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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4884

AN ORDINANCE amending Section 20.25A.020.A.2 relating to the lot coverage and floor plate limitations in the Downtown MU land use district.

WHEREAS, inconsistencies exist between the Downtown dimensional chart and the Building/Sidewalk Relationship Guidelines; and

WHEREAS, the Comprehensive Plan encourages residential development in the Downtown; and

WHEREAS, the City of Bellevue has complied with the Environmental Procedures Code, BCC 22.02, and the State Environmental Police Act (SEPA) RCW 43.21C; now, therefore,

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

Section 1. Section 20.25A.020.A.2 of the Land Use Code is hereby amended as follows:

20.25A.020 Dimensional requirements — General

1. General. Paragraph A.2 of this section (Chart: Dimensional Requirements in Downtown Districts) sets forth the dimensional requirements for each land use district in the Downtown. Each structure, development, or activity in a Downtown Land Use District shall comply with these requirements except as otherwise provided in this section.

These dimensions are different for property located in the Perimeter Design District. If your property is within 1,200 feet of the north, south or west boundary of the CBD, you may be in this District. See LUC 20.25A.090.

Chart 20.25A.020.A.2

Dimensional Requirements in Downtown Districts

Land Use District	Building Type (7)(14)	Minimum Setback (3)(9)			Maximum Building Floor Area per Floor Above 40' (5)(11)(18)	Maximum Building Floor Area per Floor Above 80' (18)	Maximum Lot Coverage	Building Height (6)(17)		Floor Area Ratio (16)	
		Front (1)(15)	Rear	Side				Basic	Max	Basic (10)	Max (8)
CBD-O-1	Non-residential	0 (2)	0	0	20,000 gsf	20,000 gsf	100%	200'	300'(13)	5.0	8.0(12)
	Residential	0 (2)	0	0	20,000 gsf	12,000 gsf	100%	200'	450'	5.0	None
	Parking	0 (2)	0	0	20,000 gsf	20,000 gsf	100%	100'	100'	N/A	N/A
CBD-O-2	Non-residential	0 (2)	0	0	20,000 gsf	20,000 gsf	100%	150'	250'(13)	4.0	6.0(12)
	Residential	0 (2)	0	0	20,000 gsf	12,000 gsf	100%	150'	250'(13)	4.0	6.0(12)
	Parking	0 (2)	0	0	20,000 gsf	20,000 gsf	100%	100'	100'	N/A	N/A
CBD-MU	Non-residential	0	0	0	20,000 gsf	20,000 gsf	100%	60'	100'	0.5	3.0
	Residential	0	0	0	20,000 gsf	12,000 gsf (21)	100%	150'	200'	2.0	5.0
	Parking	0	0	0	20,000 gsf	NA	75%	60'	60'	N/A	N/A
CBD-R(20)	Non-residential	0	0	0	12,000 gsf	NA	75%	60'	60'	0.5	0.5
	Residential	0	0	0	20,000 gsf	12,000 gsf	100%	150'	200'	2.0	5.0
	Parking	0	0	0	N/A	NA	N/A	40'	40'	N/A	N/A
CBD-OB(20)	Non-residential	0(4)	0	0	12,000 gsf	12,000 gsf	100%	60'	100'	0.5	1.0
	Residential	0(4)	0	0	20,000 gsf	12,000 gsf	100%	150'	200'	2.0	5.0
	Parking	0	0	0	N/A	NA	75%	40'	40'	N/A	N/A
CBD-OLB(20)	Non-residential	20'(19)	20'(19)	0	20,000 gsf	NA	60%	75'	75'	0.5	3.0
	Residential	20'(19)	20'(19)	0	20,000 gsf	12,000 gsf	75%	75'	90'	2.0	3.0
	Parking	20'(19)	20'(19)	0	20,000 gsf	NA	75%	45'	45'	N/A	N/A

gsf = Gross Square Feet

Notes: Dimensional requirements in Downtown Districts

- (1) Measured from inside edge of the required perimeter sidewalk. If existing utilities which cannot reasonably be relocated require the planting of street trees on the property side of a sidewalk as provided for in LUC 20.25A.060, four feet is added to the required setback.
- (2) No parking or vehicle access lane is permitted between the required perimeter sidewalk and the main pedestrian entrance to the building.

- (3) Minimum setbacks are subject to required landscape development. See LUC 20.25A.040.
- (4) The maximum setback from Main Street in the Downtown-OB District is 0 feet.
- (5) Applicable only to building floors above 40 feet in height measured from the average finished grade around the building. Building floor area for floors above 40 feet may be averaged. For the purposes of this note, hotels and motels shall be considered as non-residential structures.
- (6) The maximum building height may only be achieved by participation in the FAR Amenity Incentive System (LUC 20.25A.030). The maximum height identified in this chart may be increased by no more than 10 percent or 15 feet, whichever is greater, if the applicant demonstrates that the increase is necessary for reasonable development of the structure and will be used to provide interesting roof forms such as pitched or sloped elements, pyramidal, spire or dome shapes, cupolas, or other such decorative architectural features.
- (7) A structure is considered residential if more than 50 percent of the gross square footage is devoted to residential uses. See LUC 20.50.022 for the definition of "gross square feet".
- (8) The maximum permitted FAR may only be achieved by participation in the FAR Amenity Incentive System (LUC 20.25A.030). Where residential and non-residential uses occur in the same building, the FAR is limited to the maximum FAR for the building type as determined in accordance with Note (7).
- (9) See subsection B of this section for exceptions to the minimum setback requirements.
- (10) All new development and all substantial remodels must participate in the FAR Amenity Incentive System. See subsection C of this section for amenity requirements regarding the provision of basic floor area.
- (11) In a mixed use building, this requirement will be applied on an individual building floor basis. If uses are mixed on one floor, the maximum floor area for that floor will reflect the ratio of those uses on that floor.
- (12) Except within the Perimeter Design District, the maximum Floor Area Ratio may be exceeded if the major pedestrian corridor is constructed as required by LUC 20.25A.100.E.1. The maximum Floor Area Ratio may only be exceeded by the amount provided for under the major pedestrian corridor amenity bonus, LUC 20.25A.030.C.16.

- (13) Except within the Perimeter Design District, the maximum height may be exceeded if the major pedestrian corridor is constructed as required by LUC 20.25A.100.E.1, and only to the extent required to accommodate the additional Floor Area Ratio provided under LUC 20.25A.030.C.16. Heights may be exceeded under this provision only to the extent depicted on the map entitled "Height Limits in the Core Design District" in LUC 20.25A.030.E.
- (14) Notwithstanding the provisions of Notes (5) and (18), hotels and motels shall be considered as residential structures.
- (15) If the subject property abuts a street classified pursuant to LUC 20.25A.115, Design Guidelines-Building/Sidewalk Relationships, the maximum setback is 0 feet unless otherwise approved by the Director of Design and Development.
- (16) Floor area devoted to retail uses in fulfillment of the requirements of LUC 20.25A.115, Design Guidelines-Building/Sidewalk Relationships will not be counted for the purpose of calculating FAR.
- (17) Except within the Perimeter Design District, the maximum building height can be exceeded if right-of-way is dedicated as provided by subsection D of this section but only to the extent of the floor area earned as a result of the dedication. This provision does not preclude the applicability of Note (6) but in no event may the combined effect of applying that note and this note be to increase the building height over the maximum building height by more than 10 percent or 15 feet, whichever is greater.
- (18) Applicable only to building floors above 80 feet in height measured from average finished grade around the building. For the purposes of this Note, hotels and motels shall be considered as non-residential structures.
- (19) No parking or vehicle access lane is permitted between the sidewalk on 112th Avenue NE and the main pedestrian entrance to the building, except that a drop-off lane may be permitted for a hotel or motel entrance. The maximum setback from 112th Avenue NE is 30 feet, unless a greater setback is approved by the Director of the Department of Community Development to permit a drop-off lane. See LUC 20.25A.020B.3 for exceptions to setback requirements.
- (20) Some dimensions are different for properties located in the Perimeter Design District. For property within 1,200 feet of the north, south or west boundary of the Downtown see LUC 20.25A.090 for the Perimeter Design District requirements.

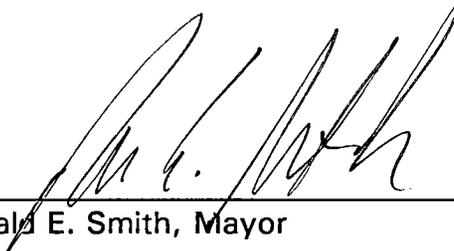
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(21) Applicable only to building floors above 100 feet in height measured from average finished grade around the building. For the purposes of this Note, hotels and motels shall be considered as non-residential structures.

Section 2. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

PASSED by the City Council this 17th day of June, 1996, and signed in authentication of its passage this 18th day of June, 1996.

(SEAL)



Ronald E. Smith, Mayor

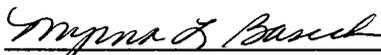
Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Andrews, City Attorney

Attest:



Myrna L. Basich, City Clerk

Published June 21, 1996