

0020-ORD  
03/03/97

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4979

AN ORDINANCE relating to the clean-up of errors and omissions which occurred when the land use code was amended by City of Bellevue Ordinance No. 4816 and which were discovered during the course of implementation; amending Sections 20.10.440, 20.20.005, 20.20.010, 20.20.125, 20.20.128, 20.20.520, 20.20.560, 20.25A.020, 20.25A.030, 20.25A.050, 20.25A.060, 20.25A.115, 20.25B.020, 20.25H.085, 20.25H.090, 20.25H.110, 20.25H.120, 20.50.010 (part), 20.50.014 (part), 20.50.016, 20.50.020 (part), 20.50.046 (part), and 20.50.048 (part) of the Bellevue Land Use Code; and repealing Section 20.20.950 of the Bellevue Land Use Code.

WHEREAS, the City of Bellevue has conducted a regulatory reform program to amend its Land Use Codes to improve the regulatory standards, omit unnecessary regulation and provide consistency with other codes; and

WHEREAS, changes made to the Land Use Code in some circumstances created errors and omissions that were subsequently identified during application of the Land Use Code during project review for various permits and approvals; and

WHEREAS, it is the intent of the Bellevue City Council that the Land Use Code be free of internal inconsistencies in order to provide consistency, clarity and ease of administration of the land use permit and approval process; and

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

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

Section 1. Section 20.10.440 of the Bellevue Land Use Code is hereby amended as follows:

20.10.440 Land use charts.

*[See next 29 pages for charts - uses in Land Use Districts. Note: The Residential Land Use Charts were previously amended by City of Bellevue Ordinance No. 4959, adopted January 6, 1997, so they are not readopted here.]*

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Chart 20.10.440

Uses in land use districts

Manufacturing

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Open Use	Residential											
		OU	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30	
2 & 3	Manufacturing 1,4													
21	Food and Beverage Products Mfg.													
22	Textile Products Mfg.													
23	Apparel, Fabric, Accessories & Leather Goods Mfg.													
24	Lumber and Wood Products Mfg.													
25	Furniture and Fixtures Mfg.													
26	Paper Products Mfg.													
27	Printing, Publishing and Allied Industries													
28	Chemicals & Related Products Mfg.													
31	Rubber Products Mfg.													
314	Misc. Plastic Products Mfg.													
321 322 324 325 327	Light Stone, Clay, and Glass Products Mfg.; Glass, Pottery & China Ceramic Products, Stone Cutting and Engraving ±													

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

\* Not effective within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.

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

Chart 20.10.440

Uses in land use districts

Manufacturing

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB	CB	DTN O-1	DTN O-2	DTN MU	DTN R	DTN OB	DTN OLB
2 & 3	Manufacturing 1,4													
21	Food and Beverage Products Mfg.				P 5	S 5	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 and 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						
321 322 324 325 327	Light Stone, Clay, and Glass Products Mfg.; Glass, Pottery & China Ceramic Products, Stone Cutting and Engraving				P	P		S						

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

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Chart 20.10.440

Uses in land use districts

Manufacturing

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Open Use	Residential											
		OU	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30	
329	Handcrafted Products Mfg.													
3427	Computers, Office Machines & Equipment Mfg.													
3433 3434 3435 3436 3437	Electrical Equipment Mfg.; Appliances, Lighting, Radio, TV Communications, Equipment and Component Parts													
3491 3492 3493 3495 3497	Fabricated Metal Products Mfg.; Containers, Hand Tools, Heating Equipment, Screw Products, Coating and Plating													
35	Measuring, Analyzing & Controlling Instruments, Photographic, Medical & Optical Goods; Watches & Clocks Mfg.; Computer Software													
3997	Signs & Advertising Display Mfg.													
3999	Misc. Light Fabrication Assembly & Mfg. Not Elsewhere Classified													

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

\*Not effective within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.

KEY

<p>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</p>
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Chart 20.10.440

Uses in land use districts

Manufacturing

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB	CB	DTN O-1	DTN O-2	DTN MU	DTN R	DTN OB	DTN OLB
329	Handcrafted Products Mfg.				P	P		P	S	S	S	S	S	S
3427	Computers, Office Machines & Equipment Mfg.				P	P								
3433 3434 3435 3436 3437	Electrical Equipment Mfg.; Appliances, Lighting, Radio, TV Communications, Equipment and Component Parts				P	S		S						
3491 3492 3493 3495 3497	Fabricated Metal Products Mfg.; Containers, Hand Tools, Heating Equipment, Screw Products, Coating and Plating				P	S		S						
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 LUC 20.25F.010. (Ord. 3530, 8-12-85, § 7)

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**Notes: Uses in land use districts - Manufacturing**

1. Manufacturing uses exclude concrete batch plants and primary metal industries such as foundries, 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.
5. Food and beverage public tasting rooms are permitted only as a subordinate use to the manufacturing use. (Ord. 4816, 11-22-95, §401; Ord. 4028, 7-17-89, § 1; Ord 2945, 2-2-81, § 5)

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Transportation & Utilities

Chart 20.10.440

STD  
LAND  
USE  
CODE  
REF

Uses in land use districts

LAND USE CLASSIFICATION	OU	Residential											
		R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30	
4 Transportation, Communication and Utilities													
41 Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops	C 1	C	C	C	C	C	C	C	C	C	C	C	C
42 4291 Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters													
4214 422 Motor Vehicle Transportation: Maintenance Garages & Motor Freight Services													
43 Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage & Maintenance	C 2	C11	C 11	C 11	C 11	C11	C11	C 11	C11	C11	C11	C11	C11
Accessory Parking 6	P 3	P 3	P 3	P 3	P 3	P 3	P 3	P 3	P 3	P 3	P 3	P 3	P 3
46 Auto Parking: Commercial Lots and Garages													
Park and Ride 5	C	C	C	C	C	C	C	C	C	C	C	C	C
47 Point to Point Communications Services 9													
475 Radio & Television Broadcasting Studios													
479 Communication Broadcast & Relay Towers	C	C	C	C	C	C	C	C	C	C	C	C	C
Highway and Street Right-of-Way	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facility	C	C	C	C	C	C	C	C	C	C	C	C	C
Local Utility System	P	P	P	P	P	P	P	P	P	P	P	P	P
Regional Utility System	C	C	C	C	C	C	C	C	C	C	C	C	C
On-Site Hazardous Waste Treatment and Storage Facility 7													
Off-Site Hazardous Waste Treatment and Storage Facility 8													

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

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\*\* Effective only within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.

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

Transportation & Utilities

Chart 20.10.440  
Uses in land use districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB	CB	DTN O-1	DTN O-2	DTN MU	DTN R	DTN OB	DTN OLB
4	Transportation, Communication and Utilities													
41	Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops	C	C	C	C	C	C	C						
42 4291	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters				P	P		P	A	A	A			A
4214 422	Motor Vehicle Transportation: Maintenance Garages & Motor Freight Services				P	C			S	S	S			S
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage & Maintenance	C11	C	C	C	C	C11	C	*C **A 2,12	*C **A 2,12	*C **A 12			*C **A 2, 12
	Accessory Parking 6	P	P	P	P	P	P	P	P4	P4	P4	P4	P4	P4
46	Auto Parking Commercial Lots and Garages			C	C	C		C	P13	P13	P13	A	P13	P13
	Park and Ride 5	C	C	C	C	C	C	C			A			A
47	Point to Point Communications Services 9	P	P	P	P	P		P	P	P	P	P	P	P
475	Radio & Television Broadcasting Studios	P	P	P	P10	P10		P	P	P	P		P	P
479	Communication Broadcast & Relay Towers	C	C	C	C	C	C	C	C	C	C	C	C	C
	Highway and Street Right-of-Way	P	P	P	P	P	P	P	P	P	P	P	P	P
	Utility Facility	C	C	C	C	C	C	C	C	C	C	C	C	C
	Local Utility System	P	P	P	P	P	P	P	P	P	P	P	P	P
	Regional Utility System	C	C	C	C	C	C	C	C	C	C	C	C	C
	On-Site Hazardous Waste Treatment and Storage Facility 7			A	A	A	A	A	A	A	A	A	A	A
	Off-Site Hazardous Waste Treatment and Storage Facility 8				C									

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

\* Not effective within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.

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**Notes: Uses in land use district - Transportation and Utilities**

1. Rail transportation is limited to right-of-way only in OU districts.
2. Aircraft transportation is limited to only heliports in OU, Downtown-O-1, Downtown-O-2 and Downtown-OLB districts.
3. Accessory parking is not permitted in residential zones as accessory to uses which are not permitted in these districts.
4. The location of an off-site parking facility must be approved by the Director of Community Development. See LUC 20.25A.050H.
5. 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 LUC 20.20.200. Any other park and ride requires a Conditional Use Permit.
6. Accessory parking requires approval through the review process required for the primary land use which it serves pursuant to LUC 20.10.440.
7. Onsite hazardous waste treatment and storage facilities as defined by LUC 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.
8. Offsite hazardous waste treatment and storage facilities as defined by LUC 20.50.024 must comply with the state siting criteria as adopted in accordance with RCW 70.105.210.
9. These uses are subject to primary structure setback and height restrictions and to screening requirements for mechanical equipment.
10. These uses are permitted only if located in a multiple function building or complex.
- \*11. Aircraft transportation is limited in these districts to government heliports used only for emergency purposes.
- \*12. A roof top helicopter landing area which is utilized for life threatening emergencies only does not require conditional use approval.
13. Design Review approval (Section 20.30F) or a Change of Use permit is required to establish a commercial parking facility. Refer to Section 20.25A.050E for additional development requirements. (Ord. 4816, 11-22-95, §401; Ord. 4654, 6-6-94, §16; Ord. 4029, 9-5-89, §2; Ord 4028, 7-17-89, §1; Ord. 3903, 4-18-88, §1; Ord. 3747, 1-20-87, §1; Ord. 3690, 8-4-86, §1; Ord. 2945, 2-2-82, §5)

**\*Not effective within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.**

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Wholesale & Retail

Chart 20.10.440

STD  
LAND  
USE  
CODE  
REF

Uses in land use districts

LAND USE CLASSIFICATION

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Open Use	Residential											
		OU	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30	
5	Trade (Wholesale & Retail)													
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials & Equipment except the Following: 1													
5111 5156 5157 5191 5192	Wholesale Trade: Motor Vehicles, Primary & Structural Metals, Bulk Petroleum 2													
5193	Scrap Waste Materials, Livestock													
	Recycling Centers	C	C	C	C	C	C	C	C	C	C	C	C	C
521 522 523 524	Lumber & Other Bulky Building Materials Including Preassembled Products 3													
5251	Hardware Paint, Tile & Wallpaper (Retail)													
5252	Farm Equipment													
53	General Merchandise: Dry Goods, Variety & Dept. Stores (Retail)													
54	Food & Convenience Store (Retail) 27													
5511	Autos (Retail)													
	Trucks, Motorcycles, Recreational Vehicles (Retail)													
	Boats (Retail)	C8												

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

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Wholesale & Retail

Chart 20.10.440

Uses in land use districts

STD  
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LAND USE CLASSIFICATION

		Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB 5	CB 36*	DTN O-1	DTN O-2	DTN MU	DTN R	DTN OB	DTN OLB
5	Trade (Wholesale & Retail)													
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials & Equipment except the following: 1				P	P								
5111 5156 5157 5191 5192	Wholesale Trade: Motor Vehicles, Primary & Structural Metals, Bulk Petroleum 2				P	C								
5193	Scrap Waste Materials, Livestock													
	Recycling Centers				P	P	P	P	P	P	P	C	C	
521 522 523 524	Lumber & Other Bulky Building Materials Including Preassembled Products 3				P 35	P		P						
5251	Hardware Paint, Tile & Wallpaper (Retail)				S 35	P	P	P	P	P	P	P 21, 23	P 30	
5252	Farm Equipment				P 35									
53	General Merchandise: Dry Goods, Variety & Dept. Stores (Retail)							P	P	P	P	P 22, 23	P 30	
54	Food & Convenience Store (Retail) 27					P	P	P	P	P	P	P 22, 23	P 30	P38
5511	Autos (Retail)			P 6	A 4, 35	P		C	P 24	P 24	P			
	Trucks, Motorcycles, Recreational Vehicles (Retail)				P 7, 35	P			P 24, 25	P 24, 25	P			
	Boats (Retail)				P 35	P			P 24	P 24	P			

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

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Uses in land use districts

Wholesale & Retail

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Open Use	Residential											
		OU	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30	
552	Automotive & Marine Accessories (Retail)	C 9												
553	Gasoline Service Stations	C 10												
56	Apparel & Accessories (Retail)													
57	Furniture, Home Furnishing (Retail)													
58	Eating and Drinking Establishments 37	C S												
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals & Computer Supplies													
	Adult Retail Establishments 31													
5961	Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail)													
596	Retail Fuel Yards													
5996	Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries & Light Supplies and Tools	C 33												
5999	Pet Shop (Retail & Grooming)													
	Fireworks Stands 32													
	Computers & Electronics (Retail)													

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

\* Not effective within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.

**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

Wholesale & Retail

Chart 20.10.440

Uses in land use districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB 5	CB 36*	DTN O-1	DTN O-2	DTN MU	DTN R	DTN OB	DTN OLB
552	Automotive & Marine Accessories (Retail)				P 35	P		P			P			
553	Gasoline Service Stations			A 34	P 34, 35	P	P	P	A S	A S	P			A 34 S 38
56	Apparel & Accessories (Retail)			S				P	P	P	P	P 21, 23	P 30	P 38
57	Furniture, Home Furnishing (Retail)				P 11, 35	P		P	P	P	P	P 21, 23	P 30	
58	Eating and Drinking Establishments 37		P 13	P 14	P 15, 29, 35	P	P 16	P	P 28	P 28	P 28	P 23, 28	P 28	P 28, 38
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals & Computer Supplies		P 17	S		P 18	P 19	P	P	P	P	P 21, 23	P 30	P 38
	Adult Retail Establishments 31			S				P	P	P	P		P	S
5961	Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail)				P 35	P								
596	Retail Fuel Yards				P 35	P								
5996	Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries & Light Supplies and Tools				P 35	P	P 20	P 20			P 20			
5999	Pet Shop (Retail & Grooming)				P 26, 35	P 26	P	P	P	P	P	P 21, 23	P 30	P 38
	Fireworks Stands 32	P	P	P	P 35	P	P	P	P	P	P	P	P	P
	Computers & Electronics (Retail)				P 12, 35	P 12		P	P	P	P	P 21, 23	P 30	

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010. (Ord. 4646, 5-2-94, § 3; Ord. 4516, 4-12-93, § 1; Ord. 4422, 9-28-92, § 2; Ord. 3530, 8-12-85, § 7)

\* 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 LUC 20.20.135.
5. Each individual wholesale and retail use in NB districts, except retail food stores and miscellaneous retail trade, is limited to 5,000 square feet. Wholesale and retail uses intending to operate between the hours of 12:00 midnight and 6:00 a.m. must obtain administrative conditional use approval. The applicant must meet the decision criteria for an Administrative Conditional Use Permit set forth in Chapter 20.30E LUC, and must demonstrate that: 1) the use will meet the requirements of the Noise Control Ordinance, Chapter 9.18 BCC; and 2) the use will meet the lighting standards of the Community Retail Design District for all lighting fixtures on the premises that would be lit between the hours of 12:00 midnight and 6:00 a.m. Businesses operating between the hours of 12:00 midnight and 6:00 a.m. on the effective date of this ordinance are exempt from the ACUP requirements.
6. Retail auto sales are permitted on the west side of 116th Avenue NE between NE 8th Street and Main Street only.
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 & 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 the OLB district 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 percent 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. Eating and drinking establishments with other classes of liquor licenses require administrative conditional use approval. Drive-in windows are not permitted.

17. Other retail trade is limited to drugstores only in O districts.

18. Miscellaneous retail trade is limited to specialty sporting goods in GC districts.

19. Except for drugstores, all miscellaneous retail uses combined cannot exceed 10,000 square feet and each individual use cannot exceed 3,000 square feet.

20. Garden Supplies excludes items such as large trees, rock and bulk supplies which require special handling equipment in NB, CB and Downtown-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.

23. Nonresidential uses are permitted in Downtown-R only when developed within the same project limit and simultaneously with an equal or greater amount of floor area devoted to residential uses.

24. No on-site 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 percent square footage of retail food sales not for consumption on premises.

28. Drive-in windows are not permitted.

29. No more than one eating and drinking establishment is permitted in any building.

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.

31. Adult retail establishments are subject to the regulations for adult entertainment uses in LUC 20.20.127.

32. Firework stands do not require temporary use approval but must comply with BCC 23.11.781. Adequate access to the stand and off-street parking must be provided.

33. Horticultural nurseries are permitted without conditional use approval in OU Districts.

34. Gasoline service stations may include subordinate convenience stores.

35. Any business which combines two or more permitted retail sales uses and also includes subordinate retail sales uses shall be limited in size to 50,000 square feet.

36. Retail uses in CB districts in the following subareas, as designated in the Comprehensive Plan, are limited in size to 100,000 gross square feet or less: Bridle

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Trails, Evergreen Highlands, Newcastle, North Bellevue, Northeast Bellevue, Richards Valley, South Bellevue, Southeast Bellevue, Wilburton.\*

37. Microbrewery manufacturing is permitted subordinate to an eating and drinking establishment provided that the manufacturing use occupies not more than 50 percent of the total square footage of the combined establishment.

38. Eating and drinking establishments and retail uses are permitted in the Downtown-OLB district provided the following criteria area met:

a. The uses are functionally integrated within a building or complex primarily used as a hotel or motel; office building; university or college; charitable, social service, professional or labor organization; or recreation facility.

b. The uses do not exceed 30 percent of the total floor area of the building or complex.

c. Each individual retail use is limited to 15,000 gross square feet in area.

d. The entire complex achieves a unity of design through the use of similar exterior building materials, colors, and window patterns. (Ord. 4816, 11-22-95, §401; Ord. 4654, 6-6-94, §17; Ord. 4646, 5-2-94, §3; Ord. 4516, 4-12-93, §1; Ord. 4422, 9-28-92, §2; Ord. 4176, 11-26-90, §3; Ord. 4117, 1-16-90, §1; Ord. 4028, 7-17-89, §1; Ord. 3884, 2-16-88, §1; Ord. 3813, 7-20-87, §1; Ord. 2966, 1-18-82, §2)

\*Not effective within the jurisdiction of the East Bellevue Community Council and the Sammamish Community Council.

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Services

Chart 20.10.440

STD  
LAND  
USE  
CODE  
REF

Uses in land use districts

LAND USE CLASSIFICATION

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Open Use	Residential										
		OU	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
6	Services												
61	Finance, Insurance, Real Estate Services												
62	Personal Services: Laundry, Dry Cleaning, Barber & Beauty, Photography Studio and Shoe Repair												
6241	Funeral & Crematory Services												
6262	Cemeteries	C	C	C	C	C	C	C	C	C	C	C	C
629	Child Care Services 3,4												
	Family Day Care Home Mini Center in Residence	P	P	P	P	P	P	P	P	P	P	P	P
	Mini Day Care Center	A								A	A	P	P
	Day Care Center	C								C	C	P	P
63	Business Services, Duplicating & Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies & Employment												
634	Building Maintenance & Pest Control Services												
637	Warehousing & Storage Services, Excluding Stockyards												
639	Rental & Leasing Services: Cars, Trucks, Trailers, Furniture & Tools												
641	Auto Repair & Washing Services												
649	Repair Services: Watch, TV, Electrical, Upholstery												
	Professional Services: Medical Clinics and Other Health Care Related Services	C											
	Professional Services: Other	C											
6513	Hospitals												

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

\* Not effective within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.

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

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Services

Chart 20.10.440

Uses in land use districts

STD  
LAND  
USE  
CODE  
REF

LAND USE CLASSIFICATION

		Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB 16	CB	DTN O-1	DTN O-2	DTN MU	DTN R	DTN OB	DTN OLB
6	Services													
61	Finance, Insurance, Real Estate Services	P	P	P	P 1	P	P	P	P 13	P 13	P	P 11, 12	P	P
62	Personal Services: Laundry, Dry Cleaning, Barber & Beauty, Photography Studio and Shoe Repair			S	P 2	P	P	P	P	P	P	P 11, 12	P	P 11, 20
6241	Funeral & Crematory Services	C	C	C										
6262	Cemeteries	C	C	C	C	C	C	C						
629	Child Care Services 3,4													
	Family Day Care Home Mini Center in Residence	P	P	P	P	P	P	P	P	P	P	P	P	P
	Mini Day Care Center	P	P	P	P	P	P	P	P	P	P	P	P	P
	Day Care Center	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 5	P	P 17	P	P	P	P	P 11, 12	P	P
634	Building Maintenance & Pest Control Services				P	P		P						
637	Warehousing & Storage Services, Excluding Stockyards				P	P		S						
639	Rental & Leasing Services: Cars, Trucks, Trailers, Furniture & Tools			S	P 6	P	A 18	P 7			P			S
641	Auto Repair & Washing Services				P	P	A 19	P			P 8			
649	Repair Services: Watch, TV, Electrical, Upholstery				P	P	P	P	P	P	P		P	
	Professional Services: Medical Clinics and Other Health Care Related Services	P	P	P		P	P	P	P	P	P	P 11, 12	P 11	P
	Professional Services: Other	P	P	P	P 9	P		P	P	P	P	P 11, 12	P 11	P
6513	Hospitals	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 LUC 20.25F.010.

\* Not effective within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.

Uses in land use districts

Services

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Open Use	Residential										
		OU	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
66	Contract Construction Services: Building Construction, Plumbing, Paving & Landscape												
671	Governmental Services: Executive, Legislative, Administrative & Judicial Functions	C					C 15						
672 673	Governmental Services: Protective Functions & Related Activities Excluding Maintenance Shops	C	C	C	C	C	C	C	C	C	C	C	C
	Limited Governmental Services: Protective Functions 21									P	P	P	P
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions 22												
674 675	Military & Correctional Institutions		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
682	Universities & Colleges		C	C	C	C	C	C	C	C	C	C	C
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools												
691	Religious Activities	C	C	C	C	C	C	C	C	C	C	C	C
692 (A)	Professional & Labor Organizations Fraternal Lodge	C											
692 (B)	Social Service Providers	C	A 14	A 14	A 14	A 14	A 14	A 14	A 14	A 14	A 14	A 14	A 14
	Administrative Office - General	C											
	Computer Program, Data Processing & Other Computer Related Services	C											
	Research, Development & Testing Services	C											

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.  
\*Not effective within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.

\*\*New Revision (12/7/94)

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

Services

Chart 20.10.440

Uses in land use districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB 16	CB	DTN O-1	DTN O-2	DTN MU	DTN R	DTN OB	DTN OLB
66	Contract Construction Services: Building Construction, Plumbing, Paving & Landscape				P	P								
671	Governmental Services: Executive, Legislative, Administrative & Judicial Functions	C	C	C				C	P	P	P	P 11, 12	P 11	A
672 673	Governmental Services: Protective Functions & Related Activities Excluding Maintenance Shops	C	C	C	C 10	C 10	C	C			P	C	C	A
	Limited Governmental Services: Protective Functions 21													
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions 22	P	P	P		P	P	P	P	P	P	P 12	P	P
674 675	Military & Correctional Institutions	C	C	C	C	C	C	C						
681	Education: Primary and Secondary	C	A	A	A	A	C	A	A	A	A	C	A	A
682	Universities & Colleges	P	P	P	P	P	C	P	P	P	P			
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools	P	P	P	P	P		P			P	P 11, 12	P 11	P
691	Religious Activities	P	P	P	P	P	C	P	P	P	P	C	C	P
692 (A)	Professional & Labor Organizations Fraternal Lodge	C	C	P		P		P	P	P	P	C	C	P
692 (B)	Social Service Providers	C	C	P	P	P	P	P	P	P	P	C	C	P
	Administrative Office - General	P	P	P	P 5	P		P	P	P	P	P 11, 12	P	P
	Computer Program, Data Processing & Other Computer Related Services	P	P	P	P 5	P			P	P	P	P 11, 12	P	P
	Research, Development & Testing Services	P	P	P	P 5	P			P	P	P	P 11, 12	P	P

\*\*  
\*\*

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010. (Ord. 4422, 9-28-92, § 2; Ord. 3530, 8-12-85, § 7)

\*Not effective within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.

\*\*New revision (12/7/94)

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. Personal 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 LUC Part 20.30N. For definitions of family day care home, mini day care center and day care center, see child care service definition in LUC 20.50.015.
4. A child care service may be located in a community facility in any Land Use District pursuant to LUC 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 LUC 20.20.135.
7. Rental Services are restricted to autos and furniture in CB districts and to truck, trailer, and tool rentals provided the site has two street frontages.
8. Auto repair and washing services are permitted only if washing services are a subordinate use to a permitted or special use in Downtown-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 a maximum of 1,500 gross square feet per establishment.
12. Nonresidential uses are permitted in Downtown-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 Downtown-O-2 District, or within 200 feet of N.E. 4th Street or N.E. 8th Street in the Downtown-O-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 LUC 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.

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 administrative conditional use permit application (Part 20.30E), 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 LUC 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.

15. Permitted in inactive elementary school facilities. The following criteria shall be considered:

- a. Criteria a.i-viii, Note 14-Uses in land use districts-Services.
- b. Hours of operation.
- c. Proposed signing.

16. Each individual service use in NB districts is limited to 5,000 square feet. Administrative conditional use approval is required for hours of operation between 12:00 midnight and 6:00 a.m. The applicant must meet the decision criteria for an Administrative Conditional Use Permit set forth in Chapter 20.30E LUC, and must demonstrate that: (1) the use will meet the requirements of the Noise Control Ordinance, Chapter 9.18 BCC; and (2) the use will meet the lighting standards of the Community Retail Design District for all lighting fixtures on the premises that would be lit between the hours of 12:00 midnight and 6:00 a.m. Businesses operating between the hours of 12:00 midnight and 6:00 a.m. on the effective date of City of Bellevue Ordinance No. 4422 are exempt from the ACUP requirements.

17. Only travel agencies are permitted in NB district.

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18. Rental services limited to truck, trailer and tool rentals are permitted in NB districts with administrative conditional use approval, provided the site has two street frontages.

19. Auto repair and washing services are permitted with administrative conditional use approval only in NB sites that have two street frontages.

20. Personal services are permitted only when functionally integrated within a building or complex used primarily as a hotel or motel; office building; university or college; charitable, social service, professional or labor organization; or recreational facility.

21. Uses are limited to neighborhood community police stations of 1,000 square feet or less.

22. Uses are limited to 1,000 square feet, except for protective functions which are limited to community police stations of 1,500 square feet or less.

(Ord. 4816, 11-22-95, §401; Ord. 4422, 9-28-92; §2; Ord. 4176, 11-26-90, §3; Ord. 4026, 11-27-89, §1; Ord. 3530, 8-12-85, § 8, 9; Ord. 3095, 5-24-82, §2)

Chart 20.10.440

Uses in land use districts

Recreation

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Open Use	Residential										
		OU	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
7	Cultural Entertainment and Recreation												
711	Library, Museum	C			C1	C1	C1	C1	C1	C1	C1	C1	C1
7113	Art Gallery	C			C	C	C	C	C	C	C	C	C
712	Nature Exhibitions: Aquariums, Botanical Gardens and Zoos	C											
7212 7214 7222 7231 7232	Public Assembly (Indoor): Sports, Arenas, Auditoriums & Exhibition Halls but excluding School Facilities												
7212 7214 7218	Motion Picture, Theaters, Night Clubs, Dance Halls & Teen Clubs												
7213	Drive-In Theaters												
	Adult Theaters 7												
7223 73	Public Assembly (Outdoor): Fairgrounds & Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks & Skateboard Tracks												
73	Commercial Amusements: Video Arcades, Electronic Games												

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

\* Not effective within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.

KEY
P – PERMITTED USE
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PD – PERMITTED subject to planned unit development only. (See Part 20.30D)
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Chart 20.10.440

Uses in land use districts

Recreation

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB	CB	DTN O-1	DTN O-2	DTN MU	DTN R	DTN OB	DTN OLB
7	Cultural Entertainment and Recreation													
711	Library, Museum	P	P	P				P	P	P	P	A	A	P
7113	Art Gallery	P	P	P				P	P	P	P	P <sup>4,5</sup>	P	P
712	Nature Exhibitions: Aquariums; Botanical Gardens and Zoos	C	C	C	C	C		C	P6	P6	P6			
7212 7214 7222 7231 7232	Public Assembly (Indoor): Sports, Arenas, Auditoriums & Exhibition Halls but excluding School Facilities			P				P	P	P	P	A5	A	P
7212 7214 7218	Motion Picture, Theaters, Night Clubs, Dance Halls & Teen Clubs			P				P	P	P	P	A5	A	P
7213	Drive-In Theaters				C	C		C						
	Adult Theaters 7			P				P	P	P	P		P	P
7223 73	Public Assembly (Outdoor): Fairgrounds & Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks & Skateboard Tracks					C		C						
73	Commercial Amusements: Video Arcades, Electronic Games					A		A			P			

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

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Uses in land use districts

Recreation

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Open Use	Residential											
		OU	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30	
7411 7413 7422 7423 7424 7441 7449	Recreation Activities: Golf Courses, Tennis Courts, Community Clubs, Athletic Fields, Play Fields, Recreation Centers, Swimming Beaches and Pools 2	C	C	C	C	C	C	C	C	C	C	P	P	P
744	Marinas, Yacht Clubs	C	C	C	C	C	C	C	C	C	C	C	C	C
7414 7415 7417 7425 7413	Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Dance Schools, Karate Schools													
7491 7515	Camping Sites & Hunting Clubs	C	C	C	C	C	C	C	C	C	C	C	C	C
76	Private Leisure & Open Space Areas Excluding Recreation Activities Above	P	C	C	C	C	C	C	C	C	C	P	P	P
	Public/Private Park	P	C	C	C	C	C	C	C	C	C	P	P	P
	Stables & Riding Academies	C	C											
	Boarding or Commercial Kennels	C	C											
	City Park* 10	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

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Uses in land use districts

Recreation

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB	CB	DTN O-1	DTN O-2	DTN MU	DTN R	DTN OB	DTN OLB
7411 7413 7422 7423 7424 7441 7449	Recreation Activities: Golf Courses, Tennis Courts, Community Clubs, Athletic Fields, Play Fields, Recreation Centers, Swimming Beaches and Pools 2	C	C	C		C	C	C				P	A	A
744	Marinas, Yacht Clubs													
7414 7415 7417 7425 7413	Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Dance Schools, Karate Schools		C 3	C	P 3	P 3	A 9	P	A 8	A 8	P	A 5	A 8	A 8
7491 7515	Camping Sites & Hunting Clubs	C	C	C	C	C	C	C						
76	Private Leisure & Open Space Areas Excluding Recreation Activities Above	P	P	P	P	P	P	P	P	P	P	P	P	P
	Public/Private Park	P	P	P	P	P	P	P	P	P	P	P	P	P
	Stables & Riding Academies													
	Boarding or Commercial Kennels													
	City Park* 10	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010. (Ord. 4511, 4-5-93, § 1; Ord. 4422, 9-28-92, § 2; Ord. 3530, 8-12-85, § 7)

\*Not effective within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.

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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 LUC 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 Downtown-R only when developed in a building which contains residential uses.
6. Excludes zoos.
7. Adult Theaters are subject to the regulations for adult entertainment uses in LUC 20.20.127.
8. Athletic and health clubs are permitted without administrative conditional use approval if subordinate to a permitted use.
9. Recreation activities are restricted to health clubs and gymnasiums in NB districts and are limited to one use per NB site and to a maximum of 5,000 square feet.
- \*10. City parks are generally permitted in all zones. However, the following types of uses are facilities in city parks in single-family or R-10 zones require conditional use approval: lighted sports and play fields, sports and play fields with amplified sound, community recreation centers, motorized boat ramps, and beach parks on Lake Washington, Lake Sammamish, Phantom Lake and Larson Lake. Non-recreation uses in city parks in all zones outside the Downtown require conditional use approval. For purposes of this requirement, "nonrecreation use" means a commercial, social service or residential use located on park property but not functionally related to city park programs and activities. (Ord. 4816, 11-22-95, §401; Ord. 4511, 4-5-93, §2; Ord. 4422, 9-28-92, §2; Ord. 4028, 7-17-89, §1; Ord. 3884, 2-16-88, §1; Ord. 2945, 2-2-81, §5)

\*Not effective within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.

**Chart 20.10.440**

**Uses in land use districts**

**Resources**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Open Use	Residential											
		OU	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30	
8	Resource Production (Minerals, Plants, Animals Including Pets & Related Services)													
81	Agriculture, Production of Food & Fiber Crops, Dairies, Livestock & Fowl, Excluding Hogs	P1	P	P	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1
821	Agricultural Processing													
8221	Veterinary Clinic & Hospital													
8222	Poultry Hatcheries													
83	Forestry, Tree Farms & Timber Production	P	P	P	C	C	C	C	C	C	C	C	C	C
8421	Fish Hatcheries	C												
85	Mining, Quarrying (Including Sand and Gravel) Oil & Gas Extraction		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 LUC 20.25F.010.

*\* Not effective within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.*

**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

Resources

Chart 20.10.440

Uses in land use districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB	CB	DTN O-1	DTN O-2	DTN MU	DTN R	DTN OB	DTN OLB
8	Resource Production (Minerals, Plants, Animals Including Pets & Related Services)													
81	Agriculture, Production of Food & Fiber Crops, Dairies, Livestock & Fowl, Excluding Hogs	P1	P1	P1	P1	P1	P1	P1						
821	Agricultural Processing				P2									
8221	Veterinary Clinic & Hospital	P	P		P	P	P3	P			P			
8222	Poultry Hatcheries				P	P								
83	Forestry, Tree Farms & Timber Production	C	C	C	C	C	C	C						
8421	Fish Hatcheries				P									
85	Mining, Quarrying (Including Sand and Gravel) Oil & Gas Extraction	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 LUC 20.25F.010. (Ord. 4422, 9-28-92, § 2; Ord. 3530, 8-12-85, § 7)

\* Not effective within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.

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) Agriculture Processing excludes grain mill products manufacturing and slaughtering in LI districts.
- (3) Veterinary Clinics and Hospitals are limited to 5,000 square feet per use in NB districts. (Ord. 4816, 12-4-95, §401; Ord. 4422, 9-28-92, §2; Ord. 2945, 2-2-81, §5)

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Section 2. Section 20.20.005 of the Bellevue Land Use Code is hereby amended as follows:

20.20.005 Chart of dimensional requirements described.

Chart 20.20.010 sets forth the dimensional requirements for each land use district except the Downtown Land Use Districts. All structures in the City not located in the Downtown Land Use Districts shall conform to the dimensional requirements in Chart 20.20.010. Dimensional requirements for the Downtown Land Use Districts are found in LUC 20.25A.020. Additional special dimensional requirements for designated areas of the City are contained in other parts of the Code as follows:

- A. Part 20.25B LUC - Transition Areas;
- B. Part 20.25C LUC - OLB Districts;
- C. Part 20.25E LUC - Shoreline Overlay District;
- D. Part 20.25F LUC - Evergreen Highlands Design District;
- E. Part 20.25G LUC - Evergreen Highlands Subarea Transportation Improvement Overlay District;
- F. Part 20.25H LUC - Sensitive Area Overlay District;
- G. Part 20.25J LUC - Institutional District. (Ord. 4816, 12-4-95, §402; Ord. 3775, 5-26-87, §4; Ord 3219, 1-17-83, §4)

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Section 3. Section 20.20.010 of the Bellevue Land Use Code is hereby amended as follows:

20.20.010 Uses in land use districts Dimensional Requirements

Chart 20.20.010

Uses in land use districts

Dimensional Requirements

STD LAND USE CODE REF	LAND USE CLASSIFICATION	General	Open Use	Residential										
		G	OU	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
	DIMENSIONS													
	Minimum Setbacks of Structures (feet) Front Yard (18) (20)	35	35	35	30	20	20	20	20	20	20	20	20	20
	Rear Yard (17) (18) (20)	25	25	25	25	25	25	20	20	20	25	25	25	25
	Side Yard (17) (18) (20)	10	10	5	5	5	5	5	5	5	5	5	5	5(1)
	2 Side Yards (17) (18) (20)	20	20	20	15	15	15	15	15	10	15	15	15	15
	Minimum Lot Area Acres (A) or Thousands of Sq. Ft. (3)	1A	1A	35	20	13.5	10	8.5	7.2	4.7	8.5	8.5	8.5(12)	8.5(12)
	Dwelling Units per Acre (15) (21) (22)			1	1.8	2.5	3.5	4	5	7.5	10	15	20	30
	Minimum Dimensions (feet) Width of Street Frontage	30	30	30	30	30	30	30	30	30	30	30	30	30
	Width Required in Lot (4)	150	60	100	90	80	70	65	60	50	70	70	70	70
	Depth Required in Lot (4)	150	80	150	80	80	80	80	80	80	80	80	80	80
	Maximum in Building Height (feet) (10) (19)	30	30	30	30	30	30	30	30	30	30	30	30 (5)	40
	Maximum Lot Coverage by Structures (percent) (13) (14)		35	35	35	35	35	35	40	40	35	35	35	35

*\*Not effective within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.*

NOTE: Dimensional Requirements for Downtown are found in Part 20.25A LUC. Dimensional Requirements for Evergreen Highlands Design District (EH-A, EH-B, EH-C, EH-D) are found in Part 20.25F LUC.

Chart 20.20.010

Uses in land use districts

Dimensional Requirements

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB	CB	DTN O-1	DTN O-2	DTN MU	DTN R	DTN OB	DTN OLB
	DIMENSIONS	(8)	(8)	(8)	(8)	(8)	(8)	(8)	(7)	(7)	(7)	(7)	(7)	(7)
	Minimum Setbacks of Structures (feet) Front Yard (18) (20)	30	30	50	15	15	(2)	(2)						
	Rear Yard (17) (18) (20)	25	25	50	(2)	(2)	(2)	(2)						
	Side Yard (17) (18) (20)	20	20	30	(2)	(2)	(2)	(2)						
	2 Side Yards (17) (18) (20)	40	40	60	(2)	(2)	(2)	(2)						
	Minimum Lot Area Acres (A) or Thousands of Sq. Ft. (3)			2A										
	Dwelling Units per Acre (15) (21) (22)	10(23)	20(23)	30(23)			15(23)	30(23)						
	Minimum Dimensions (feet) Width of Street Frontage			200										
	Width Required in Lot (4)			200										
	Depth Required in Lot (4)													
	Maximum in Building Height (feet) (10) (19)	20	30	45(6)	45(9)	30	20(25)	45						
	Maximum Lot Coverage by Structures (percent) (13) (14)	35(24)	35(24)	35(24)	50		35(24)							

(Ord. 4816, 12-4-95, § 402; Ord. 4422, 9-28-92, § 2; Ord. 4270, 7-8-91, § 6; Ord. 4065, 10-23-89, § 3; Ord. 3780, 5-26-87, § 1; Ord. 3775, 5-26-87, § 6; Ord. 3747, 1-20-86, § 2; Ord. 3690, 8-4-86, § 2)

*\*Not effective within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council*

NOTE: Dimensional Requirements for Downtown are found in Part 20.25A LUC.  
Dimensional Requirements for Evergreen Highlands Design District (EH-A, EH-B, EH-C, EH-D) are found in Part 20.25F LUC.

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Notes: Uses in land use districts - Dimensional requirements

- (1) Side yard setback in R-30 districts increases to 20 feet on any side yard where structure exceeds 30 feet above finished grade.
- (2) All rear and side yards shall contain landscaping as required by LUC 20.20.520.
- (3) See LUC 20.20.012.
- (4) See LUC 20.20.015.
- (5) Except in transition areas, the maximum allowable building height in R-20 districts may be increased to 40 feet if ground floor or underground parking for that building is provided and occupies a minimum of 75 percent of the building footprint.
- (6) 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.
- (7) Dimensional requirements for Downtown Land Use Districts are listed in LUC 20.25A.020.
- (8) Any office building or any office portion of a building shall comply with the following limitations on Floor Area Ratio:
  - (a) At 0.5 FAR, no office building or office portion of a building may exceed 50,000 square feet of gross floor area; and
  - (b) For any office building or office portion of a building greater than 50,000 square feet in gross floor area the following sliding scale shall be observed as interpolated and extrapolated below:
    - (i) At 0.3 FAR, no office building or office portion of a building may exceed 100,000 square feet of gross floor area; and
    - (ii) At 0.1 FAR, no office building or office portion of a building may exceed 150,000 square feet of gross floor area.
- \* (9) The maximum building height may be exceeded upon approval of the Director of Community Development. Requests for such approval shall be processed in accordance with the administrative conditional use procedure of Part 20.30E LUC. Before granting any such approval, the Director of Community 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 LUC.

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

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\*(10) Except in transition areas, the allowable building height of any building located in PO, O, OLB, GC, NB, CB, or OU districts may be increased by one story, but not to exceed 15 feet, if underground parking for that building occupies a minimum of 75 percent of the building footprint.

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

(11) (Deleted)

(12) For each square foot of lot area devoted to open space in excess of 30 percent of the total lot area, one square foot is added to the lot area for the purpose of calculating density.

(13) Lot coverage is calculated after subtracting all Protected Areas defined by LUC 20.25H.070.

(14) Maximum lot coverage by structures is determined after public right-of-way and private roads are subtracted from the gross land area.

(15) If there is a conflict between the minimum lot area and the permitted number of dwelling units per acre, the minimum lot area controls.

(16) (Deleted)

(17) 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.

(18) See LUC 20.20.030 for designation and measurement of setbacks.

\*(19) Notwithstanding any other provision of this Code, except Part 20.25B LUC or LUC 20.20.900 through 20.20.910, as applicable, the allowable building height of an office building may be increased by one story, not to exceed 15 feet, if a minimum of 75 percent of the ground floor of that building is devoted to parking for that building.

*\*Effective only within Community Council jurisdiction.*

(20) See LUC 20.25H.090 for additional sensitive area setbacks.

(21) Dwelling units per acre is determined pursuant to LUC 20.30D.155.

(22) Density for senior citizen dwelling, congregate care senior housing, and assisted living is calculated as follows: units less than 600 square feet count as 0.5 unit and units 600 square feet or greater count as one unit.

(23) This residential density may be in addition to FAR only for senior citizen dwellings, assisted living and congregate care senior housing.

(24) Lot coverage may be increased to 50 percent 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. Lot coverage within NB districts may be increased to 50 percent for mixed use development which includes residential uses comprising at least one-half the square footage of the building footprint. Underground parking in excess of 50 percent of the site area shall not be included in lot coverage calculations.

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(25) The maximum building height for structures is increased to 30 feet only if residential uses are provided on the second floor and provided the structure does not exceed two stories. For purposes of this note, a story is defined pursuant to the Uniform Building Code, Section 420 as amended. (Ord. 4816, 12-4-95, § 403; Ord. 4654, 6-6-94, § 18; Ord. 4065, 10-23-89, § 3; Ord. 3936, 7-18-88, § 2; Ord. 3780, 5-26-87, § 1; Ord. 3775, 5-26-87, § 6; Ord. 3747, 1-20-87, § 2; Ord. 3690, 8-4-86, § 2; Ord. 3530, 8-12-85, § 11; Ord. 3498, 5-28-85, § 2)

Section 4. Section 20.20.125 of the Bellevue Land Use Code is hereby amended as follows:

20.20.125 Accessory structures in residential districts.

Detached accessory buildings, if within the required setback area, in residential districts shall not exceed one story in height (not to exceed 15 feet), and shall not occupy more than 50 percent of the area of a required rear or side setback. Accessory buildings shall comply with the front and side setbacks required for the main building and shall include a five-foot setback from the rear lot line, except that a detached accessory building can be built to the side or rear lot line provided a written mutual agreement of the abutting property owners of the property lines affected is recorded with the King County Division of Records and Elections and filed with the City Clerk. However, no accessory structure may be within 10 feet of a street right-of-way, access easement or private road or within a setback required by LUC 20.25H.090 except as otherwise provided by LUC 20.20.025.B. Note: The Uniform Building Code as adopted by the City of Bellevue contains additional fire protection requirements that are applicable to some structures constructed within a side or rear yard setback. (Ord. 3775, 5-26-87, § 11)

Section 5. Section 20.20.128.C of the Bellevue Land Use Code is hereby amended as follows:

20.20.128 Affordable housing.

.....

C. Dimensional Standard Modification.

The following requirements of the Land Use Code may be modified through the procedures outlined in paragraph D of this section, to the extent necessary to accommodate affordable housing units and bonus units on-site.

1. Lot Coverage. The maximum percent of lot coverage may be increased by up to five percent of the total square footage over the maximum lot coverage permitted by the underlying zoning district for those properties or lots containing affordable housing units.

2. **Parking Requirements.** For those buildings containing affordable housing, the percent of compact parking stalls may be increased up to 75 percent of the total required parking in non-Downtown zoning districts and up to 85 percent of the total required parking in Downtown zoning districts. Tandem parking stalls are permitted to the extent feasible to satisfy required parking ratios.

3. **Building Height.** Except in Transition Areas, the maximum building height in R-10, R-15, R-20 and R-30 zoning districts may be increased by up to six feet for those portions of the building(s) at least 20 feet from any property line.

4. **Lot Area.** Lots which contain affordable housing units in single-family subdivisions may be reduced by up to 20 percent of the minimum lot area required by the underlying zoning district; provided, that the density in the subdivision does not exceed 15 percent above the maximum permitted by the underlying zoning district.

5. **Open Space.** The Open and Recreation Space Requirement within a residential planned unit development containing affordable housing may be reduced to 35 percent of gross land area. All other requirements of LUC 20.30D.160 shall continue to apply.

....

Section 6. Section 20.20.520.G of the Bellevue Land Use Code is hereby amended as follows:

20.20.520 Tree preservation and landscape development.

....

G. **Types of Landscaping.**

1. **Type I. Purpose.** Type I landscaping is intended to provide a very dense sight barrier to significantly separate uses and land use districts.

**Description.**

a. Two rows of evergreen trees, a minimum of six feet in height and planted at intervals of no greater than 20 feet on center. The trees must be backed by a sight obscuring fence, a minimum of five feet high or the required width of the planting area must be increased by 10 feet; and

b. Shrubs a minimum of three and one-half feet in height planted in an area at least five feet in width, and other plant materials, planted so that the ground will be covered within three years;

c. Alternatively, the trees and shrubs may be planted on an earthen berm at least 15 feet in width and an average of five feet high along its midline.

2. **Type II. Purpose.** Type II landscaping is intended to create a visual separation between uses and land use districts.

**Description.**

a. Evergreen and deciduous trees, with no more than 30 percent being deciduous, a minimum of six feet in height, and planted at intervals no greater than 20 feet on center; and

b. Shrubs, a minimum of three and one-half feet in height and other plant materials, planted so that the ground will be covered within three years.

3. Type III. Purpose. Type III landscaping is intended to provide visual separation of uses from streets, and visual separation of compatible uses so as to soften the appearance of streets, parking areas and building elevations.  
Description.

a. Evergreen and deciduous trees, with no more than 50 percent being deciduous, a minimum of six feet in height, and planted at intervals no greater than 30 feet on center; and

b. If planted to buffer a building elevation, shrubs, a minimum of three and one-half feet in height, and living ground cover planted so that the ground will be covered within three years; or

c. If planted to buffer a parking area, access, or site development other than a building, any of the following alternatives may be used unless otherwise noted:

i. Shrubs, a minimum of three and one-half feet in height and living ground cover must be planted so that the ground will be covered within three years.

ii. Earth-mounding, an average of three and one-half feet in height, planted with shrubs or living ground cover so that the ground will be covered within three years. This alternative may not be used in a Downtown Land Use District.

iii. A combination of earth-mounding and shrubs to produce a visual barrier at least three and one-half feet in height.

4. Type IV. Purpose. Type IV landscaping is intended to provide visual relief where clear sight is desired.

Description.

Plant materials which will cover the ground within three years, and which will not exceed three and one-half feet in height. Trees are also permitted if the trunk is free of branches below six feet in height.

5. Type V. Purpose. To provide visual relief and shade in parking areas.

Description.

a. Required Amount.

i. If the parking area contains no more than 50 parking spaces, at least 17.5 square feet of landscape development must be provided as described in paragraph G.5.b of this section for each parking stall proposed.

ii. If the parking area contains more than 99 parking spaces, at least 35 square feet of landscape development must be provided as described in paragraph G.5.b of this section for each parking stall proposed.

iii. If the parking area contains more than 50, but less than 100 parking spaces, the Director shall determine the required amount of landscaping by interpolating between 17.5 and 35 square feet for each parking stall proposed. The area must be landscaped as described in paragraph G.5.b of this section.

b. Design.

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i. Each area of landscaping must contain at least 100 square feet of area and must be at least four feet in any direction exclusive of vehicle overhang. The area must contain at least one tree at least six feet in height and with a minimum size of one and one-half inches in caliper if deciduous. The remaining ground area must be landscaped with plant materials, decorative mulch or unit pavers.

ii. A landscaped area must be placed at the interior end of each parking row in a multiple lane parking area. This area must be at least four feet wide and must extend the length of the adjacent parking stall.

iii. Up to 100 percent of the trees proposed for the parking area may be deciduous.

....

Section 7. Section 20.20.560.D of the Bellevue Land Use Code is hereby amended as follows:

20.20.560 Nonconforming structures, uses and sites.

....

D. Proportional Compliance.

1. A Conformance Plan may be required to identify the site nonconformities as well as the cost of individual site improvements; provided, that the Director may authorize utilization of unit cost estimates from a specified construction cost index.

2. Required improvements for a nonconforming site: The percentage of required physical site improvements to be installed to reduce or eliminate the nonconformity of the site shall be established by the following formula:

a. Divide the dollar value of the proposed site improvements by the replacement value of the existing structure(s) as determined by the Director up to 100 percent.

b. That percentage is then multiplied by the dollar amount identified by the Conformance Plan as necessary to bring the site into compliance.

c. The dollar value of this equation is then applied toward reducing the nonconformities. Example:

Value of existing structure(s) excluding mechanical systems = \$20,000

Value of proposed improvements excluding mechanical systems = \$5,000

\$20,000 divided into \$5,000 equals 25%

Cost identified in Conformance Plan equals \$4,000

25% times \$4,000 equals \$1,000

\$1,000 would be applied toward reducing the nonconformities

d. The Director shall determine the type, location and phasing sequence of the proposed site improvements.

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3. This section shall apply to sidewalks and other frontage improvements and other requirements outlined in BCC 14.60.110, which shall be incorporated into the compliance plan.

.....

Section 8. Section 20.20.950 of the Bellevue Land Use Code is hereby repealed.

Section 9. Chart 20.25A.020.A of the Bellevue Land Use Code is hereby amended as follows:

20.25A.020      Dimensional requirements - General.

A.    Dimensional Requirements in Downtown Districts.

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 Downtown, you may be in this District. See LUC 20.25A.090.

*[see chart next page]*

Chart 20.25A.020.A.2

Dimensional Requirements in Downtown Districts

Downtown 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)
DTN-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
DTN-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
DTN-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
DTN-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
DTN-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
DTN-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

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Section 10. Section 20.25A.030.C of the Bellevue Land Use Code is hereby amended as follows:

20.25A.030 FAR amenity incentive system.

.....

**C. Specific Requirements.**

Participation in the FAR Amenity Incentive System must comply with the following chart:

[INSERT TABLES]

*[See tables on next 9 pages]*

20.25A.030

FAR AMENITY STANDARDS	DOWNTOWN LAND USE DISTRICT						DESIGN CRITERIA
	DTN-O-1	DTN-O-2	DTN-MU	DTN-R	DTN-OB	DTN-OLB	
<b>1. PEDESTRIAN-ORIENTED FRONTAGE*</b> Building frontage devoted to uses which stimulate pedestrian activity. Uses are typically sidewalk oriented and physically or visually accessible by pedestrians from the sidewalk. Uses which compose pedestrian-oriented frontage include, but are not limited to, specialty retail stores, groceries, drug stores, shoe repair shops, cleaning establishments, floral shops, beauty shops, barber shops, department stores, hardware stores, apparel shops, travel agencies and other services, restaurants and theaters. Banks and financial institutions are not pedestrian-oriented uses.	If devoted to a pedestrian-oriented use						1. Pedestrian-oriented frontage must abut a sidewalk, plaza or arcade. 2. A pedestrian-oriented use must be physically accessible to the pedestrian at suitable intervals. 3. Pedestrian-oriented uses must be visually accessible to the pedestrian at the sidewalk, plaza or arcade level.
	200:1	150:1	100:1	100:1	200:1	100:1	

\*Measured as square feet of permitted development for each qualifying linear foot of frontage.

<sup>1</sup>Measured as square feet of permitted development for each qualifying developed square foot of amenity unless otherwise noted.

FAR AMENITY STANDARDS	DOWNTOWN LAND USE DISTRICT						DESIGN CRITERIA
	DTN-O-1	DTN-O-2	DTN-MU	DTN-R	DTN-OB	DTN-OLB	
<p><b>2. PLAZA</b> A continuous open space, which is readily accessible to the public at all times, predominantly open above, and designed specifically for use by people as opposed to serving as a setting for a building.</p>	8:1	8:1	6:1	4:1	6:1	6:1	<ol style="list-style-type: none"> <li>1. Must abut and be within 3' in elevation of a pedestrian connection so as to be visually and physically accessible.</li> <li>2. Must provide protection from adverse wind, wherever practical.</li> <li>3. At least 10% of the plaza surface area must be landscaped.</li> <li>4. Must provide at least one sitting space for each 100 sq. ft. of plaza.</li> <li>5. Must be enclosed on at least two sides by a structure or by landscaping which creates a wall effect.</li> <li>6. Minimum size is 500 sq. ft. in-DTN-OB; 1,000 sq. ft. in other land use districts.</li> <li>7. Maximum size of bonusable plaza square footage is 1,500 sq. ft. in-DTN-OB; 5,000 sq. ft. in other land use districts.</li> <li>8. Minimum horizontal dimension is 20 ft.</li> <li>9. Must provide opportunities for penetration of sunlight.</li> <li>10. May not be used for parking, loading or vehicular access.</li> </ol>

<sup>1</sup>Measured as square feet of permitted development for each qualifying developed square foot of amenity unless otherwise noted.

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FAR AMENITY STANDARDS	DOWNTOWN LAND USE DISTRICT						DESIGN CRITERIA
	DTN-O-1	DTN-O-2	DTN-MU	DTN-R	DTN-OB	DTN-OLB	
<p><b>3. LANDSCAPE FEATURE</b> A continuous open space located at or near grade whose principal feature is an unusual and pleasing landscape form. The purpose is to serve as a focal point and a visual landmark, rather than as a specific location for pedestrian activity.</p>	8:1 But see Design Criterion #1.	<ol style="list-style-type: none"> <li>1. Must abut the intersection of two public rights-of-way or perimeter walkways or sidewalks in order to receive the full bonus available. One-half of the available bonus will be awarded if the landscape feature abuts a right-of-way or pedestrian connection but is not located at an intersection.</li> <li>2. Maximum area is 1,000 sq. ft. in DTN-O-1, DTN-O-2, DTN-MU and DTN-OLB and 500 sq. ft. in DTN-OB. No bonus is awarded if the landscape feature exceeds the maximum size.</li> <li>3. Must be visually accessible from abutting rights-of-way or walkways or sidewalks.</li> </ol>					
<p><b>4. ENCLOSED PLAZA</b> A publicly accessible, continuous open space located within a building and covered to provide overhead weather protection while admitting substantial amounts of natural daylight (atrium or galleria).</p>	10:1	10:1	4:1	2:1	8:1	2:1	<ol style="list-style-type: none"> <li>1. Must be accessible to the public at least during normal business hours.</li> <li>2. Must be readily accessible from a pedestrian connection.</li> <li>3. Must be signed to identify the enclosed plaza as available for public use.</li> <li>4. At least 5% of the area must be landscaped.</li> <li>5. Must provide at least one sitting space for each 100 sq. ft. of area.</li> <li>6. Must be coordinated with pedestrian-oriented frontage to the maximum extent possible.</li> <li>7. Minimum horizontal dimension is 20'.</li> <li>8. Minimum area is 750 sq. ft.</li> </ol>

<sup>1</sup>Measured as square feet of permitted development for each qualifying developed square foot of amenity unless otherwise noted.

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FAR AMENITY STANDARDS	DOWNTOWN LAND USE DISTRICT						DESIGN CRITERIA
	DTN-O-1	DTN-O-2	DTN-MU	DTN-R	DTN-OB	DTN-OLB	
<b>5. ARCADE</b> A continuously covered area which functions as a weather-protected extension of the publicly accessible space which it abuts.	8:1	6:1	4:1	6:1	8:1	4:1	<ol style="list-style-type: none"> <li>1. At least 50% of the linear frontage must be developed as pedestrian-oriented frontage which complies with the design criteria of this section. This pedestrian-oriented frontage may be counted separately to gain floor area ratio exceeding the basic FAR through the Amenity Incentive System.</li> <li>2. Pavement below must be constructed to provide for drainage.</li> <li>3. When adjacent to a public walkway or sidewalk, design must provide opportunity for connection to adjacent development across property lines.</li> <li>4. Must have a horizontal rather than sloping orientation across the building facade.</li> <li>5. Must present a coordinated design along its entire route.</li> <li>6. Must be accessible to pedestrians at all times.</li> <li>7. Minimum height is 8' above finished grade. No bonus is awarded if the maximum height is exceeded.</li> </ol>

<sup>1</sup> Measured as square feet of permitted development for each qualifying developed square foot of amenity unless otherwise noted.

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FAR AMENITY STANDARDS	DOWNTOWN LAND USE DISTRICT						DESIGN CRITERIA
	DTN-O-1	DTN-O-2	DTN-MU	DTN-R	DTN-OB	DTN-OLB	
<b>6. MARQUEE*</b> A permanent overhead canopy projecting from the elevation of a building, and designed to provide continuous overhead weather protection to the area underneath.	4:1	3:1	2:1	2:1	2:1	2:1	<ol style="list-style-type: none"> <li>1. Must be developed over a walkway or sidewalk.</li> <li>2. Pavement below must be constructed to provide for drainage.</li> <li>3. Must have a horizontal rather than sloping orientation along the building elevation.</li> <li>4. Design must be coordinated with building design.</li> <li>5. Minimum height is 8' above finished grade, except as otherwise required in the Uniform Building Code (Chapter 23.10 BCC).</li> <li>6. Maximum height is 12' above finished grade. No bonus is awarded if the marquee exceeds the maximum height.</li> <li>7. To insure daylight penetration the ratio of the marquee's projection from the building to its height above finished grade may not exceed 3:4.</li> </ol>
*See LUC 20.25A.020.B for setback exception.							
<b>7. AWNING*</b> A rooflike structure of fabric stretched over a rigid frame projecting from the elevation of a building designed to provide continuous overhead weather protection.	1:1	0.75:1	0.5:1	1:1	0.5:1	0.5:1	<ol style="list-style-type: none"> <li>1. Must be developed over a walkway or sidewalk.</li> <li>2. Pavement below must be constructed to provide for drainage.</li> <li>3. Must have a horizontal rather than sloping orientation along the building elevation.</li> <li>4. Design must be coordinated with building design.</li> <li>5. Minimum height is 8' above finished grade.</li> <li>6. Maximum height is 12' above finished grade. No bonus is awarded if the awning exceeds the maximum height.</li> <li>7. To insure daylight penetration, the ratio of the awning's projection from the building to its height above finished grade may not exceed 3:4.</li> </ol>
*See LUC 20.25A.020.B for setback exception.							

<sup>1</sup>Measured as square feet of permitted development for each qualifying developed square foot of amenity unless otherwise noted.

**20.25A.030**

FAR AMENITY STANDARDS	DOWNTOWN LAND USE DISTRICT						DESIGN CRITERIA
	DTN -O-1	DTN -O-2	DTN -MU	DTN -R	DTN -OB	DTN -OLB	
<b>8. LANDSCAPE AREA</b> An outdoor landscaped area providing visually or physically accessible space for tenants of the development of which it is a part.	2:1	2:1	1:1	1:1	1:1	1:1	1. This area must be in addition to any landscape development required by the Land Use Code. 2. May not be used for parking or storage. 3. May be located at grade or on top of a structure. 4. At least 30% of the area must be planted with evergreen plant materials.
<b>9. ACTIVE RECREATION AREA</b> An area which provides active recreational facilities for tenants of the development of which it is a part.	3:1	3:1	1:1	1:1	1:1	1:1	1. May not be used for parking or storage. 2. May be located out of doors, on top of, or within a structure. 3. Recreational facilities include, but are not limited to, racquet ball or handball courts or health clubs.
<b>10. RESIDENTIAL USES*</b>	4:1	4:1	2:1 **	N/A	2:1	N/A	Area devoted to service cores and community facilities may be used to obtain bonus floor area. No area devoted to parking or circulation may be used for this purpose.
*Excludes Hotels and Motels. **See LUC 20.25A.090.E.7 for special bonus provisions for Perimeter Design District Subdistrict C.							
<b>11. UNDERGROUND PARKING</b>	.5:1	.5:1	.5:1	3:1	2:1	1:1	1. The amenity bonus applies only to that structure or portion of a structure located below the average finished grade around a building. 2. Must be covered by a structure or developed open space.
<b>12. ABOVE GRADE PARKING LOCATED UNDER PRINCIPAL USE RESIDENTIAL STRUCTURE*</b>	1:1	1:1	4:1	4:1	3:1	N/A	1. Parking must be enclosed. 2. Exterior surface must be the same material as used on the principal use building.
*Parking qualifying for this bonus must serve a residential use. It must be located under a structure which contains a residential use, and all bonus floor area must be devoted to residential use.							

<sup>1</sup>Measured as square feet of permitted development for each qualifying developed square foot of amenity unless otherwise noted.

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FAR AMENITY STANDARDS	DOWNTOWN LAND USE DISTRICT						DESIGN CRITERIA
	DTN-O-1	DTN-O-2	DTN-MU	DTN-R	DTN-OB	DTN-OLB	
<b>13.PUBLIC MEETING ROOMS</b>	2:1	2:1	2:1	2:1	N/A	2:1	<ol style="list-style-type: none"> <li>1. May include fixed seat auditorium or multipurpose meeting rooms.</li> <li>2. Must be available for public use, but may operate under a reservation or nominal fee system.</li> <li>3. Must provide seating for at least 50 persons.</li> </ol>
<b>14.SCULPTURE*</b> Any form of sculpture or other artwork located outside of the building.	5:1	5:1	5:1	5:1	5:1	5:1	Must be displayed near the main pedestrian entrance to a building.
*Measured in units of \$100.00 of appraised value.							
<b>15.WATER FEATURE*</b> A fountain, cascade, stream water, sculpture or reflection pond. The purpose is to serve as a focal point for pedestrian activity.	8:1	8:1	8:1	8:1	8:1	8:1	<ol style="list-style-type: none"> <li>1. Must be located outside of the building, and be publicly visible and accessible at the main pedestrian entrance to a building, or along a pedestrian connection.</li> <li>2. Water must be maintained in a clean and noncontaminated condition.</li> <li>3. Water must be in motion during daylight hours.</li> </ol>
*Measured in units of \$100.00 of appraised value, or actual construction cost, whichever is greater.							
<b>16.MAJOR PEDESTRIAN CORRIDOR</b> The major pedestrian corridor located on or in the immediate vicinity of NE 6th Street between 102nd Avenue and 110th Avenue NE.	16:1*	N/A	16:1*	N/A	N/A	N/A	Must comply with the requirements of LUC 20.25A.100.E.1.
*Bonus floor area may be achieved through the provision of this amenity only in conjunction with a permit to construct the Major Pedestrian Corridor in accordance with LUC 20.25A.100.E.1.							
<b>17.CHILD CARE SERVICES*</b> A use providing regular care and training for children, generally for less than 24 hours outside of the immediate family or kindergarten through 12th grade education system. See LUC 20.50.014.	8:1	8:1	8:1**	8:1	8:1	8:1	<ol style="list-style-type: none"> <li>1. Must comply with the requirements of LUC 20.20.170.</li> <li>2. Floor area for this amenity may also be counted as pedestrian-oriented frontage if the criteria of LUC 20.25A.030.C.1 are met.</li> </ol>
*Floor area may be excluded from calculation of maximum floor area ratio.							
**See LUC 20.25A.090.E.7 for special bonus provisions for Perimeter Design District Subdistrict C.							

<sup>1</sup>Measured as square feet of permitted development for each qualifying developed square foot of amenity unless otherwise noted.

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AMENITY <sup>1</sup>	DOWNTOWN LAND USE DISTRICT						DESIGN CRITERIA
	DTN-O-1	DTN-O-2	DTN-MU	DTN-R	DTN-OB	DTN-OLB	
<b>18.RETAIL FOOD*</b> A self-service retail enterprise which sells food, beverages and household goods for consumption off the premises.	N/A	N/A	2:1	2:1	N/A	N/A	1. Maximum bonusable area is 30,000 sq. ft., except in Perimeter Design District Subdistrict C, when no limit applies. 2. Floor area for this amenity may also be counted as pedestrian-oriented frontage if the criteria of LUC 20.25A.030.C.1 are met.
*Floor area may be excluded from calculation of maximum floor area ratio.							
<b>19.PUBLIC RESTROOMS*</b> A room or rooms containing toilets and lavatories for the use of the general public, with only limited control for purposes of personal safety.	8:1	8:1	8:1	4:1	4:1	4:1	1. Shall be located on the ground floor of the building. 2. Shall be open for use by the public during normal business hours, although access may be monitored by a person located at the restroom facility. 3. Shall be handicapped accessible. 4. Shall be signed to identify its location.
*Floor area may be excluded from calculation of maximum floor area ratio.							
<b>20.PERFORMING ARTS SPACE*</b> Space containing fixed seating for public assembly for the purpose of entertainment or cultural events (live performances only).	10:1	10:1	10:1	N/A	N/A	N/A	This bonus shall apply only to performing arts spaces that are less than 10,000 sq. ft.
*Floor area may be excluded from calculation of maximum floor area ratio.							
<b>21.SPACE FOR NON-PROFIT SOCIAL SERVICES*</b> Space which is made available, rent free, to charitable and social service organizations which provide emergency assistance, health services, referral services, or other specialized social services directly to the public.	4:1	4:1	4:1	4:1	4:1	4:1	1. Such space shall principally provide outreach functions, rather than administrative functions. 2. Maximum bonusable area is 5,000 sq. ft. 3. Bonus floor area for this amenity may also be counted as pedestrian-oriented frontage if the criteria of LUC 20.25A.030.C.1 are met.
*Floor area may be excluded from calculation of maximum floor area ratio.							

<sup>1</sup>Measured as square feet of permitted development for each qualifying developed square foot of amenity unless otherwise noted.

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FAR AMENITY STANDARDS	DOWNTOWN LAND USE DISTRICT						DESIGN CRITERIA
	DTN -O-1	DTN -O-2	DTN -MU	DTN -R	DTN -OB	DTN -OLB	
<b>22.DONATION OF PARK PROPERTY</b> Property which is donated to the City, with no restriction, for park purposes.	8:1	6:1	4:1	5:1	5:1	3:1	1. The need for such property in the location proposed must be consistent with City-adopted policies and plans. 2. The minimum size of a donated park parcel is 10,000 sq. ft. 3. Donated park parcels need not be contiguous with the site for which development is proposed.

<sup>1</sup>Measured as square feet of permitted development for each qualifying developed square foot of amenity unless otherwise noted.

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Section 11. Section 20.25A.050.B of the Bellevue Land Use Code is hereby amended as follows:

20.25A.050 Downtown parking, circulation and walkway requirements.

.....

B. Minimum/Maximum Parking Requirement by Use - Specified Uses.  
Subsection B of this section supersedes LUC 20.20.590.F.1. Subject to LUC 20.20.590.G and 20.20.590.H, the property owner shall provide at least the minimum and may provide no more than the maximum number of parking stalls as indicated below:

		Downtown Parking Requirements			
Land Use	Unit of Measure	Downtown Zones			
		-0-1,-0-2		-R,MU,-OB,-OLB	
		Min.	Max.	Min.	Max.
a. Auditorium/Assembly Room/ Exhibition Hall/Theater/Commercial Recreation	per 8 fixed seats or per 1,000 nsf (if there are no fixed seats)	1.0	10.0	2.0	10.0
b. Financial Institution	per 1,000 nsf	3.0	4.0	4.0	5.0
c. Funeral Home / Mortuary / Religious Institution (1)	per 5 seats	1.0	1.0	1.0	no max
d. High Technology / Light Industry	per 1,000 nsf	2.0	3.5	2.0	3.5
e. Home Furnishing / Retail / Major Appliances - Retail	per 1,000 nsf	1.5	3.0	1.5	3.0
f. Hospital/In-Patient Treatment Facility / Outpatient Surgical Facility	per 1.5 patient beds	1.0	2.0	1.0	2.0
g. Hotel / Motel & Associated Mixed Uses - Basic Guest & Employee	per guest room	0.5	1.2	0.9	1.5

Downtown Parking Requirements

Land Use	Unit of Measure	Downtown Zones			
		-0-1,-0-2		-R,MU,-OB,-OLB	
		Min.	Max.	Min.	Max.
Associated Uses- Restaurant / Lounge / Bar	per 1,000 nsf of seating area	0	15.0	10.0	20.0
Banquet / Meeting Rooms	per 1,000 nsf of seating area	6.0	10.0	6.0	10.0
Retail - Less than 15,000 nsf total	per 1,000 nsf	0.5	1.0	1.0	2.0
More than 15,000 nsf total	per 1,000 nsf	1.0	2.0	1.5	3.0
h. Manufacturing / Assembly (Other than High Technology / Light Industrial)	per 1,000 nsf	0.7	1.0	1.0	1.5
i. Office (Business Services / Professional Services / General Office)(3)	per 1,000 nsf	2.0	2.7	2.5	3.0
j. Office (Medical Dental / Health Related Services)	per 1,000 nsf	3.0	4.0	4.0	5.0
k. Professional Services:					
Without Fixed Stations	per 1,000 nsf	2.0	2.0	2.0	3.0
With Fixed Stations	per station	0.7	2.0	1.0	1.5
l. Residential	per unit	0	2.0	1.0(5)	2.0
m. Restaurant	per 1,000 nsf	0	15.0	10.0(4)	20.0
n. Retail	per 1,000 nsf	3.3	5.0	4.0(4)	5.0
o. Retail in a Mixed Development (except Hotel)(2)	per 1,000 nsf	0	3.3	2.0(4)	4.0

Downtown Parking Requirements

Land Use	Unit of Measure	Downtown Zones			
		-O-1,-O-2		-R,MU,-OB,-OLB	
		Min.	Max.	Min.	Max.
p. Senior Housing:					
Nursing Home	per patient bed	0.4	0.8	0.4	0.8
Senior Citizen Dwelling or Congregate Care	per living unit	0	1.0	0.33	1.0

nsf = net square feet (see LUC 20.50.036)

Notes to Parking Requirements:

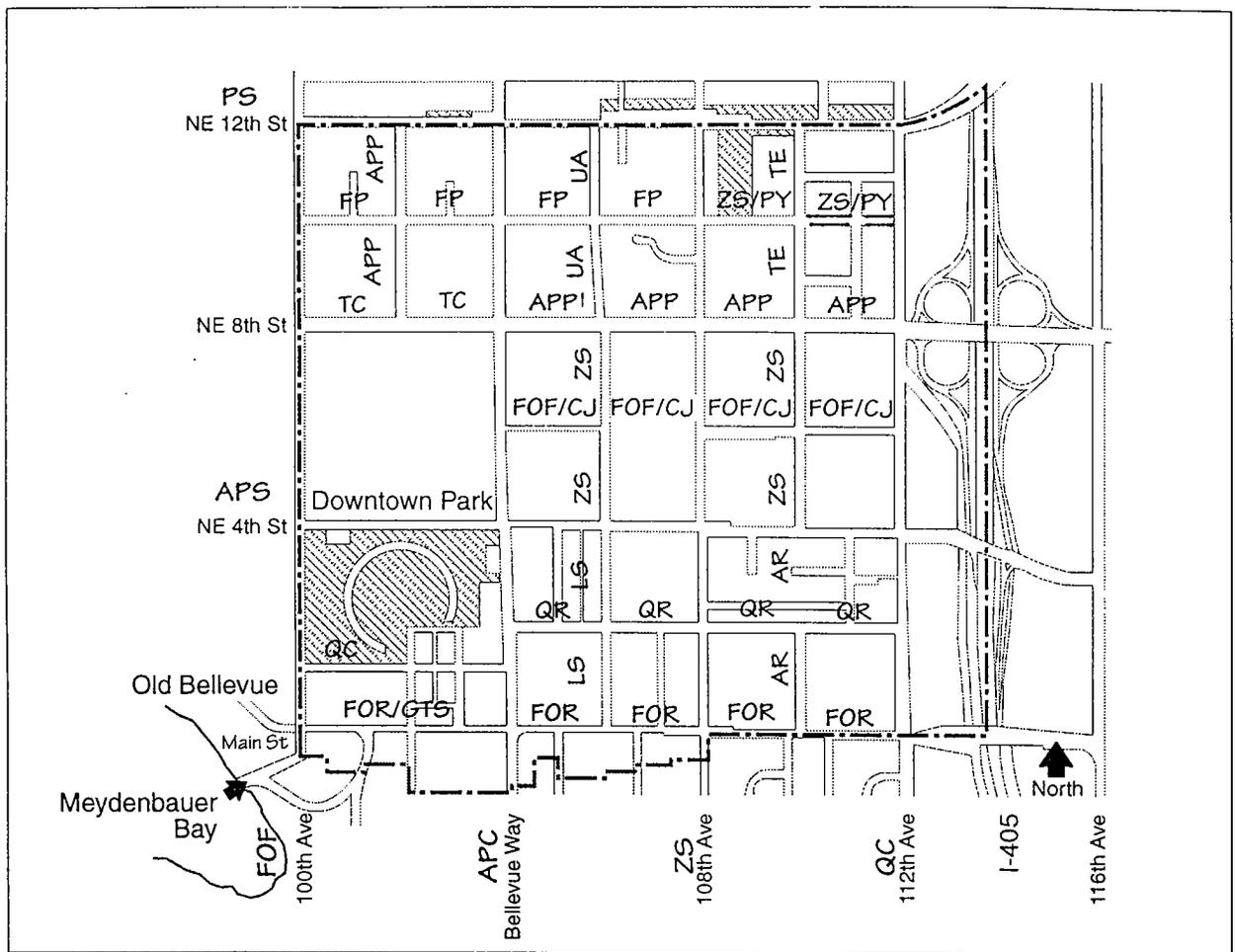
- (1) Room or seating capacity as specified in the Uniform Building Code (Chapter 23.10 BCC) at the time of the application is used to establish the parking requirement.
- (2) If retail space in a mixed development exceeds 20 percent of the gross floor area of the development, the retail use parking requirements of paragraph B of this section apply to the entire retail space.
- (3) Special Requirement in Perimeter Design District: The Director of Community Development may require the provision of up to 3.5 parking stalls per 1,000 net square feet for office uses within the Perimeter Design District to avoid potential parking overflow into adjacent land use districts outside Downtown.
- (4) Restaurant and retail uses with 1,500 nsf or less floor area in Downtown-OB have a minimum parking ratio of 0. Restaurant and retail uses with more than 1,500 nsf floor area in Downtown-OB shall provide parking according to the above table for any floor area over 1,500 nsf.
- (5) The minimum requirement for studio apartment units available to persons earning 60 percent or less than the median income as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area is 0.25 stalls per unit. An agreement to restrict the rental or sale of any such units to an individual earning 60 percent or less of the median income shall be recorded with the King County Division of Records and Elections.

....

Section 12. Section 20.25A.060 Plate B of the Bellevue Land Use Code is hereby amended as follows:

20.25A.060 Walkways and sidewalks, perimeter.

*[See Plate B next page]*



Existing parkland

<sup>Downtown</sup> Boundary

Symbol Latin Name/Common Name

- APC *Acer platanoides* 'Cleveland'/Cleveland Maple
- APP *Acer platanoides* 'Parkway'/Parkway Maple
- APS *Acer platanoides* 'Superform'/Superform Maple
- AR *Acer rubrum*/Red Maple
- CJ *Cercidiphyllum japonicum*/Katsura Tree
- FOR *Fraxinus ornus* 'Raywood'/Raywood Ash
- FOF *Fraxinus oxycarpa* 'Flame'/Flame Ash
- FP *Fraxinus pennsylvanica* 'Marshall'/Marshall Seedless Ash
- GTI *Gleditsia triacanthos inermis*/Thornless Honey Locust
- GTS *Gleditsia triacanthos* 'Skyline'/Skyline Honey Locust
- LS *Liquidambar styraciflua*/Sweet Gum
- PS *Prunus serrulata* 'Kwanzan'/Kwanzan Cherry
- PY *Prunus yedoensis* 'Akebono'/Akebono Cherry
- PC *Pyrus calleryana* 'Bradford'/Bradford Pear
- QC *Quercus coccinea*/Scarlet Oak
- QR *Quercus robur*/English Oak
- TC *Tilia cordata*/Little Leaf Linden
- TE *Tilia euchlora* 'Redmond'/Redmond Linden
- UA *Ulmus americana* 'Homestead'/Homestead Elm
- ZS *Zelkova serrata*/Zelkova



City of  
Bellevue

**PLATE B**

No Scale

**DOWNTOWN BELLEVUE STREET  
TREE SPECIES PLAN**

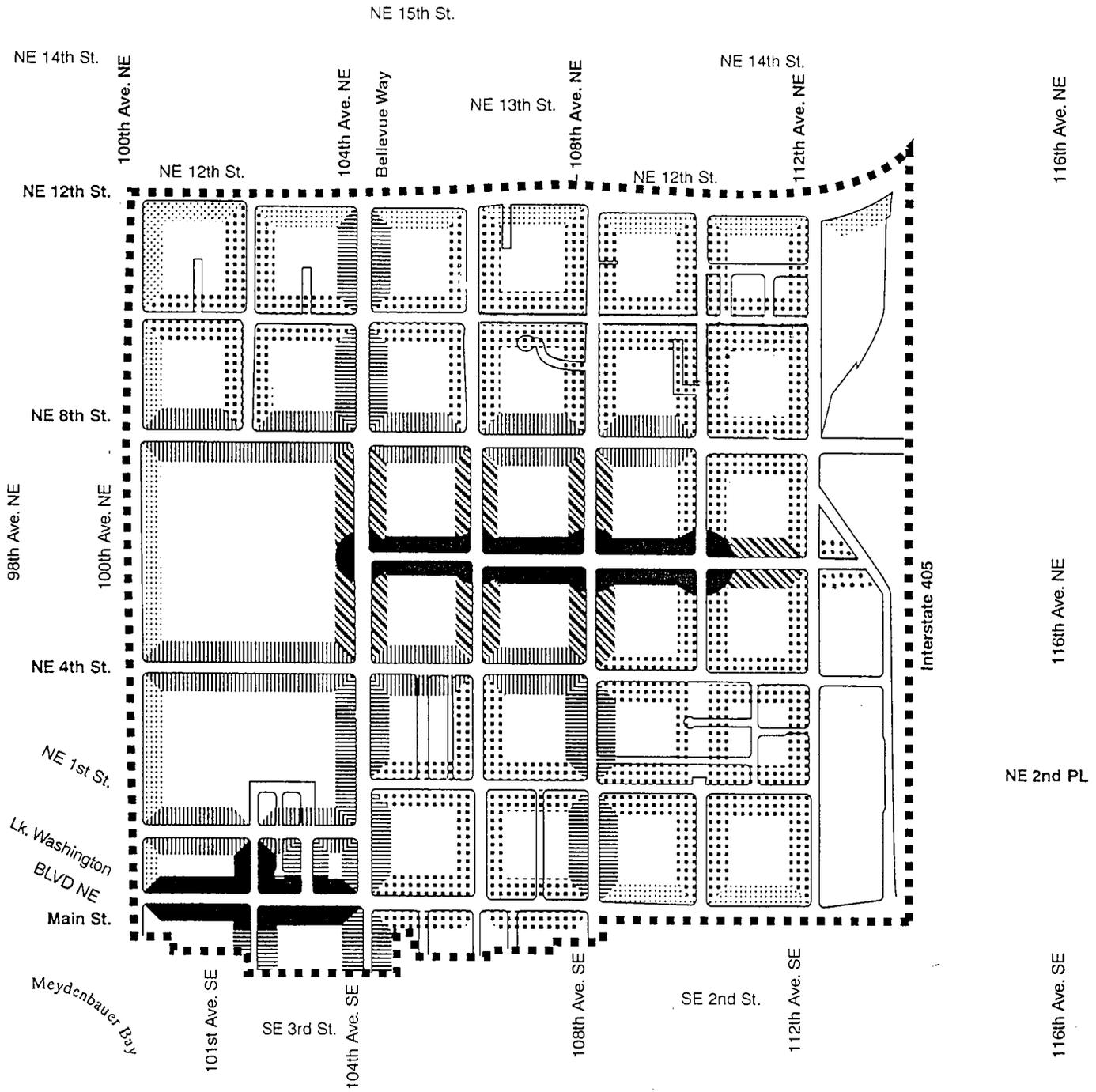
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Section 13. Section 20.25A.115 of the Bellevue Land Use Code is hereby amended as follows:

20.25A.115 Design guidelines - Building/sidewalk relationships.

Each development within a Downtown Land Use District must comply with the applicable provisions of that document entitled "Design Guidelines: Building/Sidewalk Relationships," now or as hereafter amended pursuant to the provisions of that document. (Ord. 4816, 12-4-95, § 215; Ord. 3309, 11-7-83, § 1)

*[see Right-of-Way Designations plate next page]*



## Right-of-Way Designations

-  A
-  B
-  C
-  D
-  E

NOTE: In the Downtown-Old Bellevue District, the "A" right-of-way designation extends south of Main Street on both sides of 102nd Avenue SE for a distance of 100 feet and extends north of Main Street on both sides of 103rd Avenue NE for a distance of 100 feet.

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Section 14. Section 20.25B.020.B of the Bellevue Land Use Code is hereby amended as follows:

20.25B.020 Applicability.

.....

**B. Limitations.**

1. Where a transition area abuts a portion of I-90, I-405, SR 520, Burlington Northern Railroad right-of-way, or power transmission line, which is located in a single-family or multifamily district, the City shall include that portion as part of the required width of the transition area.

2. If the applicant establishes that a minimum 150 feet width greenbelt or native growth protection easement is permanently dedicated for non-buildable purposes and is located in a single-family or multifamily district, the City shall include that portion as part of required width of the transition area.

3. Development within any Downtown Land Use District is not subject to transition area design district requirements (refer to LUC 20.25A.090, Perimeter Design District).

.....

Section 15. Section 20.25H.085.A of the Bellevue Land Use Code is hereby amended as follows:

20.25H.085 Provisions for existing development.

**A. Existing Single-Family Residential Development.**

A single-family residential development located in a Riparian Corridor primary setback or Riparian Corridor structure setback which was in existence or for which the development rights were vested on or before June 25, 1987, the effective date of this section, is conforming as to the use requirements in LUC 20.25H.080 and the setback requirements in LUC 20.25H.070 and 20.25H.090.B.3. Such development is not subject to the nonconforming provisions of LUC 20.20.560 with respect to use and setback requirements.

.....

Section 16. Section 20.25H.090.B of the Bellevue Land Use Code is hereby amended and a new paragraph is added as follows:

20.25H.090 Structure setbacks.

.....

**B. Minimum Setback of Structures.**

1. **General.** Any structure must be set back as required by paragraphs B.2 through 4 of this section. Setbacks are required in order to:
  - a. Minimize long-term impacts of development adjacent to Protected Areas; and
  - b. Protect Sensitive Areas from adverse impacts during construction.
2. **Wetlands as defined in LUC 20.50.054:**
  - a. Type A: 20 feet from the wetland primary setback;
  - b. Type B: 15 feet from the wetland primary setback.
3. **Riparian Corridors as defined in LUC 20.50.044:**
  - a. Type A: 20 feet from the primary setback;
  - b. Type B: 10 feet from the primary setback;
  - c. Type C: 5 feet from the primary setback;
  - d. Type D: 15 feet from the top of bank or side of closed conveyance.
4. **Slopes as defined in LUC 20.50.044:** 15 feet from edge of the primary setback.

Protected Area	Primary Setback for Land Alteration	Structure Setback
<b>Riparian Corridor</b>		
Type A:	50 feet	20 feet
Type B:	25 feet	10 feet
Type C:	10 feet	5 feet
Type D:	Top of bank or side of culvert	15 feet
<b>Wetland</b>		
Type A:	50 feet	20 feet
Type B:	25 feet	15 feet
<b>Slopes</b>		
Colluvial slopes/ landslide deposits	75 feet from toe of slope	15 feet
40% Slopes	50 feet from top of slope	15 feet

5. **Setback Modification.** The Director of Community Development may waive or modify the structure setback if the applicant demonstrates that:
  - a. Water quality, or slope stability as documented in a geotechnical report, will not be adversely affected; and

b. Protected Area vegetation will not be disturbed by construction or maintenance activities and will be maintained in a healthy condition. Solar access to vegetation must be maintained at least 50 percent of daylight hours during the normal growing season; and

c. Access for repair, or maintenance of culverts or other structures will be preserved.

6. Setback Adjustment Process. When the combination of opposite setback requirements for structures, pursuant to LUC 20.20.010, and protected areas, pursuant to LUC 20.25H.070 and .090, equals more than 50 percent of the property dimension which includes those setbacks, the Director of Community Development may adjust setback requirements as follows:

a. When a side setback and the area designated as protected area, primary setback, and structure setback are combined, the side setback may be reduced to a figure equal to the perimeter landscape development requirement of LUC 20.20.520 but in no case less than five feet.

b. When a rear setback and the area designated as protected area, primary setback, and structure setback are combined, the rear setback may be reduced to a figure equal to the perimeter landscape development requirement of LUC 20.20.520 but not less than 10 feet unless a lower requirement exists in LUC 20.20.010.

c. When a front setback and the area designated as protected area, primary setback, and structure setback are combined, the front setback may be reduced to 20 feet or to the minimum setback required by LUC 20.20.010 except for transition area setbacks if less than 20 feet.

d. When any other setback requirement of this Code is combined with the area designated as protected area, primary setback, and structure setback, that other setback may be reduced to five feet.

e. When a transition area setback in LUC 20.25B.040.B and the area designated as protected area, primary setback, and structure setback are combined, the transition area setback may be reduced to the landscape dimension in LUC 20.25B.040.C.

f. A variance to setback requirements contained in 20.20.010 and beyond that authorized in LUC 20.25H.090.B.6 will be processed pursuant to Part 20.30G or 20.30H. Modifications or exceptions to the setback requirements of LUC 20.25H.070.A or 20.25H.090.B.1 through 20.25H.090.B.4 may only be approved pursuant to the provisions of 20.25H.070.B, 20.25H.090.B.5 or Part 20.30P. (Ord. 4816, 12-4-95, § 605; Ord. 4654, 6-6-94, § 50; Ord. 4302, 11-18-91, § 9; Ord. 4130, 3-12-90, § 6; Ord. 3775, 5-26-87, § 18)

Section 17. Section 20.25H.110.D of the Bellevue Land Use Code is hereby amended as follows:

20.25H.110 Performance standards for Sensitive Areas.

All use and development within Sensitive Areas shall conform to the standards of this section. Standards shall apply to the entire contiguous parcel owned or controlled by the applicant if necessary to enable compliance with the purpose and intent of the code.

.....

D. Sensitive Earth Conditions.

The provisions of this subsection apply to each use or development on property including a slope equal to or greater than 15 percent, including subdivisions, short subdivisions and planned unit developments. Development on individual single-family lots is exempt from the provisions of paragraph D.1 of this section (disturbance limitations), except that any restrictions on disturbance on individual single-family lots that have been imposed through subdivision, short subdivision or planned unit development approval do apply.

1. Disturbance Limitations.

a. Basic Requirement. Development on property including a slope equal to or greater than 15 percent must:

i. Consolidate all areas of disturbance on the areas of least slope; and

ii. Minimize changes in grade, cleared area and volume of cut or fill on the site; and

iii. Comply with a limitation on disturbance of the subject property calculated as set forth in the following equation:

Disturbance Equation

$$\begin{aligned} & (\text{sq. ft. of site } 0\text{-}15\% \text{ slope}) \times 100\% + \\ & (\text{sq. ft. of site } 15\text{-}25\% \text{ slope}) \times 60\% + \\ & (\text{sq. ft. of site } 25\text{-}40\% \text{ slope}) \times 45\% + \\ & (\text{sq. ft. of site } 40\% \text{ plus slope}) \times 30\% = \end{aligned}$$

Total amount of disturbance on site allowed

Disturbance Chart\*

Slope Categories	Percent Disturbance Allowed
40% and greater	30%
25 to 40%	45%
15 to 25%	60%

\* This chart is for illustration purposes only.

iv. For subdivisions, short subdivisions and planned unit developments, disturbance limits shall be designated on preliminary and final approvals.

2. Commercial and Multifamily Development.

a. Location.

- i. Development must be located to minimize disturbance and removal of vegetation; and
- ii. Structures must be clustered to retain as much open space as possible and the natural topographic character of the slope; and
- iii. Structures must conform to the natural contour of the slope. The foundation must be tiered to conform to the existing topography of the site; and
- iv. Development must be located so as to preserve the most sensitive portion of the site and its natural landforms or to protect vistas from public spaces.

b. Design.

- i. Development must minimize the footprint of buildings and other disturbed areas. The least number of buildings is desirable in order to consolidate the development; and
- ii. Development must retain consolidated areas of natural vegetation; and
- iii. Development must be designed with a foundation type that is compatible with existing slope conditions and that minimizes topographic modification. Where feasible, earth retention measures should be incorporated into the structure; and
- iv. Standard prepared building pads, i.e., slab on grade, resulting in grading more than 10 feet outside the building footprint area are prohibited; and
- v. Development must be designed to minimize the amount of impervious surface; and
- vi. Use of common access drives and utility corridors is required where feasible; and
- vii. Development must be designed to minimize lot coverage and must, with the exception of detached single-family structures, incorporate under-structure parking and multilevel structures where permitted; and
- viii. Roads, walkways and parking areas must be designed parallel to contours with consideration to maintaining consolidated areas of natural topography and vegetation. Access must be located in the least sensitive area feasible; and
- ix. Use of retaining walls which allow the maintenance of existing natural slope areas is preferred over graded artificial slopes.

c. Construction Types.

- i. Use of foundation walls as retaining walls is preferable to rock or concrete walls built separately and away from the building. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation; and

ii. Use of pole-type construction which conforms to the existing topography is required where feasible. The structure must be tiered to conform to the existing topography and to minimize topographic modification; and

iii. Change in grade, cleared area and volume of cut or fill on the site must be minimized; and

iv. Piled deck support structures are preferred for parking or garages over fill-based construction types.

3. Subdivision and Short Subdivision.

a. Location.

i. Lots which contain sensitive areas must be configured in a manner which, to the maximum extent possible, will allow a structure to be built on the least sensitive portion of the site; and

ii. Lots which contain protected area must be configured in a manner which will allow a designated building pad to be located outside of any protected area or protected area setback.

b. Design.

i. Roads must be designed parallel to contours with consideration to maintaining consolidated areas of natural topography and vegetation. Access must be located in the least sensitive area feasible; and

ii. Change in grade, cleared area and volume of cut or fill on the site must be minimized; and

iii. Utilities and other facilities should be located to utilize common corridors wherever possible; and

iv. Protected non-disturbed areas and retained significant trees should be retained in contiguous tracts, and placed in common ownership or contiguous easements whenever feasible; and

v. Management plans should be prepared for areas of retained vegetation designating future management responsibility with planting of additional vegetation required at the time of development of plat infrastructure to maintain a healthy climax community of native vegetation; and

vi. Each lot with slopes in excess of 25 percent shall demonstrate provision for feasible driveway access to a future residence not to exceed 15 percent or provide for meeting emergency access and fire protection by other means allowed by applicable codes, and shall demonstrate feasibility of construction of a residence on the lot through a design consistent with the standards of this Code. Shared driveway access and private roads should be utilized where significant reduction of grading can be accomplished compared to separate driveway access for each individual lot.

4. Single-Family Dwellings.

a. Lots containing 15 percent to 25 percent slopes:

i. Design.

(1) Design with a foundation type that is compatible with existing slope conditions and that minimizes topographic modification.

Foundations should step down the slope with earth retention measures for cut slopes incorporated into the structure to the extent feasible; and

(2) Garages on sites sloping uphill should be placed below the main floor elevation where feasible to reduce grading and to fit structures into existing topography; and

(3) Change in existing grade consisting of more than 10 feet of excavation or five feet of fill outside the building footprint area is prohibited; and

ii. Construction Types. Use of foundation walls as retaining walls is preferable to rock or concrete walls built separately and away from the building.

b. Lots containing 25 percent to 40 percent slopes:

i. Design.

(1) Design with a foundation type that is compatible with existing slope conditions and that minimizes topographic modification. Foundations should step down the slope with earth retention measures for cut slopes incorporated into the structure to the extent feasible; and

(2) Garages on sites sloping uphill should be placed below the main floor elevation, and may be required to be placed below the main floor level, to reduce grading and fit structures into existing topography. Garages on sites sloping downhill may be required to be placed at or near street grade; and

(3) Change in existing grade consisting of more than 10 feet of excavation or five feet of fill outside the building footprint area is prohibited; and

(4) Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. Grading for yard area may be disallowed where inconsistent with this criteria.

ii. Construction Types.

(1) Use of foundation walls as retaining walls is preferable to rock or concrete walls built separately and away from the building. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation; and

(2) Use of pole-type construction which conforms to the existing topography is required where feasible. The structure must be tiered to conform to the existing topography and to minimize topographic modification; and

(3) Piled deck support structures are preferred for parking or garages over fill-based construction types. (Ord. 4831-C, 12-12-95, § 1; Ord. 4816, 12-4-95, § 606; Ord. 4816, 12-4-95, § 606; Ord. 4654, 6-6-94, § 52; Ord. 4302, 11-18-91, §§ 10 - 14; Ord. 3775, 5-26-87, § 18)

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Section 18. Section 20.25H.120.C of the Bellevue Land Use Code is hereby amended as follows:

20.25H.120 Recording required.

The property owner receiving approval of a use or development pursuant to this Part 20.25H shall record a site plan or other instrument clearly delineating the Protected Area designated by LUC 20.25H.070 with the King County Division of Records and Elections and with the Bellevue City Clerk.

.....

C. Management plans including but not limited to replanting, signing and fencing may be required for Protected Areas and non-disturbed areas to ensure maintenance of a viable community of native vegetation. (Ord. 4816, 12-4-95, § 607; Ord. 4302, 11-18-91, § 15; Ord. 3775, 5-26-87, § 18)

Section 19. Section 20.50.014 (part) of the Bellevue Land Use Code, "Central Business District or CBD," is hereby amended as follows:

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Central Business District or CBD. See Downtown.

.....

Section 20. A new definition is added to Section 20.50.016 of the Bellevue Land Use Code as follows:

Downtown: The area of the City located generally from I-405 on the east to 100th Avenue NE on the west and from NE 12th Street on the north to approximately Main Street on the south, specifically within the boundaries described as follows:

Beginning at the NW corner of Section 32, Township 25 North, Range 5 east, which is the intersection of NE 8th Street and 100th Avenue NE the true point of beginning; thence south along the western margin of said section on 100th Avenue NE to the intersection of Main Street; thence continuing south along 100th Ave SE to a point which is 200 feet south of the north line of the SW quarter of Section 32, TWP 25, Range 5E, measured at right angles to said north line; thence easterly 215 feet parallel to the said north line; thence southerly 90 feet parallel with the east line of said section to a point that is on the north line of lot 82 of Bellevue acre and half acre tracts; thence easterly along the north line of lot 82 to the centerline of Bellevue Way SE; thence northeasterly along the arc of the centerline to a point which is the intersection of the centerline with a westerly projection of the south line of lot 4 of Bellevue acre and half acre tracts; thence easterly along said south line along the south lines of lots 4 and 5 of Bellevue acre and half acre

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tracts to the centerline of 102nd Ave SE; thence southerly along said centerline to a point which is the intersection of the centerline with a westerly projection of the south line of lot 49 of Bellevue acre and half acre tracts; thence easterly along the south lines of lots 49 and 14 to the centerline of 104th Ave SE; thence northerly along said centerline to a point which is the intersection of the centerline with a westerly projection of the south line of lot 14 of Maxwellton Braes; thence easterly along said south line to the SE corner of said lot; thence northerly along the east line of said lot 14 and lot 13 of Maxwellton Braes to the centerline of vacated SE 1st St. as in vacation Ordinance 713; thence easterly along the centerline of said vacated street to the centerline of 105th Ave SE; thence southerly along said centerline to a point which is the intersection of the centerline with a westerly projection of the south line of lot 58 of Maxwellton Braes; thence easterly along the south lines of lot 58 and 101 of Maxwellton Braes to the west line of lot 2 of Trinwith Add; thence northerly along said west line of lot 2 to a point on the north limits of the southerly 2/3 of lot 2 of Trinwith Add; thence easterly from this point parallel with the south line of lot 2 to the centerline of 107th Ave SE; thence southerly along said centerline to a point which is the intersection of the centerline with a westerly projection of the south line of lot 15 of Trinwith Add; thence easterly along said south line 103.00 feet to the southeast corner of lot 15; thence southerly to a point that is the southwest corner of the east 343.09 of the north 227.07 of said quarter section; thence easterly 113.09 feet parallel with the north boundary of said quarter section; thence northerly parallel with the east boundary of said quarter section to a point which is the southwest corner of the north 176.42 feet of the east 230 feet of the said quarter section; thence easterly 230 feet parallel to the north boundary of said quarter section to the centerline of 108th Avenue SE; thence 230 feet measured at right angles to the east boundary to the centerline of 108th Ave SE; thence northerly along said centerline to the intersection of 108th Ave SE and Main St; thence easterly along the centerline of Main Street to the intersection of Interstate Highway 405; thence north along I-405 to the centerline intersection of NE 12th Street; thence westerly along the centerline of NE 12th Street to its projected intersection with the centerline of 100th Avenue NE; thence south along the centerline of 100th Avenue NE to the true point of beginning.

Section 21. Section 20.50.020 (part) of the Bellevue Land Use Code, "Floor Area Ratio (FAR)," is hereby amended as follows:

....

Floor Area Ratio (FAR). A measure of development intensity. Gross building area (square footage of the total floor area except parking and mechanical floors or areas) divided by net on-site land area (square feet). Net on-site land area includes the area of an easement but does not include public right-of-way except in the Downtown as provided for in LUC 20.25A.020.D. (Ord. 3766, 3-23-87, § 4)

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Section 22. Section 20.50.046 (part) of the Bellevue Land Use Code, "Subordinate Use," is hereby amended as follows:

20.50.046 S definitions.

.....

**Subordinate Use.** A use which is secondary or incidental to a permitted or principal use, located on the same lot or in the same structure as the permitted or principal use, and which is functionally related to the permitted or principal use. Subordinate uses generally are limited in size to 25 percent of the floor area devoted to the related permitted use. (Ord. 4654, 6-6-94, § 82; Ord. 4516, 4-12-93, § 2)

.....

Section 23. Section 20.50.048 (part) of the Bellevue Land Use Code, "Toe of Protected Slope," and "Top of Protected Slope," are hereby amended as follows:

.....

**Toe of Slope.** The lower boundary of the protected slope as delineated on the slope category analysis; or in the case of slopes with colluvium or landslide deposits, as delineated by the geotechnical report. (Ord. 4302, 11-18-91, § 18)

**Top of Slope.** The upper boundary of the protected slope as delineated on the slope category analysis; or in the case of slopes with colluvium or landslide deposits, as delineated by the geotechnical report. (Ord. 4302, 11-18-91, § 18)

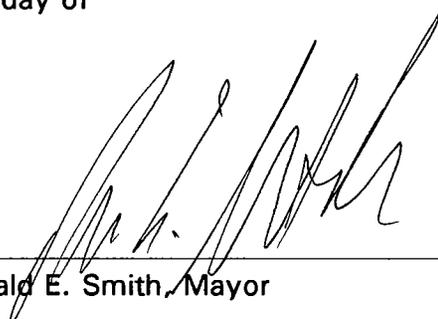
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Section 24. This ordinance shall take effect and be in force five (5) days after passage by the City Council.

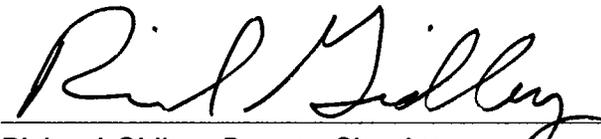
PASSED by the City Council this 17<sup>th</sup> day of March, 1997, and signed in authentication of its passage this 17<sup>th</sup> day of March, 1997.

(SEAL)

  
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Ronald E. Smith, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
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Richard L. Andrews, City Attorney

Richard L. Andrews, City Attorney

Attest:

  
\_\_\_\_\_  
Myrna L. Basich, City Clerk

Myrna L. Basich, City Clerk

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