30 (24)							
	MINIMUM DIMENSIONS (IN FEET)																										
	WIDTH OF STREET FRONTAGE	30	30	30	30	30	30	30	30	30	30	30	30	30			200										
	WIDTH REQUIRED IN LOT (5)	150	60	100	90	80	70	65	60	50	70	70	70	70			200										
	DEPTH REQUIRED IN LOT (5)	150	80	150	80	80	80	80	80	80	80	80	80	80													
	MAXIMUM BUILDING HEIGHT (FEET) (11) (28)	30	30	30	30	30	30	30	30	30	30	30	30	40	20	30	45	45	30	20	45						
	MAXIMUM LOT COVERAGE BY STRUCTURES (PERCENT) (14) (15)		35	35	35	35	35	35	40	40	35	35	35	35	35	35	35	50		35							

Ordinance 3690, 8-4-86, Section 2  
 Ordinance 3747, 1-20-86, Section 2  
 Ordinance 3775, 5-25-87, Section 6  
 Ordinance 3780, 5-25-87, Section 1  
 Ordinance 4065, 10-23-89, Section 3

## NOTES: USES IN LAND USE DISTRICTS - DIMENSIONAL REQUIREMENTS

1. These setbacks control except where street classification in Section 20.20.020 indicates a greater setback.
2. Side yard setback in R-30 districts increases to 20 ft. on any side yard where structure exceeds 30 ft. above finished grade.
3. All rear and side yards shall contain landscaping as required by Section 20.20.520.
4. See Section 20.20.012.
5. See Section 20.20.015.
6. The maximum allowable building height in R-20 districts is 40 feet if the ground floor of such building is devoted to parking.
7. The maximum allowable building height is 75 feet on any property designated OLB which lies within 475 feet of the right-of-way of I-405, between I-90 and SR-520, subject to obtaining a Conditional Use Permit, (Part 20.30B. or Part 20.30C). (Ord. 3530, 8-12-85, Section 10).
8. Dimensional requirements for CBD Land Use Districts are listed in Section 20.25A.020.
9. Any office building or any office portion of a building shall comply with the definition of "low intensity". See Section 20.50.032. (Ord. 3780, 5-26-87, Section 1)
- \*10. The maximum building height may be exceeded upon approval of the Director of Design and Development. Requests for such approval shall be processed in accordance with the administrative conditional use procedure of Part 20.30E. Before granting any such approval, the Director of Design and Development must find that:
  - a. The height increase is only to accommodate equipment, structures or buildings that contain special equipment primarily related to light manufacturing, wholesale, trade and distribution use, and is not for office or bulk retail use; and
  - b. There is functional need for a height increase; and
  - c. The overall site development will minimize adverse impacts caused by the height increase.

Notwithstanding the provisions of this Note, no height increase is permitted within a Transition Area as defined in Part 20.25B. (Ord. 3530, 8-12-85, Section 11).

\*Not effective within the jurisdiction of the East Bellevue and Sammamish Community Councils. The maximum building height in LI Districts shall remain 30 feet.

- \*11. Except in transition areas, the allowable building height of any office building located in a PO, O, OLB, GC, NB, CB or OU district may be increased by one story, but not to exceed 15 feet, if the ground floor of that building is devoted to parking for that building.

\*Not effective within the jurisdiction of the East Bellevue and Sammamish Community Councils. The maximum building height in LI Districts shall remain 30 feet.

12. See 20.25H.090 for additional Sensitive Area Setbacks. (Ord. 3775, 5-26-87, Section 6)
13. For each square foot of lot area devoted to open space in excess of 30% of the total lot area, one square foot is added to the lot area for the purpose of calculating density.
14. Lot coverage is calculated after subtracting all Protected Areas defined by Section 20.25H.070 and all areas of slope equal to or exceeding 40%. (Ord. 3775, 5-26-87, Section 6)
15. Maximum lot coverage by structures is determined after public right-of-way and private roads are subtracted from the gross land area.
16. If there is a conflict between the minimum lot area and the permitted number of dwelling units per acre, the minimum lot area controls.
17. Dwelling units per acre is determined pursuant to Section 20.30D.
18. If the setback abuts a street right-of-way, access easement or private road, the minimum dimension is 10 feet unless a greater dimension is specified. (Ord. 3498, 5-28-85, Section 2).
19. See 20.20.030 for designation and measurement of setbacks. (Ord. 3690, 8-4-86, Section 2)
- \*20. Notwithstanding any other provision of this Code, except Part 20.25B or Section 20.20.900-910, as applicable, the allowable building height of an office building may be increased by one story, not to exceed 15 feet, if the ground floor of that building is devoted to parking for that building. (Ord. 3747, 1-20-87, Section 2)
- \*Effective only within Community Council jurisdiction.
21. See Section 20.25H.090 for additional Sensitive Area Setbacks. (Ord. 3775, 5-26-87, Section 6)

22. Dwelling units per acre is determined pursuant to Section 20.30D.155. (Ord. 3936, 7-18-88, Section 2)
23. Density for senior citizen dwelling, congregate care senior housing, and assisted living is calculated as follows: units less than 600 square feet count as .5 unit and units 600 square feet or greater count as 1 unit. (Ord. 4065, 10-23-89, Section 3)
24. This residential density may be in addition to FAR only for senior citizen dwellings, assisted living and congregate care senior housing. (Ord. 4065, 10-23-89, Section 3)
25. Lot coverage may be increased to 50% if congregate care senior housing, senior citizen dwellings, assisted living or nursing homes are constructed on site; provided, however, that coverage for the non-residential portions of the development cannot exceed the maximum limits indicated. (Ord. 4065, 10-23-89, Section 3)

Section 7. Bellevue City Code (Land Use Code) Section 20.20.255.A, Curb Cuts, Driveways and Street Openings, is amended as follows:

- A. Single family dwellings in G, R-1, R-1.8, R-2.5, R-3.5, R-4, R-5, R-7.5 and OU districts are exempt from the provisions of this section.
- B. Unless there exists no other access to the property in question, the City shall not permit any curb cut, driveway or street opening within 150 feet of the near-side face of curb of the intersecting street. If there exists no other access to the property in question, curb cuts, driveways or street openings shall be located as far away from the near-side of curb of the intersecting street as possible. This paragraph shall not apply to any use which generates at least 250 trips per 1,000 square feet of gross floor area per day.
- C. Unless there exists no other access to the property in question, the City shall not permit any curb cut, driveway or street opening to be located any closer than 100 feet from any other such curb cut, driveway or street opening. In no case may the City permit any curb cut, driveway or street opening to be located any closer than 20 feet from any other such curb cut, driveway or street opening. This paragraph shall not apply if abutting property owners make joint use of curb cuts, driveways or street openings. This paragraph shall not apply to any use which generates at least 250 trips per 1,000 square feet of gross floor area per day.

- D. The City shall not permit more than one curb cut, driveway or street opening on any property having a street frontage of 200 feet or less. This paragraph shall not apply if the property's street frontage is less than 200 feet and the property is at least 3 acres in size.
- E. The requirements of this Section may be modified by the Director of Design and Development and the Public Works Director within thirty calendar days from the date of application if --
  - 1. The modification is reasonable and necessary for development of the subject property; and
  - 2. The modification will result in more efficient access to and circulation within the subject property; and
  - 3. The modification will not create a hazardous condition for motorists or pedestrians.

Decisions made pursuant to this Paragraph may be reviewed using Process VII, Section 20.35.700 et. seq. (Ord. 3530, 8-12-85, Section 18).

- F. Wherever practical, abutting property owners shall make joint use of curb cuts, driveways or street openings.
- G. This section shall apply notwithstanding any other provision of the Bellevue City Code. (See also Chapter 22B.24 of the Bellevue City Code.) (Ord. 3436, 11-27-84, Section 1)

Section 8. Bellevue City Code (Land Use Code) Section 20.20.520.F, Tree Preservation and Landscape Development, is amended as follows:

F. Site Landscaping:

- 1. Perimeter Landscaping Requirements for Use Districts: The applicant shall provide site perimeter landscaping either according to the following chart and subject to Paragraph F.2 and F.6 of this Section; or in conformance with Paragraph J of this Section: Perimeter Landscaping Requirements for Use Districts.

## Perimeter Landscaping Requirements for Use Districts

LAND USE DISTRICT IN WHICH THE SUBJECT PROPERTY IS LOCATED	STREET FRONTAGE (Type & Minimum Depth)	INTERIOR PROPERTY LINES (Type & Minimum Depth)
R-10, 15, 20, 30	Type III, 10' but if located in a Transition Area, and directly abutting S/F, see Section 20.25B for requirements.	Type III, 8' but if located in a Transition Area, and directly abutting S/F, see Section 20.25B for requirements.
NB, PO, O, OLB	Type III, 10' but if located in a Transition Area, and directly abutting S/F, R-10, 15, 20 or 30, see Section 20.25B for requirements.	Type III, 10' but if located in a Transition Area, and directly abutting S/F, R-10, 15, 20 or 30, see Section 20.25B for requirements.
LI, GC, CB	Type III, 10' but if located in a Transition Area, and directly abutting S/F, R-10, 15, 20 or 30, see Section 20.25B for requirements.	Type III, 8' but if located in a Transition Area and directly abutting S/F, R-10, 15, 20 or 30, see Section 20.25B for requirements.

Note 1: If the property which abuts the subject property is in the same or a more intensive Land Use District than the subject property, the landscaping required along that common interior property line may be reduced by 25% in area. The remaining 75% of the required landscaping may be relocated.

Note 2: S/F includes the G, OU, R-1, R-1.8, R-2.5, R-3.5, R-4, R-5 and R-7.5 Land Use Districts.

Note 3: Notwithstanding the provisions of this Paragraph, Landscape development requirements for specific uses are listed in Paragraph F.2 of this Section.

(Ord. 3145, 9-27-82, Section 37)

Section 9. Bellevue City Code (Land Use Code) Section 20.20.590.K.3.a, Parking, Circulation and Walkway Requirements, is amended as follows:

- a. Entrances and Exits: The Director of Public Works and Utilities shall fix the location, width, and manner of approach of vehicular ingress and egress from a parking area in conformance with Section 20.20.255. The Director of Public Works and Utilities may require the property owner to alter ingress or egress as necessary to control traffic in the interest of public safety and general welfare. Wherever available, the property owner shall provide access from commercial or multi-family property onto streets which do not abut G, OU, R-1, R-1.8, R-2.5, R-3.5, R-4, R-5 or R-7.5 districts.

Section 10. Bellevue City Code (Land Use Code) Section 20.20.595.A.1, Transportation Management Program, is amended as follows:

1. New Structures: The owner(s) of property or properties within OU, R-2.5, R-3.5, R-4, R-5, R-7.5, R-10, R-15, R-20, R-30. PO, O, OLB, LI, GC, NB, or CB Land Use Districts upon which new structural development is proposed shall, prior to initial occupancy of any building, establish a Transportation Management Program if required under Paragraph C.1 of this Section and in accordance with the provisions thereof.

Section 11. Bellevue City Code (Land Use Code) Section 20.25B.020.A, Transition Area Design District, is amended as follows:



Section 12. Bellevue City Code (Land Use Code) Section 20.25C.040.C.2, Design Standards in OLB Districts, is amended as follows:

- 2. Illuminated Signs on the property or on buildings within these districts shall be so oriented that they face away from an adjoining G, R-1, R-1.8, R-2.5, R-3.5, R-4, R-5, R-7.5, R-10, R-15, R-20 or R-30 districts or O districts containing residentially developed properties. Developments which face on such districts shall limit signs on that side to one, not to exceed 32 square feet in area, located at or near the entrance to the building or property. This sign may be illuminated but shall not be a source of light. All signs shall be an integral part of the architectural design. Necessary safety lighting and directional signs for traffic shall be permitted.

Section 13. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 8<sup>th</sup> day of July, 1991 and signed in authentication of its passage this 8<sup>th</sup> day of July, 1991.

(SEAL)

Terry Lukens  
Terry Lukens, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard Gidley  
Richard Gidley, Deputy City Attorney

Attest:

Marie K. O'Connell  
Marie K. O'Connell, City Clerk

Published July 12, 1991