City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Cascade Place II Code Interpretation**
Proposal Address:	**12727 and 12729 Northup Way**
Proposal Description:	The Applicant seeks a Formal Code Interpretation regarding the site commonly known as Cascade Place II and its status as an "Existing Condition" pursuant to LUC 20.25D.060 allowing continued leasing of spaces in buildings that were classified as Multiple Function Buildings for uses that were allowed under the prior Light Industrial Zone.
File Number:	**16-123551-DA**
Applicant:	Larry Martin of Davis Wright Tremaine, LLP on behalf of Brenner Construction Company., D/B/A Brenner Properties
Decisions Included:	Interpretation of the Land Use Code Existing Condition provisions pursuant to LUC 20.20D.060; (Process II, Part 20.30K LUC)
Legal Planner:	**Trisna Tanus**
State Environmental Policy Act Threshold Determination:	**EXEMPT**
Director's Decision:	**Interpretation of the Land Use Code** Michael A. Brennan, Director Development Services Department Carol V Helland Carol V. Helland, Land Use Director Development Services Department

Application Date:	January 27, 2016
Notice of Application Publication Date:	March 31, 2016
Decision Publication Date:	July 7, 2016
Project Appeal Deadline:	July 21, 2016

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6800. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

Interpretation of the Director
Bellevue File No. 16-123551-DA

I. INTRODUCTION

The Applicant, Larry Smith of Davis Wright Tremaine, LLP, on behalf of Brenner Construction Co., D/B/A Brenner Properties (Brenner) owns Cascade Place II located at 12727 and 12729 Northup Way on a 5.2 acre site designated with King County Assessor's Parcel Number 2825059057 (hereinafter referred to as "Cascade Place II"). The Applicant seeks a Formal Code Interpretation of the applicable land use regulations under Part 20.30K of the Land Use Code (LUC). A Formal Code Interpretation is processed pursuant to Part 20.30K LUC, and the Director's decision may be appealed as a Process II decision to the Hearing Examiner pursuant to Part 20.35 LUC.

Summary of the Interpretation Request:

The Applicant seeks interpretation as to whether Cascade Place II qualifies as an Existing Condition under LUC 20.25D.060 and as such, whether Brenner may lease spaces for all uses previously allowed in a Multiple Function Building or Complex under the previous Light Industrial Zoning regulations ("LI Zone").

Short Answer: Yes. The Applicant may lease spaces consistent with the uses permitted in a Multiple Function Building or Complex under the previous LI Zone because Cascade Place II qualifies as an Existing Development, thus an Existing Condition, pursuant to LUC 20.25D.060.

II. INTERPRETATION

A. Background.

Cascade Place II was initially developed in 1977-1981 and includes two buildings divided into approximately 50 small, individually-accessed tenant spaces with shared surface parking. The site was developed as a Multiple Function Building or Complex and designed to provide small, moderately-priced leased spaces to all types of businesses and uses allowed within the previous LI Zone. Cascade Place II was established and has been utilized as a Multiple Function Building Complex continuously with no evidence of discontinuation or destruction.

1. General Zoning Authority.

The City derives its zoning authority from its police powers granted under the Washington State Constitution, Art. XI, Sec. 11. Zoning is the legislative division of a community into areas within which only certain designated uses of land or structures are permitted.[1] In Bellevue, each property is classified into a land use district and is subject to applicable LUC requirements. LUC 20.10.050. In the current LUC, the purpose and scope of each land use district is described in LUC 20.10.180

[1] McQuillin, Municipal Corporation, §25.07, 21 (3rd ed. 1983).

specificity in LUC Chart 20.10.440 together with information regarding the applicable review procedure necessary to establish a particular use. LUC 20.10.370.B. Uses not included in the use charts are prohibited. LUC 20.10.400. The use charts are organized by general categories: Residential; Manufacturing; Transportation and Utilities; Wholesale and Retail; Services; Recreation; and Resources. *See*, LUC Chart 20.10.440. These categories are further grouped by land use district type: Residential, Downtown, Nonresidential Districts. *See*, *Id.*

The LUC provides specific and final authority to the Director to determine if a proposed use is included or excluded in a particular use category. LUC 20.10.420. The LUC also provides criteria for the Director to consider when making a determination regarding the inclusion or exclusion of a proposed use. LUC 20.10.420.A. The Director makes this determination according to the "characteristics of a proposed use" and based upon the Director's interpretation of the Standard Land Use Coding Manual, the Standards Industrial Classification Manual, and the North American Industry Classification System. LUC 20.10.420.A.

2. Prior Light Industrial Regulations, Bel-Red Zoning Amendments, and Existing Condition Regulations.

On May 18, 2009, the Bellevue City Council adopted Ordinance No. 5876, which repealed the previous applicable LI Zoning and associated regulations and implemented new Bel-Red zoning regulations under Part 20.25D LUC. The previous LI Zone and associated regulations are included as Attachment A hereto. Multiple Function Building or Complex is allowed in the previous LI Zone.[2] Under the new Bel-Red Zoning, Multiple Function Building or Complex is not allowed within the Bel-Red Zone. *See*, Part 20.25D LUC; LUC 20.50.034.

The definition of Multiple Function Building or Complex as contained in the LUC (Exhibit A) prior to the adoption of the Bel-Red Zoning is:

> **Multiple Function Building or Complex**. A building or complex of buildings containing multiple activities such as office, warehousing, manufacturing, or services, as determined by the Director of Planning and Community Development pursuant to LUC 20.10.440 [Land Use Charts].

The prior LI Zone outright permitted the following uses in a Multiple Function Building or Complex:

- Manufacturing, *except* Lumber and Wood; Paper; Chemicals; Rubber;
- Transportation and Utilities,[3] *except* Rail; Aircraft; Auto Parking; Park and Ride; Solid Waste Disposal; Utility Facility; Regional Utility System; On-Site Hazardous

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[2] *See, e.g.* Exhibit A—Chapter 20.10 Bellevue Land Use Code (2003).

[3] Radio and Television Broadcasting Studios are only allowed in the LI Zone if located in a multiple function building or complex. LUC 20.10.440, Transportation and Utilities, note 10.

Waste Treatment and Storage Facility; Off-Site Hazardous Waste Treatment and Storage Facility; and Essential Public Facility;

- Wholesale and Retail,[4] *except* Scrap Waste Materials, Livestock; Hardware Paint, Tile and Wallpaper Retail; General Merchandise Retail; Food and Convenience Store; Autos Retail; Motorcycles Retail; Apparel and Accessories Retail; Furniture and Home Furnishings Retail; Miscellaneous Retail Trade; Adult Retail; Pet Shop Retail; Computers Retail;
- Services,[5] *except* Finance, Insurance, and Real Estate Services; Funeral and Crematory Services; Cemeteries; Child Care Services; Rental and Leasing Services; Professional Medical/Health Services; Hospitals; Government Services; Military and Correctional Institutions; Secure Community Transition Facility; Professional and Labor Organizations Fraternal Lodge;
- Recreation, *only* Private Leisure and Open Space Areas; Public/Private Park; and
- Resources, *only* Veterinary Clinic and Hospital; Poultry Hatcheries; Fish Hatcheries.

See, Exhibit A.

The definition of Multiple Function Building or Complex in the current LUC 20.50.036 (emphasis added) is:

> **Multiple Function Building or Complex**. A building or complex of buildings containing multiple activities such as office, warehousing, manufacturing, or services, as determined by the Director pursuant to LUC 20.10.440 [Land Use Charts] provided <u>this definition does not apply to multiple function buildings or complexes located in Bel-Red Land Use Districts</u>.

As part of the Bel-Red zoning amendments, the City Council adopted LUC 20.25D.060, which sets forth the regulations governing Existing Conditions. The purpose for the Existing Condition regulations:

> Many existing uses and developments would not be allowed pursuant to the Bel-Red Land Use District Charts (refer to LUC 20.25D.070) and district-specific standards and guidelines in this Part 20.25D that are in effect to implement the policies of the Bel-Red Subarea Plan. The purpose of this section is to allow the continued operation of existing light industrial and service uses, and existing developments that were legally established when the Bel-Red Subarea Plan was adopted on May 26, 2009. An additional purpose of this section is to allow limited expansion of existing uses and developments that are

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[4] Eating and Drinking Establishments are only allowed in the LI Zone if located in a multiple function building or complex. LUC 20.10.440, Wholesale and Retail, note 13.

[5] Personal Services, Business Services, Professional Services, Administrative Offices, Computer Related Services, Research, Development and Testing Services are only allowed in the LI Zone if located in a multiple function building or complex. LUC 20.10.440, Services, notes 2, 5, and 9.

> compatible with residential and higher intensity mixed use development that was introduced with the adoption of the plan. LUC 20.25D.060.A.

LUC 20.25D.060.B provides that a site "may be considered an Existing Condition because it contains ***either*** an Existing Use or Existing Development . . . ." Existing Use and Existing Development are defined as follows:

> **Existing Use**. The use of a structure or land which was permitted when established, in existence on May 26, 2009, and not discontinued or destroyed, but is not otherwise allowed under LUC 20.25D.070.
>
> **Existing Development**. A structure or site development which was permitted when established, in existence on May 26, 2009, and not discontinued or destroyed, but does not otherwise comply with Part 20.25D LUC.

LUC 20.25D.060.B (emphasis added). A "site" is defined as "[a] lot or group of lots associated with a certain application, building or buildings or other development." LUC 20.50.046.

3. Existing Development Documentation.

The Applicant submitted documentation pursuant to LUC 20.25D.060.D to support that Cascade Complex II constitutes an Existing Development, which has been maintained over time, and not otherwise discontinued or destroyed. The submitted documents include a detailed narrative of the history of the site from the Applicant's attorney and a declaration of the record custodian and agent of Brenner with attached historical permitting and development records and color photographs of the buildings.

These documents show that Cascade Place II was developed as a Multiple Function Building or Complex initially in 1977 – 1981, which accommodated approximately 50 small, individually-accessed tenant spaces with shared surface parking. Since its initial development, Cascade Place II has been commercially leased to tenants engaged in multiple activities allowed in the LI Zone. The Applicant notes that Cascade Place II was originally intended to be and has consistently and continuously been leased to small tenants of varying commercial endeavors. The Applicant desires to continue to market and lease its tenant spaces to the broad range of uses and businesses allowed in a Multiple Function Building or Complex under the prior LI Zone.

Neighboring properties are currently being used by industrial type businesses such as Pacific Topsoil's storage and loading yard; the Metro bus maintenance base; Republic Services/Allied Waste garbage hauling and recycling warehouse facility; and Cadman sand and gravel operation.

B. Analysis.

The Applicant seeks interpretation as to whether Cascade Place II qualifies as an Existing Condition under LUC 20.25D.060 in order to allow leasing for all uses previously allowed as a Multiple Function Building or Complex under the LI Zone versus the current Bel-Red Zone. The

Applicant contends that it has leased spaces in the Cascade Place II for uses allowed in the LI Zone. LUC 20.25D.060.B provides that a site may be considered an Existing Condition if it contains ***either*** an Existing Use or Existing Development as defined in the previous section above.

Cascade Place II was developed as a two-building project and constitutes a "site" as defined in LUC 20.50.046. The Cascade Place II property, both structure (tenant spaces) and land (shared surface parking), was permitted, developed, and was in existence on May 26, 2009 as a Multiple Function Building or Complex, commercially leased to a variety of uses allowed under the prior LI Zone. Such uses and development were without discontinuation or destruction until present day. Pursuant to LUC 20.25D.060.B, Cascade Place II is appropriately an Existing Development, qualifying it as an Existing Condition.

Furthermore, the purpose for the Existing Condition regulations support this determination. LUC 20.25D.060.A memorializes the recognition that many existing uses and developments would no longer be allowed under the Bel-Red Zone and the legislative intent to allow the continued operation of existing uses and developments that were legally established prior to the adoption of the Bel-Red Subarea Plan on May 26, 2009. *See*, LUC 20.25D.060.A. In this instant case, the type of development (Multiple Function Building or Complex) of Cascade Place II and certain existing uses are no longer allowed in the Bel-Red Zone, though they were legally established prior to May 26, 2009. Therefore, pursuant to LUC 20.25D.060.A, the City Council intended for those existing uses in the Multiple Function Building or Complex to be allowed to continue as an Existing Condition.

C. Conclusion.

Cascade Place II was permitted and developed as a Multiple Function Building or Complex under a prior LI Zone, which was in place before the adoption of the Bel-Red zoning regulations on May 26, 2009. Since its establishment until now, Cascade Place II has operated as a Multiple Function Building or Complex and continuously leased spaces to tenants for various uses allowable under the prior LI Zone. As such, Cascade Place II is an Existing Development and qualifies as an Existing Condition pursuant to LUC 20.25D.060.B. Cascade Place II may lease space for all uses previously allowed in a Multiple Function Building or Complex under the LI Zone, which for ease of reference, are listed in Section A.2 above.

The accommodation of uses shall be limited to leasing of tenant spaces in Cascade Place II and conditioned upon Cascade Place II's continued function as a Multiple Function Building or Complex as it was originally established pursuant to LUC 20.25D.060.B. Moreover, per LUC 20.25D.060.A and consistent with the legislative intent to allow the continued operation of existing uses and developments that were previously legally established, this accommodation shall not be construed as an entitlement to permanently establish LI uses on the site if it ceases to be used consistent with the definition of a multifunction building or the site is redeveloped in the future.

In addition, Cascade Place II shall comply with all applicable regulations contained in LUC 20.25D.060.D as it exists today or as it may otherwise be amended as well as all other applicable land use code provisions. For instance, any expansion or modification of Cascade Place II shall

comply with any applicable requirements contained in Part 20.25H LUC and modifications to existing signs associated with Cascade Place II shall comply with the requirements of the Sign Code, Chapter 22B.10 BCC.

III. FACTORS FOR CONSIDERATION

In making an interpretation of the provisions of the LUC, the Director shall take the following factors into consideration. LUC 20.30K.140.

A. Applicable Provisions of the Land Use Code.

The applicable LUC provisions considered in this formal code interpretation include the following:

1. LUC 20.10.010 Purpose of Land Use Districts
2. LUC 20.10.020 Establishment of Land Use Districts
3. LUC 20.10.050 Property Classified
4. LUC 20.10.370.B Permitted Uses
5. LUC 20.10.400 Use Chart Described
6. LUC 20.10.420 Interpretation of Land Use Charts by Director
7. LUC 20.10.440 Land Use Charts
8. LUC 20.50.034 Definition of Multiple Function Building or Complex
9. LUC 20.25D.060 Existing Condition Provision for Bel-Red
10. LUC 20.50.046 Definition of Site
11. Part 20.30K LUC Interpretation of the Land Use Code
12. LUC 20.10.440 (2003) Land Use Charts (prior to Bel-Red zoning adoption)
13. LUC 20.50.034 (2003) Definition of Multiple Function Building or Complex (prior to Bel-Red zoning adoption)

B. The Impact of the Interpretation on other Provisions of the Land Use Code.

This interpretation impacts only application of the above referenced code provisions with respect to Cascade Place II, which has been classified as an Existing Development based on the following considerations: (1) development of the site as a Multiple Function Building or Complex prior to May 26, 2009; (2) continued use of the complex as a Multiple Function Building or Complex and not otherwise destroyed; (3) provision of appropriate documentation pursuant to LUC 20.25D.060.D. This interpretation does not have an impact on other existing sites within the City of Bellevue nor other provisions of the LUC.

C. The Implications of the Interpretation for Development within the City as a whole.

This interpretation is consistent with the purpose of the Existing Conditions regulations contained in LUC 20.25D.060, which are applicable only within the Bel-Red Land Use District.

D. Applicable Provisions of the Comprehensive Plan and other Relevant Codes and Policies.

This interpretation is consistent with the Bel Red Subarea Comprehensive Plan, specifically Policy S-BR-9, which provides:

> POLICY S-BR-9. Accommodate existing light industrial uses that were legally established as of the date of this Plan's adoption, by allowing for their continued operation, expansion including site expansion outside of nodes, and re-building if destroyed. Preclude new light industrial uses from being established, and discontinued light industrial uses from being re-established, with the exception that light industrial uses of limited size (less than 20,000 square feet) are appropriate outside transit nodes and stand-alone residential areas.

IV. EFFECT OF INTERPRETATION

Pursuant to LUC 20.30K.150, an interpretation of any Land Use Code provision issued under Chapter 20.30K LUC shall have the same effect as any provision of the Land Use Code. An interpretation of the Land Use Code remains in effect until or if rescinded in writing by the Director. LUC 20.30K.155.

V. APPEAL

An Interpretation of the Land Use Code under Chapter 20.35.015 is a Process II administrative land use decision made by the Director. Pursuant to LUC 20.35.250, Process II decisions may be appealed to the Hearing Examiner by providing a written statement of appeal and the appeal notification form to the City Clerk not later than 5:00 p.m. on the 14th day following the date of publication of the decision of the Director.

Chapter 20.10

LAND USE DISTRICTS

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20.10.010 Purpose of land use districts.

The City is divided into land use districts established in this Code with the intent to provide for the geographic distribution of land uses as contemplated by the City's goals, policies, master plans and programs; to maintain stability in land use commitments through the provision of harmonious groupings of uses possessing compatible characteristics and levels of activity; to maintain commitments in public service facilities such as transportation systems, parks and utilities; and to provide an efficient and compatible relationship of land uses and land use districts.

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*

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

** Not effective within the jurisdiction of the East Bellevue Community Council.*
(Ord. 5480, 10-20-03, § 1; Ord. 5475, 10-20-03, § 1; Ord. 5403, 8-5-02, § 1; Ord. 5385, 7-15-02, § 2; Ord. 5089, 8-3-98, § 1; Ord. 4654, 6-6-94, § 1; Ord. 4270, 7-8-91, § 1; Ord. 3219, 1-17-83, § 1)

20.10.040 Land use district map.

The designation, location and boundaries of the land use districts and Shoreline Overlay District established by this Code are as shown and depicted on the official land use map(s) of the City, which shall be maintained as such and which are hereby incorporated herein by reference as a part of this Code, and given Clerk's Receiving No. 4972. (Ord. 3145, 9-27-82, § 2)

20.10.050 Property classified.

Each property in the City of Bellevue is hereby classified pursuant to this Code and is subject to the requirements of this Code.

20.10.060 Interpretation of map boundaries.

When uncertainty exists as to the boundaries of any use district established on the City's land use map(s), the following rules of construction shall apply:

A. Where district boundaries are indicated as approximately following the centerline of streets, alleys or highways, the actual centerline shall be construed to be the boundary.

B. Where district boundaries are indicated as running approximately parallel to the centerline of a street, the boundary line shall be construed to be parallel to the centerline of the street.

C. Where district boundaries are indicated as approximately following lot or tract lines, the actual lot or tract lines shall be construed to be the boundary lines of such use district.

D. Unmapped shorelands shall be considered to be within the same land use district as the adjacent upland as shown on the use district map(s).

E. Where a public street or alley is officially vacated or abandoned, the regulations applicable to the abutting property to which the vacated portion shall revert, shall apply to such vacated or abandoned street or alley.

F. In case uncertainty exists which cannot be determined by application of the foregoing rules, the Planning Commission shall recommend, and the City Council shall determine, the location of such use district boundaries.

G. Shoreline Overlay (S-O) District boundaries are as described in LUC 20.25E.010, and are not subject to these rules of construction. (Ord. 4654, 6-6-94, § 2; Ord. 3145, 9-27-82, § 3)

20.10.080 Newly annexed territory – Procedures for classification.

All territory annexed to the City shall receive a land use designation by the City in a timely manner upon fulfillment of the procedures and requirements for reclassification, contained in Part 20.30A LUC. (Ord. 3530, 8-12-85, § 1)

20.10.100 District descriptions.

LUC 20.10.180 through 20.10.395 describe the purpose and scope of the City's land use districts. These sections may be used to guide the interpretation of the regulations associated with each district. (Ord. 5385, 7-15-02, § 3; Ord. 5232, 7-17-00, § 1; Ord. 4654, 6-6-94, § 3; Ord. 3145, 9-27-82, § 4)

20.10.180 Single-Family Residential Estate Districts (R-1, R-1.8).

Single-Family Residential Estate Districts provide for a low density residential environment (1 and 1.8 dwellings per acre) which may serve to protect steep slopes or unstable land from overdevelopment and may include agricultural uses and activities compatible with low residential density. (Ord. 4654, 6-6-94, § 6; Ord. 4270, 7-8-91, § 2; Ord. 3145, 9-27-82, § 8)

20.10.200 Single-Family Residential Districts (R-2.5, R-3.5, R-4, R-5, R-7.5).*

Single-Family Residential Districts provide for residential areas of low to moderate densities (2.5, 3.5, 4, 5 and 7.5 dwellings per acre), and permit compatible, related activities. (Ord. 5475, 10-20-03, § 2; Ord. 4654, 6-6-94, § 7; Ord. 4270, 7-8-91, § 3; Ord. 3145, 9-27-82, § 9)

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

20.10.200 Suburban Residential Districts (R-2.5, R-3.5, R-4, R-5).*

Suburban Residential Districts provide for residential areas of low to moderate densities (2.5, 3.5, 4 and 5 dwellings per acre), and permit compatible, related activities. (Ord. 4654, 6-6-94, § 8; Ord. 3145, 9-27-82, § 9)

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

20.10.220 Multifamily Residential Districts (R-10, R-15, R-20, R-30).

Multifamily Residential Districts provide areas for attached residential dwellings of low density (10 units per acre) and of moderate density (15, 20, and 30 dwellings per acre). The R-20 and R-30 Districts are intended to be convenient to centers of employment and have primary access to arterial streets. The R-10 and R-15 Districts are more restrictive and may be utilized as a buffer between Suburban Residential Districts and moderate density residential or commercial districts. (Ord. 4654, 6-6-94, § 9; Ord. 4270, 7-8-91, § 4; Ord. 3145, 9-27-82, § 10)

20.10.240 Professional Office District (PO).

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. (Ord. 4654, 6-6-94, § 10; Ord. 3145, 9-27-82, § 11)

20.10.260 Office District (O).

Office Districts provide areas for business, financial and professional service offices, located on arterial or commercial access streets. In the proximity of other major business and commercial districts, this district may serve as a buffer between residential areas and more intensive commercial districts. (Ord. 4654, 6-6-94, § 11; Ord. 3145, 9-27-82, § 12)

20.10.280 Office and Limited Business District (OLB).

Office and Limited Business Districts provide areas for the location of integrated complexes made up of offices, hotels or motels, eating establishments and retail sales accessory to permitted uses. Such districts are located in areas that abut and have convenient access to freeways and major highways. (Ord. 4654, 6-6-94, § 12; Ord. 3145, 9-27-82, § 13)

20.10.290 Office and Limited Business-Open Space District (OLB-OS).

Office and Limited Business-Open Space Districts provide for significant amounts of open space and for offices, hotels, or motels, and other uses permitted in the Office and Limited Business District, except for residential uses. The OLB-OS properties are developed as a cohesive site with unified building design. The open space area is reserved for public use and access and may include active and passive recreational uses. OLB-OS properties are at least 25 acres in size with at least 40 percent of the total site area reserved as a contiguous open space area. (Ord. 5403, 8-5-02, § 2)

20.10.300 Light Industrial District (LI).

Light Industrial Districts provide for the location of a broad array of activities, including manufacturing, wholesale trade and distribution activities. Offices are discouraged unless they support the primary functions of the LI District. Sales of goods and services subordinate to permitted activities and sales of bulky or large scale items are appropriate, except for auto sales and rentals which are appropriate only in certain locations. (Ord. 4176, 11-26-90, § 1; Ord. 3145, 9-27-82, § 14)

20.10.320 General Commercial District (GC).

General Commercial is a mixed retail and commercial designation that provides for the location of a wide variety of business activities that provide goods and services to other businesses and the general public. (Ord. 5434, 1-21-03, § 1; Ord. 4176, 11-26-90, § 2; Ord. 3145, 9-27-82, § 15)

20.10.340 Neighborhood Business District (NB).

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. (Ord. 5430, 1-21-03, § 1; Ord. 4654, 6-6-94, § 13; Ord. 4422, 9-28-92, § 1; Ord. 3145, 9-27-82, § 16)

20.10.360 Community Business District (CB).

Community Business Districts serve community markets and provide areas for the location of services and retail outlets, other than Downtown. (Ord. 4654, 6-6-94, § 14; Ord. 3145, 9-27-82, § 17)

20.10.370 Downtown (D).

A. Purpose.

Downtown is the financial and business hub of the community. It is to be developed as an aesthetically attractive area of intense use. Toward this end, the City shall encourage the development of regional retail shopping facilities and major mixed office complexes along with specialty retail, business support services, urban residential, hotel and institutional uses. Certain areas of Downtown are to be more intensively developed in order to facilitate pedestrian circulation. Development must enhance people orientation, and provide for the needs, activities, and interests of people. The City will encourage land uses which emphasize variety, mixed uses, and unity of form within buildings or complexes. Specific land use districts have been established within the Downtown District to permit variation in use and development standards in order to implement the objectives of the Downtown Subarea Plan.

1. Downtown-Office District 1 (Downtown-O-1). The purpose of the Downtown-O-1 Land Use District is to provide an area for the most intensive business, financial, specialized retail, hotel, entertainment, and urban residential activities. The district is limited in extent in order to provide the level of intensity needed to encourage and facilitate a significant level of transit service. Pedestrian-attracting day and nighttime activities are encouraged. Transit and pedestrian facilities linking them are encouraged; long-term parking and other automobile oriented uses are discouraged.

2. Downtown-Office District 2 (Downtown-O-2). The purpose of the Downtown-O-2 Land Use District is to provide an area for intensive business, financial, retail, hotel, entertainment, institutional, and urban residential use to serve as a transition between the more intensive Downtown-O-1 Land Use District and the lesser intensive Downtown-Multiple Use Land Use District.

3. Downtown-Multiple Use District (Downtown-MU). The purpose of the Downtown-MU Land Use District is to provide an area for a wide range of retail activity, low intensity offices, Downtown support services, and residential uses. Multiple uses are encouraged on individual sites, and in individual buildings, as well as broadly in the district as a whole.

4. Downtown-Residential District (Downtown-R). The purpose of the Downtown-R Land Use District is to provide an area for the City's most intensive urban residential uses. Limited office and retail uses are permitted secondary to residential use, in order to provide the amenity of shopping and services within easy walking distance of residential structures.

5. Downtown-Old Bellevue District (Downtown-OB). The purpose of the Downtown-OB Land Use District is to describe the Old Bellevue area and assure compatibility of new development with the scale and intensity of the area. The social and historic qualities of this area are to be preserved.

6. Downtown-Office and Limited Business District (Downtown-OLB). The purpose of the Downtown-OLB Land Use District is to provide an area for the location of integrated complexes made up of offices, and hotels or motels, with eating establishments and retail sales secondary to these primary uses. The district abuts and has convenient access to the I-405 Freeway.

B. Permitted Uses.

Specific categories of uses are listed in Chart 20.10.440. LUC 20.10.400 and 20.10.420 explain Chart 20.10.440 and refer to the applicable review procedures.

C. General Development Requirements.

Regulations applying to specific structures or activities are found listed alphabetically in Chapter 20.20 LUC; consult the alphabetical Key Word Index in the beginning of that chapter. Additional development requirements for downtown are found in Chapter 20.25 LUC.

D. Area and dimensional requirements are found in LUC 20.25A.020.A.2; specific exceptions to the requirements in the chart are given in the sections immediately following it. All structures shall conform to these requirements. (Ord. 5496, 11-17-03, § 1; Ord. 4654, 6-6-94, § 15; Ord. 2945, 2-2-81, § 2)

20.10.380 Evergreen Highlands Design District (EH).

A. Purpose.

The Evergreen Highlands Design District provides an area for the location of high technology research and development facilities; associated light assembly and warehousing; other manufacturing uses with similar character, intensity and impact; support service and retail uses; office uses; corporate headquarters and residential uses. It represents a unique land resource, and is to be developed as a well integrated, mixed-use district sensitive to natural constraints and surrounding established development patterns. All development should exhibit high quality design, and maintain high performance levels.

B. The Evergreen Highlands Design District is divided into four performance areas as delineated by the Evergreen Highlands Zoning Map. These performance areas constitute separate land use districts and permit variation in use and development standards in order to implement the goals and policies of the Evergreen Highlands Subarea Plan, and to insure attention to specific environmental features of the various performance areas.

1. Evergreen Highlands Performance Area A (EH-A). The purpose of this performance area is to provide a location for Medium Density Multifamily development, not exceeding 11 units per gross acre. This performance area is intended to provide housing opportunities, and to serve as a transition to the single-family housing adjacent to the Evergreen Highlands Design District.

2. Evergreen Highlands Performance Area B (EH-B). The purpose of this performance area is to provide a location for lower intensity office uses. It serves as a transition between the residential development in Performance Area A and the higher intensity nonresidential uses in Performance Area C. This performance area constitutes the area of highest environmental sensitivity within the Design District, and development must reflect the natural limitations of the land.

3. Evergreen Highlands Performance Area C (EH-C). The purpose of this performance area is to provide a location for research and development activity, office uses, and convenience retail and service uses. This performance area will serve as the focal point for the entire Design District. It must be developed in a campus-like research and development park theme, and should be compatible with nearby less intense areas.

4. Evergreen Highlands Performance Area D (EH-D). The purpose of this performance area is to provide a location for office uses. It serves as a transition between the concentration of research and development and office uses to the north and the surrounding land use districts. (Ord. 3219, 1-17-83, § 2)

20.10.390 Institutional District.

Institutional Districts provide for the location of hospital and government uses. The purpose of the district is to encourage comprehensive long-term master development planning and to allow flexible dimensional standards to facilitate major institutions in developing and providing the vital public services offered by these institutions. (Ord. 5475, 10-20-03, § 3; Ord. 4288, 10-7-91, § 1)

20.10.395 Factoria Land Use Districts (F).

A. Factoria Land Use District 1 (F1). Factoria, F1 District is a mixed-use residential and regional retail center located adjacent to freeway corridors. It is to be developed as an aesthetically attractive urban village center to serve the Factoria community as well as shoppers attracted to the retail stores. Specific development areas and design guidelines apply within the district. Total size of the district is approximately 40 acres.

B. Factoria Land Use District 2 (F2). Factoria, F2 District provides for intensive office, movie theater, and service uses adjacent to freeway corridors in the Factoria area.

C. Factoria Land Use District 3 (F3). Factoria, F3 District provides for highly intensive office use in an integrated complex adjacent to freeway corridors in the Factoria area. This is the most intensive office district outside the Downtown. (Ord. 5385, 7-15-02, § 4)

20.10.400 Use chart described – Interpretation.

In Chart 20.10.440, 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.

A. 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 certain short-term uses (see Temporary Use Permits, Part 20.30M LUC).

B. If the symbol "P" appears in the box at the intersection of the column and row, the use is permitted subject to general requirements for the use and the use district.

C. 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 or 20.30C LUC and to general requirements for the use and the use district.

D. 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 and to general requirements for the use and the use district.

E. If the symbol "PD" appears in the box at the intersection of the column and the row, the use is permitted subject to the Planned Unit Development provisions as specified in Part 20.30D LUC and to general requirements for the use and the use district.

F. 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 limitation indicated in the corresponding Note. (Ord. 3530, 8-12-85, §§ 2 – 5; Ord. 3145, 9-27-82, § 20)

20.10.420 Interpretation of chart by Director of Planning and Community Development – Appeal.

A. In the case of a question as to the inclusion or exclusion of a particular proposed use in a particular use category, the Director of Planning and Community Development shall have the authority to make the final determination. The Director of Planning and Community Development shall make the determination according to the characteristics of the operation of the proposed use and based upon the Director's interpretation of the Standard Land Use Coding Manual and the Standard Industrial Classification Manual.

   Examples: A large sales office, where business is conducted by telephone or not on the premises, where no goods other than samples pass into or out of the site, is an office rather than a retail or wholesale use; a shop selling handcrafted items made on the premises where the manufacturing processes are undetectable outside the premises and require no heavy trucking, is a retail use, not a manufacturing use.

B. In the case of a conflict between the general description and the Use Chart, the chart shall prevail.

C. An interpretation of LUC 20.10.440 relating to the inclusion or exclusion of a proposed use will be processed using Part 20.30K LUC, Interpretation of the Land Use Code. (Ord. 3530, 8-12-85, § 6)

20.10.440 Land use charts.

Chart 20.10.440

Uses in land use districts

Residential Estates

Suburban

Residential – Residential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
1	Residential											
	Single-Family Dwelling (3)	P	P	P	P	P	P	P	P	P	P	P
	Two to Four Dwelling Units Per Structure (6)	PD	PD	PD	PD	PD	PD	PD	P	P	P	P
	Five or More Dwelling Units Per Structure (6)	PD	PD	PD	PD	PD	PD	PD	P	P	P	P
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities								C	P	P	P
	Senior Citizen Dwellings (4,7*)	PD 5	PD 5	PD 5	PD 5	PD 5	PD 5	PD 5	P	P	P	P
13 15	Hotels and Motels											
	Congregate Care Senior Housing (4,7*)								P	P	P	P
6516	Nursing Home (7*)								C	P	P	P
	Assisted Living (4,7*)								C	P	P	P
	Accessory Dwelling Unit (9)	S	S	S	S	S	S	S	S	S	S	S

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.
Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.
Permitted uses in the Institutional District are listed in LUC 20.25J.020.
** Not effective within the jurisdiction of the East Bellevue Community Council.*

KEY

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

Chart 20.10.440

Uses in land use districts

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

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.
Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.
Permitted uses in the Institutional District are listed in LUC 20.25J.020.
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Chart 20.10.440

Uses in land use districts

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

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.
Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.
Permitted uses in the Institutional District are listed in LUC 20.25J.020.
** Not effective within the jurisdiction of the East Bellevue Community Council.*
(Ord. 5480, 10-20-03, § 2; Ord. 5476, 10-20-03, § 1; Ord. 5475, 10-20-03, § 4; Ord. 5404, 8-5-02, § 1; Ord. 5403, 8-5-02, § 3; Ord. 5385, 7-15-02, § 5; Ord. 5234, 7-17-00, § 1; Ord. 5089, 8-3-98, § 3; Ord. 4999, 7-7-97, § 1; Ord. 4959, 1-6-97, § 1; Ord. 4861, 3-28-96, § 16; Ord. 4816, 12-4-95, § 401; Ord. 4696-A, 11-21-94, § 2; Ord. 4498, 3-15-93, § 1; Ord. 4422, 9-28-92, § 2; Ord. 3530, 8-12-85, § 7)

KEY

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

Notes: Uses in land use districts – Residential

(1) No more than 50 percent of the gross floor area of the structure shall be devoted to residential use in O Districts, unless Conditional Use Permit approval is obtained and the applicable Comprehensive Plan policies do not discourage multifamily uses.

(2) (Deleted by Ord. 4999).

(3) A boardinghouse or bed and breakfast is permitted in a single-family dwelling provided the requirements of LUC 20.20.140 are met.

(4) An agreement must be recorded with the King County Department of Records and Elections restricting senior citizen dwellings, congregate care senior housing, or assisted living to remain in perpetuity as senior housing.

(5) Through the planned unit development process, senior citizen dwellings may include common dining and recreation facilities.

(6) Multifamily development in Planning Districts A and B of the Crossroads Subarea is not allowed. Multifamily development in Planning District E of the Crossroads Subarea north of NE 8th Street is not allowed. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E.

(7) In Planning Districts A and B of the Crossroads Subarea and in Planning District E of the Crossroads Subarea north of NE 8th Street, existing legal nonconforming multifamily uses can be converted to senior citizen housing, congregate care senior housing, assisted living or nursing homes. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E.*

(8) These residential uses are permitted in NB Districts only if located on the second floor and above the permitted ground floor nonresidential uses.

(9) Accessory dwelling units are permitted only as subordinate to single-family dwellings and are subject to the provisions of LUC 20.20.120.

(10) (Deleted by Ord. 4999).

(11) (Deleted by Ord. 4999).

(12) (Deleted by Ord. 4999).

(13) (Deleted by Ord. 4999).

(14) (Deleted by Ord. 4999).

(15) One single-family dwelling unit, occupying no more than 25 percent of the floor area of the structure, is permitted in the PO District. (Ord. 5480, 10-20-03, § 2; Ord. 5476, 10-20-03, § 1; Ord. 5475, 10-20-03, § 4; Ord. 5404, 8-5-02, § 1; Ord. 5403, 8-5-02, § 3; Ord. 5385, 7-15-02, § 5; Ord. 5234, 7-17-00, § 1; Ord. 5089, 8-3-98, § 3; Ord. 4999, 7-7-97, § 1; Ord. 4959, 1-6-97, § 1; Ord. 4861, 3-28-96, §16; Ord. 4816, 12-4-95, § 401; Ord. 4696-A, 11-21-94, § 2; Ord. 4498, 3-15-93, § 1; Ord. 4422, 9-28-92, § 2; Ord. 4255, 6-3-91, § 1; Ord. 4065, 10-23-89, § 1; Ord. 4028, 7-17-89, § 1; Ord. 2945, 2-2-81, § 5)

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Chart 20.10.440

Uses in land use districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Manufacturing – Residential Districts										
		R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
2 and 3	Manufacturing (1,4)											
21	Food and Beverage Products Mfg.											
22	Textile Products Mfg.											
23	Apparel, Fabric, Accessories and Leather Goods Mfg.											
24	Lumber and Wood Products Mfg.											
25	Furniture and Fixtures Mfg.											
26	Paper Products Mfg.											
27	Printing, Publishing and Allied Industries											
28	Chemicals and Related Products Mfg.											
31	Rubber Products Mfg.											
314	Misc. Plastic Products Mfg.											
321 322 324 325 327	Light Stone, Clay, and Glass Products Mfg.; Glass, Pottery and China Ceramic Products, Stone Cutting and Engraving											
329	Handcrafted Products Mfg.											
3427	Computers, Office Machines and Equipment Mfg.											
3433 3434 3435 3436 3437	Electrical Equipment Mfg.; Appliances, Lighting, Radio, TV Communications, Equipment and Component Parts											
3491 3492 3493 3495 3497	Fabricated Metal Products Mfg.; Containers, Hand Tools, Heating Equipment, Screw Products, Coating and Plating											
35	Measuring, Analyzing and Controlling Instruments, Photographic, Medical and Optical Goods; Watches and Clocks Mfg.; Computer Software											

Manufacturing – Residential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
3997	Signs and Advertising Display Mfg.											
3999	Misc. Light Fabrication Assembly and Mfg. Not Elsewhere Classified											

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.
Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.
Permitted uses in the Institutional District are listed in LUC 20.25J.020.
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Chart 20.10.440

Uses in land use districts

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

Manufacturing – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office PO	Office O	Office/Limited Business OLB	Light Industry LI	General Commercial GC	Neighborhood Business NB	Community Business CB	Factoria Land Use District 1 F1	Factoria Land Use District 2 F2	Factoria Land Use District 3 F3
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 Institutional District are listed in LUC 20.25J.020.
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S – Permitted only as a subordinate use to a permitted or special use

Chart 20.10.440

Uses in land use districts

Manufacturing – Downtown Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office District 1 DNTN O-1	Downtown Office District 2 DNTN O-2	Downtown Mixed Use District DNTN MU	Downtown Residential District DNTN R	Downtown Old Bellevue District DNTN OB	Downtown Office and Limited Business District DNTN OLB
2 and 3	Manufacturing (1,4)						
21	Food and Beverage Products Mfg.						
22	Textile Products Mfg.						
23	Apparel, Fabric, Accessories and Leather Goods Mfg.						
24	Lumber and Wood Products Mfg.						
25	Furniture and Fixtures Mfg.						
26	Paper Products Mfg.						
27	Printing, Publishing and Allied Industries	S	S	S			
28	Chemicals and Related Products Mfg.						
31	Rubber Products Mfg.						
314	Misc. Plastic Products Mfg.						
321 322 324 325 327	Light Stone, Clay, and Glass Products Mfg.; Glass, Pottery and China Ceramic Products, Stone Cutting and Engraving						
329	Handcrafted Products Mfg.	S	S	S	S	S	S
3427	Computers, Office Machines and Equipment Mfg.						
3433 3434 3435 3436 3437	Electrical Equipment Mfg.; Appliances, Lighting, Radio, TV Communications, Equipment and Component Parts						
3491 3492 3493 3495 3497	Fabricated Metal Products Mfg.; Containers, Hand Tools, Heating Equipment, Screw Products, Coating and Plating						
35	Measuring, Analyzing and Controlling Instruments, Photographic, Medical and Optical Goods; Watches and Clocks Mfg.; Computer Software						

Manufacturing – Downtown Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
3997	Signs and Advertising Display Mfg.						
3999	Misc. Light Fabrication Assembly and Mfg. Not Elsewhere Classified						

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.
Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.
Permitted uses in the Institutional District are listed in LUC 20.25J.020.
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(Ord. 5480, 10-20-03, § 2; Ord. 5475, 10-20-03, § 4; Ord. 5403, 8-5-02, § 3; Ord. 5385, 7-15-02, § 5; Ord. 5089, 8-3-98, § 3; Ord. 4979, 3-17-97, § 1; Ord. 4973, 3-3-97, § 301; Ord. 3530, 8-12-85, § 7)

KEY

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

Notes: Uses in land use districts – Manufacturing

(1) Manufacturing uses exclude concrete batch plants and primary metal industries such as foundries, smelters, blast furnaces and rolling mills.

(2) Paper Products Mfg. excludes paper and pulp manufacturing in LI Districts.

(3) Manufacture of flammable, dangerous or explosive materials is excluded in LI Districts.

(4) An office is permitted if accessory and subordinate to a manufacturing use.

(5) Food and beverage public tasting rooms are permitted only as a subordinate use to the manufacturing use. (Ord. 5480, 10-20-03, § 2; Ord. 5475, 10-20-03, § 4; Ord. 5403, 8-5-02, § 3; Ord. 5385, 7-15-02, § 5; Ord. 5089, 8-3-98, § 3; Ord. 4979, 3-17-97, § 1; Ord. 4973, 3-3-97, § 301; Ord. 4816, 12-4-95, § 401; Ord. 4028, 7-17-89, § 1; Ord. 2945, 2-2-81, § 5)

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Chart 20.10.440

Uses in land use districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Transportation and Utilities – Residential Districts										
		R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
4	Transportation, Communications and Utilities											
41	Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops	C	C	C	C	C	C	C	C	C	C	C
42 4291	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters											
4214 422	Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services											
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance	C 11	C 11	C 11	C 11	C 11	C 11	C 11	C 11	C 11	C 11	C 11
	Accessory Parking (6)	P 3	P 3	P 3	P 3	P 3	P 3	P 3	P 3	P 3	P 3	P 3
46	Auto Parking: Commercial Lots and Garages											
	Park and Ride (5)	C	C	C	C	C	C	C	C	C	C	C
475	Radio and Television Broadcasting Studios											
485	Solid Waste Disposal (19)											
	Highway and Street Right-of-Way	P	P	P	P	P	P	P	P	P	P	P
	Utility Facility	C	C	C	C	C	C	C	C	C	C	C
	Local Utility System	P	P	P	P	P	P	P	P	P	P	P
	Regional Utility System	C	C	C	C	C	C	C	C	C	C	C
	On-Site Hazardous Waste Treatment and Storage Facility (7)											
	Off-Site Hazardous Waste Treatment and Storage Facility (8)											
	Essential Public Facility (20)	C	C	C	C	C	C	C	C	C	C	C
	Wireless Communication Facility (WCF): (without 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

Transportation and Utilities – Residential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
	Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding)	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16
	Satellite Dishes (18)	P	P	P	P	P	P	P	P	P	P	P

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.
Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.
Permitted uses in the Institutional District are listed in LUC 20.25J.020.
** Not effective within the jurisdiction of the East Bellevue Community Council.*

KEY

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

Uses in land use districts

Transportation and Utilities – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office PO	Office O	Office/Limited Business OLB	Light Industry LI	General Commercial GC	Neighborhood Business NB	Community Business CB	Factoria Land Use District 1 F1	Factoria Land Use District 2 F2	Factoria Land Use District 3 F3
4	Transportation, Communications and Utilities										
41	Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops	C	C	C	C	C	C	C	C	C	C
42 4291	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters				P	P		P	P		
4214 422	Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services				P	C					
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance	C 11	C	C	C	C	C 11	C	C	C	C
	Accessory Parking (6)	P	P	P	P	P	P	P	P	P	P
46	Auto Parking Commercial Lots and Garages			C	C	C		C	C	C	C
	Park and Ride (5)	C	C	C	C	C	C	C	C	C	C
475	Radio and Television Broadcasting Studios	P	P	P	P 10	P 10		P	P	P	P
485	Solid Waste Disposal (19)				C						
	Highway and Street Right-of-Way	P	P	P	P	P	P	P	P	P	P
	Utility Facility	C	C	C	C	C	C	C	C	C	C
	Local Utility System	P	P	P	P	P	P	P	P	P	P
	Regional Utility System	C	C	C	C	C	C	C	C	C	C
	On-Site Hazardous Waste Treatment and Storage Facility (7)			A	A	A	A	A	A	A	A
	Off-Site Hazardous Waste Treatment and Storage Facility (8)				C						
	Essential Public Facility (20)	C	C	C	C	C	C	C	C	C	C
	Wireless Communication Facility (WCF): (without WCF Support Structures)	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21

Transportation and Utilities – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office PO	Office O	Office/Limited Business OLB	Light Industry LI	General Commercial GC	Neighborhood Business NB	Community Business CB	Factoria Land Use District 1 F1	Factoria Land Use District 2 F2	Factoria Land Use District 3 F3
	Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding)	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16
	Satellite Dishes (18)	P	P	P	P	P	P	P	P	P	P

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.
Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.
Permitted uses in the Institutional District are listed in LUC 20.25J.020.
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Chart 20.10.440

Uses in land use districts

Transportation and Utilities – Downtown Districts

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

Transportation and Utilities – Downtown Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
	Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding)	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16
	Satellite Dishes (18)	P	P	P	P	P	P

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.
Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.
Permitted uses in the Institutional District are listed in LUC 20.25J.020.
** Not effective within the jurisdiction of the East Bellevue Community Council.*
(Ord. 5480, 10-20-03, § 2; Ord. 5475, 10-20-03, § 4; Ord. 5460, 8-4-03, § 1; Ord. 5457, 7-21-03, § 2; Ord. 5403, 8-5-02, § 3; Ord. 5385, 7-15-02, § 5; Ord. 5089, 8-3-98, § 3; Ord. 5086, 8-3-98, § 1; Ord. 4979, 3-17-97, § 1; Ord. 4973, 3-3-97, § 301; Ord. 3530, 8-12-85, § 7)

KEY

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

Notes: Uses in land use districts – Transportation and Utilities

(1) (Deleted by Ord. 5086).

(2) Aircraft transportation is limited to only heliports in Downtown-O-1, Downtown-O-2 and Downtown-OLB Districts.

(3) Accessory parking is not permitted in residential land use districts as accessory to uses which are not permitted in these districts.

(4) The location of an off-site parking facility must be approved by the Director of Planning and Community Development. See LUC 20.25A.050H.

(5) Park and Ride. A park and pool lot or other carpool facility is regulated as a park and ride. A park and ride providing no more than 50 parking spaces, and utilizing the parking area of an existing use shall be regulated as an accessory use under LUC 20.20.200. Any other park and ride requires a Conditional Use Permit.

(6) Accessory parking requires approval through the review process required for the primary land use which it serves pursuant to LUC 20.10.440.

(7) On-site hazardous waste treatment and storage facilities as defined by LUC 20.50.024 are only permitted as administrative conditional use approvals as a subordinate use to a permitted or special use. These facilities must comply with the state siting criteria as adopted in accordance with RCW 70.105.210.

(8) Off-site hazardous waste treatment and storage facilities as defined by LUC 20.50.024 must comply with the state siting criteria as adopted in accordance with RCW 70.105.210.

(9) (Deleted by Ord. 5086).

(10) These uses are permitted only if located in a multiple function building or complex.

(11) Aircraft transportation is limited in these districts to government heliports used only for emergency purposes.

(12) A roof top helicopter landing area which is utilized for life threatening emergencies only does not require conditional use approval.

(13) Design Review approval, Part 20.30F LUC, or a Change of Use Permit is required to establish a commercial parking facility. Refer to LUC 20.25A.050E for additional development requirements.

(14) Wireless communication facilities (WCFs) are not permitted on any residential structure, undeveloped site 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. (Ord. 5480, 10-20-03, § 2; Ord. 5475, 10-20-03, § 4; Ord. 5460, 8-4-03, § 1; Ord. 5457, 7-21-03, § 2; Ord. 5403, 8-5-02, § 3; Ord. 5385, 7-15-02, § 5; Ord. 5089, 8-3-98, § 3; Ord. 5086, 8-3-98, § 1; Ord. 4979, 3-17-97, § 1; Ord. 4973, 3-3-97, § 301; Ord. 4816, 12-4-95, § 401; Ord. 4654, 6-6-94, § 16; Ord. 4029, 9-5-89, § 2; Ord. 4028, 7-17-89, § 1; Ord. 3903, 4-18-88, § 1; Ord. 3747, 1-20-87, § 1; Ord. 3690, 8-4-86, § 1; Ord. 2945, 2-2-82, § 5)

Chart 20.10.440

Uses in land use districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Wholesale and Retail – Residential Districts										
		R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
5	Trade (Wholesale and Retail)											
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following: (1)											
5111 5156 5157 5191 5192	Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum (2)											
5193	Scrap Waste Materials, Livestock											
	Recycling Centers	C	C	C	C	C	C	C	C	C	C	C
521 522 523 524	Lumber and Other Bulky Building Materials Including Preassembled Products (3)											
5251	Hardware Paint, Tile and Wallpaper (Retail)											
5252	Farm Equipment											
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)											
54	Food and Convenience Store (Retail) (27)											
5511	Autos (Retail)											
	Trucks, Motorcycles, Recreational Vehicles (Retail)											
	Boats (Retail)											
552	Automotive and Marine Accessories (Retail)											
553	Gasoline Service Stations											
56	Apparel and Accessories (Retail)											
57	Furniture, Home Furnishing (Retail)											
58	Eating and Drinking Establishments (37)											
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies											
	Adult Retail Establishments (31)											
5961	Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail)											
596	Retail Fuel Yards											
5996	Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries and Light Supplies and Tools											

Wholesale and Retail – Residential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
5999	Pet Shop (Retail and Grooming)											
	Computers and Electronics (Retail)											

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.
Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.
Permitted uses in the Institutional District are listed in LUC 20.25J.020.
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Chart 20.10.440

Uses in land use districts

Wholesale and Retail – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office PO	Office O	Office/Limited Business OLB	Light Industry LI	General Commercial GC	Neighborhood Business NB (5)	Community Business CB (36*)	Factoria Land Use District 1 F1	Factoria Land Use District 2 F2	Factoria Land Use District 3 F3
5	Trade (Wholesale and Retail)										
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following: (1)				P	P					
5111 5156 5157 5191 5192	Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum (2)				P	C					
5193	Scrap Waste Materials, Livestock										
	Recycling Centers				P	P	P	P	P		
521 522 523 524	Lumber and Other Bulky Building Materials Including Preassembled Products (3)				P 35	P		P	P		
5251	Hardware Paint, Tile and Wallpaper (Retail)				S 35	P	P	P	P		
5252	Farm Equipment				P 35						
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)							P	P		
54	Food and Convenience Store (Retail) (27)					P	P	P	P		
5511	Autos (Retail)			P 6	A 4, 35	P		C	C		
	Trucks, Motorcycles, Recreational Vehicles (Retail)				P 7, 35	P					
	Boats (Retail)				P 35	P					
552	Automotive and Marine Accessories (Retail)				P 35	P		P	P		
553	Gasoline Service Stations			A 34	P 34, 35	P	P	P	P	A 34	A 34
56	Apparel and Accessories (Retail)			S		P		P	P	S	S
57	Furniture, Home Furnishing (Retail)				P 11, 35	P		P	P		
58	Eating and Drinking Establishments (37)		P 13	P 14	P 15, 29, 35	P	P 16, 28	P	P	P 14	P 14
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies		P 17	S		P	P 19	P	P	S	S
	Adult Retail Establishments (31)			S				P	P	S	S
5961	Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail)				P 35	P					
596	Retail Fuel Yards				P 35	P					

Wholesale and Retail – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office PO	Office O	Office/Limited Business OLB	Light Industry LI	General Commercial GC	Neighborhood Business NB (5)	Community Business CB (36*)	Factoria Land Use District 1 F1	Factoria Land Use District 2 F2	Factoria Land Use District 3 F3
5996	Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries and Light Supplies and Tools				P 35	P	P 20	P 20	P 20		
5999	Pet Shop (Retail and Grooming)				P 26, 35	P 26	P	P	P		
	Computers and Electronics (Retail)				P 12, 35	P 12		P	P		

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

Wholesale and Retail – Downtown Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office District 1 DNTN O-1	Downtown Office District 2 DNTN O-2	Downtown Mixed Use District DNTN MU	Downtown Residential District DNTN R	Downtown Old Bellevue District DNTN OB	Downtown Office and Limited Business District DNTN OLB
5	Trade (Wholesale and Retail)						
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following: (1)						
5111 5156 5157 5191 5192	Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum (2)						
5193	Scrap Waste Materials, Livestock						
	Recycling Centers	P	P	P	C	C	
521 522 523 524	Lumber and Other Bulky Building Materials Including Preassembled Products (3)						
5251	Hardware Paint, Tile and Wallpaper (Retail)	P	P	P	P 21, 23	P 30	
5252	Farm Equipment						
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)	P	P	P	P 22, 23	P 30	
54	Food and Convenience Store (Retail) (27)	P	P	P	P 22, 23	P 30	P 38
5511	Autos (Retail)	P 24	P 24	P			
	Trucks, Motorcycles, Recreational Vehicles (Retail)	P 24, 25	P 24, 25	P			
	Boats (Retail)	P 24	P 24	P			
552	Automotive and Marine Accessories (Retail)			P			
553	Gasoline Service Stations	A, S	A, S	P			A 34, S 38
56	Apparel and Accessories (Retail)	P	P	P	P 21, 23	P 30	P 38
57	Furniture, Home Furnishing (Retail)	P	P	P	P 21, 23	P 30	
58	Eating and Drinking Establishments (37)	P 28	P 28	P 28	P 23, 28	P 28	P 28, 38
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies	P	P	P	P 21, 23	P 30	P 38
	Adult Retail Establishments (31)	P	P	P		P	S
5961	Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail)						
596	Retail Fuel Yards						
5996	Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries and Light Supplies and Tools			P 20			

Wholesale and Retail – Downtown Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office District 1 DNTN O-1	Downtown Office District 2 DNTN O-2	Downtown Mixed Use District DNTN MU	Downtown Residential District DNTN R	Downtown Old Bellevue District DNTN OB	Downtown Office and Limited Business District DNTN OLB
5999	Pet Shop (Retail and Grooming)	P	P	P	P 21, 23	P 30	P 38
	Computers and Electronics (Retail)	P	P	P	P 21, 23	P 30	

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.
Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.
Permitted uses in the Institutional District are listed in LUC 20.25J.020.
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(Ord. 5489, 10-20-03, § 1; Ord. 5480, 10-20-03, § 2; Ord. 5475, 10-20-03, § 4; Ord. 5434, 1-21-03, § 2; Ord. 5403, 8-5-02, § 3; Ord. 5385, 7-15-02, § 5; Ord. 5089, 8-3-98, § 3; Ord. 4979, 3-17-97, § 1; Ord. 4973, 3-3-97, § 301; Ord. 4935, 12-2-96, § 1; Ord. 4646, 5-2-94, § 3; Ord. 4516, 4-12-93, § 1; Ord. 4422, 9-28-92, § 2; Ord. 3530, 8-12-85, § 7)

KEY

P – PERMITTED USE
C – CONDITIONAL USE (see Part 20.30B or Part 20.30C)
PD – PERMITTED subject to planned unit development only. (See Part 20.30D)
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Notes: Uses in land use districts – Wholesale and Retail

(1) Wholesale trade includes sales offices for these goods.

(2) Wholesale trade of motor vehicles, primary and structural metals, bulk petroleum includes sales offices for these goods and excludes tank farms.

(3) Bulk Retail includes sales offices for these goods.

(4) Automobile (Retail) is subject to the decision criteria in LUC 20.20.135.

(5) Each individual wholesale and retail use in NB Districts, except retail food stores and miscellaneous retail trade, is limited to 5,000 square feet. Wholesale and retail uses intending to operate between the hours of 12:00 midnight and 6:00 a.m. must obtain administrative conditional use approval. The applicant must meet the decision criteria for an Administrative Conditional Use Permit set forth in Chapter 20.30E LUC, and must demonstrate that: 1) the use will meet the requirements of the Noise Control Ordinance, Chapter 9.18 BCC; and 2) the use will meet the lighting standards of the Community Retail Design District for all lighting fixtures on the premises that would be lit between the hours of 12:00 midnight and 6:00 a.m. Businesses operating between the hours of 12:00 midnight and 6:00 a.m. on the effective date of the ordinance codified in this chapter are exempt from the ACUP requirements.

(6) Retail auto sales are permitted on the west side of 116th Avenue NE between NE 8th Street and the SE 8th off-ramp from northbound I-405 only.

(7) Motorcycle (Retail) requires administrative conditional use approval in LI Districts.

(8) (Deleted by Ord. 5089).

(9) (Deleted by Ord. 5089).

(10) (Deleted by Ord. 5089).

(11) Furniture and Home Furnishings are limited to uses with on-site warehousing in LI Districts.

(12) Computer supplies are permitted as a subordinate use to computer sales in LI and GC Districts.

(13) Eating and Drinking Establishments are excluded in transition areas in O Districts.

(14) Eating and Drinking Establishments are permitted in the OLB, F2 and F3 Districts subject to the following criteria:

(a) Such uses are physically integrated within a structure primarily used as a hotel or motel, office building, charitable, social, professional and labor organization, fraternal lodge, recreational facility or institution such as a hospital or public assembly (indoor).

(b) Such uses do not exceed 20 percent of the gross floor area of the structure or structures.

(c) The entire site complex has a unity of design in terms of wall and roof materials, roof slopes and window patterns.

(15) Eating and Drinking Establishments are permitted in LI Districts only if located in a multiple function building or complex.

(16) Eating and drinking establishments may include liquor sales only if operated under a Class A or C liquor license issued by the Washington State Liquor Control Board. Eating and drinking establishments with other classes of liquor licenses require administrative conditional use approval.

(17) Other retail trade is limited to drugstores only in O Districts.

(18) Intentionally deleted.

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

(20) Garden Supplies excludes items such as large trees, rock and bulk supplies which require special handling equipment in NB, CB, F1 and Downtown-MU Districts.

(21) Limited to a maximum of 1,500 gross square feet per establishment.

(22) Limited to a maximum of 3,000 gross square feet per establishment, except for food, retail.

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

(24) No on-site outdoor display or inventory storage.

(25) Motorcycles only.

(26) Only pet grooming is permitted in the LI and GC Districts.

(27) Food and Convenience Stores (Retail) must contain at least 75 percent square footage of retail food sales not for consumption on premises.

(28) Drive-in windows are not permitted.

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

(30) Limited to a maximum of 15,000 gross square feet per establishment or up to 25,000 gross square feet through a conditional use.

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

(32) (Reserved).

(33) (Deleted by Ord. 5089).

(34) Gasoline service stations may include subordinate convenience stores.

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

*(36) Retail uses in CB Districts in the following subareas, as designated in the Comprehensive Plan, are limited in size to 100,000 gross square feet or less: Bridle Trails, Evergreen Highlands, Newcastle, North Bellevue, Northeast Bellevue, Richards Valley, South Bellevue, Southeast Bellevue, Wilburton.

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

(38) Eating and drinking establishments and retail uses are permitted in the Downtown-OLB District provided the following criteria are met:

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

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

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

(d) The entire complex achieves a unity of design through the use of similar exterior building materials, colors, and window patterns. (Ord. 5489, 10-20-03, § 1; Ord. 5480, 10-20-03, § 2; Ord. 5475, 10-20-03, § 4; Ord. 5434, 1-21-03, § 2; Ord. 5403, 8-5-02, § 3; Ord. 5385, 7-15-02, § 5; Ord. 5089, 8-3-98, § 3; Ord. 4979, 3-17-97, § 1; Ord. 4973, 3-3-97, § 301; Ord. 4935, 12-2-96, § 1; Ord. 4816, 12-4-95, § 401; Ord. 4654, 6-6-94, § 17; Ord. 4646, 5-2-94, § 3; Ord. 4516, 4-12-93, § 1; Ord. 4422, 9-28-92, § 2; Ord. 4176, 11-26-90, § 3; Ord. 4117, 1-16-90, § 1; Ord. 4028, 7-17-89, § 1; Ord. 3884, 2-16-88, § 1; Ord. 3813, 7-20-87, § 1; Ord. 2966, 1-18-82, § 2)

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

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Chart 20.10.440

Uses in land use districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Services – Residential Districts										
		R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
6	Services											
61	Finance, Insurance, Real Estate Services											
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair											
6241	Funeral and Crematory Services											
6262	Cemeteries	C	C	C	C	C	C	C	C	C	C	C
629	Child Care Services (3,4)											
	Family Child Care Home in Residence	P	P	P	P	P	P	P	P	P	P	P
	Child Day Care Center								C	C	P	P
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment											
634	Building Maintenance and Pest Control Services											
637	Warehousing and Storage Services, Excluding Stockyards											
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools											
641	Auto Repair and Washing Services											
649	Repair Services: Watch, TV, Electrical, Upholstery											
	Professional Services: Medical Clinics and Other Health Care Related Services											
	Professional Services: Other											
6513	Hospitals											
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape											
671	Governmental Services: Executive, Legislative, Administrative and Judicial Functions					C 15						
672 673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops	C	C	C	C	C	C	C	C	C	C	C
	Limited Governmental Services: Protective Functions (21)								P	P	P	P
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions (22)											
674 675	Military and Correctional Institutions	C	C	C	C	C	C	C	C	C	C	C
	Secure Community Transition Facility (23,24)											
681	Education: Primary and Secondary (25)	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C
682	Universities and Colleges	C	C	C	C	C	C	C	C	C	C	C

Services – Residential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools											
691	Religious Activities	C	C	C	C	C	C	C	C	C	C	C
692 (A)	Professional and Labor Organizations Fraternal Lodge											
692 (B)	Social Service Providers	A 14	A 14	A 14	A 14	A 14	A 14	A 14	A 14	A 14	A 14	A 14
	Administrative Office – General											
	Computer Program, Data Processing and Other Computer Related Services											
	Research, Development and Testing Services											

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.
Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.
Permitted uses in the Institutional District are listed in LUC 20.25J.020.
** Not effective within the jurisdiction of the East Bellevue Community Council.*

KEY

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

Chart 20.10.440

Uses in land use districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Services – Nonresidential Districts									
		Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	LI	GC	NB (16)	CB	F1	F2	F3
6	Services										
61	Finance, Insurance, Real Estate Services	P	P	P	P 1	P	P	P	P	P	P
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair			S	P 2	P	P	P	P	S	S
6241	Funeral and Crematory Services	C	C	C						C	C
6262	Cemeteries	C	C	C	C	C	C	C	C	C	C
629	Child Care Services (3,4)										
	Family Child Care Home in Residence	P	P	P	P	P	P	P	P	P	P
	Child Day Care Center	P	P	P	P	P	P	P	P	P	P
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment	P	P	P	P 5	P	P 17	P	P	P	P
634	Building Maintenance and Pest Control Services				P	P		P	P		
637	Warehousing and Storage Services, Excluding Stockyards				P	P		S	S		
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools			S	P 6	P	A 18	P 7	P 7	S	S
641	Auto Repair and Washing Services				P	P	A 19	P	P		
649	Repair Services: Watch, TV, Electrical, Upholstery				P	P	P	P	P		
	Professional Services: Medical Clinics and Other Health Care Related Services	P	P	P		P	P	P	P	P	P
	Professional Services: Other	P	P	P	P 9	P		P	P	P	P
6513	Hospitals	C	C	C	C	C		C	C	C	C
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape				P	P					
671	Governmental Services: Executive, Legislative, Administrative and Judicial Functions	C	C	C				C	C	C	C
672 673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops	C	C	C	C 10	C 10	C	C	C	C	C
	Limited Governmental Services: Protective Functions (21)										
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions (22)	P	P	P		P	P	P	P	P	P
674 675	Military and Correctional Institutions	C	C	C	C	C	C	C	C	C	C
	Secure Community Transition Facility (23,24)				C	C					
681	Education: Primary and Secondary (25)	A	A	A	A	A	A	A	A	A	A

Services – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office PO	Office O	Office/Limited Business OLB	Light Industry LI	General Commercial GC	Neighborhood Business NB (16)	Community Business CB	Factoria Land Use District 1 F1	Factoria Land Use District 2 F2	Factoria Land Use District 3 F3
682	Universities and Colleges	P	P	P	P	P	C	P	P	P	P
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools	P	P	P	P	P		P	P	P	P
691	Religious Activities	P	P	P	P	P	C	P	P	P	P
692 (A)	Professional and Labor Organizations Fraternal Lodge	C	C	P		P		P	P	P	P
692 (B)	Social Service Providers	C	C	P	P	P	P	P	P	P	P
	Administrative Office – General	P	P	P	P 5	P	P	P	P	P	P
	Computer Program, Data Processing and Other Computer Related Services	P	P	P	P 5	P				P	P
	Research, Development and Testing Services	P	P	P	P 5	P				P	P

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.
Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.
Permitted uses in the Institutional District are listed in LUC 20.25J.020.
**Not effective within the jurisdiction of the East Bellevue Community Council.*

KEY

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

Chart 20.10.440

Uses in land use districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Services – Downtown Districts					
		Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
6	Services						
61	Finance, Insurance, Real Estate Services	P 13	P 13	P	P 11, 12	P	P
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair	P	P	P	P 11, 12	P	P 11, 20
6241	Funeral and Crematory Services						
6262	Cemeteries						
629	Child Care Services (3,4)						
	Family Child Care Home in Residence	P	P	P	P	P	P
	Child Day Care Center	P	P	P	P	P	P
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment	P	P	P	P 11, 12	P	P
634	Building Maintenance and Pest Control Services						
637	Warehousing and Storage Services, Excluding Stockyards						
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools			P			S
641	Auto Repair and Washing Services			P 8			
649	Repair Services: Watch, TV, Electrical, Upholstery	P	P	P		P	
	Professional Services: Medical Clinics and Other Health Care Related Services	P	P	P	P 11, 12	P 11	P
	Professional Services: Other	P	P	P	P 11, 12	P 11	P
6513	Hospitals			C	C		
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape						
671	Governmental Services: Executive, Legislative, Administrative and Judicial Functions	P	P	P	P 11, 12	P 11	A
672 673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops			P	C	C	A
	Limited Governmental Services: Protective Functions (21)						
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions (22)	P	P	P	P 12	P	P
674 675	Military and Correctional Institutions						
	Secure Community Transition Facility (23,24)						
681	Education: Primary and Secondary (25)	A	A	A	A/C	A	A
682	Universities and Colleges	P	P	P			

Services – Downtown Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office District 1 DNTN O-1	Downtown Office District 2 DNTN O-2	Downtown Mixed Use District DNTN MU	Downtown Residential District DNTN R	Downtown Old Bellevue District DNTN OB	Downtown Office and Limited Business District DNTN OLB
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools			P	P 11, 12	P 11	P
691	Religious Activities	P	P	P	C	C	P
692 (A)	Professional and Labor Organizations Fraternal Lodge	P	P	P	C	C	P
692 (B)	Social Service Providers	P	P	P	C	C	P
	Administrative Office – General	P	P	P	P 11, 12	P	P
	Computer Program, Data Processing and Other Computer Related Services	P	P	P	P 11, 12	P	P
	Research, Development and Testing Services	P	P	P	P 11, 12	P	P

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.
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Permitted uses in the Institutional District are listed in LUC 20.25J.020.
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(Ord. 5480, 10-20-03, § 2; Ord. 5475, 10-20-03, § 4; Ord. 5432, 1-21-03, § 1; Ord. 5430, 1-21-03, § 2; Ord. 5404, 8-5-02, § 2; Ord. 5403, 8-5-02, § 3; Ord. 5385, 7-15-02, § 5; Ord. 5089, 8-3-98, § 3; Ord. 4979, 3-17-97, § 1; Ord. 4973, 3-3-97, § 301; Ord. 4422, 9-28-92, § 2; Ord. 3530, 8-12-85, § 7)

KEY

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

Notes: Uses in land use districts – Services

(1) Finance, Insurance, Real Estate Services are permitted only if commercially or industrially related in LI Districts.

(2) 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) Criteria a.i-viii, Note 14 – Uses in land use districts – Services.

(b) Hours of operation.

(c) Proposed signing.

(16) Other than administrative office use, each individual service use in NB Districts is limited to 5,000 square feet. Administrative office use is limited as follows: when located on the first floor of a building, administrative office use is limited to 5,000 square feet or 25 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 oper-

ating between the hours of 12:00 midnight and 6:00 a.m. on the effective date of City of Bellevue Ordinance No. 4422 are exempt from the ACUP requirements.

(17) Only travel agencies are permitted in NB District.

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

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

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

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

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

(23) No portion of a property on which a Secure Community Transition Facility is proposed to be located may be within 300 feet of the boundary of any land use district within which the SCTF use is prohibited. The required 300 feet shall be measured in accordance with the policy guidelines established by the Department of Social and Health Services pursuant to RCW 71.09.285(4), now or as hereafter amended.

(24) Secure Community Transition Facilities are subject to the regulations for Secure Community Transition Facilities in LUC 20.20.750.

(25) Primary and secondary educational facilities are an administrative conditional use in all land use districts; provided, that in all residential land use districts and the DNTN-R District a Conditional Use Permit is required for:

(a) The siting of such educational facility on a site not previously developed with an educational facility; or

(b) The addition to or modification of a site previously developed with an educational facility where that addition or modification involves:

(i) An increase of 20 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. (Ord. 5480, 10-20-03, § 2; Ord. 5475, 10-20-03, § 4; Ord. 5432, 1-21-03, § 1; Ord. 5430, 1-21-03, § 2; Ord. 5404, 8-5-02, § 2; Ord. 5403, 8-5-02, § 3; Ord. 5385, 7-15-02, § 5; Ord. 5089, 8-3-98, § 3; Ord. 4979, 3-17-97, § 1; Ord. 4973, 3-3-97, § 301; Ord. 4816, 12-4-95, § 401; Ord. 4422, 9-28-92, § 2; Ord. 4176, 11-26-90, § 3; Ord. 4026, 11-27-89, § 1; Ord. 3530, 8-12-85, §§ 8, 9; Ord. 3095, 5-24-82, § 2)

Chart 20.10.440

Uses in land use districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Recreation – Residential Districts										
		R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
7	Cultural Entertainment and Recreation											
711	Library, Museum			C 1	C 1	C 1	C 1	C 1	C 1	C 1	C 1	C 1
7113	Art Gallery			C	C	C	C	C	C	C	C	C
712	Nature Exhibitions: Aquariums, Botanical Gardens and Zoos											
7212 7214 7222 7231 7232	Public Assembly (Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but excluding School Facilities											
7212 7214 7218	Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs											
7213	Drive-In Theaters											
	Adult Theaters (7)											
7223 73	Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks and Skateboard Tracks											
73	Commercial Amusements: Video Arcades, Electronic Games											
7411 7413 7422 7423 7424 7441 7449	Recreation Activities: Golf Courses, Tennis Courts, Community Clubs, Athletic Fields, Play Fields, Recreation Centers, Swimming Beaches and Pools (2)	C	C	C	C	C	C	C	C	P	P	P
744	Marinas, Yacht Clubs	C	C	C	C	C	C	C	C	C	C	C
7414 7415 7417 7425 7413	Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreation Instruction											
7491 7515	Camping Sites and Hunting Clubs	C	C	C	C	C	C	C	C	C	C	C
76	Private Leisure and Open Space Areas Excluding Recreation Activities Above	C	C	C	C	C	C	C	C	P	P	P
	Public/Private Park	C	C	C	C	C	C	C	C	P	P	P
	Stables and Riding Academies	C										

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Recreation – Residential Districts										
		R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
	Boarding or Commercial Kennels	C										
	City Park* (10)	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.
Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.
Permitted uses in the Institutional District are listed in LUC 20.25J.020.
** Not effective within the jurisdiction of the East Bellevue Community Council.*

KEY

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

Chart 20.10.440

Uses in land use districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Recreation – Nonresidential Districts									
		Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	LI	GC	NB	CB	F1	F2	F3
7	Cultural Entertainment and Recreation										
711	Library, Museum	P	P	P				P	P	P	P
7113	Art Gallery	P	P	P				P	P	P	P
712	Nature Exhibitions: Aquariums, Botanical Gardens and Zoos	C	C	C	C	C		C	C	C	C
7212 7214 7222 7231 7232	Public Assembly (Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but excluding School Facilities			P				P	P	P	P
7212 7214 7218	Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs			P				P	P	P	P
7213	Drive-In Theaters				C	C		C	C		
	Adult Theaters (7)			P				P	P	P	P
7223 73	Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks and Skateboard Tracks					C		C	C		
73	Commercial Amusements: Video Arcades, Electronic Games					A		A	A		
7411 7413 7422 7423 7424 7441 7449	Recreation Activities: Golf Courses, Tennis Courts, Community Clubs, Athletic Fields, Play Fields, Recreation Centers, Swimming Beaches and Pools (2)	C	C	C		C	C	C	C	C	C
744	Marinas, Yacht Clubs										
7414 7415 7417 7425 7413	Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreation Instruction		C 3	C	P 3	P 3	A 9	P	P	C	C
7491 7515	Camping Sites and Hunting Clubs	C	C	C	C	C	C	C	C	C	C
76	Private Leisure and Open Space Areas Excluding Recreation Activities Above	P	P	P	P	P	P	P	P	P	P
	Public/Private Park	P	P	P	P	P	P	P	P	P	P
	Stables and Riding Academies										

Recreation – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office PO	Office O	Office/Limited Business OLB	Light Industry LI	General Commercial GC	Neighborhood Business NB	Community Business CB	Factoria Land Use District 1 F1	Factoria Land Use District 2 F2	Factoria Land Use District 3 F3
	Boarding or Commercial Kennels										
	City Park* (10)	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.
Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.
Permitted uses in the Institutional District are listed in LUC 20.25J.020.
**Not effective within the jurisdiction of the East Bellevue Community Council.*

KEY

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

Chart 20.10.440

Uses in land use districts

Recreation – Downtown Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office District 1 DNTN O-1	Downtown Office District 2 DNTN O-2	Downtown Mixed Use District DNTN MU	Downtown Residential District DNTN R	Downtown Old Bellevue District DNTN OB	Downtown Office and Limited Business District DNTN OLB
7	Cultural Entertainment and Recreation						
711	Library, Museum	P	P	P	A	A	P
7113	Art Gallery	P	P	P	P 4, 5	P	P
712	Nature Exhibitions: Aquariums, Botanical Gardens and Zoos	P 6	P 6	P 6			
7212 7214 7222 7231 7232	Public Assembly (Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but excluding School Facilities	P	P	P	A 5	A	P
7212 7214 7218	Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs	P	P	P	A 5	A	P
7213	Drive-In Theaters						
	Adult Theaters (7)	P	P	P		P	P
7223 73	Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks and Skateboard Tracks						
73	Commercial Amusements: Video Arcades, Electronic Games	P	P	P			
7411 7413 7422 7423 7424 7441 7449	Recreation Activities: Golf Courses, Tennis Courts, Community Clubs, Athletic Fields, Play Fields, Recreation Centers, Swimming Beaches and Pools (2)				P	A	A
744	Marinas, Yacht Clubs						
7414 7415 7417 7425 7413	Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreation Instruction	A 8	A 8	P	A 5	A 8	A 8
7491 7515	Camping Sites and Hunting Clubs						
76	Private Leisure and Open Space Areas Excluding Recreation Activities Above	P	P	P	P	P	P
	Public/Private Park	P	P	P	P	P	P
	Stables and Riding Academies						

Recreation – Downtown Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office District 1 DNTN O-1	Downtown Office District 2 DNTN O-2	Downtown Mixed Use District DNTN MU	Downtown Residential District DNTN R	Downtown Old Bellevue District DNTN OB	Downtown Office and Limited Business District DNTN OLB
	Boarding or Commercial Kennels						
	City Park* (10)	P/C	P/C	P/C	P/C	P/C	P/C

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.
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Permitted uses in the Institutional District are listed in LUC 20.25J.020.
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(Ord. 5480, 10-20-03, § 2; Ord. 5475, 10-20-03, § 4; Ord. 5460, 8-4-03, § 2; Ord. 5403, 8-5-02, § 3; Ord. 5385, 7-15-02, § 5; Ord. 5091, 8-3-98, § 1; Ord. 5089, 8-3-98, § 3; Ord. 5038, 11-17-97, § 1; Ord. 4979, 3-17-97, § 1; Ord. 4973, 3-3-97, § 301; Ord. 4511, 4-5-93, § 1; Ord. 4422, 9-28-92, § 2; Ord. 3530, 8-12-85, § 7)

KEY

P – PERMITTED USE
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PD – PERMITTED subject to planned unit development only. (See Part 20.30D)
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Notes: Uses in land use districts – Recreation

(1) Cultural activities include only branch libraries in R-2.5, R-3.5, R-4, R-5, R-7.5, R-10, R-15, R-20 and R-30 Districts.

(2) For carnivals, see LUC 20.20.160.

(3) Recreation activities do not include athletic clubs in O, LI and GC Districts.

(4) Limited to a maximum of 2,000 gross square feet per establishment.

(5) Nonresidential uses are permitted in Downtown-R 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.

(9) Recreation activities are restricted to health clubs, recreation instruction, and gymnasiums in NB Districts and the total floor area for all combined recreation activity uses may not exceed 5,000 square feet per NB site.

*(10) City parks are generally permitted in all zones. However, the following types of uses or facilities in city parks in single-family or R-10 zones require conditional use approval: lighted sports and play fields, sports and play fields with amplified sound, community recreation centers, motorized boat ramps, and beach parks on Lake Washington, Lake Sammamish, Phantom Lake and Larson Lake. Nonrecreation uses in city parks in all zones outside the Downtown require conditional use approval, except that the permit requirements for wireless 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. (Ord. 5480, 10-20-03, § 2; Ord. 5475, 10-20-03, § 4; Ord. 5460, 8-4-03, § 2; Ord. 5403, 8-5-02, § 3; Ord. 5385, 7-15-02, § 5; Ord. 5089, 8-3-98, § 3; Ord. 5038, 11-17-97, § 1; Ord. 4979, 3-17-97, § 1; Ord. 4973, 3-3-97, § 301; Ord. 4816, 12-4-95, § 401; Ord. 4511, 4-5-93, § 2; Ord. 4422, 9-28-92, § 2; Ord. 4028, 7-17-89, § 1; Ord. 3884, 2-16-88, § 1; Ord. 2945, 2-2-81, § 5)

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

Chart 20.10.440

Uses in land use districts

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

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.
Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.
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Chart 20.10.440

Uses in land use districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Resources – Nonresidential Districts									
		Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	LI	GC	NB	CB	F1	F2	F3
8	Resource Production (Minerals, Plants, Animals Including Pets and Related Services)										
81	Agriculture, Production of Food and Fiber Crops, Dairies, Livestock and Fowl, Excluding Hogs	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1
821	Agricultural Processing				P2						
8221	Veterinary Clinic and Hospital	P	P		P	P	P3	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.
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Uses in land use districts

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

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.
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Notes: Uses in land use districts – 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. (Ord. 5480, 10-20-03, § 2; Ord. 5475, 10-20-03, § 4; Ord. 5403, 8-5-02, § 3; Ord. 5385, 7-15-02, § 5; Ord. 5089, 8-3-98, § 3; Ord. 4979, 3-17-97, § 1; Ord. 4973, 3-3-97, § 301; Ord. 4816, 12-4-95, § 401; Ord. 4422, 9-28-92, § 2; Ord. 2945, 2-2-81, § 5)