City of Bellevue

MEMORANDUM

DATE: May 26, 2016

TO: Chair Capron and Members of the East Bellevue Community Council

FROM: Trish Byers, Code Development Manager, Development Services

SUBJECT: Discussion of Eastgate Land Use Code Amendments

INTRODUCTION

On June 7, the East Bellevue Community Council (EBCC) will hold a courtesy public hearing to consider Land Use Code Amendments (LUCA) which implement the vision of the Eastgate I-90 Land Use and Transportation Project Citizen Advisory Committee Final Report. The Eastgate Citizen Advisory Committee (CAC) envisioned Eastgate as a growing employment center with three new districts: a transit-oriented development district, a neighborhood mixed use district and a district that expands on the current Office Limited Business district. These will be implemented as the Eastgate Transit Oriented Development District (EG-TOD), Neighborhood Mixed Use (NMU) and Office Limited Business 2 (OLB 2) respectively. A map of the districts can be found in Attachment A. In the land use code amendments, each of these districts will have allowed uses, dimensions, and development standards associated with it. See Attachment B. In addition, the CAC wanted to ensure that the main entrance to Bellevue College on 148th Ave. S.E. enhances visibility of the college by providing college-related retail and other facilities. Two parcels within the EBCC jurisdiction are located at this entrance. They are located at 2649 Landerholm Cir. SE and 2659-148th Ave. SE and currently within the Professional Office and Neighborhood Business Districts, respectively. They are also the only two parcels that are within the EBCC jurisdiction. See Attachment C. With these amendments, these two parcels would be rezoned to be in the Community Business District. The rezone which would provide for many more retail opportunities than are currently allowed and would realize the CAC's vision. The Planning Commission will hold an open house on the proposed amendments on June 8, a public hearing on June 22, and transmit its recommendation to the City Council after that. The City Council will have at least one study session prior to final adoption. The ordinance is not effective within the EBCC area until the EBCC votes to approve the ordinance or the EBCC fails to disapprove the ordinance within 60 days following its enactment by the City Council. LUC 20.35.450.A.

DISCUSSION

A. Eastgate Citizens' Advisory Committee

The Eastgate CAC issued its final report in 2012. The CAC envisioned the Eastgate Corridor as a cohesive employment and office center that provides amenities and multi-modal transportation to people in the area. The vision included a transit oriented

development (TOD) near the Metro Park and Ride that would serve Bellevue College and employees in the area. The TOD would provide residential, retail, office uses as well as transportation to Bellevue College students and others who live and work in the area. The CAC also wanted to expand the amenities available to the employers and employees near the office buildings east of 148th Ave. SE as well as support the neighborhood- serving businesses at Eastgate Plaza. The CAC wanted to leverage the Mountains to Sound Greenway theme by encouraging connectivity for non-motorized transportation and green building practices.

B. Comprehensive Plan

Building on the CAC's work, the Council adopted the following provisions of the Eastgate Subarea Plan in August 2015.

POLICY S-EG-19. Reinforce the area's location on the Mountains to Sound Greenway, accentuate Eastgate as a major entry into Bellevue, and emphasize the emerging urban character of the Eastgate I-90 corridor through the application of land use regulations, public amenity incentives, and design guidelines.

POLICY S-EG-21. Consider design review for commercial, office, and mixed use development that promotes pedestrian-friendly design, ensures quality and a sense of permanence, promotes environmental sustainability and creates a distinct identity.

POLICY S-EG-24. Support the overall sustainability and green identity of the I-90 corridor consistent with the Mountains to Sound Greenway by including visibly recognizable natural features in public and private development. Examples include, but are not limited to green walls, façade treatments, green roofs, retained native vegetation, and abundant natural landscaping.

POLICY S-EG-26. Maintain the Subarea's predominantly treed skyline and encourage preservation of existing stands of trees and landscaping.

POLICY S-EG-42. Encourage a mixed use area between Bellevue College and I-90 into a walkable, transit-oriented center at the level of intensity needed to create a vibrant mix of offices, residences, and locally-serving shops and restaurants that are urban in character.

C. Proposed Land Use Code Amendment

After the CAC finished its work, the Planning Commission started to work on the implementation of the CAC's vision. To that end, the proposed LUCA creates three new districts: EG-TOD, OLB 2 and NMU. The LUCA includes allowed uses, dimensional standards and development standards for each of the new zones[1]. Other rezoning will

[1] Design guidelines will also be prepared for each of these districts. However, these guidelines are not applicable to the discussion of the parcels within the EBCC jurisdiction and would not add to the background information. Thus, they have not been provided.

occur as a part of this effort in order to effectuate the Eastgate vision, but the districts already exist in the Land Use Code.

The EG-TOD is located between Bellevue College and Eastgate Way east of the Transit Center. The proposed description of the EG-TOD is:

> **Eastgate Transit Oriented Development District**
> The purpose of the TOD District is to provide an area for a mix of housing, retail, office, and service uses, with an emphasis on housing. The district is limited in area so that there is an appropriate level of density nearest the highest levels of transit service.

This is envisioned to be the central focal point of Eastgate. The concept features a new east-west street with active ground floor retail and community gathering spaces. New, more intense residential and office development would provide the people that would support the transit and retail. To this end, the CAC recommended 12 floor buildings up to 2.0 Floor Area Ratio. The proposed dimensional standards recommend 160 feet maximum height for buildings (about 12 stories) and 2.0 FAR.

The new OLB zone, OLB 2, would mostly be located north of 1-90 and east of 148th Ave. SE. The CAC heard from both employers and employees that the corridor does not offer quick, non-motorized access to restaurants, services, cultural activities and other amenities. To remain competitive with other employment areas in the region, these amenities should be provided. In fact, this was the reason that Expedia left Eastgate and moved to Downtown Bellevue. Thus, the OLB 2 District is proposed. Its description is:

> **Office Limited Business District 2 (OLB 2)**
> The purpose of the OLB 2 District is to provide an area of integrated complexes made up of offices, hotels, or motels, eating and drinking establishments, and retail sales within walking distance to support business and employees. The OLB 2 District has greater intensity and a larger mix of uses than the OLB District. Such districts are located in areas that abut and have convenient access to freeways, major highways, and transit.

The maximum building height for OLB 2 is proposed to be 75 feet and the FAR is proposed to be 1.0. Current FAR for this area, if zoned OLB is .5.

Finally, the CAC recommended a new zone for the Eastgate Plaza area. This area is located south of I-90 and east of 150th Ave. S.E. The CAC wanted to support the continuation of neighborhood retail and encourage a variety of residential and commercial uses, particularly at Eastgate Plaza. The vision was mixed-use residential, retail on the ground floor with residential on the upper floors.

> **Neighborhood Mixed Use District (NMU)**
> The purpose of the NMU District is to provide an area with a mix of retail, service, office and residential uses with an emphasis on neighborhood retail and service uses. This district is designed to be compatible with nearby neighborhoods and is easily accessible from the nearby office and residential uses.

The building height is currently proposed to be 75 feet and the FAR is proposed to be 1.0. The FAR is currently .5.

A common theme in the CAC's report was accentuating gateways. The CAC especially wanted to accentuate the main entrance to Bellevue College as a gateway. It wanted to "[E]nhance Bellevue College's visual presence in the corridor by offering integration opportunities with the transit-oriented development center and promoting college-related retail or other facilities to anchor the main entrance from 148th Ave SE." Two parcels within the EBCC jurisdiction are located at this entrance. They are located at 2649 Landerholm Cir. SE and 2659-148th Ave. SE and currently within the Professional Office[2] and Neighborhood Business[3] Districts, respectively. With this LUCA, these two parcels would be rezoned to Community Business District. "Community Business Districts serve community markets and provide areas for the location of services and retail outlets, other than Downtown." LUC 20.10.360. The act of rezoning these two parcels would promote college-related retail uses to anchor the main entrance of Bellevue College and would realize the CAC's vision.

NEXT STEPS

Eastgate Open House - June 8, 2016
Eastgate LUCA Public Hearing - June 22, 2016
City Council Study Session and Final Session -To Be Determined
EBCC Final Hearing –To Be Determined

ACTION REQUESTED OF THE EAST BELLEVUE COMMUNITY COUNCIL

No action is required of the EBCC at this time. Following adoption by the City Council of the LUCA, the EBCC will be requested to approve the rezone of the two parcels within the jurisdiction of the EBCC so that it will become effective. Staff will be present at the June 7, 2016 hearing to answer any questions you may have.

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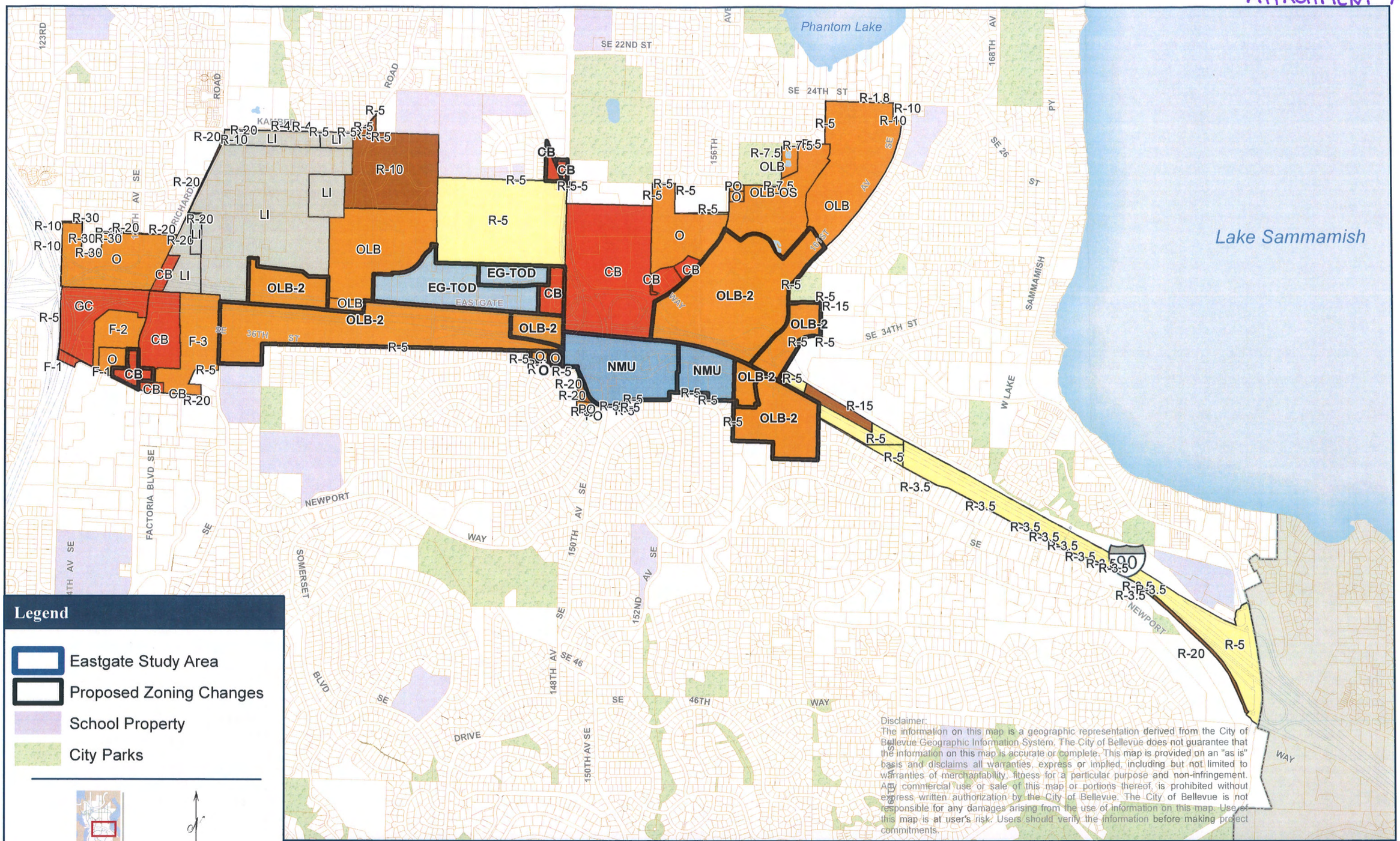
[2] "Professional Office Districts provide areas for low-intensity office uses. Structures shall have exterior designs which are compatible with surrounding developments, vegetation and topography. The Professional Office District may act as a buffer between residential and more intensively developed properties." LUC 20.10.240. This district does not align with the CAC's vision or the Comprehensive Plan.

[3] "Neighborhood Business Districts are small scale, mixed-use commercial areas that provide housing opportunities and retail and service businesses for the surrounding residential community. These sites may also accommodate a limited amount of administrative office space, provided that the office use does not interfere with the site's primary neighborhood-serving function. NB Districts front on designated primary or minor arterials and are generally 1,000 feet or more apart along the arterials. It is the intent of the City that any such district be located adjacent to existing or proposed residential areas. The maximum size of an NB District, composed of contiguous properties and located on one side of a street, is four and one-half acres. The maximum size is expanded to six acres for NB sites separated by a street." LUC 20.10.340. The CAC did not intend for this area to serve only the neighborhood. Rather it was envisioned as an area that could serve Bellevue College and the surrounding neighborhood. The Neighborhood Business District is too restrictive to realize the CAC's vision. The Community Business District will help to realize the CAC's vision.

Please contact me at 425-452-4241 or at pbyers@bellevuewa.gov if you have any questions before the June 7, 2016 meeting.

Attachment A: Proposed Eastgate Zoning Map.
Attachment B: Proposed Amendments
Attachment C: Map of EBCC Jurisdiction and Proposed Rezone

ATTACHMENT A



Proposed Eastgate Zoning

Map B - February 2016

City of Bellevue
GIS Services

Date: 2/11/2016 File Name: V:\pcdp\arcgis\EastgatePlan_2014\ZoningMaps\EastgateLU_ProposedZoning_MapB_20Feb2016_17x11.mxd

IT Department

A. TIZIMJATTA

Part 20.25O Eastgate Transit Oriented Development Land Use District

20.25O.010 General.

A. Applicability.

1. This Part 20.25O, Eastgate Transit Oriented Development Land Use District (EG-TOD), contains requirements, standards, and guidelines that apply to development and activity within the EG-TOD. Except to the extent expressly provided in this Part 20.25O and as referenced in subsection A.2 of this section, the provisions of the Land Use Code, other development codes, the City development standards, and all other applicable codes and ordinances shall apply to development and activities in the EG-TOD. Except within the Critical Areas Overlay District (Part 20.25H LUC), where there is a conflict between the EG-TOD regulations and the Land Use Code and other City ordinances, the EG-TOD regulations shall govern. Where there is a conflict between EG-TOD regulations and the Critical Areas Overlay District, the Critical Areas Overlay District shall govern. Where the requirements of the EG-TOD exceed those of the Land Use Code and other City ordinances, the EG-TOD regulations shall govern.

2. The following general development requirements of Chapter 20.20 LUC do not apply in the EG-TOD:

a. LUC 20.10.400;

b. LUC 20.10.440;

c. LUC 20.20.005;

d. LUC 20.20.010;

e. LUC 20.20.012;

f. LUC 20.20.015;

g. LUC 20.20.017;

h. LUC 20.20.018;

i. LUC 20.20.060;

j. LUC 20.20.070;

ATTACHMENT B

k. LUC 20.20.125

j. LUC 20.20.135;

l. LUC 20.20.400;

m. Part 20.25B LUC;

n. Part 20.25I LUC; and

o. LUC 20.30V.170.

B. Purpose .

The purpose of the TOD District is to provide an area for a mix of housing, retail, office, and service uses, with an emphasis on housing. The district is limited in area so that there is an appropriate level of density nearest the highest levels of transit service.

20.25O.020 Review Required.

A. Applicable Review and Guidelines.

The Director shall use this Part 20.25O LUC as currently adopted or subsequently amended or superseded in reviewing an application for Master Development Plan or design review approval in the EG-TOD.

B. Master Development Plan.

1. Scope of Approval. Master Development Plan review (Part 20.30V LUC) is a mechanism by which the City shall ensure that the site development components of a multiple building or phased single building proposal are consistent with the Comprehensive Plan and meet all applicable site development standards and guidelines. Design, character, architecture and amenity standards and guidelines shall be met as a component of the design review (Part 20.30F LUC). Master Development Plan approvals required pursuant to subsection B.2 of this section shall identify proposed building location(s) within the project limit and demonstrate compliance with the following site development requirements, standards, and guidelines:

a. Residential Requirement in EG-TOD. The Master Development Plan shall establish a minimum residential use requirement for the project limit to ensure that the intended housing emphasis of the EG-TOD area is met.

b. Dimensional requirements pursuant to LUC 20.250.060 as listed below:

i. Setbacks;

ii. Maximum impervious/lot coverage;

iii. Building height for each building identified in subsection B.1 of this section;

iv. Floor area ratio for each building identified in subsection B.1 of this section

(1)At a minimum square footage excepted from FAR pursuant to 20.25O.060B shall be identified.

(2) Uses may vest pursuant to the vesting provisions applicable to the underlying Master Development Plan if the specific uses are identified pursuant to LUC 20.250.050.A;

c. Landscape development pursuant to LUC 20.25O.070;

d. Parking, circulation, and internal walkway requirements pursuant to LUC 20.25O.080;

e. EG-TOD street development standards pursuant to LUC 20.25O.090; and

f. Site development guidelines pursuant to LUC 20.25O.100.B.

2. When Required.

a. A master development plan shall be required when an applicant proposes to develop more than one building under a single ownership.

b. A master development plan shall be required where the applicant proposes to build a single building on one parcel that is adjacent to any street depicted on Figure ____. [to be added with street guidelines]

3. For the purposes of this section, the project limit may be drawn to encompass a right-of-way that bisects a site, provided the Director finds that the following connectivity criteria can be met:

a. A system of corner and mid-block crossings shall be provided to functionally connect on-site pedestrian paths across the bisecting right-of-way within the proposed project limit;

b. Pedestrian paths shall be provided to connect all buildings and right-of-way crossings located within the proposed project limit;

c. Visual connections shall be provided between all buildings located within the project limit by minimizing topographic variation and through use of vegetation and outdoor spaces; and

d. Only a right-of-way meeting the requirements of LUC 20.25O.060.B.4 may be included in the land area located within the proposed project limit for the purpose of computing maximum FAR.

C. Design Review.

1. Scope of Approval. Design review is a mechanism by which the City shall ensure that the design, character, architecture and amenity components of a proposal are consistent with the Comprehensive Plan and any approved Master Development Plan, and meet all applicable standards and guidelines contained in City Codes. Design Review is a mechanism by which the City shall ensure that the site development components of a proposal are consistent with the Comprehensive Plan and meet all applicable standards and guidelines contained in City Codes when site development components were not approved as part of a Master Development Plan.

2. When Required. All development within the EG - TOD shall be reviewed by the Director through Design Review (Part 20.30F LUC).

3. Compliance with an applicable Master Development Plan. In addition to the decision criteria in LUC 20.30F.145, each structure and all proposed site development shall comply with any approved Master Development Plan applicable to the project limit described in a Design Review application. If the application for design review contains elements inconsistent with an applicable Master Development Plan, the Director shall not approve the Design Review unless the Master Development Plan is amended to include those elements.

D. Procedural Merger.

Within the EG-TOD, any administrative decision required by this Part 20.25O LUC or by the Land Use Code, including but not limited to the following, may be applied for and reviewed as a single Process II Administrative Decision, pursuant to LUC 20.35.200 through 20.35.250:

1. Master Development Plan, Part 20.30V LUC;

2. Administrative Conditional Use Permit, Part 20.30E LUC;

3. Design Review, Part 20.30F LUC;

4. Variance, Part 20.30G LUC; and

5. Critical Areas Land Use Permit, Part 20.30P LUC.

20.25O.030 Permitted Uses.

A. Permitted Uses.

Specific categories of uses are listed in Chart 20.25O.050. Subsection B of this section explains Chart 20.25O.050 and describes the applicable review procedures. The use chart description and interpretation provisions of LUC 20.10.400 do not apply to the EG-TOD.

B. Use Chart Described.

In Chart 20.25O.050, land use classifications and standard Land Use Code reference numbers are listed on the vertical axis. City of Bellevue land use districts are shown on the horizontal axis.

1. If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for short-term uses, which are regulated under Part 20.30M LUC (Temporary Use Permits), subordinate uses which are regulated under LUC 20.20.840, and non-conforming uses which are regulated under LUC 20.20.560.

2. If the symbol "P" appears in the box at the intersection of the column and row, the use is permitted subject to applicable general requirements of Chapter 20.20 LUC for the use and the district-specific requirements of this Part 20.25O LUC.

3. If the symbol "C" appears in the box at the intersection of the column and the row, the use is permitted subject to the Conditional Use provisions specified in Part 20.30B in addition to any applicable general requirements for the use and land use district.

4. If the symbol "A" appears in the box at the intersection of the column and the row, the use is permitted subject to the Administrative Conditional Use provisions as specified in Part 20.30E LUC in addition to any applicable general requirements for the use and land use district.

5. If a number appears in the box at the intersection of the column and the row, the use is permitted through the applicable review process and subject to the special limitations indicated in the corresponding Notes.

20.25O.040

Placeholder for EG-TOD specific definitions, if necessary

20.25O.050 Land Use Chart.

The following charts apply to EG-TOD. The use charts contained in LUC 20.10.440 do not apply within the EG-TOD.

Chart 20.25O.050.A

Manufacturing Uses in EG-TOD

STD LAND USE CODE REF	Manufacturing – EG-TOD	Eastgate Transit Oriented Development Land Use District
	LAND USE CLASSIFICATION	EG-TOD
21	Food and Beverage Products Mfg.	P 1
22	Textile Products Mfg.	P 2
23	Apparel, Fabric, Accessories and Leather Goods Mfg.	P 2
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	P 2
3997	Signs and Advertising Display Mfg.	
3999	Misc. Light Fabrication Assembly and Mfg. Not Elsewhere Classified	

Notes: Uses in Eastgate Transit Oriented Development Land Use District – Manufacturing

(1) Permitted only when combined with an eating and drinking establishment which constitutes a majority of the use.

(2) Permitted only when combined with a retail store which constitutes a majority of the use.

Chart 20.25O.050

Recreation Uses in Eastgate Transit Oriented Development Land Use District

	Recreation - Eastgate Transit Oriented Development Land Use District	
STD LAND USE		**Eastgate Transit Oriented Development Land Use District**

CODE REF	LAND USE CLASSIFICATION	EG - TOD
7	Cultural Entertainment and Recreation	
711	Library, Museum	P
7113	Art Gallery	P
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	A 5
7212 7214 7218	Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs	A
7213	Drive-In Theaters	
-	Adult Theaters	P 2
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
411 7413 7422 7423 7424 7441	Recreation Activities: Golf Courses, Tennis Courts, Community Clubs, Athletic Fields, Play Fields, Recreation Centers, Swimming Beaches and Pools	A 1, 4, 5

7449		
744	Marinas, Yacht Clubs	
7413 7414 7415 7417 7425	Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreation Instruction	A 3
7491 7515	Camping Sites and Hunting Clubs	
76	Private Leisure and Open Space Areas Excluding Recreation Activities Above	
	Public/Private Park	
	Stables and Riding Academies	
	Boarding or Commercial Kennels	
	City Park	P

Notes: Uses in Eastgate Transit Oriented Development Land Use District – Recreation

(1) For carnivals, see LUC 20.20.160.

(2) Adult theaters are subject to the regulations for adult entertainment uses in LUC 20.20.127.

(3) Recreation activities are restricted to health clubs, recreation instruction, and gymnasiums, an administrative conditional use is not required for these uses when less than 8,000 square feet.

(4) See LUC 20.20.190 for additional regulations applicable to churches, clubs and similar use structures.

(5) Public assembly uses in this Land Use District shall not exceed 20,000 square feet.

Chart 20.25O.050

Residential Uses in Eastgate Transit Oriented Development Land Use District

	Residential – Eastgate Transit Oriented Development Land Use District	
STD LAND USE CODE REF	**LAND USE CLASSIFICATION**	**EastgateTransit Oriented Development Land Use District EG - TOD**
1	Residential	
	Single-Family Dwelling	
	Two to Four Dwelling Units Per Structure	P 5
	Five or More Dwelling Units Per Structure	P 5
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities	C 2
	Rooming House	P 3
	Senior Citizen Dwellings	P 1
13 15	Hotels and Motels Transient Lodging	P/A (4)
	Congregate Care Senior Housing	P 1, 2
6516	Nursing Home	

	Assisted Living	P 1

Notes: Uses in Eastgate Transit Oriented Development Land Use District – Residential

(1) An agreement must be recorded with the King County Department of Records and Elections and filed with the Bellevue City Clerk, restricting senior citizen dwellings, congregate care senior housing, or assisted living to remain for the life of the project.

(2) See LUC 20.20.190 for additional regulations.

(3) See LUC 20.20.700 for general development requirements for rooming houses.

(4) Hotels and motels are permitted uses in this district. Transient lodging requires an administrative conditional use permit.

Chart 20.25O.050

Resource Uses in Eastgate Transit Oriented Development Land Use District

	Resources – Eastgate Transit Oriented Development Land Use District	
STD LAND USE CODE REF	**LAND USE CLASSIFICATION**	**Eastgate Transit Oriented Development Land Use District EG-TOD**
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	
	Marijuana Production	
8192	Other Horticultural Specialties: Medical Cannabis Collective Gardens	

821	Agricultural Processing	
	Marijuana Processing	
8221	Veterinary Clinic and Hospital	P 1, 2
8222	Poultry Hatcheries	
83	Forestry, Tree Farms and Timber Production	
8421	Fish Hatcheries	
85	Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction	

Notes: Uses in Eastgate Transit Oriented Development Land Use District – Manufacturing

(1) See LUC 20.20.130.E for additional regulations applicable to animal keeping and service uses.

(2) Boarding and commercial kennels are permitted as a subordinate use to a veterinary clinic / hospital, and veterinary clinic / hospital and kennel hours shall only be open to the public between 7 a.m. and 10 p.m.

Chart 20.25O.050

Service Uses in Eastgate Transit Oriented Development Land Use District

	Services – Eastgate Transit Oriented Development Land Use District (9)	
STD LAND USE CODE REF	**LAND USE CLASSIFICATION**	**Eastgate Transit Oriented Development Land Use District EG - TOD**
6	Services	
61	Finance, Insurance, Real Estate Services	P 9
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair	P
6241	Funeral and Crematory Services	
6262	Cemeteries	
624410	Family Child Care Home in Residence	
624410	Child Day Care Center	P 1, 2
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment	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	
641	Auto Repair and Washing Services	P 4, 8

649	Repair Services: Watch, TV, Electrical, Upholstery	P 7
	Professional Services: Medical Clinics and Other Health Care Related Services	P 6
	Professional Services: Other	P
	Pet Grooming and Pet Day Care	P 10
6513	Hospitals	
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape	
671	Governmental Services: Executive, Legislative, Administrative and Judicial Functions	A
672 673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops	A
	Limited Governmental Services: Protective Functions	P 11
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions	P 12
674 675	Military and Correctional Institutions	
	Secure Community Transition Facility	
681	Education: Primary and Secondary	A
682	Universities and Colleges	P
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools	P
691	Religious Activities	P 5
692 (A)	Professional and Labor Organizations Fraternal Lodge	P

692 (B)	Social Service Providers	P
	Administrative Office – General	P
	Computer Program, Data Processing and Other Computer-Related Services	P
	Research, Development and Testing Services	P

Notes: Uses in Eastgate Transit Oriented Development Land Use District – Services

(1) Refer to Chapter 20.50 LUC for definitions of child care service, family child care home, and child day care center.

(2) A child care service may be located in a community facility in any Land Use District pursuant to LUC 20.20.170.E.

(4) Battery Exchange Stations are ancillary to Auto Repair and Washing Services, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

(5) See LUC 20.20.190 for additional regulations applicable to churches, club, and similar uses.

(6) Stand-alone emergency rooms shall not be permitted.

(7) Outdoor storage of materials is prohibited.

(8) Only car washing and detailing within a garage is allowed. No auto repair is allowed in the TOD district.

(9) Drive-in and drive-through facilities are permitted as a subordinate use pursuant to LUC 20.20.840 only if located within a structured parking area and not adjacent to any publicly accessible space.

(10) Boarding and commercial kennels are permitted as a subordinate use to a pet grooming or pet day care meeting the criteria of LUC 20.20.130.

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

(12) 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.

Chart 20.25O.050

Transportation and Utilities in Eastgate Transit Oriented Development Land Use District

	Transportation and Utilities - Eastgate Transit Oriented Development Land Use District	
STD LAND USE CODE REF	**LAND USE CLASSIFICATION**	**Eastgate Transit Oriented Development Land Use District EG - TOD**
41	Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops	
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	
-	Accessory Parking	P 1, 3, 10
46	Auto Parking: Commercial Lots and Garages	
	Park and Ride	C 2, 10
475	Radio and Television Broadcasting Studios	P
485	Solid Waste Disposal	
	Highway and Street Right-of-Way	P 10
	Utility Facility	C
	Local Utility System	P
	Regional Utility System	C
	On-Site Hazardous Waste Treatment and Storage Facility	
	Off-Site Hazardous Waste Treatment and Storage Facility	

	Essential Public Facility	C 7
	Regional Light Rail Transit Systems and Facilities	C/P 11
	Wireless Communication Facility (WCF): (without WCF Support Structures)	4, 5, 8
	Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding)	4, 5
	Satellite Dishes	P 6
	Electrical Utility Facility	A/C 9

Notes: Uses in Eastgate Transit Oriented Development Land Use District – Transportation and Utilities

(1) The location of an off-site parking facility must be approved by the Director of the Development Services Department. See LUC 20.25O.080.C.

(2) 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.

(3) Accessory parking requires approval through the review process required for the primary land use which it serves pursuant to LUC 20.25O.050. Accessory surface parking is not permitted between the front building setback line and back of sidewalk.

(4) Wireless communication facilities (WCFs) are not permitted on any residential structure, undeveloped site located 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.

(5) Refer to LUC 20.20.195 for general requirements applicable to wireless communication facilities and other communication, broadcast and relay facilities.

(6) Refer to LUC 20.20.730 for general requirements applicable to Large Satellite Dishes.

(7) Refer to LUC 20.20.820 for general requirements applicable to solid waste disposal facilities.

(8) 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 LUC 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.

(9) For the definition of electrical utility facility, see LUC 20.50.018, and for reference to applicable development regulations relating to electrical utility facilities, see LUC 20.20.255. For new or expanding electrical utility facilities proposed on sensitive sites as described by Figure UT.5a of the Utilities Element of the Comprehensive Plan, the applicant shall obtain Conditional Use Permit approval under Part 20.30B LUC, complete an alternative siting analysis as described in LUC 20.20.255.D and comply with decision criteria and design standards set forth in LUC 20.20.255. For expansions of electrical utility facilities not proposed on sensitive sites as described by Figure UT.5a, the applicant shall obtain Administrative Conditional Use Permit approval under Part 20.30E LUC and comply with decision criteria and design standards set forth in LUC 20.20.255.

(10) Electric Vehicle Infrastructure, excluding Battery Exchange Stations, is ancillary to motor vehicle parking and highways and rights-of-way, and is permitted through the applicable review process as a component of that use.

(11) Refer to Part 20.25M LUC, Light Rail Overlay District, for specific requirements applicable to EPF defined as a regional light rail transit facility or regional light rail transit system pursuant to LUC 20.25M.020. A conditional use permit is not required when the City Council has approved a regional light rail transit facility or regional light rail transit system by resolution or ordinance, or by a development agreement authorized by Chapter 36.70B RCW and consistent with LUC 20.25M.030.B.1.

Chart 20.25O.050

Wholesale and Retail in Eastgate Transit Oriented Development Land Use District

	Wholesale and Retail – Eastgate Transit Oriented Development Land Use District (1)	
STD LAND USE CODE REF		**Eastgate Transit Oriented Development Land Use District**
	LAND USE CLASSIFICATION	**EG - TOD**
5	Trade (Wholesale and Retail)	
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following:	
5111 5156 5157 5191 5192	Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum	
5193	Scrap Waste Materials, Livestock	

	Recycling Centers	P
521 522 523 524	Lumber and Other Bulky Building Materials Including Preassembled Products	
5251	Hardware, Paint, Tile and Wallpaper (Retail)	
5252	Farm Equipment	
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)	P
54	Food and Convenience Store (Retail)	P 2
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)	P
57	Furniture, Home Furnishing (Retail)	P
58	Eating and Drinking Establishments	P 3, 4
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies	P 5
	Adult Retail Establishments	P 6
59	Marijuana Retail Outlet	
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)	P
	Computers and Electronics (Retail)	P

Notes: Uses in EG-TOD– Wholesale and Retail

(1) All wholesale and retail uses, which offer shopping carts to customers, shall (a) designate a shopping cart containment area as defined in BCC 9.10.010; (b) display signage around shopping cart corrals and at the perimeter of the shopping cart containment area that provides notice that unauthorized removal of a shopping cart from the premises constitutes theft under RCW 9A.56.270 and unauthorized abandonment of a shopping cart more than 100 feet away from the parking area of a retail establishment or shopping cart containment area is a Class 3 civil infraction as defined in RCW 7.80.120; and (c) display information on each shopping cart that is consistent with the labeling requirements of RCW 9A.56.270 and includes a 24-hour toll-free phone number to report abandoned shopping carts. Abandoned shopping carts or shopping carts located outside of a shopping cart containment area constitute a public nuisance under BCC 9.10.030(H) and may be abated through the provisions of Chapter 1.18 BCC.

(2) Food and convenience stores (retail) must contain at least 75 percent square footage of retail food sales not for consumption on premises.

(3) 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.

(4) Drive-in windows are not permitted.

(5) Drive-in and drive-through facilities are permitted as a subordinate use pursuant to LUC 20.20.840 only if located within a structured parking area and not adjacent to any publicly accessible space.

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

20.25O.060 Dimensional Requirements.

A. General.

This subsection (Chart 20.25O.060.A, Dimensional Requirements in Eastgate Transit Oriented Development Land Use District) sets forth the dimensional requirements for the district. The Dimensional Requirements of Chart 20.20.010 do not apply in the EG - TOD. Each structure, development, or activity in the EG-TOD shall comply with these requirements except as otherwise

provided in this section. If a number appears in a box at the intersection of a column and a row, the dimensional requirement is subject to the special limitation indicated in the corresponding Note.

Chart 20.25O.080.A Dimensional Requirements in Eastgate Transit Oriented Development District

	EastgateTransit Oriented Development Land Use District
LAND USE CLASSIFICATION	**EG-TOD**
DIMENSIONS	(1)
Minimum Setbacks of Structures (feet) Front Yard	0 (2)(3)(4)
Minimum Façade Separation (Setback/Stepback)	(5)
Rear Yard	5 (2) (3) (4)
Side Yard	5 (2) (3) (4)
2 Side Yards	
Floor Area Ratio	2 (1)
Minimum Lot Area Acres (A) or Thousands of Sq. Ft.	
Dwelling Units per Acre	
Minimum Dimensions (feet) Width of Street Frontage	
Width Required in Lot	
Depth Required in Lot	
Maximum in Building Height (feet)	160/45 (6)
Maximum Impervious Surface (percent)	75

Notes: Chart 20.25O.060A Dimensional Requirements in Eastgate Transit Oriented Development Land Use District

(1) See LUC 20.25H.045 for calculation of density/intensity on sites in the Critical Areas Overlay District.

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

(3) See LUC 20.25H.035 for additional critical area setbacks.

(4) 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.

(5) Façade Separation. Where building height exceeds 45 feet, the façade of any building that fronts on the streets shown on Figure [To be provided with street standards] shall have a minimum façade separation of 10 feet that shall be measured from the back of the required sidewalk dimension to all portions of the building located above 40 feet.

(6) Stand-alone parking garages shall have a maximum building height of 45 feet.

B. Exceptions to Dimensional Requirements

1. Impervious Surface. See LUC 20.20.460 for exceptions and performance standards relating to impervious surface.

2. Floor Area Ratio. A maximum of 1.0 FAR floor area ratio may be excepted for affordable housing, public restrooms, open space, and special dedications as provided below. The maximum 1.0 FAR exception may be accomplished by using only one of these methods (affordable housing, public restrooms, open space or special dedications) or a combination thereof. Provided, neither the combination nor the singular use of any of these methods shall exceed an exception of 1.0 FAR. Underground buildings as defined in LUC 20.50.050 are not structures for the purpose of calculating floor area.

a. In the EG-TOD land use district, up to 1.0 FAR of floor area dedicated to on-site affordable housing shall not be counted for the purposes of calculating the FAR of a project, provided that:

i. The bedroom mix and exterior finishes shall be comparable to the market rate units, but interior design, unit size, amenities and interior finishes may vary;

ii. An agreement in a form approved by the City will be executed by the applicant and recorded with the King County Record's Office, or its successor organization, requiring the affordable housing to remain for the life of the project. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.

b. In the EG-TOD land use district, up to 1.0 FAR of floor area dedicated to on-site public restrooms shall not be counted for the purposes of calculating FAR of a project, provided that,

i. The restrooms are open to the public during regular business hours.

ii. An agreement in a form approved by the City will be executed by the applicant and recorded with the King County Record's Office, or its successor organization, requiring the public restrooms to remain for the life of the project. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.

c. Floor Area Earned from Special Dedications and Transfers

i. General. Land that is dedicated to the City of Bellevue for right-of-way or to accommodate the linear alignment of an RLRT system, or open space, without compensation to the owner, may be used for the purpose of computing maximum FAR notwithstanding the definition of floor area ratio in LUC 20.50.020; provided, that the requirements of subsection c.ii or c.iii of this section are met. The Director shall calculate the amount of square footage earned for transfer. Transferable floor area shall only be used in the EG-TOD.

ii. Right-of-Way and Linear Alignment of an RLRT System Special Dedications. The special dedication provisions of LUC 20.30V.170.B do not apply in the EG-TOD.

aa. Eligible Right-of-Way Identified in an Adopted Plan or Document. A property owner may make special dedication by conveying land identified for right-of-way or linear alignment of an RLRT system acquisition in a Transportation Facilities Plan of the Comprehensive Plan, the Transportation Facilities Plan adopted by the City Council, the Capital Investment Program Plan or the street development standards of 20.25O.090 by an instrument approved by the City Attorney.

bb. Eligible Right-of-Way Not Otherwise Identified. A property owner may make a special dedication by conveying land identified by the Director of Transportation as necessary for safety or operational improvement projects by an instrument approved by the City Attorney.

cc. Floor Area Earned. The floor area available to transfer shall be equal to maximum FAR limits that apply to the square footage of the area to be dedicated in conformance with this subsection c.ii and shall be included in the project limit for the purpose of computing maximum FAR. The transfer FAR shall be calculated based on applicable land use district regulations for the dedication area.

iii. Open Space Transfers.

aa. Eligible Open Space identified within the Eastgate Subarea Plan. A property owner may earn floor area for transfer to a different site by conveying land identified for open space in the Eastgate Subarea Plan by an instrument approved by the City Attorney.

bb. Floor Area Earned. The floor area available to transfer shall be equal to that permitted through the FAR limits that apply to the square footage of the area to be dedicated in conformance with this subsection c.iii and shall be

added to the allowed floor area of the project for the purpose of computing maximum FAR. The transfer FAR shall be calculated based on applicable land use district regulations for the dedication area.

20.25O.110 Landscape Development and Fence Standards

A. General.

1. Applicability. The provisions of LUC 20.20.520.A, D, E, G, I, J, K, and L apply to development in the EG-TOD in addition to the provisions contained in this Section.

2. Review Required. The Director shall review the proposed landscape development, outdoor storage, retail display, and fencing and may approve a proposed structure, alteration, site development, use, or occupancy only if the requirements of this section are met.

B. Street Frontage Landscape Development Requirements.

1. Purpose/Intent. Landscape development, including retention of significant trees, as required by this section is necessary to maintain and protect property values, to enhance the visual appearance of the EG-TOD, to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems, to reduce the impacts of development on the storm drainage system and water resources, to provide a better transition between the various land use districts in the Eastgate Subarea and to enhance the pedestrian environment.

2. Street Trees and Landscaping – Perimeter.

a. Street Tree Species.

i. On the street with an east/west orientation in Figure [to be provided with the Street Design Guidelines], Tulip Trees (*Liriodendron tulipifera*) shall be planted.

ii. On the streets with a north/south orientation in Figure [to be provided with the Street Design Guidelines], street trees shall be planted. The street tree species may be selected from one of the following: Triumph Elm – Ulmus 'Morton Glossy,' Katsura tree - *Katsura japonica,* or Yellowwood - *Cladrastis kentukea.*

b. Installation. Street trees, at least 2.5 inches in caliper or as approved by the Director, shall be planted at least 3 feet from the face of the street curb, and spaced a maximum of 30 feet apart. A street tree planter area may also include decorative paving and other plant materials, except grass that requires mowing. The use of planter strips for stormwater treatment is encouraged. Installation shall be in accordance with the Parks and Community Services Department Environmental Best Management Practices and Design Standards, as now or hereafter amended.

c. Irrigation. A permanent automatic irrigation system shall be provided at the time of installation of street trees and sidewalk planter strip landscaping located in a required planter strip. The irrigation system shall be served by a separate water meter

installed by the applicant and served by City-owned water supply with 24-hour access by the City. The use of rainwater to supplement irrigation is encouraged. Irrigation system shall be designed per the Parks and Community Services Department Environmental Best Management Practices and Design Standards, as now or hereafter amended.

d. Street Landscaping. Street trees together with shrubbery, groundcover and other approved plantings are required in a planter strip along the length of the frontage. Vegetation included in the planter strip shall be able to withstand urban conditions, shall be compatible with other plantings along the same street, and shall reflect the character of the area within which they are planted, as approved by the Director.

C. Interior Property Line Development.

1. Purpose/Intent. The landscape development required by this section is necessary to provide visual separation of uses so as to soften the appearance of parking areas and building elevations.

2. Applicable Standard. A 10-foot landscaping buffer shall be provided along an interior property line as set forth below.

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

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

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

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

ii. Earth-mounding, an average of three and one-half feet in height, planted with shrubs or living ground cover so that the ground will be covered within three years.

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

D. Significant Tree Retention and Pruning. Tree retention requirements of LUC 20.20.900 shall apply in addition to the requirements set forth below.

1. In the landscape areas required pursuant to subsections B and C of this section, all significant trees shall be retained that do not constitute a safety hazard as determined by the Director and consistent with the guidelines of the International Society of Arboriculture.

2. Pruning or removal of significant trees within a Parks and Community Services easement is prohibited except as performed by the City of Bellevue if restricted by the terms of an easement.

E. Fences.

1. No fence shall be permitted to violate the sight obstruction restrictions at street intersections. (See BCC 14.60.240, as now or hereafter amended.)

2. Any fence which exceeds eight feet in height requires a building permit and shall conform to the International Building Code, as adopted by the City of Bellevue now or as subsequently amended or superseded.

3. Height shall be measured from finished grade at the exterior side of the fence. No person shall construct a berm upon which to build a fence unless the total height of the berm plus the fence does not exceed the maximum height allowable for the fence if the berm was not present.

4. Prohibited Fences. The following types of fences are prohibited:

a. Barbed wire.

b. Electric fences.

c. Chain link fences are not permitted on any street frontage in the EG-TOD except as follows:

i. To secure a construction site or area during the period of construction, site alteration, or other modification;

ii. In connection with any approved temporary or special event use; or

iii. As a component of an existing development pursuant to LUC 20.25O.030.

20.25O.080 Parking, Circulation, and Internal Walkway Requirements.

A. General.

1. General. The provisions of LUC 20.20.590.C, E, G, H, I, and K apply to development in the EG-TOD in addition to the provisions contained in this section.

2. Review Required. The Director shall review the proposed parking, circulation, and walkways and may approve the proposed structure, alteration, site development, use, or occupancy only if the requirements of this section are met.

B. Minimum/Maximum Parking Requirements by Use – Specified Uses.

1. Number of Parking Stalls. The requirements of this section for the number of parking stalls apply to each new use and to each new tenant.

2. Parking Standards for EG – TOD Land Use District – Chart 20.25O.080.B.2.

Chart 20.25O.080.B.2 – PARKING STANDARDS FOR EASTGATE TRANSIT ORIENTED DEVELOPMENT LAND USE DISTRICT (6) (7)

			EG-TOD	
	Use	**Unit of Measure**	**Min.**	**Max.**
a.	Financial institution	Per 1,000 nsf	2.0	3.0/3.5 (1)
b.	Manufacturing/assembly	Per 1,000 nsf	1.0	2.0
c.	Home furnishing retail and major appliances retail	Per 1,000 nsf	1.5	3.0
d.	Manufacturing/assembly (other than high technology/light industry)	Per 1,000 nsf	1.0	1.5
e.	Office: Business services/professional services/general office	Per 1,000 nsf	2.0	3.0/3.5 (1)
f.	Office: Medical/dental/health-related services	Per 1,000 nsf	3.5	4.0/4.5 (1)
g.	Residential	Per unit	0.75(5)	2.0

	Use	Unit of Measure	EG-TOD Min.	EG-TOD Max.
h.	Restaurant and bar (3)	Per 1,000 nsf	5.0 (4)	15.0
i.	Retail, personal service, shopping center	Per 1,000 nsf	2.5 (4)	4.5
j.	Retail and personal service in mixed-use development (2, 3)	Per 1,000 nsf	2.0	3.5
k.	Senior housing: Nursing home	Per patient bed	0.25	0.75
l.	Senior housing: Senior citizen dwelling or congregate care	Per living unit	0.25	1.0
m.	Wholesale, warehouse	Per 1,000 nsf	1.5	2.0

Notes applicable to parking standards for EG - TOD (Chart 20.25O.080.B.2):

(1) The maximum parking ratio for financial institutions and office uses in Chart 20.25O.080.B.2.a and e may be increased from 3.0 to 3.5 per 1,000 nsf and in Chart 20.25O.080.B.2.f from 4.0 to 4.5 per 1,000 nsf as follows:

a. For off-site parking, the additional 0.5 per 1,000 nsf increment shall be provided in an interim surface parking configuration no more than 500 feet away from the site. The interim parking will have a sunset clause of 10 years, or such other period approved through a phasing plan, Part 20.30V LUC; or

b. For on-site parking, the additional 0.5 per 1,000 nsf increment may be constructed on-site if it is part of an approved phasing plan, Part 20.30V LUC, and dedicated for a portion of the parking requirement for a future phase of the project.

(2) If retail and personal service space in a mixed-use development exceeds 25 percent of the net square footage of the development, the retail, personal service, and shopping center parking requirements in Chart 20.25O.080.B.2.i apply to the entire retail and personal service space.

(3) If restaurant and/or bar uses exceed 25 percent of the total net square footage of a retail, shopping center, or mixed-use development, the restaurant and bar requirements in Chart 20.25O.080.B.2.h apply to the entire restaurant and/or bar space.

(4) No parking is required for retail and restaurant and/or bar uses under 2,000 nsf when the use is: directly adjacent to a public on-street parking supply of at least 20 spaces within 500 feet, or within 1,000 feet of a public parking garage, or within 500 feet of a light rail or bus rapid transit station.

(5) The minimum requirement for up to and including one bedroom apartment units available to persons earning 60 percent or less than the median income as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area is 0.25 stalls per unit. An agreement to restrict the rental or sale of any such units to an individual earning 60 percent or less of the median income shall be recorded with King County.

(6) Vanpool/Carpool Facilities. The applicant shall provide a vanpool/carpool loading facility that is outside of required driveway or parking aisle widths and that is contained within the required parking and circulation areas. The facility shall be adjacent to an entrance door to the structure served by the parking, or as nearly so as possible after barrier-free access parking has been provided, and shall be consistent with all applicable design guidelines.

(7) Tandem/Stacked Parking Stalls. The applicant may use tandem/stacked parking stalls to exceed the minimum parking requirement, so long as the maximum parking requirement is not exceeded.

C. Off-Site Accessory Parking. The Director may approve off-site accessory parking to meet the minimum and up to the maximum parking allowed to serve a specific use if the following criteria are met:

1. Adequate visitor parking is provided on the subject property;

2. Adequate pedestrian, van, or shuttle connections between the sites exists;

3. On-site signage is provided regarding accessory parking location;

4. The use being served is within 500 feet of a light rail, bus, or bus transit station; and

5. The off-site parking is within one-quarter mile of the use being served.

D. Parking Structure Performance Standards.

The Director may approve a proposal for a parking structure through design review if the following criteria are met:

1. Driveway openings are limited to those needed to adequately serve the facility;

2. Exposed parking on the roof of a structure shall not be permitted;

3. Safe pedestrian connection between the parking structure and the public right-of-way exists;

4. Unfinished ceilings visible from the public right-of-way shall be substantially screened from view;

5. Lighting shall utilize cut-off shields to prevent spillover upon adjacent uses and the right-of-way and to conceal the light source; and

6. Design Guidelines of LUC 20.25O. [to be provided] shall be met.

E. Phased Parking.

The property owner may install the required parking spaces in phases pursuant to a phasing plan, Part 20.30V LUC. Each phased parking installation must include the approved minimum to meet the parking requirements for the completed phases of the development for which the parking is provided. The phasing schedule must specifically indicate when all parking approved pursuant to this section will be provided.

1. Location. Phased parking may be located off site if the criteria of subsection C of this section are met.

2. Assurance Device. The Director may require an assurance device pursuant to LUC 20.40.490 to ensure compliance with the requirements and intent of subsection C of this section.

F. Director's Authority to Modify Required Parking.

1. The Director may modify the minimum or maximum parking ratio for any use identified in LUC 20.25O.080.B as follows:

a. The modified parking ratio is supported by a parking demand analysis including but not limited to:

i. Documentation supplied by the applicant regarding actual parking demand for the proposed use; or

ii. Evidence in available planning and technical studies relating to the proposed use; or

iii. Required parking for the proposed use as determined by other comparable jurisdictions.

b. The proposal does not result in any adverse impact beyond the site; and

c. A shared parking agreement is executed pursuant to LUC 20.20.590.I, for any Shared Use of Parking.

2. Periodic Review. The Director may require periodic review of the reduced parking supply to ensure the terms of the approval are being met.

3. Assurance Device. The Director may require an assurance device pursuant to LUC 20.40.490 to ensure compliance with the requirements and intent of subsection F.1 of this section.

G. Bicycle Parking.

Bicycle parking is required for all uses permitted in the EG-TOD Land Use District pursuant to the following standards:

1. Ratio.

   a. One space per 10,000 nsf for nonresidential uses greater than 20,000 nsf.

   b. One space per every 10 dwelling units for residential uses.

2. Location. Minimum bicycle parking requirement shall be provided on site.

3. Covered spaces. At least 50 percent of required parking shall be protected from rainfall by cover.

4. Racks. The rack(s) shall be securely anchored and a bicycle six feet long can be securely held with its frame supported so the bicycle cannot be pushed or fall in a manner that will damage the wheels or components.

5. Size Requirement. Each required bicycle parking space shall be accessible without moving another bicycle.

H. Unspecified Uses.

The Director shall establish the minimum number of parking spaces required and may establish the maximum number of parking spaces allowed for any use not specified in LUC 20.25O.080.B. The Director may consider but is not limited to the following in establishing parking requirements for an unspecified use:

1. Documentation supplied by the applicant regarding actual parking demand for the proposed use; or

2. Evidence in available planning and technical studies relating to the proposed use; or

3. Required parking for the proposed use as determined by other comparable jurisdictions

20.25O.090 Eastgate Transit Oriented Development Land Use District Street Standards.

[To be provided.]

20.25O.100 Design Guidelines.

[To be provided.]

20.10.020 Establishment of land use districts.

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

District	Designation
Single-Family Residential Estate	R-1
	R-1.8
Single-Family Residential	R-2.5
	R-3.5
	R-4
	R-5
	R-7.5*
Multifamily Residential	R-10
	R-15
	R-20
	R-30
Professional Office	PO
Office	O
Office and Limited Business	OLB
Office and Limited Business 2	OLB 2

Office and Limited Business-Open Space	OLB-OS
Light Industrial	LI
General Commercial	GC
Neighborhood Business	NB
Neighborhood Mixed Use	NMU
Community Business	CB
Eastgate Transit Oriented Development	EG-TOD
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
Medical Institution District	MI
Bel-Red	
Bel-Red-Medical Office	Bel-Red-MO
Bel-Red-Medical Office Node	Bel-Red-MO-1
Bel-Red Office/Residential	BR-OR
Bel-Red-Office/Residential Node 1	Bel-Red-OR-1
Bel-Red-Office/Residential Node 2	Bel-Red-OR-2
Bel-Red-Residential/Commercial Node 1	Bel-Red-RC-1
Bel-Red-Residential/Commercial Node 2	Bel-Red-RC-2
Bel-Red-Residential/Commercial	Bel-Red-RC-3
Bel-Red-Commercial/Residential	Bel-Red-CR
Bel-Red-Residential	Bel-Red-R
Bel-Red-General Commercial	Bel-Red-GC
Bel-Red-Office/Residential Transition	Bel-Red-ORT

Camp and Conference Center CCC

...

20.10.285 Office Limited Business District 2 (OLB 2)

The purpose of the OLB 2 District is to provide an area of integrated complexes made up of offices, hotels, or motels, eating and drinking establishments, and retail sales within walking distance to support business and employees. The OLB 2 District has greater intensity and a larger mix of uses than the OLB District. Such districts are located in areas that abut and have convenient access to freeways, major highways, and transit.

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20.10.350 Neighborhood Mixed Use District (NMU)

The purpose of the NMU District is to provide an area with a mix of retail, service, office and residential uses with an emphasis on neighborhood retail and service uses. This district is designed to be compatible with nearby neighborhoods and is easily accessible from the nearby office and residential uses.

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20.10.365 Transit Oriented Development District (TOD)

The purpose of the TOD District is to provide an area for a mix of housing, retail, office, and service uses, with an emphasis on housing. The district is limited in area so that there is an appropriate level of density nearest the highest levels of transit service.

Chart 20.10.440

Uses in land use districts

Manufacturing – Nonresidential Districts													
STD LAND USE CODE REF		**Profes-sional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Industry**	**General Com-mercial**	**Neighbor-hood Business**	**Neighbor-hood Mixed Use**	**Com-munity Business**	**Fac-toria Land Use District 1**	**Fac-toria Land Use District 2**	**Fac-toria Land Use District 3**
	LAND USE CLASSI-FICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB**	**NMU**	**CB**	**F1**	**F2**	**F3**
2 and 3	Manufacturing (1,4)												
21	Food and Beverage Products Mfg.				P 6	P 5	S 5	S	P6	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 7	P	P		
3427	Computers, Office					P	P						

	Machines and Equipment Mfg.												
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	P	P	P	P 7	P	S			S	S	P	P

	Clocks Mfg.; Computer Software												
3997	Signs and Advertising Display Mfg.					P	S			S	S		
3999	Misc. Light Fabrication Assembly and Mfg. Not Elsewhere Classified					P	S			S	S		

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

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

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

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

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 manufacturing excludes paper and pulp manufacturing in LI Districts.

(3) Manufacture of flammable, dangerous or explosive materials is excluded in ~~LI~~ all Land Use 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.

(6) Permitted only when combined with an eating and drinking establishment which constitutes a majority of the use.

(7) Permitted only when combined with a retail store which constitutes a majority of the use.

Chart 20.10.440

Uses in land use districts

Recreation-Residential Districts

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Chart 20.10.440

Uses in land use districts

		Recreation – Nonresidential Districts											
STD LAND USE CODE REF		Professional Office	Office	Office/ Limited Business	Office/ Limited Business 2	Light Industry	General Commercial	Neighbor-hood Business	Neighbor-hood Mixed Use	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
	LAND USE CLASSIFICATION	PO	O	OLB	OLB 2	LI	GC	NB	NMU	CB	F1	F2	F3
7	Cultural Entertainment and Recreation												
711	Library, Museum	P	P	P	P				P	P	P	P	P

7113	Art Gallery	P	P	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	A 8				A 8	P	P	P	P
7212 7214 7218	Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs			P	A				A	P	P	P	P
7213	Drive-In Theaters					C	C			C	C		
	Adult Theaters (7)			P	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		A 8	C	C		
73	Commercial Amusements: Video Arcades, Electronic Games				P		A		P	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 (2,11)	C	C	C	A 8		C	C	A 8	C	C	C	C
744	Marinas, Yacht Clubs												
7413 7414 7415 7417 7425	Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreation Instruction		C 3	C	A 9	P 3	P 3	A 9	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	P/C (10)	P/C (10)	P/C (10)	P	P/C (10)	P/C (10)	P/C (10)	P/A (12)	P/C (10)	P/C (10)	P/C (10)	P/C (10)

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 Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

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 Districts 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.~~ Public assembly uses in this land use district shall not exceed 20,000 square feet.

(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.~~ and an administrative conditional use is not required for these uses when less than 8,000 square feet.

(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 communication facilities shall be as set forth in LUC 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.

(11) See LUC 20.20.190 for additional regulations.

(12) Outdoor recreation facilities that include lighted sports and play fields or sports and play fields with amplified sound require administrative conditional use approval.

Chart 20.10.440

Uses in land use districts

Residential – Residential Districts

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Chart 20.10.440

Uses in land use districts

		Residential - Nonresidential Districts											
STD LAND USE CODE REF		**Profes-sional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Indus-try**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Com-munity Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB**	**NMU**	**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			P 8	P 8	P 6	P	P	P
	Five or More Dwelling Units Per Structure (6)		P 1	P	P			P 8	P 8	P 6	P	P	P
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities (16)				P				C	C	C		
	Rooming House (17)			P	P				P	P	P	P	P
	Senior Citizen Dwellings (4,7)	P	P	P	P			P 8	P 8	P	P	P	P
13 15	Hotels and Motels Transient Lodging			P	P				P	C	C	P	P
	Congregate Care Senior Housing (4,7,16)	P	P	P	P			P	P	P	P	P	P
651 6	Nursing Home (7,16)	C	P	P				C		P	P	P	P
	Assisted Living (4,7)	C	P	C	P			C	P	P	P	C	C
	Accessory Dwelling Unit (9)	S	S	S		S	S	S		S	S	S	S

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

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

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

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

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).~~ Intentionally deleted.

(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.~~ An agreement must be recorded with the King County Department of Records and Elections and filed with the Bellevue City Clerk, restricting senior citizen dwellings, congregate care senior housing, or assisted living to remain for the life of the project.

(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 may be allowed through a Council-approved development agreement that is consistent with Chapter 36.70B RCW and includes design guidelines that are consistent with the vision of Comprehensive Plan Policies S-CR-79 and S-CR-81 regarding the creation of mixed-use developments with pedestrian connections, park connections where appropriate, and public open space. 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 and NMU 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).~~ Intentionally deleted.

(11) ~~(Deleted by Ord. 4999).~~ Intentionally deleted.

(12) ~~(Deleted by Ord. 4999).~~ Intentionally deleted.

(13) ~~(Deleted by Ord. 4999).~~ Intentionally deleted.

(14) ~~(Deleted by Ord. 4999).~~ Intentionally deleted.

(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.

(16) See LUC 20.20.190 for additional regulations.

(17) See LUC 20.20.700 for general development requirements for rooming house.

Chart 20.10.440

Uses in land use districts

Resources – Residential Districts

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Chart 20.10.440

Uses in land use districts

		Resources – Nonresidential District											
STD LAND USE CODE REF		**Profes-sional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Indus-try**	**General Commer-cial**	**Neighbor-hood Business**	**Neighborhood Mixed Use**	**Com-munity Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
REF	**LAND USE CLASSIFICATION**	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB**	**NMU**	**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	P 1
	Marijuana Production					A 6							

8192	Other Horticultural Specialties: Medical Cannabis Collective Gardens (4)												
821	Agricultural Processing					P 2							
	Marijuana Processing					A 6							
8221	Veterinary Clinic and Hospital (5)	P	P		P 7	P	P	P 3	P 7	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

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 Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

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.

(4) Medical cannabis collective gardens are prohibited in Bellevue. See LUC 20.20.535 for general requirements applicable to marijuana uses.

(5) See LUC 20.20.130.E for additional regulations.

(6) See LUC 20.20.535 for general development requirements for marijuana uses.

(7) Boarding and commercial kennels are permitted as a subordinate use to a veterinary clinic / hospital, veterinary clinic / hospital and kennel hours shall only be open to the public between 7 a.m. and 10 p.m.

Chart 20.10.440

Uses in land use districts

Services – Residential Districts

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Chart 20.10.440

Uses in land use districts

		Services – Nonresidential Districts											
STD LAND USE CODE REF		**Profes-sional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Industry**	**General Com-mercial**	**Neigh Bor-hood Busi-ness**	**Neigh-bor-hood Mixed Use**	**Com-munity Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB (16)**	**NMU**	**CB**	**F1**	**F2**	**F3**
6	Services												
61	Finance, Insurance, Real Estate Services	P	P	P	P	P 1	P	P	P	P	P	P	P
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography			S	P	P 2	P	P	P	P	P	S	S

	Studio and Shoe Repair												
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)~~												
624410	Family Child Care Home in Residence 3,	P	P	P		P	P	P		P	P	P	P
624410	Child Day Care Center 3, 4	P	P	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	P 5	P	P 17	P	P	P	P	P
634	Building Maintenance and Pest Control Services				P 30	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	P 7	P 7	S	S

641	Auto Repair and Washing Services (26)					P	P	A 19	P	P	P		
649	Repair Services: Watch, TV, Electrical, Upholstery				P 30	P	P	P	P 30	P	P		
	Professional Services: Medical Clinics and Other Health Care Related Services	P	P	P	P 29		P	P	P 29	P	P	P	P
	Professional Services: Other	P	P	P	P	P 9	P	P	P	P	P	P	P
	Pet Grooming and Pet Daycare (28)				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	A				A	C	C	C	C
672 673	Governmental Services: Protective Functions and Related Activities Excluding	C	C	C	A	C 10	C 10	C	A	C	C	C	C

	Maintenance Shops												
	Limited Governmental Services: Protective Functions (21)				P				P				
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions (22)	P	P	P	P		P	P	P	P	P	P	P
674 675	Military and Correctional Institutions ~~(27)~~	C	C	C		C	C	C		C	C	C	C
	Secure Community Transition Facility (23,24)					C	C						
681	Education: Primary and Secondary (25) ~~(27)~~	A	A	A	A	A	A	A	A	A	A	A	A
682	Universities and Colleges ~~(27)~~	P	P	P	P	P	P	C	P	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	P	P
691	Religious Activities (27)	P	P	P	P	P	P	C	P	P	P	P	P

692 (A)	Professional and Labor Organizations Fraternal Lodge	C	C	P	P		P		P	P	P	P	P
692 (B)	Social Service Providers	C	C	P	P	P	P	P	P	P	P	P	P
	Administrative Office – General	P	P	P	P	P 5	P	P	P	P	P	P	P
	Computer Program, Data Processing and Other Computer-Related Services	P	P	P	P	P 5	P		P			P	P
	Research, Development and Testing Services	P	P	P	P	P 5	P		P			P	P

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

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

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

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

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 Districts 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 Districts 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) Subsections a.i – viii of 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 percent 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 percent 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: (a) the use will meet the requirements of the Noise Control Ordinance, Chapter 9.18 BCC; and (b) 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 Districts.

(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 percent 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 LUC 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 a proposal to increase the height of the facility pursuant to LUC 20.20.740.A.3.b.

(26) Battery Exchange Stations are ancillary to Auto Repair and Washing Services, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

(27) See LUC 20.20.190 for additional regulations.

(28) Boarding and commercial kennels are permitted as a subordinate use to a pet grooming or pet day care provided that the criteria of LUC 20.20.130 are met.

(29) Stand-alone emergency rooms shall not be permitted.

(30) Outdoor storage of materials is prohibited.

(31) Only car washing and detailing within a garage is allowed. No auto repair is allowed in the TOD district.

(32) Drive-in and drive-through facilities are permitted as a subordinate use pursuant to LUC 20.20.840 only if located within a structured parking area and not adjacent to any publicly accessible space.

Chart 20.10.440

Uses in land use districts

Transportation and Utilities – Residential Districts

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Chart 20.10.440

Uses in land use districts

		Transportation and Utilities – Nonresidential Districts											
STD LAND USE CODE REF		**Profes-sional Office**	**Office**	**Office/ Limited Busi-ness**	**Office/ Limited Business 2**	**Light Industry**	**General Com-mercial**	**Neigh-bor-hood Busi-ness**	**Neigh-bor-hood Mixed Use**	**Com-munity Busi-ness**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
REF	**LAND USE CLASSIFICATION**	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB**	**NMU**	**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	C

42 429 1	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters					P	P			P	P		
421 4 422	Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services (23)					P	C						
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance	C 11	C 12	C 12	C 12	C 12	C 12	C 11		C 12	C 12	C 12	C 12
	Accessory Parking (6)(24)	P	P	P	P	P	P	P	P	P	P	P	P
46	Auto Parking: Commercial Lots and Garages (24)			C	C 26	C	C			C	C	C	C
	Park and Ride (5) (24)	C	C	C	C	C	C	C	C	C	C	C	C
475	Radio and Television Broadcasting Studios	P	P	P	P	P 10	P 10		P	P	P	P	P
485	Solid Waste Disposal (19)					C							
	Highway and Street Right-of-Way (24)	P	P	P	P	P	P	P	P	P	P	P	P
	Utility Facility	C	C	C	C	C	C	C	C	C	C	C	C
	Local Utility System	P	P	P	P	P	P	P	P	P	P	P	P
	Regional Utility System	C	C	C	C	C	C	C	C	C	C	C	C
	On-Site Hazardous Waste Treatment and Storage Facility (7)			A	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	C	C
	Regional Light Rail Transit Systems and Facilities (25)	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P
	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	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	14, 16
	Satellite Dishes (18)	P	P	P	P	P	P	P	P	P	P	P	P
	Electrical Utility Facility (22)	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22

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 Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

Notes: Uses in land use districts – Transportation and Utilities[1]

(1) (Deleted by Ord. 5086).

(2) Intentionally deleted.

(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 the Development Services Department. 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 exclusively for emergency purposes and regulated pursuant to the terms of LUC 20.20.450.

(12) Aircraft transportation is limited in these districts to government and hospital heliports used exclusively for emergency purposes and regulated pursuant to the terms of LUC 20.20.450.

(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 located 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.

(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 LUC 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.

(22) For the definition of electrical utility facility, see LUC 20.50.018, and for reference to applicable development regulations relating to electrical utility facilities, see LUC 20.20.255. For new or expanding electrical utility facilities proposed on sensitive sites as described by Figure UT.5a of the Utilities Element of the Comprehensive Plan, the applicant shall obtain Conditional Use Permit approval under Part 20.30B LUC, complete an alternative siting analysis as described in LUC 20.20.255.D and comply with decision criteria and design standards set forth in LUC 20.20.255. For expansions of electrical utility facilities not proposed on sensitive sites as described by Figure UT.5a, the applicant shall obtain Administrative Conditional Use Permit approval under Part 20.30E LUC and comply with decision criteria and design standards set forth in LUC 20.20.255.

(23) Battery Exchange Stations are ancillary to Motor Vehicle Transportation, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

(24) Electric Vehicle Infrastructure, excluding Battery Exchange Stations, is ancillary to motor vehicle parking and highways and rights-of-way, and is permitted through the applicable review process as a component of that use.

(25) Refer to Part 20.25M LUC, Light Rail Overlay District, for specific requirements applicable to EPF defined as a regional light rail transit facility or regional light rail transit system pursuant to LUC 20.25M.020. A conditional use permit is not required when the City Council has approved a regional light rail transit facility or regional light rail transit system by resolution or ordinance, or by a development agreement authorized by Chapter 36.70B RCW and consistent with LUC 20.25M.030.B.1.

(26) Auto parking, commercial lots and garages are only allowed in the OLB 2 District if they are west of 142nd Avenue SE.

Chart 20.10.440

Uses in land use districts

Wholesale and Retail – Residential Districts

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Chart 20.10.440

Uses in land use districts

		Wholesale and Retail – Residential Districts											
STD LAND USE CODE REF		**Profes-sional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Indus-try**	**General Com-mercial**	**Neighbor-hood Business**	**Neighborhood Mixed Use**	**Com-munity Business (36*)**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB (5)**	**NMU**	**CB**	**F1**	**F2**	**F3**
5	Trade (Wholesale and Retail) (39)												
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	P		
521 522 523	Lumber and Other Bulky Building Materials Including					P 35	P			P	P		

524	Preassembled Products (3)												
5251	Hardware, Paint, Tile and Wallpaper (Retail)				P	S 35	P	P	P	P	P		
5252	Farm Equipment					P 35							
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)				P				P	P	P		
54	Food and Convenience Store (Retail) (27)				P		P	P	P	P	P		
5511	Autos (Retail)			P 6	42	A 4, 35	P			C	C		
	Trucks, Motorcycles, Recreational Vehicles (Retail)			P 25	P 25, 42	P 7, 35	P						
	Boats (Retail)				42	P 35	P						
552	Automotive and Marine Accessories (Retail)					P 35	P			P	P		
553	Gasoline Service Stations (40)(34)			A 34	A	P 34, 35	P	P	P	P	P	A 34	A 34
56	Apparel and Accessories (Retail)			S	P		P		P	P	P	S	S
57	Furniture, Home Furnishing (Retail)				P	P 11, 35	P		P	P	P		
58	Eating and Drinking Establishments (37)		P 13	P 14	P 28	P 15, 29, 35	P	P 16, 28	P 28	P	P	P 14	P 14
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist,		P 17	S	P		P	P 19	P	P	P	S	S

	Photo Supplies, Video Rentals and Computer Supplies												
	Adult Retail Establishments (31)			S						P	P	S	S
59	Marijuana Retail Outlet						A 41			A 41	A 41		
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	P 26, 35	P 26	P	P	P	P		
	Computers and Electronics (Retail)				P	P 12, 35	P 12		P	P	P		

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

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

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

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

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, and 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 only in the following locations:

a. The west side of 116th Avenue NE between NE 8th Street and the SE 8th Street off-ramp from northbound I-405;

b. Along SE 36th Street west of the ravine located at the approximate alignment of 133rd Avenue SE and east of 132nd Avenue SE; and

c. West of 148th Avenue SE between SE Eastgate Way and Bellevue College, on properties fronting wholly or partially on 148th Avenue SE. Retail auto sales located in this area shall be subject to design review per Part 20.30F LUC, which shall in particular address and control spillover lighting, and associated vehicle inventory storage shall predominantly occur within a building or buildings. Transition area landscape buffers consistent with LUC 20.25B.040.C shall be provided along interior property lines that abut properties located within OLB and LI land use districts.

(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 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 Districts 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) Only retail sales of motorcycles is a permitted use and outdoor storage is prohibited.

(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: Bridle Trails, Evergreen Highlands, Newcastle, North Bellevue, Northeast Bellevue, Richards Valley, South Bellevue, Southeast Bellevue, and Wilburton; provided, that in CB Districts in the Wilburton Subarea, retail uses may be allowed to exceed 100,000 gross square feet through a Council-approved development agreement that is consistent with Chapter 36.70B RCW and includes design guidelines that (a) address the potential impacts of that scale of retail use, and (b) are consistent with the vision of Comprehensive Plan Policy S-WI-3 regarding the creation of a "retail village" on the commercial area west of 120th Avenue NE.

(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:

(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.

(39) All wholesale and retail uses, which offer shopping carts to customers, shall (a) designate a shopping cart containment area as defined in BCC 9.10.010; (b) display signage around shopping cart corrals and at the perimeter of the shopping cart containment area that provides notice that unauthorized removal of a shopping cart from the premises constitutes theft under RCW 9A.56.270 and unauthorized abandonment of a shopping cart more than 100 feet away from the parking area of a retail establishment or shopping cart containment area is a Class 3 civil infraction as defined in RCW 7.80.120; and (c) display information on each shopping cart that is consistent with the labeling requirements of RCW 9A.56.270 and includes a 24-hour toll-free phone number to report abandoned shopping carts. Abandoned shopping carts or shopping carts located outside of a shopping cart containment area constitute a public nuisance under BCC 9.10.030(H) and may be abated through the provisions of Chapter 1.18 BCC.

(40) Battery Exchange Stations are ancillary to Gasoline Service Stations, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

(41) See LUC 20.20.535 for general development requirements for marijuana uses.

(42) In the OLB 2 District, retail auto, truck, RV and boat showrooms may be allowed through a development agreement. No outdoor storage of autos, trucks, boats and RVs is allowed.

(43) Drive-in and drive-through facilities are permitted as a subordinate use pursuant to LUC 20.20.840 only if located within a structured parking area and not adjacent to any publicly accessible space

20.20.010 Uses in land use districts dimensional requirements.
Chart 20.20.010

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Uses in land use districts Dimensional Requirements

~~STD LAND USE CODE REF~~		Professional Office	Office	Office/ Limited Business	Office Limited Business 2	Light Industry	General Commercial	Neighbor-hood Business	Neighborhood Mixed Use	Com-munity 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~~
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB**	**NMU**	**CB**	**F1**	**F2**	**F3**	~~**DNTN O-1**~~	~~**DNTN O-2**~~	~~**DNTN MU**~~	~~**DNTN R**~~	~~**DNTN OB**~~	~~**DNTN OLB**~~
	DIMENSIONS	(~~8~~, 21)	(~~8~~, 21)	(~~8~~, 21)	(21)	(~~8~~, 21)	(~~8~~, 21)	(~~8~~, 21)	(21)	(~~8~~, 21)	(28)	(21, 31)	(21, 32)	(~~7~~)	(~~7~~)	(~~7~~)	(~~7~~)	(~~7~~)	(~~7~~)
	Minimum Setbacks of Structures (feet) Front Yard (18) (20)	30	30	50	0	15	15		0			50	20						
	Rear Yard (17) (18) (20)	25	25	50	0	(2)	(2)	(2)	0	(2)		30	5						
	Side Yard (17) (18) (20)	20	20	30	0	(2)	(2)	(2)	0	(2)		30	5						
	2 Side Yards (17) (18) (20)	40	40	60	0	(2)	(2)	(2)		(2)		60	10						

	Floor Area Ratio	(8)	(48) (8)	(8)	1	(8)	(8)	(8)	1(47)	(8)		.75							
	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)						
	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)	20	30	45 (6)	75	45 (9)	30	20 (25)	75	45 (46)		75	75/135 (33, 34)						
	Maximum Lot Coverage by Structures (percent) (13) (14) (16)	35 (24)	35 (24)	35 (24)	35	50		35 (24)	35			35 (24)	40 (24)						
	Maximum Impervious Surface (percent) (35) (37)	80	80	80	80	85	85	80	80	85		80	80						

NOTE: Dimensional Requirements for Downtown Districts 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 Medical Institution District (MI) are found in Part 20.25J LUC.

Dimensional Requirements for Bel-Red Land Use Districts are found in Part 20.25D 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.~~ Intentionally deleted.

(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.

(c) In an O District, north of Factoria Mall and directly adjacent to an F2 District, any office building or any office portion of a building may have a Floor Area Ratio greater than 0.50, not to exceed a Floor Area Ratio of 0.75 FAR. In this district, the sliding FAR scale does not apply.

This footnote 8 shall not apply to sites in the Critical Areas Overlay District. Density/intensity on sites in the Critical Areas Overlay District is calculated pursuant to LUC 20.25H.045.

(9) The maximum building height may be exceeded upon approval of the Director of the Development Services Department. 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 the Development Services Department 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.

(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.

(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 critical areas and stream critical area buffers; provided, that coal mine hazards (20.25H.130) and habitat associated with species of local importance (20.25H.150) shall not be subtracted.

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

(15) Except for sites in the Critical Areas Overlay District, if there is a conflict between the minimum lot area and the permitted number of dwelling units per acre, the minimum lot area controls. Density/intensity on sites in the Critical Areas Overlay District is calculated pursuant to LUC 20.25H.045

(16) Exceptions to Lot Coverage. Although not considered structures for purposes of calculating lot coverage, the following may be considered impervious surfaces subject to the impervious surface limits. See LUC 20.20.460 and 20.50.026.

(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.

(20) See LUC 20.25H.035 for additional critical area setbacks.

(21) See LUC 20.25H.045 for calculation of density/intensity on sites in the Critical Areas Overlay District.

(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 one-half 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 International Building Code, Section 202, as adopted and amended by the City of Bellevue.

(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) Dimensional requirements for the F1 Land Use District are listed in LUC 20.25F1.040.

(29) (Repealed by Ord. 5726).

(30) (Repealed by Ord. 5726).

(31) Any office building or any office portion of a building in the F2 District may not exceed a Floor Area Ratio of 0.75 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.

(35) See LUC 20.20.460 for exceptions and performance standards relating to impervious surface.

(36) Impervious surface limits for legally established nonconforming nonresidential uses and for new allowed nonresidential uses in these residential land use districts shall be 80 percent.

(37) Maximum impervious surface and maximum lot coverage by structures are independent limitations on allowed development. All areas of lot coverage by structures are included in the calculation of total maximum impervious surface, unless such structures are excepted under LUC 20.20.460.

(38) Certain non-critical area setbacks on sites in the Critical Areas Overlay District may be modified pursuant to LUC 20.25H.040.

(39) These dimensional standards may be modified through an approved conservation subdivision, LUC 20.45A.060 or conservation short subdivision, LUC 20.45B.055.

(40) The greenscape requirements of this section shall be imposed any time a permit, approval, or review, including land alteration or land development for Single-Family Land Use Districts, is required by the Bellevue City Code or Land Use Code. Existing single-family front yard setbacks legally established on a site prior to January 1, 2008, which do not meet the minimum greenscape requirements set forth in Chart 20.20.010 shall not be considered nonconforming. The City shall not, however, approve proposals to decrease the greenscape percentage set forth in Chart 20.20.010 where a site already falls below the minimum greenscape requirements. Where an existing site falls below the minimum requirements set forth in Chart 20.20.010, the removal of greenscape shall not be approved unless an equal amount of existing impervious surface, pervious surface, or hardscape is removed, such that the net amount of greenscape is unchanged. The Director may modify the requirements of Chart 20.20.010 for nonconforming lots, corner lots, or lots with unique sizes and shapes. See LUC 20.50.022 for the definition of greenscape.

(41) See LUC 20.20.900.F for significant tree retention requirements relating to Single-Family Districts excluding, however, the R-1 Land Use District in the Bridle Trails Subarea which is otherwise governed by LUC 20.20.900.E.

(42) Dimensional requirements for the Bel-Red Land Use Districts are found at LUC 20.25D.080.

(43) Floor Area Ratio (FAR) Threshold: Development which exceeds a gross Floor Area Ratio (FAR) threshold of 0.5 shall comply with the following requirements:

(a) Applicability: FAR threshold requirements are applicable to new single-family homes and additions to existing homes that result in a 20 percent or greater increase in gross square feet.

(b) Maintain a minimum structure setback of 7.5 feet for each side yard; and, incorporate either daylight plane standards or a second story stepback of not less than 5 feet on each side of the building facing a side yard property line.

(c) Exemptions: New single-family homes constructed as part of a subdivision pursuant to Part 20.45A LUC or planned unit development pursuant to Part 20.30D LUC are not subject to FAR threshold requirements. The Director may modify the FAR threshold requirements on either side of the structure where it can be demonstrated that the adjacent structure has been constructed at an FAR that exceeds the 0.5 threshold and the adjacent structure is built to dimensions which exceed the requirements noted in subsection (b) of this note.

(44) Maximum building height for single-family uses in single-family residential land use districts is 30 feet measured from the average elevation of the existing grade around the building to the highest point of a flat roof, or 35 feet to the ridge of a pitched roof. Refer to LUC 20.50.012 for definition of Building Height – Single-Family Uses in Single-Family Land Use Districts.

(45) For new single-family residential homes and additions in single-family land use districts, the maximum height of any individual building facade is 40 feet measured from the existing grade at the building wall to the ridge of a pitched roof or top of a flat roof. New single-family homes constructed as part of a subdivision pursuant to Part 20.45A LUC or planned unit development pursuant to Part 20.30D LUC are exempt from this requirement.

(46) Maximum building height in CB districts of the Wilburton Subarea that are located between 116th Ave NE and the BNSF Corridor is 75 feet.

(47) Up to 1 FAR of floor area dedicated to on-site affordable housing shall not be counted for the purposes of calculating the FAR of a project, provided that:

(a) The bedroom mix and exterior finishes shall be comparable to the market rate units, but interior design, unit size, amenities and interior finishes may vary;

(b) An agreement in a form approved by the City will be executed by the applicant and recorded with the King County Record's Office, or its successor organization, requiring the affordable housing to remain for the life of the project. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.

(48) Office-designated properties in the Eastgate Subarea annexed into the City with the Eastgate annexation (May 2012) shall not be considered nonconforming with respect to FAR if the development thereon was legally established prior to the date of annexation

20.20.520 Landscape development.

...

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[3]	**Street Frontage (Type and Minimum Depth)**	**Interior Property Lines (Type and Minimum Depth)**[1]
R-10, 15, 20, 30	Type III, 10' but if located in a Transition Area, and directly abutting S/F[2], see Part 20.25B LUC for requirements.	Type III, 8' but if located in a Transition Area, and directly abutting S/F[2], see Part 20.25B LUC for requirements.
NB, PO, O, OLB, OLB 2, OLB-OS	Type III, 10' but if located in a Transition Area, and directly abutting S/F[2], R-10, 15, 20 or 30, see Part 20.25B LUC for requirements.[4]	Type III, 10' but if located in a Transition Area, and directly abutting S/F[2], R-10, 15, 20 or 30, see Part 20.25B LUC for requirements.[4]
LI, GC, CB, NMU	Type III, 10' but if located in a Transition Area, and directly abutting S/F[2], 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[2], R-10, 15, 20 or 30, see Part 20.25B LUC for requirements.

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H. Limitation of Landscaping Requirements.

1. Except in a Transition Area, the total Buildable Area of the subject property which is required to be landscaped is limited as follows. The location of this landscaping within the Buildable Area must meet the purpose and intent of paragraphs A, F.1 and G of this section.

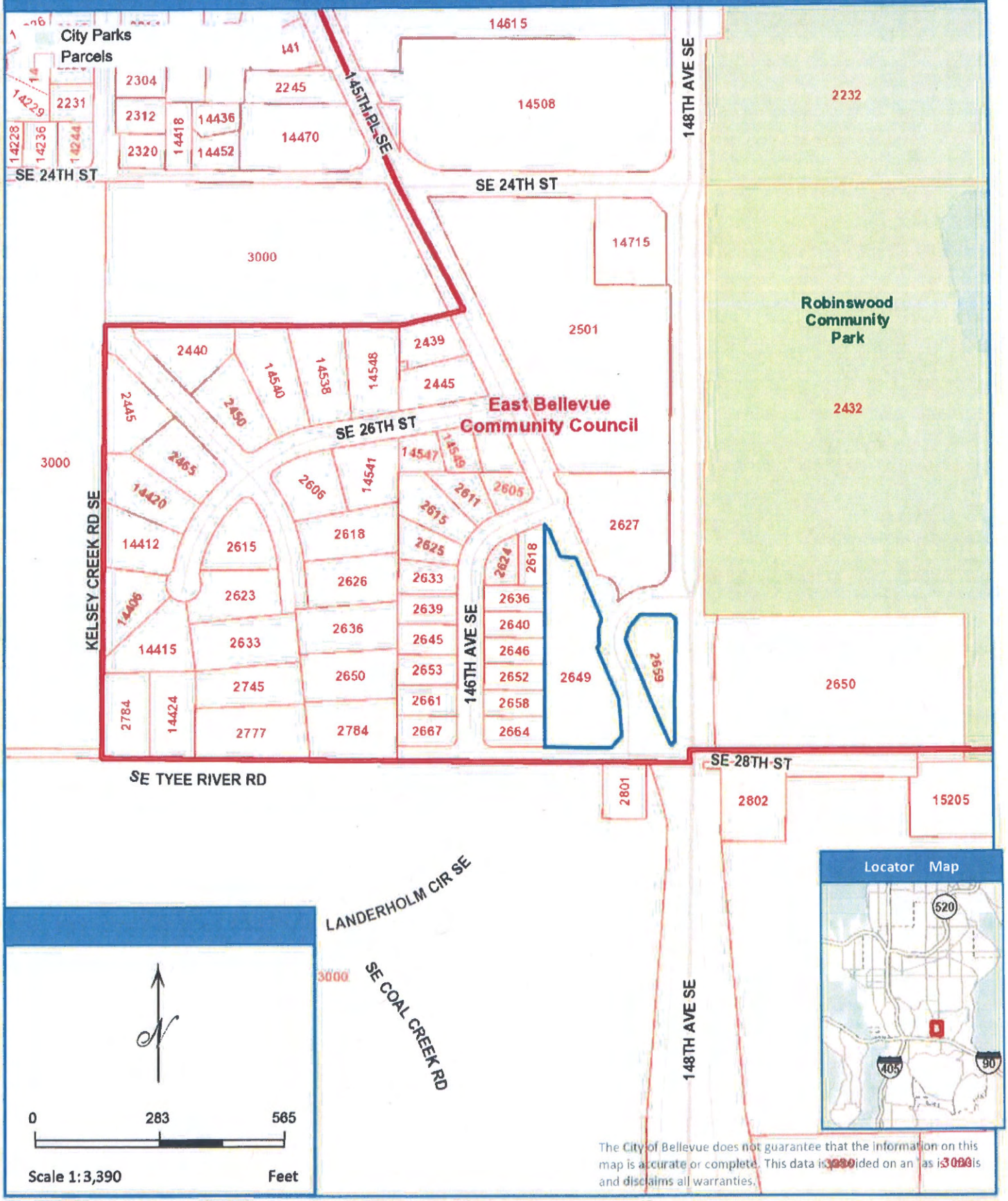
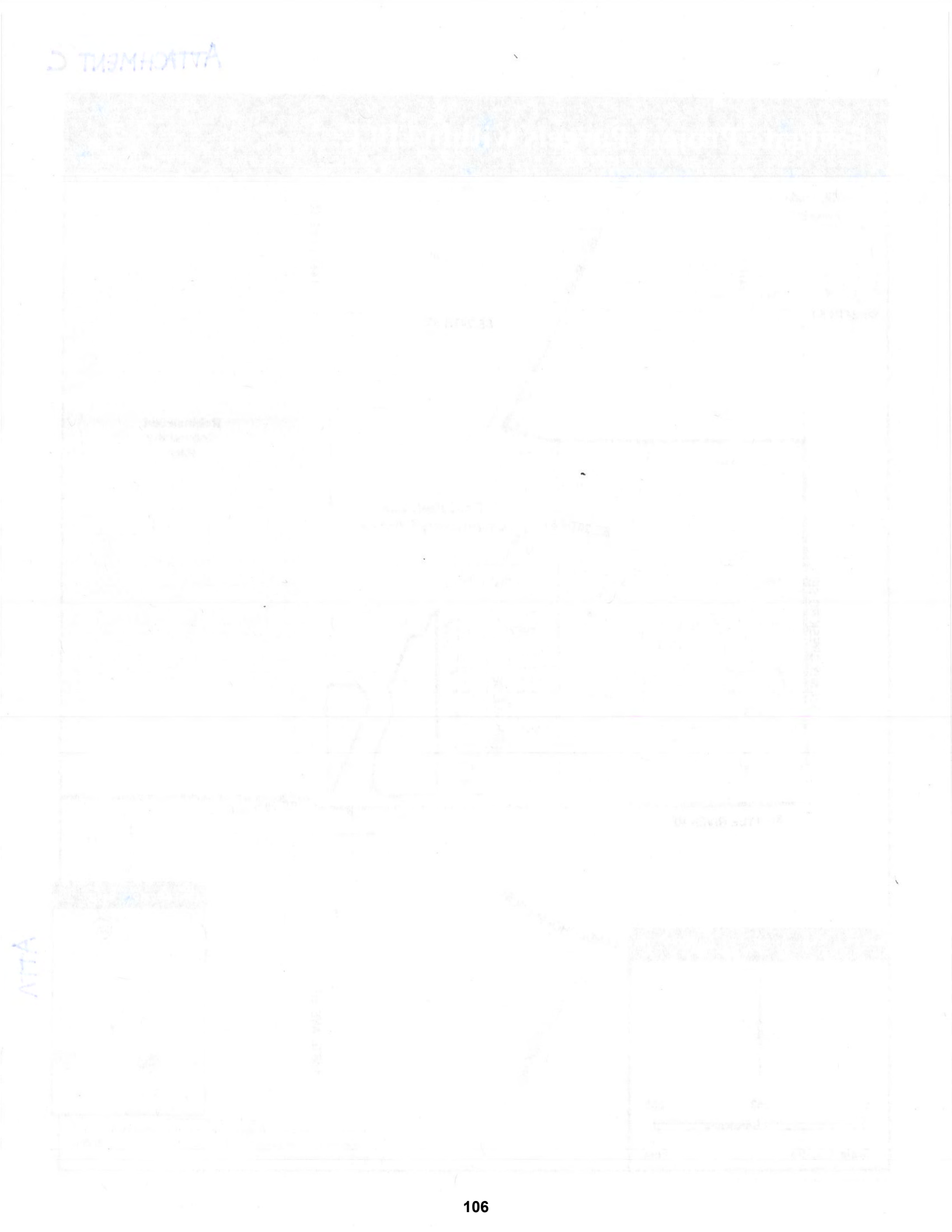
a. Twenty percent of the Buildable Area in an NB, PO, O, ~~or~~ OLB, or OLB 2 Land Use District;

b. Fifteen percent of the Buildable Area in an LI, GC, NMU, or CB Land Use District;

c. Twenty percent of the Buildable Area of the Development Area in an OLB-OS Land Use District.

ATTACHMENT C

Eastgate Project Parcels within EBCC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