

# ORIGINAL

## CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5480

AN ORDINANCE amending the Bellevue Land Use Code to remove outdated references, correct cross references and correct errors in the Code; amending Sections 20.10.020, 20.10.440, 20.20.005, 20.20.010, 20.20.018, 20.20.130.B, 20.20.200.B, a portion of Part 20.20, 20.20.520.F.1, 20.20.560.A, 20.20.650.A.2, 20.25A.020.A.1, 20.25A.025.B.5, 20.25A.030.C, 20.25A.030.E.1.b, 20.25A.090, 20.25A.100.E.7, 20.25B.040.A.2, 20.25F.040.C.3, 20.25F.040.C.4, 20.25G.030, 20.25H.110.A.6, 20.30D.165.A, 20.40.490.E, 20.45A.040.A, 20.45A.170, 20.45A.240, 20.45B.030.A, 20.45B.180, 20.45B.230, 20.45B.260.C, 20.50.012, 20.50.036, 20.50.040, and 20.50.048 the Bellevue Land Use Code; and establishing an effective date.

WHEREAS, changes in the City's department structure and department names over time have left the Land Use Code with outdated references; and

WHEREAS, certain provisions of the Land Use Code refer to sections that have subsequently been amended or deleted; and

WHEREAS, the City of Bellevue has determined that correcting these outdated references and inconsistencies will improve and clarify the Land Use Code; and

WHEREAS, the Planning Commission held a public hearing on July 16, 2003 with regard to such proposed Land Use Code amendment; and

WHEREAS, the Planning Commission recommends that the City Council approve such proposed amendment; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, 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 20.10.020 of the Bellevue Land Use Code is hereby amended as follows:

**20.10.020 Establishment of land use districts.**

Land use districts in the City are hereby established as follows:

<b>District</b>	<b>Designation</b>
Single-family Residential Estate	R-1 R-1.8
Single-family Residential Estate	R-2.5 R-3.5 R-4 R-5 R-7.5*
Multifamily Residential	R-10 R-15 R-20 R-30
Professional Office	PO
Office	O
Office and Limited Business	OLB
Office and Limited Business-Open Space	OLB-OS
Light Industrial	LI
General Commercial	GC
Neighborhood Business	NB
Community Business	CB
Downtown	
Office District 1	DNTN-O-1
Office District 2	DNTN-O-2
Multiple Use District	DNTN-MU
Residential District	DNTN-R
Old Bellevue District	DNTN-OB
Office and Limited Business District	DNTN-OLB
Evergreen Highlands Design District	EH
Performance Area A	EH-A
Performance Area B	EH-B
Performance Area C	EH-C
Performance Area D	EH-D
Factoria Land Use District 1	F1
Factoria Land Use District 2	F2
Factoria Land Use District 3	F3
Institutional District	I

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

Section 2. Section 20.10.440 of the Bellevue Land Use Code is hereby amended as follows:

**20.10.440 Land use charts.**

**Chart 20.10.440**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Residential – Residential Districts										
		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
1	Residential											
	Single-Family Dwelling (3)	P	P	P	P	P	P	P	P	P	P	P
	Two to Four Dwelling Units Per Structure (6)	PD	PD	PD	PD	PD	PD	PD	P	P	P	P
	Five or More Dwelling Units Per Structure (6)	PD	PD	PD	PD	PD	PD	PD	P	P	P	P
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities								C	P	P	P
	Senior Citizen Dwellings (4,7)	PD 5	PD 5	PD 5	PD 5	PD 5	PD 5	PD 5	P	P	P	P
13 15	Hotels and Motels											
	Congregate Care Senior Housing (4,7)								P	P	P	P
6516	Nursing Home (7*)								C	P	P	P
	Assisted Living (4,7)								C	P	P	P
	Accessory Dwelling Unit (9)	S	S	S	S	S	S	S	S	S	S	S

**Uses in land use districts**

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

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Institutional District are listed in LUC 20.25J.020

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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

**20.10.440**  
**Chart 20.10.440**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Residential – Nonresidential Districts									
		Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	LI	GC	NB	CB	F1	F2	F3
1	Residential										
	Single-Family Dwelling (3)	P 15	P 1	S	S	S	P 8	S	S	S	S
	Two to Four Dwelling Units Per Structure (6)		P 1	P			P 8	P 6	P	P	P
	Five or More Dwelling Units Per Structure (6)		P 1	P			P 8	P 6	P	P	P
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities							C	C		
	Senior Citizen Dwellings (4,7)	P	P	P			P 8	P	P	P	P
13 15	Hotels and Motels			P				C	C	P	P
	Congregate Care Senior Housing (4,7)	P	P	P			P	P	P	P	P
6516	Nursing Home (7*)	C	P	P			C	P	P	P	P
	Assisted Living (4,7)	C	P	C			C	P	P	C	C
	Accessory Dwelling Unit (9)	S	S	S	S	S	S	S	S	S	S

**Uses in land use districts**

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**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Residential – Downtown Districts					
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
1	Residential						
	Single-Family Dwelling (3)	P	P	P	P	P	
	Two to Four Dwelling Units Per Structure (6)	P	P	P	P	P	
	Five or More Dwelling Units Per Structure (6)	P	P	P	P	P	
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities	P	P	P	P	P	
	Senior Citizen Dwellings (4,7)	P	P	P	P	P	
13 15	Hotels and Motels	P	P	P	P	P	P
	Congregate Care Senior Housing (4,7)	P	P	P	P	P	
6516	Nursing Home (7*)			P	P	P	
	Assisted Living (4,7)			P	P	P	
	Accessory Dwelling Unit (9)			S	S	S	

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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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**Notes: Uses in land use districts – Residential**

- (1) No more than 50 percent of the gross floor area of the structure shall be devoted to residential use in O Districts, unless Conditional Use Permit approval is obtained and the applicable Comprehensive Plan policies do not discourage multifamily uses.
- (2) (Deleted by Ord. 4999).
- (3) A boardinghouse or bed and breakfast is permitted in a single-family dwelling provided the requirements of LUC 20.20.140 are met.
- (4) An agreement must be recorded with the King County Department of Records and Elections restricting senior citizen dwellings, congregate care senior housing, or assisted living to remain in perpetuity as senior housing.
- (5) Through the planned unit development process, senior citizen dwellings may include common dining and recreation facilities.
- (6) Multifamily development in Planning Districts A and B of the Crossroads Subarea is not allowed. Multifamily development in Planning District E of the Crossroads Subarea north of NE 8th Street is not allowed. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E.
- (7) In Planning Districts A and B of the Crossroads Subarea and in Planning District E of the Crossroads Subarea north of NE 8th Street, existing legal nonconforming multifamily uses can be converted to senior citizen housing, congregate care senior housing, assisted living or nursing homes. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E.\*
- (8) These residential uses are permitted in NB Districts only if located on the second floor and above the permitted ground floor nonresidential uses.
- (9) Accessory dwelling units are permitted only as subordinate to single-family dwellings and are subject to the provisions of LUC 20.20.120.
- (10) (Deleted by Ord. 4999).
- (11) (Deleted by Ord. 4999).
- (12) (Deleted by Ord. 4999).
- (13) (Deleted by Ord. 4999).
- (14) (Deleted by Ord. 4999).
- (15) One single-family dwelling unit, occupying no more than 25 percent of the floor area of the structure, is permitted in the PO District.

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**Chart 20.10.440**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Manufacturing – Residential Districts										
		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 and 3	Manufacturing (1,4)											
21	Food and Beverage Products Mfg.											
22	Textile Products Mfg.											
23	Apparel, Fabric, Accessories and 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 and 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 and China Ceramic Products, Stone Cutting and Engraving											
329	Handcrafted Products Mfg.											
3427	Computers, Office Machines and 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 and Controlling Instruments, Photographic, Medical and Optical Goods; Watches and Clocks Mfg.; Computer Software											
3997	Signs and Advertising Display Mfg.											
3999	Misc. Light Fabrication Assembly and Mfg. Not Elsewhere Classified											

**Uses in land use districts**

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Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Institutional District are listed in LUC 20.25J.020

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(See Part 20.30D)
- A – ADMINISTRATIVE CONDITIONAL USE (see Part 20.30E)
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Chart 20.10.440

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Manufacturing – Nonresidential Districts										
		Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3	
		PO	O	OLB	LI	GC	NB	CB	F1	F2	F3	
2 and 3	Manufacturing (1,4)											
21	Food and Beverage Products Mfg.				P 5	S 5	S	S	S			
22	Textile Products Mfg.				P							
23	Apparel, Fabric, Accessories and Leather Goods Mfg.				P	S		S	S			
24	Lumber and Wood Products Mfg.				S	S		S	S			
25	Furniture and Fixtures Mfg.				P	S		S	S			
26	Paper Products Mfg.				S 2							
27	Printing, Publishing and Allied Industries				P	P		S	S			
28	Chemicals and Related Products Mfg.				S 3							
31	Rubber Products Mfg.				C							
314	Misc. Plastic Products Mfg.				P	P		S	S			
321 322 324 325 327	Light Stone, Clay, and Glass Products Mfg.; Glass, Pottery and China Ceramic Products, Stone Cutting and Engraving				P	P		S	S			
329	Handcrafted Products Mfg.				P	P		P	P			
3427	Computers, Office Machines and Equipment Mfg.				P	P						
3433 3434 3435 3436 3437	Electrical Equipment Mfg.; Appliances, Lighting, Radio, TV Communications, Equipment and Component Parts				P	S		S	S			
3491 3492 3493 3495 3497	Fabricated Metal Products Mfg.; Containers, Hand Tools, Heating Equipment, Screw Products, Coating and Plating				P	S		S	S			

35	Measuring, Analyzing and Controlling Instruments, Photographic, Medical and Optical Goods; Watches and Clocks Mfg.; Computer Software	P	P	P	P	S		S	S	P	P
3997	Signs and Advertising Display Mfg.				P	S		S	S		
3999	Misc. Light Fabrication Assembly and Mfg. Not Elsewhere Classified				P	S		S	S		

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STD LAND USE CODE REF	LAND USE CLASSIFICATION	Manufacturing – Downtown Districts					
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
		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
2 and 3	Manufacturing (1,4)						
21	Food and Beverage Products Mfg.						
22	Textile Products Mfg.						
23	Apparel, Fabric, Accessories and Leather Goods Mfg.						
24	Lumber and Wood Products Mfg.						
25	Furniture and Fixtures Mfg.						
26	Paper Products Mfg.						
27	Printing, Publishing and Allied Industries	S	S	S			
28	Chemicals and 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 and China Ceramic Products, Stone Cutting and Engraving						
329	Handcrafted Products Mfg.	S	S	S	S	S	S
3427	Computers, Office Machines and 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 and Controlling Instruments, Photographic, Medical and Optical Goods; Watches and Clocks Mfg.; Computer Software						
3997	Signs and Advertising Display Mfg.						
3999	Misc. Light Fabrication Assembly and Mfg. Not Elsewhere Classified						

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S	Permitted only as a subordinate use to a permitted or special use

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

- (1) Manufacturing uses exclude concrete batch plants and primary metal industries such as 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.

Chart 20.10.440

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Transportation and Utilities – Residential Districts										
		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, Communications and Utilities											
41	Rail Transportation: Right- of-Way, Yards, Terminals, Maintenance Shops	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 and Motor Freight Services											
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance	C 11	C 11	C 11	C 11	C 11	C 11	C 11	C 11	C 11	C 11	C 11
	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
46	Auto Parking: Commercial Lots and Garages											
	Park and Ride (5)	C	C	C	C	C	C	C	C	C	C	C
475	Radio and Television Broadcasting Studios											
485	Solid Waste Disposal 19											
	Highway and Street Right- of-Way	P	P	P	P	P	P	P	P	P	P	P
	Utility Facility	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
	Regional Utility System	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)											
	Essential Public Facility 20	C	C	C	C	C	C	C	C	C	C	C
	Wireless Communication Facility (WCF): (without support structures)	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21

	Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding)	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16
	Satellite Dishes (18)	P	P	P	P	P	P	P	P	P	P	P

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		Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	LI	GC	NB	CB	F1	F2	F3
4	Transportation, Communications and Utilities										
41	Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops	C	C	C	C	C	C	C	C	C	C
42 4291	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters				P	P		P	P		
4214 422	Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services				P	C					
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance	C 11	C	C	C	C	C 11	C	C	C	C
	Accessory Parking (6)	P	P	P	P	P	P	P	P	P	P
46	Auto Parking Commercial Lots and Garages			C	C	C		C	C	C	C
	Park and Ride (5)	C	C	C	C	C	C	C	C	C	C
475	Radio and Television Broadcasting Studios	P	P	P	P 10	P 10		P	P	P	P
485	Solid Waste Disposal 19				C						
	Highway and Street Right-of-Way	P	P	P	P	P	P	P	P	P	P
	Utility Facility	C	C	C	C	C	C	C	C	C	C
	Local Utility System	P	P	P	P	P	P	P	P	P	P
	Regional Utility System	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
	Off-Site Hazardous Waste Treatment and Storage Facility (8)				C						
	Essential Public Facility 20	C	C	C	C	C	C	C	C	C	C

Wireless Communication Facility (WCF): (without WCF Support Structures)	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21
Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding)	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16
Satellite Dishes (18)	P	P	P	P	P	P	P	P	P	P

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**Chart 20.10.440**

		Transportation and Utilities – Downtown Districts					
STD LAND USE CODE REF	LAND USE CLASSIFICATION	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
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
4	Transportation, Communications and Utilities						
41	Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops						
42 4291	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters	A	A	A			A
4214 422	Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services	S	S	S			S
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance	A/C 2,12	A/C 2,12	A/C 12			A/C 2,12
	Accessory Parking (6)	P 4	P 4	P 4	P 4	P 4	P 4
46	Auto Parking Commercial Lots and Garages	P 13	P 13	P 13	A	P 13	P 13
	Park and Ride (5)			A			A
475	Radio and Television Broadcasting Studios	P	P	P		P	P
485	Solid Waste Disposal 19						
	Highway and Street Right-of-Way	P	P	P	P	P	P
	Utility Facility	C	C	C	C	C	C
	Local Utility System	P	P	P	P	P	P
	Regional Utility System	C	C	C	C	C	C
	On-Site Hazardous Waste Treatment and Storage Facility (7)	A	A	A	A	A	A
	Off-Site Hazardous Waste Treatment and Storage Facility (8)						
	Essential Public Facility 20	C	C	C	C	C	C
	Wireless Communication Facility (WCF): (without WCF Support Structures)	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21

Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding)	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16
Satellite Dishes (18)	P	P	P	P	P	P

**Uses in land use districts**

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

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Institutional District are listed in LUC 20.25J.020

*\* Not effective within the jurisdiction of the East Bellevue 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>

**Notes: Uses in land use districts – Transportation and Utilities**

- (1) (Deleted by Ord. 5086).
- (2) Aircraft transportation is limited to only heliports in Downtown-O-1, Downtown-O-2 and Downtown-OLB Districts.
- (3) Accessory parking is not permitted in residential land use districts 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 Planning and 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) On-site 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) Off-site 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) (Deleted by Ord. 5086).
- (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, Part 20.30F LUC, or a Change of Use Permit is required to establish a commercial parking facility. Refer to LUC 20.25A.050E for additional development requirements.
- (14) Wireless communication facilities (WCFs) are not permitted on any residential structure, undeveloped site in a residential land use district, or site that is developed with a residential use. This note does not prohibit locating WCF: a) on any residential structure or undeveloped site in R-20 or R-30 Land Use Districts; or b) on any nonresidential structure (i.e., churches, schools, public facility structures, utility poles, etc.) or in public rights-of-way in any residential land use district. Public facility structures are defined in LUC 20.20.195A.1.b.i.
- (15) Intentionally Deleted
- (16) Refer to LUC 20.20.195 for general requirements applicable to wireless communication facilities and other communication, broadcast and relay facilities.
- (17) Intentionally deleted.
- (18) Refer to LUC 20.20.730 for general requirements applicable to Large Satellite Dishes.
- (19) Refer to LUC 20.20.820 for general requirements applicable to solid waste disposal facilities.
- (20) Refer to LUC 20.20.350 for general requirements applicable to Essential Public Facilities (EPF).
- (21) Antenna and associated equipment used to transmit or receive fixed wireless signals when located at a fixed customer location are permitted in all land use districts and are exempt from the requirements of Section 20.20.010, 20.20.195 and 20.20.525 so long as the antenna and equipment comply with 47 C.F.R. 1.400, now or as hereafter amended. A building permit may be required to ensure safe installation of the antenna and equipment.

Chart 20.10.440

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Wholesale and Retail – Residential Districts										
		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 and Retail)											
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following: (1)											
5111 5156 5157 5191 5192	Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum (2)											
5193	Scrap Waste Materials, Livestock											
	Recycling Centers	C	C	C	C	C	C	C	C	C	C	C
521 522 523 524	Lumber and Other Bulky Building Materials Including Preassembled Products (3)											
5251	Hardware Paint, Tile and Wallpaper (Retail)											
5252	Farm Equipment											
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)											
54	Food and Convenience Store (Retail) (27)											
5511	Autos (Retail)											
	Trucks, Motorcycles, Recreational Vehicles (Retail)											
	Boats (Retail)											
552	Automotive and Marine Accessories (Retail)											
553	Gasoline Service Stations											
56	Apparel and Accessories (Retail)											
57	Furniture, Home Furnishing (Retail)											
58	Eating and Drinking Establishments (37)											
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and 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 and Light Supplies and Tools												
5999	Pet Shop (Retail and Grooming)												
	Computers and Electronics (Retail)												

**Uses in land use districts**

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

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Institutional District are listed in LUC 20.25J.020

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<b>KEY</b>	
<p><b>P – PERMITTED USE</b>  <b>C – CONDITIONAL USE (see Part 20.30B or Part 20.30C)</b>  <b>PD – PERMITTED subject to planned unit development only.</b>          (See Part 20.30D)  <b>A – ADMINISTRATIVE CONDITIONAL USE (see Part 20.30E)</b>  <b>S – Permitted only as a subordinate use to a permitted or special use</b></p>	

**20.10.440**  
**Chart 20.10.440**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Wholesale and Retail – Nonresidential Districts									
		Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	LI	GC	NB (5)	CB (36 <sup>+</sup> )	F1	F2	F3
5	Trade (Wholesale and Retail)										
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following: (1)				P	P					
5111 5156 5157 5191 5192	Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum (2)				P	C					
5193	Scrap Waste Materials, Livestock										
	Recycling Centers				P	P	P	P	P		
521 522 523 524	Lumber and Other Bulky Building Materials Including Preassembled Products (3)				P 35	P		P	P		
5251	Hardware Paint, Tile and Wallpaper (Retail)				S 35	P	P	P	P		
5252	Farm Equipment				P 35						
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)							P	P		
54	Food and Convenience Store (Retail) (27)					P	P	P	P		
5511	Autos (Retail)			P 6	A 4, 35	P		C	C		
	Trucks, Motorcycles, Recreational Vehicles (Retail)				P 7, 35	P					
	Boats (Retail)				P 35	P					
552	Automotive and Marine Accessories (Retail)				P 35	P		P	P		

553	Gasoline Service Stations			A 34	P 34, 35	P	P	P	P	A 34	A 34
56	Apparel and Accessories (Retail)			S		P		P	P	S	S
57	Furniture, Home Furnishing (Retail)				P 11, 35	P		P	P		
58	Eating and Drinking Establishments (37)		P 13	P 14	P 15, 29, 35	P	P 16, 28	P	P	P 14	P 14
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies		P 17	S		P	P 19	P	P	S	S
	Adult Retail Establishments (31)			S				P	P	S	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 and Light Supplies and Tools				P 35	P	P 20	P 20	P 20		
5999	Pet Shop (Retail and Grooming)				P 26, 35	P 26	P	P	P		
	Computers and Electronics (Retail)				P 12, 35	P 12		P	P		

**Uses in land use districts**

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

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Institutional District are listed in LUC 20.25J.020

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**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

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Wholesale and Retail – Downtown Districts					
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
		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
5	Trade (Wholesale and Retail)						
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following: (1)						
5111 5156 5157 5191 5192	Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum (2)						
5193	Scrap Waste Materials, Livestock						
	Recycling Centers	P	P	P	C	C	
521 522 523 524	Lumber and Other Bulky Building Materials Including Preassembled Products (3)						
5251	Hardware Paint, Tile and Wallpaper (Retail)	P	P	P	P 21, 23	P 30	
5252	Farm Equipment						
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)	P	P	P	P 22, 23	P 30	
54	Food and Convenience Store (Retail) (27)	P	P	P	P 22, 23	P 30	P 38
5511	Autos (Retail)	P 24	P 24	P			
	Trucks, Motorcycles, Recreational Vehicles (Retail)	P 24, 25	P 24, 25	P			
	Boats (Retail)	P 24	P 24	P			
552	Automotive and Marine Accessories (Retail)			P			
553	Gasoline Service Stations	A, S	A, S	P			A 34, S 38
56	Apparel and Accessories (Retail)	P	P	P	P 21, 23	P 30	P 38

57	Furniture, Home Furnishing (Retail)	P	P	P	P 21, 23	P 30	
58	Eating and Drinking Establishments (37)	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 and Computer Supplies	P	P	P	P 21, 23	P 30	P 38
	Adult Retail Establishments (31)	P	P	P		P	S
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 and Light Supplies and Tools			P 20			
5999	Pet Shop (Retail and Grooming)	P	P	P	P 21, 23	P 30	P 38
	Computers and Electronics (Retail)	P	P	P	P 21, 23	P 30	

**Uses in land use districts**

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

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Institutional District are listed in LUC 20.25J.020

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

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

**Notes: Uses in land use districts – 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 the ordinance codified in this chapter 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) (Deleted by Ord. 5089).
- (9) (Deleted by Ord. 5089).
- (10) (Deleted by Ord. 5089).
- (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, F2 and F3 Districts subject to the following criteria:
  - (a) Such uses are physically integrated within a structure primarily used as a hotel or motel, office building, charitable, social, professional and labor organization, fraternal lodge, recreational facility or institution such as a hospital or public assembly (indoor).
  - (b) Such uses do not exceed 20 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.
- (17) Other retail trade is limited to drugstores only in O Districts.
- (18) Intentionally Deleted

- (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, F1 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) (Reserved).
- (33) (Deleted by Ord. 5089).
- (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: Bride 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 are met:

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- (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.

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Chart 20.10.440

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Services – Residential Districts										
		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 and Beauty, Photography Studio and Shoe Repair											
6241	Funeral and Crematory Services											
6262	Cemeteries	C	C	C	C	C	C	C	C	C	C	C
629	Child Care Services (3,4)											
	Family Child Care Home in Residence	P	P	P	P	P	P	P	P	P	P	P
	Child Day Care Center								C	C	P	P
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment											
634	Building Maintenance and Pest Control Services											
637	Warehousing and Storage Services, Excluding Stockyards											
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools											
641	Auto Repair and Washing Services											
649	Repair Services: Watch, TV, Electrical, Upholstery											
	Professional Services: Medical Clinics and Other Health Care Related Services											
	Professional Services: Other											
6513	Hospitals											
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape											
671	Governmental Services: Executive, Legislative, Administrative and Judicial Functions					C 15						

672 673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops	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 and Correctional Institutions	C	C	C	C	C	C	C	C	C	C	C
	Secure Community Transition Facility (23,24)											
681	Education: Primary and Secondary 25	A/C										
682	Universities and 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
692 (A)	Professional and Labor Organizations Fraternal Lodge											
692 (B)	Social Service Providers	A 14										
	Administrative Office – General											
	Computer Program, Data Processing and Other Computer Related Services											
	Research, Development and Testing Services											

**Uses in land use districts**

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

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

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- C – CONDITIONAL USE (see Part 20.30B or Part 20.30C)
- PD – PERMITTED subject to planned unit development only.  
(See Part 20.30D)
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**20.10.440**  
**Chart 20.10.440**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Services – Nonresidential Districts									
		Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	LI	GC	NB (16)	CB	F1	F2	F3
6	Services										
61	Finance, Insurance, Real Estate Services	P	P	P	P 1	P	P	P	P	P	P
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair			S	P 2	P	P	P	P	S	S
6241	Funeral and Crematory Services	C	C	C						C	C
6262	Cemeteries	C	C	C	C	C	C	C	C	C	C
629	Child Care Services (3,4)										
	Family Child Care Home in Residence	P	P	P	P	P	P	P	P	P	P
	Child Day Care Center	P	P	P	P	P	P	P	P	P	P
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment	P	P	P	P 5	P	P 17	P	P	P	P
634	Building Maintenance and Pest Control Services				P	P		P	P		
637	Warehousing and Storage Services, Excluding Stockyards				P	P		S	S		
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools			S	P 6	P	A 18	P 7	P 7	S	S
641	Auto Repair and Washing Services				P	P	A 19	P	P		
649	Repair Services: Watch, TV, Electrical, Upholstery				P	P	P	P	P		
	Professional Services: Medical Clinics and Other Health Care Related Services	P	P	P		P	P	P	P	P	P
	Professional Services: Other	P	P	P	P 9	P		P	P	P	P
6513	Hospitals	C	C	C	C	C		C	C	C	C

66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape				P	P					
671	Governmental Services: Executive, Legislative, Administrative and Judicial Functions	C	C	C				C	C	C	C
672 673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops	C	C	C	C 10	C 10	C	C	C	C	C
	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
674 675	Military and Correctional Institutions	C	C	C	C	C	C	C	C	C	C
	Secure Community Transition Facility (23,24)				C	C					
681	Education: Primary and Secondary 25	A	A	A	A	A	A	A	A	A	A
682	Universities and 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	P
691	Religious Activities	P	P	P	P	P	C	P	P	P	P
692 (A)	Professional and Labor Organizations Fraternal Lodge	C	C	P		P		P	P	P	P
692 (B)	Social Service Providers	C	C	P	P	P	P	P	P	P	P
	Administrative Office – General	P	P	P	P 5	P	P	P	P	P	P
	Computer Program, Data Processing and Other Computer Related Services	P	P	P	P 5	P				P	P
	Research, Development and Testing Services	P	P	P	P 5	P				P	P

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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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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**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Services – Downtown Districts					
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
		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
6	Services						
61	Finance, Insurance, Real Estate Services	P 13	P 13	P	P 11, 12	P	P
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair	P	P	P	P 11, 12	P	P 11, 20
6241	Funeral and Crematory Services						
6262	Cemeteries						
629	Child Care Services (3,4)						
	Family Child Care Home in Residence	P	P	P	P	P	P
	Child Day Care Center	P	P	P	P	P	P
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment	P	P	P	P 11, 12	P	P
634	Building Maintenance and Pest Control Services						
637	Warehousing and Storage Services, Excluding Stockyards						
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools			P			S
641	Auto Repair and Washing Services			P 8			
649	Repair Services: Watch, TV, Electrical, Upholstery	P	P	P		P	
	Professional Services: Medical Clinics and Other Health Care Related Services	P	P	P	P 11, 12	P 11	P
	Professional Services: Other	P	P	P	P 11, 12	P 11	P
6513	Hospitals			C	C		
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape						

671	Governmental Services: Executive, Legislative, Administrative and Judicial Functions	P	P	P	P 11, 12	P 11	A
672 673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops			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 12	P	P
674 675	Military and Correctional Institutions						
	Secure Community Transition Facility (23,24)						
681	Education: Primary and Secondary 25	A	A	A	A/C	A	A
682	Universities and Colleges	P	P	P			
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools			P	P 11, 12	P 11	P
691	Religious Activities	P	P	P	C	C	P
692 (A)	Professional and Labor Organizations Fraternal Lodge	P	P	P	C	C	P
692 (B)	Social Service Providers	P	P	P	C	C	P
	Administrative Office – General	P	P	P	P 11, 12	P	P
	Computer Program, Data Processing and Other Computer Related Services	P	P	P	P 11, 12	P	P
	Research, Development and Testing Services	P	P	P	P 11, 12	P	P

**Uses in land use districts**

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

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Institutional District are listed in LUC 20.25J.020

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

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

**Notes: Uses in land use districts – Services**

- (1) Finance, Insurance, Real Estate Services are permitted only if commercially or industrially related in LI Districts.
- (2) Personal Services are permitted in LI Districts only if located in a multiple function building or complex.
- (3) Refer to Chapter 20.50 LUC for definitions of child care service, family child care home, and child day care center.
- (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 and F1 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 LUC at any location in the Downtown-O-2 District, or within 200 feet of NE 4th Street or NE 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 LUC, 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 LUC. 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) Other than administrative office use, each individual service use in NB Districts is limited to 5,000 square feet. Administrative office use is limited as follows: when

located on the first floor of a building, administrative office use is limited to 5,000 square feet or 25% of the first floor footprint, whichever is less; when located above the first floor of a building, administrative office use is allowed without a limit on total aggregate square footage, so long as each individual administrative office use is limited to 5,000 square feet. In no event may administrative office uses exceed more than 50% of the total building square footage. 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.
- (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.
- (23) No portion of a property on which a Secure Community Transition Facility is proposed to be located may be within 300 feet of the boundary of any land use district within which the SCTF use is prohibited. The required 300 feet shall be measured in accordance with the policy guidelines established by the Department of Social and Health Services pursuant to RCW 71.09.285(4), now or as hereafter amended.
- (24) Secure Community Transition Facilities are subject to the regulations for Secure Community Transition Facilities in LUC 20.20.750.
- (25) Primary and secondary educational facilities are an administrative conditional use in all land use districts; provided, that in all residential land use districts and the DNTN-R district a conditional use permit is required for:
  - (a) the siting of such educational facility on a site not previously developed with an educational facility; or
  - (b) the addition to or modification of a site previously developed with an educational facility where that addition or modification involves:

- (i) an increase of 20% or more in the number of students occupying the school. The increase shall be measured against the number of students for which the school was designed prior to the addition or modification, without regard to temporary structures that may have been added to the site over time. If there is no information establishing the number of students for which the school was originally designed, then the increase shall be measured against the average number of students occupying the school in the three academic years immediately preceding the proposed addition or modification; or
- (ii) a change in the age group of students occupying the school, or the addition of an age group where such age group was not previously served at the school, except that the addition of students younger than kindergarten age consistent with the definition of school in Section 20.50.046 shall not be considered a change in the age group of students or an addition of an age group for purposes of this subsection. For purposes of this subsection, age group refers to elementary, middle, junior or high school, as defined and used by the school district operating the school; or
- (iii) the addition of facilities or programs that may result in impacts not anticipated at the time the original school was developed, including, for example: development of lighted ballfields or the addition of lighting to existing ballfields; development of an exterior sound amplification system; development of fixed outdoor seating; or proposal to increase the height of the facility pursuant to Section 20.20.740A.3.b.

Chart 20.10.440

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Recreation – Residential Districts										
		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 1	C 1	C 1	C 1	C 1	C 1	C 1	C 1	C 1
7113	Art Gallery			C	C	C	C	C	C	C	C	C
712	Nature Exhibitions: Aquariums, Botanical Gardens and Zoos											
7212 7214 7222 7231 7232	Public Assembly (Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but excluding School Facilities											
7212 7214 7218	Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs											
7213	Drive-In Theaters											
	Adult Theaters (7)											
7223 73	Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks and Skateboard Tracks											
73	Commercial Amusements: Video Arcades, Electronic Games											
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	P	P	P
744	Marinas, Yacht Clubs	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, Recreation Instruction											
7491 7515	Camping Sites and Hunting Clubs	C	C	C	C	C	C	C	C	C	C	C
76	Private Leisure and Open Space Areas Excluding Recreation Activities Above	C	C	C	C	C	C	C	C	P	P	P
	Public/Private Park	C	C	C	C	C	C	C	C	P	P	P

	Stables and Riding Academies	C											
	Boarding or Commercial Kennels	C											
	City Park* (10)	P/C											

**Uses in land use districts**

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

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Institutional District are listed in LUC 20.25J.020

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<b>KEY</b>
<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>

20.10.440

Chart 20.10.440

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Recreation – Nonresidential Districts									
		Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	LI	GC	NB	CB	F1	F2	F3
7	Cultural Entertainment and Recreation										
711	Library, Museum	P	P	P				P	P	P	P
7113	Art Gallery	P	P	P				P	P	P	P
712	Nature Exhibitions: Aquariums, Botanical Gardens and Zoos	C	C	C	C	C		C	C	C	C
7212 7214 7222 7231 7232	Public Assembly (Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but excluding School Facilities			P				P	P	P	P
7212 7214 7218	Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs			P				P	P	P	P
7213	Drive-In Theaters				C	C		C	C		
	Adult Theaters (7)			P				P	P	P	P
7223 73	Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks and Skateboard Tracks					C		C	C		
73	Commercial Amusements: Video Arcades, Electronic Games					A		A	A		
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

744	Marinas, Yacht Clubs										
7414 7415 7417 7425 7413	Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreation Instruction		C 3	C	P 3	P 3	A 9	P	P	C	C
7491 7515	Camping Sites and Hunting Clubs	C	C	C	C	C	C	C	C	C	C
76	Private Leisure and Open Space Areas Excluding Recreation Activities Above	P	P	P	P	P	P	P	P	P	P
	Public/Private Park	P	P	P	P	P	P	P	P	P	P
	Stables and Riding Academies										
	Boarding or Commercial Kennels										
	City Park* (10)	P/C									

**Uses in land use districts**

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

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

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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**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Recreation – Downtown Districts					
		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
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
7	Cultural Entertainment and Recreation						
711	Library, Museum	P	P	P	A	A	P
7113	Art Gallery	P	P	P	P 4, 5	P	P
712	Nature Exhibitions: Aquariums, Botanical Gardens and Zoos	P 6	P 6	P 6			
7212 7214 7222 7231 7232	Public Assembly (Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but excluding School Facilities	P	P	P	A 5	A	P
7212 7214 7218	Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs	P	P	P	A 5	A	P
7213	Drive-In Theaters						
	Adult Theaters (7)	P	P	P		P	P
7223 73	Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks and Skateboard Tracks						
73	Commercial Amusements: Video Arcades, Electronic Games	P	P	P			
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)				P	A	A
744	Marinas, Yacht Clubs						
7414 7415 7417 7425 7413	Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreation Instruction	A 8	A 8	P	A 5	A 8	A 8

7491 7515	Camping Sites and Hunting Clubs						
76	Private Leisure and Open Space Areas Excluding Recreation Activities Above	P	P	P	P	P	P
	Public/Private Park	P	P	P	P	P	P
	Stables and Riding Academies						
	Boarding or Commercial Kennels						
	City Park* (10)	P/C	P/C	P/C	P/C	P/C	P/C

**Uses in land use districts**

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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S	Permitted only as a subordinate use to a permitted or special use

**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, recreation instruction, and gymnasiums in NB Districts and the total floor area for all combined recreation activity uses may not exceed 5,000 square feet per NB site.
- \*(10) City parks are generally permitted in all zones. However, the following types of uses or 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. Nonrecreation uses in city parks in all zones outside the Downtown require conditional use approval, except that the permit requirements for wireless communications facilities shall be as set forth in Section 20.20.195. 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.

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**Chart 20.10.440**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Resources – Residential Districts										
		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 and Related Services)											
81	Agriculture, Production of Food and Fiber Crops, Dairies, Livestock and Fowl, Excluding Hogs	P	P	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1
821	Agricultural Processing											
8221	Veterinary Clinic and Hospital											
8222	Poultry Hatcheries											
83	Forestry, Tree Farms and Timber Production	P	P	C	C	C	C	C	C	C	C	C
8421	Fish Hatcheries											
85	Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction	C	C	C	C	C	C	C	C	C	C	C

**Uses in land use districts**

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

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Institutional District are listed in LUC 20.25J.020

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PD	PERMITTED subject to planned unit development only. (See Part 20.30D)
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S	Permitted only as a subordinate use to a permitted or special use

**Chart 20.10.440**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Resources – Nonresidential Districts									
		Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	LI	GC	NB	CB	F1	F2	F3
8	Resource Production (Minerals, Plants, Animals Including Pets and Related Services)										
81	Agriculture, Production of Food and Fiber Crops, Dairies, Livestock and Fowl, Excluding Hogs	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1
821	Agricultural Processing				P 2						
8221	Veterinary Clinic and Hospital	P	P		P	P	P 3	P	P		
8222	Poultry Hatcheries				P	P					
83	Forestry, Tree Farms and Timber Production	C	C	C	C	C	C	C	C	C	C
8421	Fish Hatcheries				P						
85	Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction	C	C	C	C	C	C	C	C	C	C

**Uses in land use districts**

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**Chart 20.10.440**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Resources – Downtown Districts					
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
		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
8	Resource Production (Minerals, Plants, Animals Including Pets and Related Services)						
81	Agriculture, Production of Food and Fiber Crops, Dairies, Livestock and Fowl, Excluding Hogs						
821	Agricultural Processing						
8221	Veterinary Clinic and Hospital			P			
8222	Poultry Hatcheries						
83	Forestry, Tree Farms and Timber Production						
8421	Fish Hatcheries						
85	Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction						

**Uses in land use districts**

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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A – ADMINISTRATIVE CONDITIONAL USE (see Part 20.30E)
S – Permitted only as a subordinate use to a permitted or special use

**Notes: Uses in land use districts – Resources**

- (1) In the R-2.5, R-3.5, R-4, R-5, R-7.5, R-10, R-15, R-20, R-30, NB, PO, O, OLB, F1, F2, F3, 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.

Section 3. 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, the Evergreen Highlands Design District, the Evergreen Highlands Subarea Transportation Improvement Overlay District, Institutional District, and the OLB-OS Land Use District. All structures and activities in the City not located in the above 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. Dimensional requirements for the Evergreen Highlands Design District are found in Part 20.25F. Dimensional requirements for the Evergreen Highlands Subarea Transportation Improvement Overlay District are found in Part 20.25G. Dimensional requirements for the Institutional District are found in Part 20.25J. Dimensional requirements for the OLB-OS Land Use District are found in LUC 20.25L.030. 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 20.25H LUC – Sensitive Area Overlay District;

Section 4. 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**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	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
	<b>DIMENSIONS</b>											
	Minimum Setbacks of Structures (feet) Front Yard (18) (20)	35	30	20	20	20	20	20	20	20	20	20
	Rear Yard (11) (17) (18) (20)	25	25	25	25	20	20	20	25	25	25	25
	Side Yard (11) (17) (18) (20)	5	5	5	5	5	5	5	5	5	5	5(1)
	2 Side Yards (17) (18) (20)	20	15	15	15	15	15	10	15	15	15	15
	Minimum Lot Area Acres (A) or Thousands of Sq. Ft. (3)	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
	Width Required in Lot (4)	100	90	80	70	65	60	50	70	70	70	70
	Depth Required in Lot (4)	150	80	80	80	80	80	80	80	80	80	80
	Maximum in Building Height (feet) (10) (19) (26)	30	30	30	30	30	30	30	30	30	30(5)	40
	Maximum Lot Coverage by Structures (percent) (13) (14) (16) (26) (27)	35	35	35	35	35	40	40	35	35	35	35

**Uses in land use districts Dimensional Requirements**

*\*Not effective within the jurisdiction of the East Bellevue 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.  
Dimensional Requirements for Office and Limited Business -- Open Space (OLB-OS) are found in Part 20.25L LUC.  
Dimensional Requirements for Institutional District (I) are found in Part 20.25J LUC.

**20.20.010**  
**Chart 20.20.010**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3	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	F1	F2	F3	DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
	<b>DIMENSIONS</b>	(8, 21)	(8, 21)	(8, 21)	(8, 21)	(8, 21)	(8, 21)	(8, 21)	(8, 21)	(21, 31)	(21, 32)	(7)	(7)	(7)	(7)	(7)	(7)
	Minimum Setbacks of Structures (feet) Front Yard (18) (20)	30	30	50	15	15			(28)	50	20						
	Rear Yard (17) (18) (20)	25	25	50	(2)	(2)	(2)	(2)	(2, 28)	30	5						
	Side Yard (17) (18) (20)	20	20	30	(2)	(2)	(2)	(2)	(2, 28)	30	5						
	2 Side Yards (17) (18) (20)	40	40	60	(2)	(2)	(2)	(2)	(2, 28)	60	10						
	Minimum Lot Area Acres (A) or Thousands of Sq. Ft. (3)			2A						2A	2A						
	Dwelling Units per Acre (15) (22)	10 (23)	20 (23)	30 (23)			15 (23)	30 (23)	30 (23)	30 (23)	30 (23)						
	Minimum Dimensions (feet) Width of Street Frontage			200						200	200						
	Width Required in Lot (4)			200						200	200						
	Depth Required in Lot (4)																
	Maximum in Building Height (feet) (10) (19)	20	30	45 (6)	45 (9)	30	20 (25)	45	45/60 (29, 30)	75	75/135 (33, 34)						
	Maximum Lot Coverage by Structures (percent) (13) (14) (16)	35 (24)	35 (24)	35 (24)	50		35 (24)			35 (24)	35 (24)						

## Uses in land use districts Dimensional Requirements

*\*Not effective within the jurisdiction of the East Bellevue 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.  
Dimensional Requirements for Office and Limited Business -- Open Space (OLB-OS) are found in Part 20.25L LUC.  
Dimensional Requirements for Institutional District (I) are found in Part 20.25J LUC.

### 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 in the PO, O, OLB, LI, GC, NB, CB or F1 Districts 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 Planning and 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 Planning and 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 Community Council. The maximum building height in LI Districts shall remain 30 feet.*

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

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

- (11) The LUC contains enhanced setback requirements for churches, clubs, and institutions (refer to LUC 20.20.190) and schools (refer to LUC 20.20.740) located in residential land use districts.
- (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) Exceptions to Lot Coverage.

- (a) Underground buildings as defined in LUC 20.50.050 are not structures for the purpose of calculating lot coverage.
  - (b) Buildings constructed partially below grade and not higher than 30 inches above existing or finished grade, whichever is lower, are not structures for the purpose of calculating lot coverage subject to the following conditions:
    - (i) The 30-inch height limit must be met at all points along the building excluding those areas necessary to provide reasonable ingress and egress to the underground portions of the building; and
    - (ii) The rooftop of the building shall be screened from abutting properties with 10 feet of Type II landscaping as described in LUC 20.20.520.G.2 except that the required trees shall be a minimum of 10 feet in height at planting; or, if a use is proposed for the rooftop, the rooftop may be landscaped consistent with the planting requirements for the specific use that is proposed and for the land use district in which the use is located. All landscaping shall comply with standards set forth in LUC 20.20.520. The provisions of LUC 20.20.520.J (Alternative Landscaping Option) are applicable.
- (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 East Bellevue Community Council jurisdiction.*
- (20) See LUC 20.25H.090 for additional sensitive area setbacks.
- (21) See LUC 20.25H.100 for additional sensitive are density/intensity limitations.
- (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 nonresidential 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.

- (25) The maximum building height for structures is increased to 30 feet only if residential uses or administrative office 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.
- (26) See LUC 20.20.125 for specific requirements applicable to detached accessory structures.
- (27) Lot coverage for schools located in residential land use districts is limited to 35 percent of the site area (refer to LUC 20.20.740).
- (28) A 15-foot setback from the right-of-way line of Factoria Boulevard is required for development in the F1 Land Use District. A 15-foot setback from the right-of-way line of SE 38th Street between Factoria Boulevard and 126th Avenue SE is required for development in the F1 Land Use District.
- (29) Maximum building height in the F1 Land Use District shall be measured from average existing grade. Maximum building height in Area II and Area III of the F1 Land Use District is 60 feet, measured from average existing grade.
- (30) The allowable maximum building height of any building located in the F1 Land Use District 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. In no event shall a building in Area II or Area III of the F1 District exceed 75 feet, as measured to the highest point of the structure from average existing grade, including pitched roof areas and penthouse equipment screening.
- (31) Any office building or any office portion of a building in the F2 District may not exceed a Floor Area Ratio of 0.6 FAR.
- (32) The maximum FAR for the combined properties in the F3 Land Use District, regardless of use, shall be 1.26 FAR; provided that individual parcels or portions of property lying within the F3 Land Use District may have FAR for those individual parcels or portions which exceed an FAR of 1.26 provided that the FAR calculated for the entire aggregated property within the F3 Land Use District shall not exceed 1.26. The maximum FAR permitted herein is based on a maximum total development, including existing and new development, of 950,000 square feet, calculated in the same manner as provided for in the calculation of FAR. In the event of an inconsistency between the FAR maximum of 1.26 and the maximum total development amount of 950,000 square feet, the latter shall control.
- (33) In no event shall building height exceed 324 feet above sea level, based on North American Vertical Datum, 1988 (NAVD - 88).

- (34) Maximum building height south of the F3 Land Use District Separation Line shall be 135 feet, with structural elements not intended for habitation above 135 feet, so long as structural elements do not exceed 275 feet above sea level based on NAVD - 88.

Section 5. Section 20.20.018 of the Bellevue Land Use Code is hereby amended as follows:

**20.20.018 Variation in minimum requirements – Area, width and depth.**

Except as set forth in Section 20.20.017 above, in no case may the Director or any other hearing body vary the minimum requirements for minimum lot area, width of street frontage, width required in lot or depth required in lot, as stated in Chart 20.20.010, by more than 10 percent; except that this section shall not apply to planned unit developments, Part 20.30D LUC. See Part 20.30G LUC relating to variances from the Land Use Code and Part 20.30H LUC relating to variances from the Shoreline Master Program.

Section 6. Section 20.20.130.B of the Bellevue Land Use Code is hereby amended as follows:

[Remainder of page intentionally blank]

### B. Minimum Requirements.

The following chart entitled, "Animal Regulations" sets forth the minimum requirements for the keeping of animals.

**Animal Regulations**

Type of Animal/Use	Maximum Number (A)	Minimum Lot Size	Minimum Setback (E)
1. Household Pets*	Dogs, Cats, Rabbits: 3(B); Fowl: 6(D);  Other: no maximum	No minimum	<p>May not be restrained or enclosed outdoors so that the animal is able to come within 15 feet of a property line. This limitation does not prohibit the keeping of a household pet within the following areas, provided it must be allowed to roam freely therein:</p> <p>1) A lot which is fenced along all lot lines so as to enclose the entire lot, or</p> <p>2) An enclosed portion of a lot which is bounded by fences along either the entire front lot line or entire rear lot line, and along a portion of both side lot lines, which utilizes the house or primary structure as one side of the enclosure and which may include all or a portion of either or both side yards.</p> <p>No structure to house the household pet may be within 15 feet of a property line.</p>
2. Small Domestic Animals or Hobby Kennel*	10: 20,000 sq. ft. and an additional 1,500 sq. ft. for each animal;  6: 10,000 sq. ft. and an additional 1,500 sq. ft. for each animal over 6	20,000 sq. ft. or 10,000 sq. ft.	<p>May not be restrained or enclosed outdoors so that the animal is able to come within 25 feet of a property line.</p> <p>This limitation does not prohibit the keeping of a small domestic animal within the following areas, provided it must be allowed to roam freely therein:</p> <p>1) A lot which is fenced along all lot lines so as to enclose the entire lot, or</p> <p>2) An enclosed portion of a lot which is bounded by fences along either the entire front lot line or entire rear lot line, and along a portion of both side lot lines, which utilizes the house or primary structure as one side of the enclosure and which may include all or a portion of either or both side yards.</p> <p>No structure to house the household pet may be within 25 feet of a property line.</p>
3. Large Domestic	1: each 10,000 sq. ft.	20,000 sq. ft.	<p>May not be restrained or enclosed outdoors so that the animal is able to come within 25 feet of a property line. This limitation does not prohibit the</p>

Animals*			<p>keeping of a large domestic animal within the following areas, provided it must roam freely therein:</p> <p>1) A lot which is fenced along all lot lines so as to enclose the entire lot, or</p> <p>2) An enclosed portion of a lot which is bounded by fences along either the entire front lot line or entire rear lot line, and along a portion of both side lot lines, which utilizes the house or primary structure as one side of the enclosure and which may include all or a portion of either or both side yards.</p> <p>No structure to house the animal may be within 25 feet of a property line.</p>
*Special Regulations: Open pasture, foraging or grazing may extend to the property line.			
4. Bees**	<p>Maximum of four hives, each with one colony: Lots containing 15,000 sq. ft. or less;</p> <p>Maximum of 15 hives, each with one colony: Lots containing more than 15,000 sq. ft. but less than 35,000 sq. ft.;</p> <p>Maximum of 25 hives, each with one colony: Lots containing 35,000 sq. ft. or more</p>	7,200 sq. ft.	<p>Hives must be at least 25 feet from a property line, except when situated 8 feet or more above adjacent ground level, or when situated less than 6 feet above adjacent ground level and behind a solid fence or hedge at least 6 feet high parallel to any property line within 25 feet of the hive and extending at least 25 feet level, or when situated beyond the hive in both directions.</p>
<p>**Special Regulations:</p> <p>Must register with the Washington State Department of Agriculture.</p> <p>Must requeen annually or anytime following swarming or aggressive behavior with a breeder raised queen of suitable docile strain.</p> <p>Hives must be maintained to avoid overpopulation and minimize swarming.</p> <p>Must be maintained in a movable frame hive at all times.</p>			
5. Kennel (C)***	Determined in Conditional Use Process	35,000 sq. ft.	<p>May not be restrained or enclosed outdoors so that the animal is able to come within 50 feet of a property line. This limitation does not prohibit the keeping of an animal within the following areas, provided it must be allowed to roam freely therein:</p> <p>1) A lot which is fenced along all lot lines so as to enclose the entire lot, or</p>

			<p>2) An enclosed portion of a lot which is bounded by fences along either the entire front lot line or entire rear lot line, and along a portion of both side lot lines, which utilizes the house or primary structure as one side of the enclosure and which may include all or a portion of either or both side yards.</p> <p>No structure to house the animal may be within 50 feet of a property line.</p>
<p>***Special Regulations: See LUC 20.10.440.</p>			
6. Commercial Stable or Riding Academy (C)*	Determined in Conditional Use Process	35,000 sq. ft.	<p>May not be restrained or enclosed outdoors so that the animal is able to come within 50 feet of a property line. This limitation does not prohibit the keeping of an animal within the following areas, provided it must be allowed to roam freely therein:</p> <p>1) A lot which is fenced along all lot lines so as to enclose the entire lot, or</p> <p>2) An enclosed portion of a lot which is bounded by fences along either the entire front lot line or entire rear lot line, and along a portion of both side lot lines, which utilizes the house or primary structure as one side of the enclosure and which may include all or a portion of either or both side yards.</p> <p>No structure to house the animal may be within 50 feet of a property line.</p>
<p>*Special Regulations: See LUC 20.10.440. Open pasture, foraging or grazing may extend to the property line.</p>			

- (A) Number of adult animals. One unweaned litter of offspring, and foals are not included in the number of animals allowed.
- (B) More than three rabbits are regulated as small domestic animals.
- (C) Requires a Conditional Use Permit.
- (D) More than six fowl are regulated as small domestic animals.
- (E) The purpose of these setback requirements is to prohibit the confinement of an animal within specific distances from neighboring property, as by leashing the animal to a stake or placing the animal in an enclosure, but to allow animals to be kept in yards fenced on their perimeter so long as the animal is free to roam within the fenced area.

Section 7. Section 20.20.200.B of the Bellevue Land Use Code is hereby amended as follows:

- B. The Director of Planning and Community Development may approve a commuter parking facility described in subsection A of this section only if he/she finds that:
1. The commuter parking facility is proposed as part of a transportation program.
  2. The number of parking spaces proposed for the commuter parking facility is in excess of the actual parking demand for the primary use during overlapping hours of operation.
  3. The subject property abuts and gains access from a major, secondary or collector arterial as defined by the Transportation Department.
  4. Signage proposed in conjunction with the commuter parking facility is adequate to identify the facility and in keeping with the general character of the immediate vicinity.
  5. The location of the commuter parking facility on the subject property will have no significant adverse impact on uses in the immediate vicinity.

Section 8. Part 20.20 of the Bellevue Land Use Code is hereby amended as follows:

– N –

Section 9. Section 20.20.520.F.1 of the Bellevue Land Use Code is hereby amended as follows:

**F. Site Landscaping.**

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

**Perimeter Landscaping Requirements for Use Districts**

Land Use District in Which the Subject Property is Located <sup>3</sup>	Street Frontage (Type and Minimum Depth)	Interior Property Lines (Type and Minimum Depth) <sup>1</sup>
R-10, 15, 20, 30	Type III, 10' but if located in a Transition Area, and directly abutting S/F <sup>2</sup> , see Part 20.25B LUC for requirements.	Type III, 8' but if located in a Transition Area, and directly abutting S/F <sup>2</sup> , see Part 20.25B LUC for requirements.
NB, PO, O, OLB, OLB-OS	Type III, 10' but if located in a Transition Area, and directly abutting S/F <sup>2</sup> , R-10, 15, 20 or 30, see Part 20.25B LUC for requirements. <sup>4</sup>	Type III, 10' but if located in a Transition Area, and directly abutting S/F <sup>2</sup> , R-10, 15, 20 or 30, see Part 20.25B LUC for requirements. <sup>4</sup>
LI, GC, CB	Type III, 10' but if located in a Transition Area, and directly abutting S/F <sup>2</sup> , R-10, 15, 20 or 30, see Part 20.25B LUC for requirements.	Type III, 8' but if located in a Transition Area, and directly abutting S/F <sup>2</sup> , R-10, 15, 20 or 30, see Part 20.25B LUC for requirements.

- (1) If the property which abuts the subject property is in the same or a more intensive land use district than the subject property, the landscaping required along that common interior property line may be reduced by 25 percent in area. The remaining 75 percent of the required landscaping may be relocated. If approved by the Directors of the Planning and Community Development and Utilities Departments, such landscape area may be used for biofiltration swales. If used for biofiltration swales, this area shall be landscaped with quantities and species of plant materials that are compatible with the functional intent of the biofiltration swale.
- (2) S/F includes the R-1, R-1.8, R-2.5, R-3.5, R-4, R-5, and R-7.5 Land Use Districts.
- (3) Notwithstanding the provisions of this paragraph, landscape development requirements for specific uses are listed in paragraph F.2 of this section.
- (4) Landscape development requirements for the OLB-OS District may be modified pursuant to 20.25L.

Section 10. Section 20.20.560.A of the Bellevue Land Use Code is hereby amended as follows:

**20.20.560 Nonconforming structures, uses and sites.**

**A. Nonconforming Structures.**

1. Repair of an existing nonconforming structure is permitted.

2. Remodeling of a nonconforming structure is permitted provided the fair market value of the remodel does not exceed 100 percent of replacement value of the structure over any three-year period. If remodeling exceeds 100 percent of replacement value over any three-year period, the structure shall be brought into compliance with existing Land Use Code requirements.
3. A nonconforming structure may not be expanded unless the expansion conforms to the regulations of this Code. However, in single-family districts, an expansion may extend along existing building setbacks, provided the area affected by the expansion is not a Protected Area designated by LUC 20.25H.070 or within the Shoreline Overlay District Setback required by LUC 20.25E.080.
4. If a nonconforming structure is destroyed by fire, explosion, or other unforeseen circumstances to the extent of 75 percent or less of its replacement value as determined by the Director for the year of its destruction, it may be reconstructed consistent with its previous nonconformity. If such a structure is destroyed to the extent of greater than 75 percent of its replacement value, then any structure erected and any related site development shall conform to the regulations of this Code.

Section 11. Section 20.20.650.A.2 of the Bellevue Land Use Code is hereby amended as follows:

2. Screening and Fence Requirements.
  - a. A utility facility must be sight-screened as specified for that use in LUC 20.20.520.F.2 or as required for the applicable land use district. Alternatively, the provisions of LUC 20.20.520.J may be used.
  - b. If the Director of Planning and Community Development and the Transportation or Utilities Director, as applicable, determine that the utility facility is potentially dangerous to human life, an eight-foot fence may be required.

Section 12. Section 20.25A.020.A.1 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.

**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)(9)(18)(24)	Maximum Building Floor Area per Floor Above 80' (5)(18)(24)	Maximum Lot Coverage (11)	Building Height (6)(17)		Floor Area Ratio (16)	
		Front (1)(15)	Rear (25)	Side (25)				Basic	Max.	Basic (10)	Max. (8)
DNTN-O-1	Nonresidential -Diminishing (22)	0 (2)	0/20'	0/20'	24,000 gsf/f	24,000 gsf/f	100%	200'	300'(13)	5.0	8.0(12)
	Residential Parking	0 (2)	0/20'	0/20'	30,000 gsf/f	24,000 gsf/f	100%	200'	450'	5.0	None
		0 (2)	0/20'	0/20'	20,000 gsf/f	12,000 gsf/f	100%	100'	100'	N/A	N/A
DNTN-O-2	Nonresidential -Diminishing (22)	0 (2)	0/20'	0/20'	24,000 gsf/f	24,000 gsf/f	100%	150'	250'(13)	4.0	6.0(12)
	Residential Parking	0 (2)	0/20'	0/20'	30,000 gsf/f	24,000 gsf/f	100%	150'	250'(13)	4.0	6.0(12)
		0 (2)	0/20'	0/20'	20,000 gsf/f	12,000 gsf/f	100%	100'	100'	N/A	N/A
DNTN-MU	Nonresidential -Diminishing (22)	0	0/20'	0/20'	22,000 gsf/f	20,000 gsf/f	100%	60'	100'	0.5	3.0
	Residential Parking	0	0/20'	0/20'	30,000 gsf/f (23)	22,000 gsf/f	100%	150'	200'	2.0	5.0
		0	0	0	20,000 gsf/f	12,000 gsf/f (21)	75%	60'	60'	N/A	N/A
DNTN-R (20)	Nonresidential	0	0	0	20,000 gsf/f	12,000 gsf/f	75%	60'	65'	0.5	0.5
	Residential	0	0/20'	0/20'	20,000 gsf/f	12,000 gsf/f	100%	150'	200'	2.0	5.0
	Parking	0	0	0	N/A	N/A	N/A	40'	40'	N/A	N/A
DNTN-OB (20)	Nonresidential	0 (4)	0/20'	0/20'	20,000 gsf/f	12,000 gsf/f	100%	60'	100'	0.5	1.0
	Residential	0 (4)	0/20'	0/20'	20,000 gsf/f	12,000 gsf/f	100%	150'	200'	2.0	5.0
	Parking	0	0	0	N/A	N/A	75%	40'	40'	N/A	N/A

DNTN-OLB (20)	Nonresidential	20'	20'	0/20'	22,000 gsf/f	N/A N/A 12,000 gsf/f N/A	60%	75'	75'	0.5	3.0
	-Diminishing (22)	(19)	(19)		30,000 gsf/f						
	Residential	20'	20'	0/20' 0	20,000 gsf/f						
	Parking	(19)	(19)		20,000 gsf/f						

**20.25A.020**

gsf/f = Gross Square Feet Per Floor (24)

**Notes: Dimensional requirements in Downtown Districts**

- (1) Measured from inside edge of the required perimeter sidewalk. If existing utilities which cannot reasonably be relocated require the planting of street trees on the property side of a sidewalk as provided for in LUC 20.25A.060, four feet is added to the required setback.
- (2) No parking or vehicle access lane is permitted between the required perimeter sidewalk and the main pedestrian entrance to the building.
- (3) Minimum setbacks are subject to required landscape development. See LUC 20.25A.040.
- (4) The maximum setback from Main Street in the Downtown-OB District is 0 feet.
- (5) For floors above 40 feet, gross square feet per floor may be averaged unless an applicant takes advantage of the diminishing floor plates alternative described in Note (22).
- (6) The maximum building height may only be achieved by participation in the FAR Amenity Incentive System, LUC 20.25A.030. The maximum height identified in this chart may be increased by no more than 10 percent or 15 feet, whichever is greater, if the applicant demonstrates that the increase is necessary for reasonable development of the structure and will be used to provide interesting roof forms such as pitched or sloped elements, pyramidal, spire or dome shapes, cupolas, or other such decorative architectural features.
- (7) A single building is considered residential if more than 50 percent of the gross floor area is devoted to residential uses. See LUC 20.50.020 for the definition of "gross floor area."
- (8) The maximum permitted FAR may only be achieved by participation in the FAR Amenity Incentive System, LUC 20.25A.030. Where residential and nonresidential uses occur in the same building, the FAR is limited to the maximum FAR for the building type as determined in accordance with Note (7).
- (9) See subsection B of this section for exceptions to the minimum setback and maximum building floor area per floor above 40 feet requirements.

- (10) All new development and all substantial remodels must participate in the FAR Amenity Incentive System. See subsection C of this section for amenity requirements regarding the provision of basic floor area.
- (11) Exceptions to Lot Coverage.
  - (a) Underground buildings as defined in LUC 20.50.050 are not structures for the purpose of calculating lot coverage.
  - (b) Buildings constructed partially below grade and not higher than 30 inches above average finished grade are not structures for the purpose of calculating lot coverage; provided, that the rooftop of the building shall be landscaped consistent with the planting requirements for the specific use that is proposed for the building roof area and for the land use district in which the use is located, or shall be developed with pedestrian improvements, such as plazas and walkways, as approved by the Director. All landscaping shall comply with standards set forth in LUC 20.20.520. The provisions of LUC 20.20.520.J (Alternative Landscaping Option) are applicable.
- (12) Except within the Perimeter Design District, the maximum Floor Area Ratio may be exceeded if the major pedestrian corridor is constructed as required by LUC 20.25A.100.E.1. The maximum Floor Area Ratio may only be exceeded by the amount provided for under the major pedestrian corridor amenity bonus, LUC 20.25A.030.C.16.
- (13) Except within the Perimeter Design District, the maximum height may be exceeded if the major pedestrian corridor is constructed as required by LUC 20.25A.100.E.1, and only to the extent required to accommodate the additional Floor Area Ratio provided under LUC 20.25A.030.C.16. Heights may be exceeded under this provision only to the extent depicted on the map entitled "Heights in Core Design District" in LUC 20.25A.030.E.
- (14) Except as set forth in Note (18), hotels and motels shall be considered as residential structures.
- (15) If the subject property abuts a street classified pursuant to LUC 20.25A.115, Design Guidelines – Building/Sidewalk Relationships, the maximum setback is 0 feet unless otherwise approved by the Director.
- (16) Floor area devoted to retail uses in fulfillment of the requirements of LUC 20.25A.115, Design Guidelines – Building/Sidewalk Relationships, will not be counted for the purpose of calculating FAR.
- (17) Except within the Perimeter Design District, the maximum building height can be exceeded if right-of-way is dedicated as provided by subsection D of this section but only to the extent of the floor area earned as a result of the dedication. This provision does not preclude the applicability of Note (6) but in no event may the combined effect of applying that note and this note be to increase the building

height over the maximum building height by more than 10 percent or 15 feet, whichever is greater.

- (18) For the purposes of determining Maximum Building Floor Area per Floor, including the averaging and diminishing floor plate methods described in Notes (5) and (22), hotels and motels shall be considered as nonresidential structures.
- (19) No parking or vehicle access lane is permitted between the sidewalk on 112th Avenue NE and the main pedestrian entrance to the building, except that a drop-off lane may be permitted for a hotel or motel entrance. The maximum setback from 112th Avenue NE is 30 feet, unless a greater setback is approved by the Director of the Department of Planning and Community Development to permit a drop-off lane. See paragraph B.3 of this section for exceptions to setback requirements.
- (20) Some dimensions are different for properties located in the Perimeter Design District. For property within 1,200 feet of the north, south or west boundary of the Downtown, see LUC 20.25A.090 for the Perimeter Design District requirements.
- (21) Applicable only to building floors above 100 feet in height.
- (22) Diminishing floor plate: A nonresidential building can exceed the Maximum Floor Area Per Floor applicable to floors located between 40 and 80 feet, to a maximum of 30,000 square feet, if the building incorporates two floor plates which are each at least 20 percent smaller than the floor plate of the floor below it. If only one floor of a nonresidential building exceeds the Maximum Floor Area Per Floor, the building must incorporate one floor plate which is at least 20 percent smaller than the floor plate of the floor below it. Exposed roof area at the level of the diminished floor must have some amount of landscaping and be physically accessible for use; or if not a flat surface, must provide a visually interesting roof form.
- (23) Not applicable to Perimeter Design Subdistricts A and B.
- (24) Gross Square Feet Per Floor (gsf/f) refers to the floor area in square feet within the surrounding exterior walls measured from the interior wall surface and including openings in the floor plate such as vent shafts, stairwells, and interior atriums.
- (25) Where building height exceeds 75 feet, there shall be a minimum side setback of 20 feet and a minimum rear setback of 20 feet from any interior property line applicable to all floors above 40 feet.

Section 13. Section 20.25A.025.B.5 of the Bellevue Land Use Code is hereby amended as follows:

5. If a nonconforming structure is destroyed by fire, explosion, or other unforeseen circumstances to the extent of 75 percent or less of its replacement value as determined by the Director for the year of its destruction, it may be reconstructed

consistent with its previous nonconformity. If such a structure is destroyed to the extent of greater than 75 percent of its replacement value, then any structure erected and any related site development shall conform to the regulations of this Code.

Section 14. Section 20.25A.030.C.1 of the Bellevue Land Use Code is hereby amended as follows:

**C. Specific Requirements.**

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

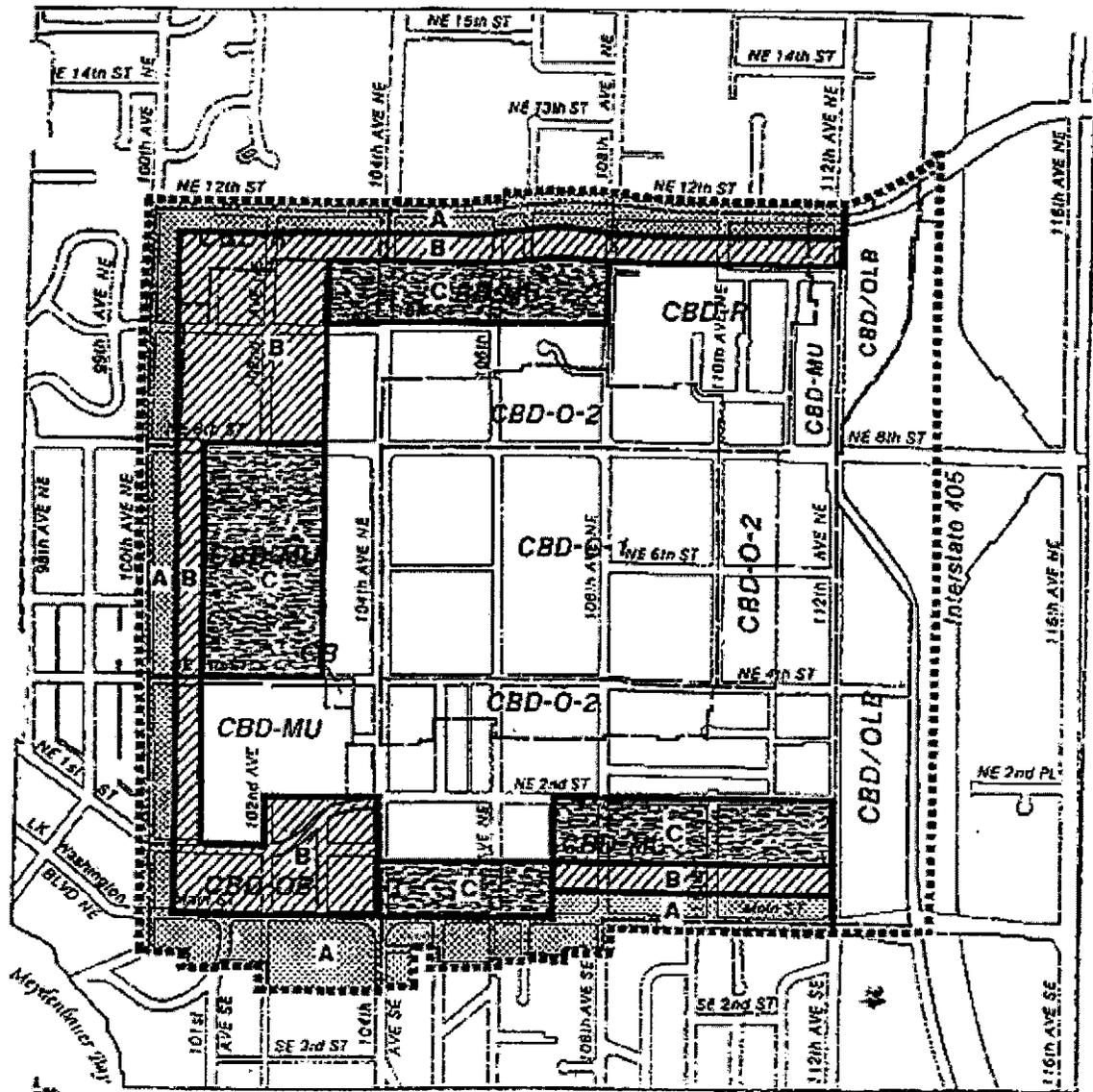
FAR AMENITY STANDARDS	DOWNTOWN LAND USE DISTRICT						DESIGN CRITERIA
AMENITY <sup>1</sup>	DNTN-O-1	DNTN-O-2	DNTN-MU	DNTN-R	DNTN-OB	DNTN-OLB	
<p>1. PEDESTRIAN-ORIENTED FRONTAGE* Building frontage devoted to uses which stimulate pedestrian activity. Uses are typically sidewalk oriented and physically 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.</p>	200:1	150:1	100:1	100:1	200:1	100:1	<p>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.</p>
<p>*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.</p>							

Section 15. Section 20.25A.030.E.1.b of the Bellevue Land Use Code is hereby amended as follows:

- b. Bonus floor area earned for actual construction of the major pedestrian corridor may be transferred to any other property within the Downtown-O-1 Zoning District and that portion of the Downtown-O-2 Zoning District that is east of 110th Avenue NE; provided, however, that properties may utilize transferred floor area only to the extent that the building height does not exceed limits depicted on the map entitled "Heights in Core Design District."

Section 16. The "Perimeter Design District" map in Section 20.25A.090 is hereby amended as follows:

[Remainder of page intentionally blank]



City of Bellevue Planning Department  
 SCALE IN FEET 0 400 800 1200 NORTH  
 June 1991

### Perimeter Design Districts

-  Subdistrict A
-  Subdistrict B
-  Subdistrict C

Note: The above figure shall be modified to replace "CBD" whenever it appears with "DNTN".

Section 17. Section 20.25A.100.E.7 of the Bellevue Land Use Code is hereby amended as follows:

7. Upper Level Stepback. Each building facade within the Core Design District facing NE 4th, NE 8th and 104th Avenue NE must incorporate a minimum 20-foot deep stepback at a height between 25 feet and the level of the first floorplate above 40 feet. This required stepback may be modified or eliminated if the applicant demonstrates through Design Review (Part 20.30F LUC) that: (a) such stepback is not feasible due to site constraints, such as a small or irregularly shaped lot, or (b) the modification is necessary to achieve design elements or features encouraged in this Section 20.25A.100 or the provisions of LUC 20.25A.110 and the modification does not interfere with preserving view corridors. Where a modification has been granted under LUC 20.25A.020.B.4, the upper level stepback may be incorporated between 25 feet and the level of the first floorplate above 45 feet.

Section 18. Section 20.25B.040.A.2 of the Bellevue Land Use Code is hereby amended as follows:

**20.25B.040 Development standards.**

2. Maximum Height. The following chart sets forth the height limitation of any building within a transition area and the maximum height which may be achieved through bonuses as indicated in paragraph A.3 of this section:

<b>Zone</b>	<b>Basic Height w/out Bonuses</b>	<b>Maximum Height w/Bonuses Limitation</b>
R-10	30'	30'
R-15	30'	30'
R-20	30'	40'
R-30	30'	40'
PO	20'	30'
O	30'	40'
OLB	30'	45'
OLB-OS	30'	45'
LI	30'	45'
GC	30'	40'
NB	20'/30' <sup>1</sup>	35' <sup>2</sup>
CB	30'	45'
F2	75'	75'
F3	75'/135' <sup>3</sup>	75'/135' <sup>3</sup>

- (1) In the NB District, the 30-foot height limit may be achieved only when the development is in compliance with LUC 20.20.010, Note (25).

- (2) The 35-foot height limit may be achieved only when the development is in compliance with LUC 20.20.010, Note (25) and achieves a five-foot height bonus as indicated in paragraph A.3 of this section.
- (3) In the F3 District, the 135-foot height limit may be achieved only on properties south of the F3 Land Use District Separation Line and when the development is in compliance with LUC 20.20.010, Note (34).

Section 19. Section 20.25F.040.C.3 of the Bellevue Land Use Code is hereby amended as follows:

3. Other Natural Features.

a. Watercourse and Water Bodies.

- i. Perennial watercourses and water bodies as identified on the Evergreen Highlands Natural Features Map in the Comprehensive Plan must be enhanced or protected during development and on a permanent basis.
- ii. A buffer area, at least 50 feet wide measured from the centerline of a watercourse, or high water line of a water body, must be established on each side of a watercourse, and surrounding a water body. The Technical Committee may require a greater setback based on specific site characteristics. Land alteration within this buffer area must be specifically approved by the Technical Committee, and shall be limited to activities such as maintenance, supplemental landscaping, limited passive recreation and enhancement of the natural feature.
- iii. Where necessary as determined by the Technical Committee, the City shall require channel and habitat restoration in conformance with City standards.
- iv. In addition to performance guarantees otherwise provided in the Code, the applicant must establish and commit to a permanent program of watercourse or water body maintenance. Performance guarantees not to exceed two years following the completion of a project are required as determined necessary by the Director of the Utilities Department or other appropriate department head.

b. Steep Slopes.

- i. No development is permitted on slopes equal to or exceeding 40 percent. These areas are to remain naturally vegetated to the maximum extent possible. Supplemental planting may be required where warranted by potential erosion or slope instability.

- ii. A soils engineering report is required for development on slopes equal to 25 percent and up to 40 percent, and may be required for development on other slopes if determined to be necessary by the Technical Committee. Erosion control and soil stabilization measures may be required.
- c. Wetlands.
- i. Wetlands necessary for the City's storm management system as determined by the Utilities Director or other appropriate department head, or wetlands which constitute a significant habitat area must be maintained.
  - ii. A buffer area 50 feet wide must be established surrounding a wetland. The Technical Committee may require a greater setback based on specific site characteristics. Land alteration within this buffer area must be specifically approved by the Technical Committee, and shall be limited to activities such as maintenance, supplemental landscaping and enhancement of the natural feature.

Section 20. Section 20.25F.040.C.4 of the Bellevue Land Use Code is hereby amended as follows:

4. Drainage.
- a. The applicant must submit a drainage plan consistent with the development standards of the City of Redmond and the City of Bellevue which produce the more protective drainage system as determined by the Redmond Public Works Director and the Bellevue Utilities Director.

Section 21. Section 20.25G.030 of the Bellevue Land Use Code is hereby amended as follows:

**20.25G.030 Improvement phasing option.**

- A. If the applicant chooses to develop and provide individual transportation improvements pursuant to LUC 20.25G.020.A, the following phasing schedule must be met:

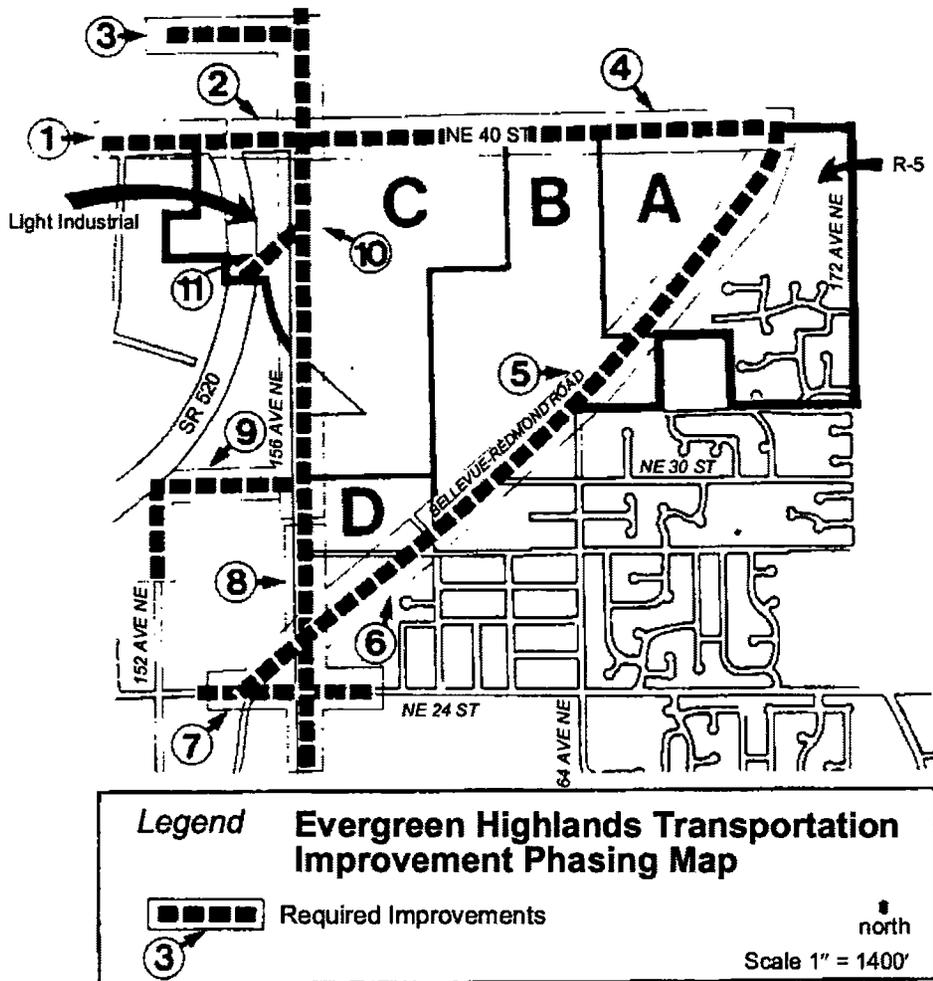
**Evergreen Highlands Transportation  
Improvement Phasing**

<b>Location</b>	<b>Percentage of Development Allowed (9)</b>	<b>Arterial Connection</b>	<b>Necessary Improvements by Section to Arterial System Before Occupancy Allowed (see Transportation Improvement Phasing Map)</b>
EH-A	50%	NE 40th (1)	1,2,4
	50%	Bel-Red Road (1)	5,6
EH-B	40%	NE 40th (1)	1,2,3,4
	40%	Bel-Red Road (1, 3)	5,6
	20%	38th St. off-ramp (4)	11
EH-C	40%	NE 40th (1)	1,2,3,4
	40%	156th Ave. NE (2, 5)	1,2,3,7,8,9,10
	20%	38th St. off-ramp (4)	11
EH-D	40%	Bel-Red Road (1, 6)	6,7
	40%	156th Ave. NE (1, 6)	7,8,9
	20%	38th St. off-ramp (4)	11
East of Bel-Red Rd. Between 156th Ave. NE and SR 520	100%	None	None
	80%	156th Ave. NE (2, 7)	1,2,9,10
	20%	38th St. off-ramp (4)	11
West of SR 520	100%	NE 40th Street (1, 8)	1

**Improvement Phasing Option – Notes**

- (1) Only one access from the location is permitted from the named street.
- (2) No more than two accesses from the location are permitted from the named street.
- (3) Must be located north of the intersection of NE 30th Street and Bellevue-Redmond Road.
- (4) This requirement does not apply if a City petition for an off-ramp is rejected by the State Highway Commission.
- (5) Access points must be aligned with NE 31st Street and the proposed off-ramp from SR 520.

- (6) Additional access points may be allowed if in the judgment of the Transportation Director connection to a single major access point cannot be developed.
- (7) All development must be compatible with the future construction of improvement #11. Minimum setback from the future right-of-way is at least 50 feet.
- (8) Development must be consistent with the future development of an on-ramp from approximately NE 40th Street to SR 520 (westbound) and a minimum setback of 50 feet from such necessary right-of-way.
- (9) Measured in allowable floor area or number of dwelling units.



**B. Improvement Commitment Required.**

No Clearing and Grading Permit, Building Permit or other permit authorizing construction or site modification may be issued until:

1. A Local Improvement District has been successfully formed for each required improvement; or
2. A construction contract has been signed and filed with the City for each required improvement.

**C. Construction Completion Requirement.**

No Certificate of Occupancy or Temporary Certificate of Occupancy may be issued for a structure on the subject property until all improvements required for that development have been completed and approved by the Transportation Director or other appropriate department head.

Section 22. Section 20.25H.110.A.6.a of the Bellevue Land Use is hereby amended as follows:

**6. Construction Standards.**

- a. Within the Area of Special Flood Hazard, any new development permitted by this Part 20.25H and any substantial improvement of existing development which is permitted must:
  - i. Be designed and adequately anchored to prevent flotation, collapse or lateral movement of the structure; and
  - ii. Be constructed with materials and utility equipment resistant to flood damage; and
  - iii. Be constructed by methods and practices that minimize flood damage; and
  - iv. Be constructed by methods and practices that minimize disturbance of the Area of Special Flood Hazard and retain its natural character; and
  - v. Be designed and constructed so that electrical heating, ventilation, plumbing and air conditioning equipment and other services are elevated or otherwise located to prevent water from entering or accumulating within the components during conditions of flooding; and
  - vi. Be elevated at least two feet above existing grade where floodplain data or other reliable historical flooding elevations are not available. Adequacy of historical data shall be determined by the Utilities Director; and
  - vii. The cumulative effect of any proposed development adjacent to, or encroaching within, the Area of Special Flood Hazard, when combined with all other existing and proposed development, may not increase the water surface elevation of the base flood.

Section 23. Section 20.25H.110.A.6.c of the Bellevue Land Use Code is hereby amended as follows:

- c. Nonresidential Construction.
- i. New development permitted by this Part 20.25H or the substantial improvement of an existing nonresidential structure must:
    - (1) Result in the lowest floor (including basement) elevation being at or above the elevation of the 100-year flood, or
    - (2) Together with attendant utility and sanitary facilities, be designed so that below a point one foot above the elevation of the 100-year flood the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Minimum floodproofing standards are contained within Sections 210.2.1 and 210.2.2 of the U.S. Army Corps of Engineers publication entitled "Floodproofing Regulations," June 1972, or any subsequently adopted amendments thereto. Additionally, no perceptible change in the flood elevation upstream or downstream may occur and no change in the quantity, quality or velocity of flow leaving the site may occur; and
  - ii. Where floodproofing is utilized for a nonresidential structure, a registered professional engineer or architect shall certify that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 100-year flood; and
  - iii. Nonresidential structures that are elevated, and not floodproofed, must meet the same standards for space below the lowest floor as set forth in paragraph A.4.b.ii of this section; and
  - iv. Applicants floodproofing nonresidential buildings shall be notified by the Utilities Director that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g., a building constructed to the base flood level will be rated as one foot below that level).

Section 24. Section 20.30D.165.A of the Bellevue Land Use Code is hereby amended as follows:

**20.30D.165 Planned Unit Development plan – Request for modification of zoning requirements.**

The applicant may request a modification of the requirements and standards of the Land Use Code as follows:

**A. Density.**

1. General. The applicant may request a bonus in the number of dwelling units permitted by the underlying land use district (see LUC 20.20.010).
2. Bonus Decision Criteria. The City may approve a bonus in the number of dwelling units allowed by no more than 10 percent, based on the gross land area of the property excluding either that area utilized for traffic circulation roads or 20 percent, whichever is less, if:
  - a. The design of the development offsets the impact of the increase in density; and
  - b. The increase in density is compatible with existing uses in the immediate vicinity of the subject property.
3. Senior Citizen Dwelling. An additional 10 percent density bonus may be approved for senior citizen dwellings if the criteria in paragraph A.2 of this section is met and if the average dwelling unit size does not exceed 600 square feet.

Section 25. Section 20.40.490.E of the Bellevue Land Use Code is hereby amended as follows:

**20.40.490 Assurance Device.**

**E. Irrevocable License Signed by the Owner of the Subject Property.**

In each case where the City requires or allows an applicant to establish an assurance device, the owner of the subject property shall give the City a signed notarized irrevocable license to run with the property to allow the employees, agents, or contractors of the City to go on the subject property for the purpose of inspecting and, if necessary, doing the work or making the improvements covered by the device. The applicant shall file this license with the Department.

Section 26. Section 20.45A.040.A of the Bellevue Land Use Code is hereby amended as follows:

**A. Development Standards.**

Currently effective Planning and Community Development, Transportation, and Utility Departments' Development and/or Engineering Standards, and the development or engineering standards of any other City department with applicable standards, now or as hereafter amended.

Section 27. Section 20.45A.170 of the Bellevue Land Use Code is hereby amended as follows:

**20.45A.170 Preliminary plat – Effect of approval.**

- A. The approval of a preliminary plat by the Hearing Examiner is approval of the general acceptability of the layout and its relation to adjoining properties. Engineering detail remains subject to the approval of the Departments of Planning and Community Development, Transportation, and Utilities and any other applicable department.
- B. After final approval of engineering drawings for public facilities within an approved preliminary plat, permits for the development of plat improvements may be issued and work commenced. Such permits shall be contingent upon compliance with the conditions specified on the approval of the preliminary plat, conformance with all applicable development standards, the payment of all fees, and the submittal of assurance devices as may be required.

Section 28. Section 20.45A.240 of the Bellevue Land Use Code is hereby amended as follows:

**20.45A.240 Final plat – Phased development.**

Portions of an approved preliminary plat may be processed separately for recording in divisions; provided, that all divisions are approved within the prescribed time limits for the preliminary plat; and provided, that the division does not violate the intent of the preliminary plat. Prior to the approval of a division of a final plat the Departments of Transportation, Utilities or Planning and Community Development may require an assurance device be submitted for construction of improvements in subsequent divisions if such improvements are necessary for the continuity of transportation, utility, or other systems.

Section 29. Section 20.45B.030.A of the Bellevue Land Use Code is hereby amended as follows:

**A. Development Standards.**

Currently effective Planning and Community Development, Transportation and Utilities Departments' Development Standards and/or Engineering Standards, and the development or engineering standards of any other City department with applicable standards, now or as hereafter amended;

Section 30. Section 20.45B.180 of the Bellevue Land Use Code is hereby amended as follows:

**20.45B.180 Preliminary short plat – Effect of approval.**

- A. The approval of a preliminary short plat by the Department Director is approval of the general acceptability of the layout and its relation to adjoining properties. Engineering detail, if required remains subject to the approval of the Departments

of Planning and Community Development, Transportation and Utilities and any other applicable department.

- B. After final approval of engineering drawings for public or private facilities within an approved preliminary short plat, permits for the development of the short plat improvements may be issued and work commenced. Such permits shall be contingent upon compliance with the conditions specified on the approval of the preliminary short plat, conformance with all applicable development standards, the payment of all fees, and the submittal of assurance devices as may be required.
- C. The approved preliminary short subdivision including conditions shall be the basis for approval of the final short subdivision. However, if the preliminary short subdivisions approval is based upon incorrect or misleading information supplied by the applicant or if conditions were inadvertently omitted or mistakenly imposed which conflict with the provisions of any state or local laws, ordinances, resolutions, rules or regulations in effect at the time of vesting, the preliminary short subdivision approval and conditions may be considered without complying with the procedures for preliminary short plat approval.

Section 31. Section 20.45B.230 of the Bellevue Land Use Code is hereby amended as follows:

**20.45B.230 Final short plat – Recording required.**

Upon final short plat approval, the Department of Planning and Community Development will forward an approved short plat to the King County Department of Records and Elections for recording. Signatures of approval from the appropriate, authorized administrators in the Transportation Department Utilities Department, and the Department of Planning and Community Development shall constitute approval by the City for recording of the short plat. No administrative approval of a short subdivision is deemed final until a short plat is recorded and proof of recording is received by the Department of Planning and Community Development.

Section 32. Section 20.45B.260.C of the Bellevue Land Use Code is hereby amended as follows:

- C. All lots modified by the boundary line adjustment procedure shall have legal access meeting the standards of the Transportation Department the Utilities Department, and any other applicable department.

Section 33. The definition of "boundary line adjustment" in Section 20.50.012 of the Bellevue Land Use Code is hereby amended as follows:

**Boundary Line Adjustment.** A division made for the purpose of alteration by adjusting boundary lines between platted or unplatted lots or both which does not create any additional lots, tracts, parcels, or building sites, nor create existing lots which are more nonconforming.

Section 34. The definition of "nonconforming site" in Section 20.50.036 of the Bellevue Land Use Code is hereby amended as follows:

**Nonconforming Site.** A lot which does not conform to site development regulations, including but not limited to, the landscaping, parking, fence, driveway, street opening, pedestrian amenity, screening and curb cut regulations of the district in which it is located due to changes in Code requirements, condemnation or annexation.

Section 35. The definition of "Planning Director" in Section 20.50.040 of the Bellevue Land Use Code is hereby amended as follows:

**Planning Director.** The Director of the Planning and Community Development Department for the City of Bellevue, the Director's authorized representative or any representative authorized by the City Manager.

Section 36. The definition of "Public Works Director" in Section 20.50.040 of the Bellevue Land Use Code is hereby amended as follows:

**Public Works Director.** The Director of Public Works for the City of Bellevue, or the director of any successor department, or the Director's authorized representative.

Section 37. The definition of "Technical Committee" in Section 20.50.048 of the Bellevue Land Use Code is hereby amended as follows:

**Technical Committee.** A decision-making body composed of the Planning Director, the Director of Planning and Community Development, the Public Works Director, and the Storm Drainage Utility Director, or the directors of departments that succeed to the duties of any of the above departments.

0632-ORD  
9/10/2003

Section 38. This ordinance shall take effect and be in force five (5) days after adoption and legal publication.

PASSED by the City Council this 20th day of October, 2003, and signed in authentication of its passage this 20th day of October, 2003.

(SEAL)

Connie B. Marshall  
Connie B. Marshall, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Lori M. Riordan  
Lori M. Riordan, Assistant City Attorney

Attest:

Myrna L. Basich  
Myrna L. Basich, City Clerk

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