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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3747

AN ORDINANCE relating to parking, walkway and circulation requirements throughout the City; and amending Bellevue City Code (Land Use Code) 20.10.440 (Transportation and Utilities Use Chart and Notes), 20.20.010 (Note 19 of the Dimensional Chart), 20.25A.020.A.2 (Note 1 to CBD Dimensional Chart), 20.25A.060, 20.25A.070.C.1.b., 20.25A.090.E.3 (Note 1 to Perimeter Design District Dimensional Requirements Chart), 20.25A.090.E 5.c, 20.25F.040.C.1.h, 20.30M.145.B, 20.50.010, 20.50.014, 20.50.018, 20.50.022, 20.50.024, 20.50.034, 20.50.036, 20.50.038, 20.50.040, 20.50.044, 20.50.054; repealing Bellevue City Code (Land Use Code) 20.20.590, 20.20.940, 20.25A.050; adding new Sections 20.20.590, 20.25A.050, 20.25A.055.

WHEREAS, the Bellevue City Council did, on August 27, 1984, adopt Ordinance No. 4409, establishing a new Transportation/Circulation Element of the Comprehensive Plan; and

WHEREAS, that Element identifies Policies and Objectives for the protection and improvement of Parking and Circulation facilities and services within the City of Bellevue; and

WHEREAS, that Element further identifies measures by which such objectives and policies should be implemented or achieved; and

WHEREAS, the City Council has placed a high priority on addressing problems associated with Transportation Circulation, including parking; and

WHEREAS, change to the Land Use Code is one way of addressing the City of Bellevue's Parking related needs (both existing and potential), and of implementing the Comprehensive Plan, and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act and with the Bellevue Environmental Procedures Code, now, therefore:

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

Section 1. Bellevue City Code (Land Use Code) 20.10.440 - Uses in Land Use Districts: Transportation and Utilities - Chart and Notes is amended as indicated on Exhibit A, attached hereto and by this reference incorporated herein.

Section 2. Bellevue City Code (Land Use Code) 20.20.010 Uses in Land Use Districts - Dimensional Requirements - Chart and Notes is amended as indicated in Exhibit B, attached hereto and by this reference incorporated herein.

Section 3. Bellevue City Code (Land Use Code) 20.20.590 is hereby repealed.

Section 4. Bellevue City Code (Land Use Code) 20.20.940 is hereby repealed.

Section 5. Bellevue City Code (Land Use Code) 20.20 is amended by the addition of a new Section 20.20.590 to read as follows:

20.20.590 Parking, Circulation and Walkway Requirements

A. Scope
B. Applicability
   1. Number of Parking Stalls
   2. Other Requirements of this Section
C. Submittal Requirements
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   2. More than Minimum
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I. Cooperative Use of Parking
   1. General
   2. Number of Spaces Required
      a. Non-overlapping Hours of Operation
      b. Overlapping Hours of Operation
   3. Documentation Required
J. Off-Site Required Parking Location
   1. General
   2. District Limitations
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K. Parking Area and Circulation Improvements and Design
- 1. Materials
- 2. Marking Required
- 3. Driveways
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  - b. Combined Driveway
  - c. Driveway Dimensions
- 4. Loading Space
  - a. General
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    - i. Standard Requirement
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- 5. Drive-Through Facility Stacking Lanes
- 6 Grade Separation Protection
- 7 Landscaping
  - a. Required Landscaping
  - b. Reserved Parking in Landscaping
    - i. General
    - ii. Exempt from Landscape Limitation
- 8. Internal Walkways
  - a. When Required
  - b. Location
  - c. Design Criteria
    - i. Surface Materials
    - ii. Curbs
    - iii. Width
    - iv. Stairs
      - (1) General
      - (2) Adjacent Flights of Stairs
    - v. Lighting
    - vi. Markings
    - vii. Handrails
- 9. Compact Parking
  - a. Maximum Amount
  - b. Identification Required
- 10. Handicapped Parking
- 11. Temporary Gravel Construction Parking
  - a. Permit Required
  - b. Design Requirements
- 12. Minimum Dimensions
  - a. Landscape Areas Excluded
  - b. Structured Parking Height Clearance
  - c. Stall Overhang
  - d. Stall and Aisle Dimensions

A. Scope: This Section contains standards and design requirements for parking, circulation and internal walkways, except as otherwise provided in Chapter 20.25 for Special and Overlay Districts.

B. Applicability:

1. Number of parking stalls: The requirements of this Section for the number of parking stalls apply to each new use and to each new tenant, except as provided in Paragraph 20.20.560.C for changes to a non-conforming use.

2. Other requirements of this Section: All other standards and design requirements of this Section apply to new site development and to site development for the substantial remodel of existing development.

C. Submittal Requirements

1. General: The Director of Design and Development shall specify the submittal requirements, including type, detail and number of copies required in order to determine compliance with this Section.

2. Waiver: The Director of Design and Development may waive specific submittal requirements determined to be unnecessary for review of an application.

D. Required Review: The Director of Design and Development shall review the proposed parking, circulation and walkways and may approve the proposed structure, substantial remodel, site development, use or occupancy only if the requirements of this Section are met, subject to the provisions of Section 20.20.560 for non conforming uses, structures and sites.

E. Limitation on Use: Area devoted to parking, circulation or walkways approved pursuant to this Section may not be used for any other purpose, except as authorized by a Temporary Use Permit issued pursuant to Part 20.30M or by other specific approval pursuant to the Bellevue City Code.

F. Minimum/Maximum Parking Requirement by Use:

1. Specified Uses: Subject to Paragraphs 20.20.590.G and 20.20.590.H, the property owner shall provide at least the minimum and may provide no more than the maximum number of parking stalls as indicated below:

Use	Minimum Number of Parking Spaces Required	Maximum Number of Parking Spaces Allowed
a. Auditorium/Assembly Room/ Exhibition Hall/Theater/ Commercial Recreation (4)	1:4 fixed seats or 10:1000 nsf (if there are no fixed seats)	No maximum

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Use	Minimum Number of Parking Spaces Required	Maximum Number of Parking Spaces Allowed
b. Boat Moorage, Public or Semi-Public	1:2 docking slips	No maximum
c. Financial Institution	4:1000 nsf	5:1000 nsf
d. Funeral Home/Mortuary/ Religious Institution	1:5 seats	No maximum
e. High Technology Light Industry (1)	4:1000 nsf	5:1000 nsf
f Home Furnishing - Retail and Major Appliances - Retail (including retail warehouse sales of such items)	1.5:1000 nsf	3:1000 nsf
g. Hospital/In-patient treatment facility/ outpatient surgical facility	1:patient bed	No maximum
h. Hotel/Motel & Associated Uses		
Basic Guest & Employee:	0.9:guest room	No maximum
Associated Uses:		
Restaurant/Lounge/Bar	10:1000 nsf of seating area	No maximum
Banquet/Meeting Rooms	6:1000 nsf of seating area	No maximum
Retail:		
Less than 15,000 nsf	1:1000 nsf	No maximum
More than 15,000 nsf	1.5:1000 nsf	No maximum
i. Manufacturing/Assembly (other than High Technology Light Industry)	1.5:1000 nsf	No maximum
j. Office (1) Business Services/ Professional Services/ General Office	4:1000 nsf	5:1000 nsf
k. Office (2) Medical/Dental/Health Related Services	4.5:1000 nsf	5:1000 nsf

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Use	Minimum Number of Parking Spaces Required	Maximum Number of Parking Spaces Allowed
l. Personal Services		
without fixed stations	3:1000 nsf	No maximum
with fixed stations	1.5:station	No maximum
m. Residential:		
Single family detached	2:unit	No maximum
Multiple Unit Structure:		
One-bedroom or studio unit	1.2:unit	No maximum
Two-bedroom unit	1.6:unit	No maximum
Three or more bedroom unit	1.8:unit	No maximum
n. Restaurant		
Sitdown only	14:1000 nsf	No maximum
with Takeout Service	16:1000 nsf	No maximum
o. Retail/Mixed Retail/ /Shopping Center Uses (3) (Includes retail warehouse and membership wholesale uses except for sales of major appliances or home furnishings)		
Less than 15,000 nsf	5:1000 nsf	5.5:1000 nsf
15,000-400,000 nsf	4:1000 nsf	4.5:1000 nsf
400,000-600,000 nsf	4:1000 nsf	5:1000 nsf
More than 600,000 nsf	5:1000 nsf	5:1000 nsf
p. Retirement/Senior Housing:		
Convalescent/Nursing Home	0.4:unit	1:unit
Retirement Apartment	0.8:unit	1.5:unit
q. Rooming/Boarding	1:rented room	No maximum
r. Wholesale, warehouse	1.5:1000 nsf	No maximum

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Footnotes: Minimum/Maximum Parking by Use:

nsf = net square feet (See Section 20.50.036

(1) A property owner proposing a high technology light industry use or an office use (excluding medical/dental/health related office) shall provide area for future parking so that 4.5 stalls per 1000 net square feet can be provided, if the proposed initial installation is less than 4.5 stalls per 1000 nsf. (See Paragraph 20.20.590.K.7 for design requirements) If at any time the Director of Design and Development determines that adequate parking has not been provided through the initial installation ratio, the Director may require the installation of stalls designated as reserve parking up to the 4.5 per 1000 nsf ratio to assure that parking availability satisfies parking demand. Reserved parking areas must be clearly designated on the approved site plan and a document describing such area and the obligation to convert such area to parking must be recorded with the King County Division of Records and Elections and the Bellevue City Clerk.

(2) A property owner proposing a medical/dental/health related office use shall provide area for future parking so that 5.0 stalls per 1000 nsf can be provided, if the initial installation is less than 5.0 stalls per 1000 net square feet (See Paragraph 20.20.590 K 7 for design requirements) If at any time the Director of Design and Development determines that adequate parking has not been provided through the initial installation ratio, the Director may require the installation of stalls designated as reserve parking up to the 5.0 per 1000 nsf ratio to assure that parking availability satisfies parking demand. Reserved parking areas must be clearly designated on the approved site plan and a document describing such area and the obligation to convert such area to parking must be recorded with the King County Division of Records and Elections and the Bellevue City Clerk.

(3) Office, Restaurant and Movie Theater uses included within a Retail/Mixed Retail/Shopping Center use (Paragraph 20.20.590.F.1.o) must provide parking stalls as indicated below:

a. Office Uses: If office uses comprise more than ten percent of the total net square footage of a retail/mixed retail/shopping center use with 25,000 to 400,000 total net square feet, the property owner shall provide parking for all office uses at a ratio of at least 4.0 parking stalls per 1000 nsf for all office space. The office net square footage is not used to calculate the parking for other associated uses.

b. Restaurant Uses: If restaurant uses comprise more than five percent of the total net square footage of a retail/mixed retail/shopping center use, the property owner shall provide parking for all restaurant space at a ratio of at least 14 stalls per 1000 nsf for sitdown restaurants or at least 16 stalls per 1000 nsf for restaurants with take-out service. The restaurant net square footage is not used to calculate the parking for other uses.

c. Movie Theaters: Movie theaters in a retail/mixed retail/shopping center use shall provide additional parking as follows:

Size of Retail/ Mixed Retail/ Shopping Center Development (nsf)	Parking required in addition to requirements of Paragraph 20.20.590.F.1
less than 100,000	3.0:100 total seats
100,000 - 199,999 and more than 450 seats	3.0:100 total seats
200,000 and more than 750 seats	3.0:100 total seats

Movie theater square footage is used to calculate the parking for Paragraph 20.20.590.F.1.

(4) Room or seating capacity as specified in the Uniform Building Code (BCC 23.10) at the time of the application is used to establish the parking requirement.

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2. Unspecified Uses: The Director of Design and Development shall establish the minimum number of parking spaces required and may establish the maximum number of parking spaces allowed for any use not specified in Paragraph 20.20.590.F.1. The Director of Design and Development may consider but is not limited to the following in establishing parking requirements for an unspecified use:

   a. Documentation supplied by the applicant regarding actual parking demand for the proposed use, or

   b. Evidence in available planning and technical studies relating to the proposed use, or

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

3. Fractions: If the parking requirements of this Section result in a fractional requirement, and that fraction is 0.5 or greater, the property owner shall provide parking spaces equal to the next higher whole number.

G. Director's Authority to Approve Parking Exceeding Maximum:

Except within the CBD, the Director of Design and Development may approve the installation of more than the maximum number of parking stalls if the property owner demonstrates that--

1. Such additional parking is necessary to meet the parking demand for a specified use, and

2. Cooperative use of parking is not available or adequate to meet demand, and

3. The maximum number of compact size stalls has been used, and

4. Any required Transportation Management Program will remain effective.

H. Existing Parking Exceeding Maximum Allowed:

1. Spaces Serving Another Use: Parking spaces in excess of the maximum number allowed which serve a use located on another property through a cooperative parking agreement or other document may remain so long as the written, recorded obligation to supply that parking remains effective.

2. Other Spaces:

a. General: Nothwithstanding Section 20.20.560, any other parking spaces in excess of the maximum number allowed may remain until there is a substantial remodel of the structure for which the parking is provided. At the time of a substantial remodel, the number of parking stalls must conform to the requirements of this Section and the design of all new or modified parking and circulation areas must conform to the requirements of this Section. This requirement does not affect the need to comply with site development standards pursuant to Paragraph 20.20.560.F.

b. Exception: Nothwithstanding Section 20.20.560, if a substantial remodel results in a total gross floor area for the entire development of 10,000 square feet or less, parking spaces in excess of the maximum allowed may remain.

I. Cooperative Use of Parking:

1. General:

The Director of Design and Development may approve cooperative use of parking facilities located on separate properties when businesses do not operate at the same time if --

a. A convenient pedestrian connection between the properties exists, and

b. The properties are within 1000 feet of each other, and

c. The availability of parking for all affected properties is indicated by directional signs as permitted by Bellevue City Code (Sign Code) 22B.10.

2. Number of Spaces Required:

a. Non-Overlapping Hours of Operation:

The property owner or owners shall provide parking stalls equal to the greater of the applicable individual parking requirements.

b. Overlapping Hours of Operation:

The property owner or owners shall provide parking stalls equal to the total of the individual parking requirements. If the following criteria are met, that total is reduced by 10%:

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i. The parking areas share a property line, and

ii. The average finished grades of the lots do not differ by more than four feet; unless a safe, convenient, and visible pedestrian connection can be provided, and

iii. A vehicular connection between the lots exists, and

iv. A convenient pedestrian connection beteen the lots exists, and

v. The availability of parking for all affected properties is indicated by directional signs, as permitted by Bellevue City Code (Sign Code) 22B.10.

3. Documentation Required: Prior to establishing cooperative use of parking, the property owner or owners shall file a written agreement providing for that use and approved by the Director of Design and Development with the King County Division of Records and Elections and with the Bellevue City Clerk. The agreement may be revoked by the parties only if parking is provided in conformance with the Land Use Code and such parking is approved by the Director of Design and Development prior to the revocation.

J. Off-Site Accessory Parking Location:

1. General: Except as provided in Paragraph J.2, the Director of Design and Development may authorize a portion of the approved parking for a use to be located on a site other than the subject property if --

a. Adequate visitor parking exists on the subject property, and

b. Adequate pedestrian, van or shuttle connection between the sites exists, and

c. The sites are located within 1000 feet of each other, and

d. Adequate directional signs in conformance with Bellevue City Code (Sign Code) 22B.10 are provided.

2. District Limitations: Remote parking located in a residential or OU Land Use District may only serve a use also located and allowed pursuant to Section 20.10.440 in the same District.

3. Assurance Device: The Director of Design and Development may

require an Assurance Device pursuant to Section 20.40.490 to ensure conformance with the requirements and intent of Paragraphs J.1 and J.2 of this Section.

4. Documentation Required: The property owner shall file written documentation of the approved off-site parking location with the King County Division of Records and Elections and the Bellevue City Clerk. Offsite parking may be removed only if alternative parking is provided in conformance with the Land Use Code and such parking is approved by the Director of Design and Development prior to any change.

K. Parking Area and Circulation Improvements and Design:

1. Materials: A parking and circulation area must be hard surfaced and conform to City of Bellevue Development Standards as now or hereafter amended. The Director of Design and Development may approve a gravel surface for parking and circulation areas used on a temporary basis during construction pursuant to Paragraph K.11.

2. Marking Required: The property owner shall delineate car stalls, directional arrows and crosswalks within parking areas using paint or other methods approved by the Director of Design and Development.

3. Driveways:

a. Entrances and Exits: The Director of Public Works and Utilities shall fix the location, width, and manner of approach of vehicular ingress and egress from a parking area in conformance with Section 20.20.255. The Director of Public Works and Utilities may require the property owner to alter ingress or egress as necessary to control traffic in the interest of public safety and general welfare. Wherever available, the property owner shall provide access from commercial or multi-family property onto streets which do not abut G, OU, R-1, R-1.8, R-2.5, R-3.5, R-4 or R-5 districts.

b. Combined Driveway: The owners of adjoining properties shall provide combined driveways wherever practical. In conjuction with approval of a development, the City may require a property owner to provide an access and circulation easement to an abutting owner where joint access is reasonable to serve future development.

c. Driveway Dimensions: Internal circulation driveways that do not provide direct access to parking stalls must be a

minimum of 20 feet wide for two-way traffic and 15 feet wide for one-way traffic unless otherwise specified by the Director of Design and Development or by the Fire Marshal.

4. Loading Space:

a. General: A property owner shall provide an off-street loading space which can access a public street. The number and size of loading spaces must be equal to the maximum number and size of vehicles which would be simultaneously loaded or unloaded in connection with the business conducted on the property.

b. Loading Space Dimension:

i. Standard Requirement: Each loading space must be a minimum of 10 feet wide and 55 feet long. Where a loading space is adjacent to an arterial, the property owner shall provide an additional 40 foot maneuvering length.

ii. Reduction: The Director of Design and Development may reduce required stall length and maneuvering length if the property owner demonstrates that known delivery vehicles can park and maneuver within the proposed loading and maneuvering spaces so that no part of a vehicle using or maneuvering into the loading space projects into a public right-of-way, access easement or private road.

c. Waiver: If the property owner demonstrates that the development has and will have no loading needs, the Director of Design and Development may waive the requirements of Paragraph 20.20.590.K.4.a-b. Additionally, the Director of Design and Development may waive the requirements of Paragraph 20.20.590.K.4.a-b if the applicant has obtained a Right-of-Way Use Permit approving on-street loading.

5. Drive-Through Facility Stacking Lanes:

A property owner proposing a drive-through facility shall provide seven (7) stacking spaces for each drive-through station in addition to the parking required by this Section. Each lane of stacking space must be at least 9 feet wide and must be delineated with pavement markings. Each stacking space must be at least 12 feet long, however, individual spaces within the lane may not be delineated with pavement markings.

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Stacking lanes may not be located within required driveway, internal circulation drive, or parking aisle widths.

6. Grade Separation Protection:

Where a parking area, service yard or other vehicle area slopes or has a drop-off grade separation, the property owner shall install a wall, railing or other barrier which will prevent a slow-moving or driverless vehicle from escaping such area and which will prevent pedestrians from walking over drop-off edges.

7. Landscaping:

a. Required Landscaping: The property owner shall provide parking area landscaping as required by Section 20.20.520.

b. Reserved Parking in Landscaping:

i. General: The property owner shall plant reserved parking required by Paragraph 20.20.590.F-G subject to approval of the proposed landscape plan by the Director of Design and Development.

ii. Exempt from Landscape Limitation: Reserved parking in landscaping does not contribute to required landscape development or to the total site area in landscape development for purposes of applying Section 20.20.520 or any other landscape or open space requirement of this Code.

8. Internal Walkways:

a. When Required: The property owner shall install internal walkways in each new development or substantial remodel of existing development in R-10, R-15, R-20, R-30, NB, PO, O, OLB, CB, LI, GC or CBD Land Use Districts.

b. Location: The property owner shall provide internal walkways around the building to the extent necessary to assure safe access to the building from parking areas, adjacent properties, and public sidewalks or street right-of-way and to assure consistency with the requirements of Part 20.25A. All required internal walkways must be located and constructed as an integrated part of existing sidewalks and pedestrian trails, and must coordinate with City plans for pedestrian circulation, including but not limited to the Comprehensive Plan, formed or planned Local Improvement Districts, and approved Capital Improvement Projects.

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c. Design Criteria: Except as otherwise specified in Part 20.25A, internal walkways provided pursuant to this Section must be designed and installed in conformance with the following:

i. Surface Materials: Internal walkways must be paved with hard-surfaced material such as concrete, asphalt, stone, brick, tile, etc. Only nonskid paving may be used in walkway construction.

ii. Walkway Marking: Internal walkways must be curbed and raised at least 6" above the parking lot grade except where they cross driveways or aisles or where necessary to meet handicap requirements. Alternatively, the Director of Design and Development may approve walkways delineated by distinctive paving material or marking when adequate pedestrian safety is provided.

iii. Width: Internal walkways must be a minimum of four feet wide, exclusive of parked car overhangs. Where necessary to ensure four feet of unobstructed walkway, wheel stops are required.

iv. Stairs:

(1) General: Within any continuous exterior flight of stairs that is part of an internal walkway system, the largest riser height must not exceed the smallest by more than 3/8 of an inch and the largest tread run must not exceed the smallest by more than 3/8 of an inch.

(2) Adjacent Flights of Stairs: A flight of stairs that is connected with any other flight of stairs may have different rise and tread dimensions only if the flights of stairs are separated by at least 8 horizontal feet of walkway that is constructed at a constant elevation.

v. Lighting: Night lighting must be provided where stairs, curbs, ramps or abrupt changes in walk direction occur.

vi. Markings: Where pedestrian walks cross parking areas or automobile circulation lanes, the pedestrian walk must be defined by use of a contrasting material or

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marking, including but not limited to white concrete in an asphalt area, visually obvious paint stripes or other clearly defined pattern.

vii. Handrails: The Director of Design and Development may require handrails where more than two risers exist and the use of such stairs warrants handrails for safety reasons.

9. Compact Parking:

a. Maximum Amount: For all uses, the property owner may design and construct up to 50 percent of the approved parking spaces in accordance with the dimensions for compact stalls provided in Paragraph 20.20.590.J.12.

b. Identification Required: The property owner must identify compact stalls within the parking area through the use of pavement markings. The designation of compact stalls must be included on the site plan.

10. Handicapped Parking:

The property owner shall provide parking and access for physically handicapped persons in accord with the Uniform Building Code, as now or hereafter amended.

11. Temporary Construction Parking:

a. Permit Required: The property owner shall obtain a Temporary Use Permit pursuant to Part 20.30M for an offsite construction parking area.

b. Landscaping Required: The property owner shall landscape an offsite temporary parking area used during construction in accordance with a plan approved by the Director of Design and Development. A minimum of 10' of Type II landscaping along any street frontage and a minimum of 50' of driving surface is required. In addition, a plan and schedule for site restoration must be submitted and approved.

12. Minimum Dimensions:

a. Landscape Areas Excluded: Parking area dimensions do not include any area devoted to landscape development or open space except as provided for reserve parking areas pursuant to Paragraphs 20.20.590.J.7.b. If a stall is

designed to include an overhang into landscaped or open space, that landscaped or open space is not counted toward meeting the requirements of Section 20.20.520 or any other landscape or open space requirement of this Code.

b. Structured Parking Height Clearance: Vehicle height clearance for structured parking must be at least 7-1/2 feet for the entry level.

c. Stall Overhang: Parking areas may be designed so that the car bumper overhangs the curb into landscape areas. If overhangs are provided, the stall length may be reduced by the same number of linear feet as the bumper overhang up to the following:

Maximum Bumper Overhang			
Parking Angle Less Than 60°		Parking Angle 60° or More	
Compact	Standard	Compact	Standard
1.5 ft.	2.0 ft.	2 0 ft	2.5 ft.

d Stall and Aisle Dimensions: Off-street parking dimensions may not be less than as shown on the following tables and plates, except as otherwise approved by the Director of Design and Development.

Section 6. Bellevue City Code (Land Use Code) 20.25A.020.A.2 (Footnote 1 to CBD Dimensional Chart) is amended to read as follows:

(1) Measured from inside edge of the required perimeter sidewalk. If existing utilities which cannot reasonably be relocated require the planting of street trees on the property side of a sidewalk as provided for in Section 20.25A.060, 4' is added to the required setback.

Section 7. Bellevue City Code (Land Use Code) 20.25A.050 is hereby repealed.

Section 8. Bellevue City Code (Land Use Code) 20.25A is amended by the addition of a new section 20.25A.050 to read as follows:

CBD Parking Requirements

20.25A.050

A. General
B. Minimum/Maximum Parking Requirement by Use

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C. Cooperative Use of Parking
   1. General
   2. Number of Spaces Required
      a. Non-overlapping Hours of Operation
      b. Overlapping Hours of Operation

D. Off-Site Parking Location
   1. General
   2. District Limitations
      a. CBD-OB and CBD-R
      b. CBD-O-1 and CBD-O-2
   3. Assurance Device

E. Commercial Parking
   1. Commercial Facilities Permitted
   2. Design

F. Parking Area and Circulation Improvements and Design
   1. Landscaping
   2. Compact Parking
   4. Vanpool/Carpool Facilities
   5. Performance Standards for Parking Structures

G. Interim and Phased Parking
   1. Interim Parking
      a. While Allowed
      b. Approval Required
      c. Design
      d. Removal
      e. Assurance Device
   2. Phased Parking
      a. Schedule Required
      b. Assurance Device

20.25A.050 CBD Parking, Circulation and Walkway Requirements

A. General: The provisions of Section 20.20.590, except as they conflict with this Section, apply to development in the CBD Land Use Districts.

B. Minimum/Maximum Parking Requirement by Use:

Specified Uses: Paragraph B of this Section supercedes Paragraph 20.20.590.F.1. Subject to Paragraphs 20.20.590.G and 20.20.590.H, the property owner shall provide at least the minimum and may provide no more than the maximum number of parking stalls as indicated below:

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CBD PARKING REQUIREMENTS

	LAND USE	UNIT OF MEASURE	Zones: CBD-O-1, CBD-O-2 Minimum	CBD-O-1, CBD-O-2 Maximum	CBD-R, CBD-OB, CBD-MU, CBD-OLB Minimum	CBD-R, CBD-OB, CBD-MU, CBD-OLB Maximum
a.	Auditorium/Assembly Room/Exhibition Hall	per 8 fixed seats or	1.0	2.0	1.5	2.0
	Theater/Commercial Recreation (1)	per 100 nsf (if there are no fixed seats)	10.0	10.0	10.0	10.0
b.	Financial Institution	per 1000 nsf	3.0	4.0	4.0	5.0
c.	Funeral Home/Mortuary/ Religious Institution (1)	per 5 seats	1.0	1.0	1.0	no maximum
d.	High Technology Light Industry	per 1000 nsf	2.0	3.5	2.0	3.5
e.	Home Furnishing/Retail Major Appliances-retail	per 1000 nsf	3.3	5.0	4.0	5.0
f.	Hospital/In-patient Treatment Facility Outpatient Surgical Facility	per 1.5 patient beds	1.0	2.0	1.0	2.0
g.	Hotel/Motel & Associated Mixed Uses					
	Basic Guest & Employee	per guest room	0.5	1.2	0.9	1.5
	Associated Uses:					
	Restaurant/ Lounge/Bar	per 1000 nsf of seating area	0	15.0	10.0	20.0
	Banquet/Meeting Rooms	per 1000 nsf of seating area	6.0	10.0	6.0	10.0
	Retail:					
	Less than 15,000 nsf total	per 1000 nsf	0.5	1.0	1.0	2.0
	More than 15,000 nsf total	per 1000 nsf	1.0	2.0	1.5	3.0
h.	Manufacturing/Assembly (Other than High Technology Light Industry)	per 1000 nsf	0.7	1.0	1.0	1.5

LAND USE	UNIT OF MEASURE	Zones: CBD-O-1, CBD-O-2 Minimum	CBD-O-1, CBD-O-2 Maximum	CBD-R, CBD-MU, CBD-OB, CBD-OLB Minimum	CBD-R, CBD-MU, CBD-OB, CBD-OLB Maximum
i. Office (Business Services/ Professional Services/General Office) (3)	per 1000 nsf	2.0	2.7	2.5	3.0
j. Office (Medical, Dental/Health Related Services)	per 1000 nsf	3.0	4.0	4.0	5.0
k. Personal Services, Without Fixed Stations	per 1000 nsf	1.5	2.0	2.0	3.0
With Fixed Stations	per station	0.7	1.0	1.0	1.5
l. Residential:	per unit	0	2.0	1.0	2.0
m. Restaurant	per 1000 nsf	0	15.0	10.0	20.0
n. Retail	per 1000 nsf	3.3	5.0	4.0	5.0
o. Retail in a Mixed Development (except Hotel) (2)	per 1000 nsf	0	3.3	2.0	4.0
p. Retirement/Senior Housing:					
Convalescent/Nursing Home	per patient bed	0.4	0.8	0.4	0.8
Retirement Apartment	per living unit	0	1.0	0.33	1.0

Footnotes to Parking Requirements

nsf = net square feet (see Section 20.50.036)

(1) Room or seating capacity as specified in the Uniform Building Code (BCC 23.10) at the time of the application is used to establish the parking requirement.

(2) If retail space in a mixed development exceeds 20% of the gross floor area of the development, the Retail use parking requirements of Paragraph B of this Section apply to the entire retail space.

(3) Special Requirement in Perimeter Design District: The Director of Design and Development may require the provision of up to 3.5 parking stalls per 1000 net square feet for office uses within the Perimeter Design District to avoid potential parking overflow into adjacent Land Use Districts outside the CBD.

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C. Cooperative Use of Parking:

1. General: Paragraph C of this Section supersedes Paragraphs 20.20.590.I.1-2. Subject to Paragraph E of this Section, the Director of Design and Development may approve cooperative use of parking facilities located on separate properties if --

a. A convenient pedestrian connection between the properties exists.

b. The availability of parking for all affected properties is indicated by directional signs, as permitted by Bellevue City Code (Sign Code) 22B.10.

2. Number of Spaces Required:

a. Non-Overlapping Hours of Operation:

The property owner or owners shall provide parking stalls equal to the greater of the applicable individual parking requirements.

b. Overlapping Hours of Operation:

The property owner or owners shall provide parking stalls equal to the total of the individual parking requirements reduced by 20% of that total number.

D. Off-site Parking Location:

1. General: Paragraph D of this Section supercedes Paragraph 20.20.520.J. Except as provided in Paragraph D.2, the Director of Design and Development may authorize a portion of the approved parking for a use to be located on a site other than the subject property if --

a. Adequate visitor parking exists on the subject property, and

b. Adequate pedestrian, van or shuttle connection between the sites exists, and

c. Adequate directional signs in conformance with Bellevue City Code (Sign Code) 22B.10 are provided.

2. District Limitations:

a. CBD-OB and CBD-R Limitations: Parking located in the CBD-OB or CBD-R Districts may only serve uses located in the same

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District as the parking unless otherwise permitted through Design Review (Part 20.30F), and then, only if such parking is physically contiguous and functionally connected to the use which it serves in an adjacent Land Use District

b. CBD-O-1 and CBD-O-2 Limitations: Parking located in the CBD-O-1 or CBD-O-2 Districts may only serve uses located in either of those Districts.

3. Assurance Device: The Director of Design and Development may require an Assurance Device pursuant to Section 20.40.490 to ensure conformance with the requirements and intent of Paragraph D of this Section.

E. Commercial Parking:

1. Commercial Facilities Permitted: Commercial parking facilities may be located in surface parking lots, or portions thereof, developed to fulfill the requirements of Section 20.20.590 but no longer needed to meet those requirements. Commercial facilities may not be initially developed solely for that purpose. The approval of a commercial parking facility is limited to five years Subsequent approvals may be requested through the Simple Amendment process (Section 20.35.255).

2. Design:

a. If a commercial parking facility uses 20% or more of the total spaces of an existing parking area or more than 30 spaces, the property owners shall provide at least 8' of Type III landscaping along each street frontage, 5' of Type III landscaping along each rear or side property line and Type V landscaping in the interior of the lot;

b. the property owner shall comply with all parking and dimensional requirements of this Code.

F. Parking Area and Circulation Improvements and Design:

1. Landscaping: Paragraph F.1 of this Section supercedes Paragraph 20.20.590.K.7. The property owner shall provide landscaping as required by Section 20.25A.040.

2. Compact Parking: Paragraph F.2 of this Section supercedes Paragraph 20.20.590.K.9. The Director of Design and Development may approve the design and designation of up to 65% of the spaces for use by compact cars.

3. Vanpool/Carpool Facilities: The property owner must provide a vanpool/carpool loading facility that is outside of required

driveway or parking aisle widths and that is contained within the required parking and circulation areas The facility must be adjacent to an entrance door to the structure served by the parking or as nearly so as possible and must be consistent with all applicable design guidelines.

4. Performance Standards for Parking Structures: The Director of Design and Development may approve a proposal for a parking structure through Design Review (Part 20.30F). The Director of Design and Development may approve the parking structure only if --

   a. Driveway openings are limited and the number of access lanes in each opening are minimized

   b. The structure exhibits a horizontal, rather than sloping building line.

   c. The dimension of the parking structure abutting pedestrian areas is minimized, except where retail, service or commercial activities are provided.

   d. The parking structure complies with the requirements of Section 20.25A.115.

   e. A wall or other screening of sufficient height to screen parked vehicles and which exhibits a visually pleasing character is provided at all above-ground levels of the structure, and

   f. Safe pedestrian connection between the parking structure and the principal use exists.

   g. Loading areas are provided for vanpools/carpools as required by Paragraph F.3 of this Section.

   h. Vehicle height clearances for structured parking must be at least 7-1/2 feet for the entry level, to accommodate vanpool parking.

G. Interim and Phased Parking :

1. Interim Parking:

   a. When allowed: The Director of Design and Development may approve the installation of interim parking up to the maximum parking allowed if determined to be necessary to mitigate spillover parking impacts. Such interim parking

may exist for a period, not to exceed five years, from the date of Temporary or Final Certificate of Occupancy whichever comes first. The Director of Design and Development may upon written request grant no more than two one-year extensions to the five-year interim parking time limit.

b. Approval Required: The Director of Design and Development must review and approve a plan indicating current parking demand, how much interim parking is proposed, when the parking will be removed, and how the interim parking area will be restored.

c. Design: The property owner must provide perimeter and interior parking lot landscaping as required by Section 20.25A.040 and must comply with all dimensional standards of this Code.

d. Removal of Interim Parking: The Director of Design and Development may require the removal of interim parking prior to the expiration of the approval period when parking supply exceeds demand. The property owner proposing interim parking shall file a written agreement containing this limitation with the Bellevue City Clerk.

e. Assurance Device: The Director of Design and Development may require an assurance device pursuant to Section 20.40.490 of this Code to insure conformance with the requirements and intent of Paragraph E.1 of this Section.

2. Phased Parking:

a. Schedule Required: The property owner may install the required parking spaces in phases if the schedule has been approved by the Director of Design and Development. Each phased parking installation must include enough parking to meet the parking requirements for the completed phases of the development for which the parking is provided. This phasing schedule must specifically indicate when all parking approved pursuant to this Section will be provided.

b. Assurance Device: The Director of Design and Development may require an assurance device pursuant to Section 20.40.490 to insure conformance with the requirements and intent of Paragraph E.2 of this Section.

Section 9. Bellevue City Code (Land Use Code) is amended by the addition of a new Section 20.25A.055 which reads as follows:

20.25A.055 Transportation Management Program

The Director of Design and Development may require a Transportation Management Program for any project proposed within the CBD to reduce congestion, reduce peak hour trips or to implement the direction of the Comprehensive Plan.

Section 10. Bellevue City Code (Land Use Code) 20.25A.060 is hereby amended to read as follows:

20.25A.060 Walkways and Sidewalks, Perimeter:

A. General: The provisions of Section 20.20.950, except as they conflict with Part 20.25A, apply to development in the CBD Land Use Districts.

B. Minimum Width:

1. The minimum width of a perimeter walkway or sidewalk, excluding the area required for street trees in Paragraph 20.25A.060.C.2, is 12' along --

   a. Bellevue Way between N.E. 4th and N.E. 8th,

   b. N.E. 6th between 110th Avenue N.E. and 112th Avenue N.E., and

   c. 106th Avenue N.E. between N.E. 4th and N.E. 8th.

2. The minimum width of a perimeter walkway or sidewalk, excluding the area requirement for street trees in Section 20.25A.060.C.2, is 8' along any other street.

C. Street Trees Required:

1. The property owner shall install street trees, in addition to any landscaping required by Section 20.25A.040, according to the requirements of Plate B, and this Section.

2. The area in which street trees are planted must be at least 4' wide, and located between the street improvement and the walkway or sidewalk unless precluded by existing utilities which cannot reasonably be relocated. Any street tree planting area must be at least 4' x 4', and protected by a decorative metal grate. This metal grate may intrude into the sidewalk.

3. Street trees, at least 3" in caliper measured 6" above existing grade, must be planted at least 3' from the street curb, and a

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maximum of 25' on center. A street tree planting area may also include decorative paving and other plant materials.

Section 11. Bellevue City Code (Land Use Code) 20.25A.070.C.1.b is amended to read as follows:

b. The applicant shall provide half street improvements which meet the Public Works Department local street standards for traffic lanes; and which meet the requirements of Section 20.25A.060 for perimeter walkways and sidewalks, and street trees on --

i. N.E. 1st Street between 100th Avenue N.E. and Bellevue Way,

ii. 102nd and 103rd Avenue N.E. between N.E. 1st and N.E. 2nd Streets, and

iii. N.E. 2nd Street between 102nd Avenue N.E. and Bellevue Way.

Section 12. Bellevue City Code (Land Use Code) 20.25A.090.E.3 (Footnote 1 to Perimeter Design District Dimensional Requirements Chart) is amended to read as follows:

(1) Measured from inside edge of required perimeter sidewalk, if applicable. If existing utilities which cannot reasonably be relocated result in the planting of street trees on the property side of a sidewalk as provided for in Section 20.25A.060, 4' is added to the required setback.

Section 13. Bellevue City Code (Land Use Code) 20.25A.090.E.5.c is amended to read as follows:

c. Street Trees: Street trees required by Section 20.25A.060.C along Main Street, 100th Avenue N.E. or N.E. 12th Street must be at least 4" in caliper, measured 6" above finished grade.

Section 14. Bellevue City Code (Land Use Code) 20.25F.040.C.1.h is amended to read as follows:

h. The provisions of Section 20.20.590 apply in the Evergreen Highlands District, except for those requirements contained in Paragraphs 20.20.590.F and 20.20.590.I.

Section 15. Bellevue City Code (Land Use Code) 20.30M.145.B is amended to read as follows:

B. Extended Termporary Uses:

1. The Director of Design and Development may approve a Temporary Use Permit for up to one year for temporary sales or rental offices in subdivisions, multifamily or non-residential projects or other longer term uses as specified in the Land Use Code.

2 The Director of Design and Development may approve an offsite temporary parking area and shall establish a reasonable time limit for such use based on the construction project requirements.

Section 16. Bellevue City Code (Land Use Code) 20.50.010 is amended by the addition of the following definitions:

APPLIANCES, MAJOR - RETAIL - The retail sale of refrigerators, freezers, ranges, dishwashers, trash compactors, washers, dryers, hot water heaters, wood stoves, furnaces, televisions, video-cassette recorders, and stereos, or combinations thereof, including the retail warehouse sales of such items.

ASSEMBLY ROOM - See Auditorium

AUDITORIUM - A facility designed for the assembly of persons for exhibitions, performances, conferences, or other purposes serving an assembly function.

Section 17. Bellevue City Code (Land Use Code) 20.50.014 is amended by the addition of the following definitions:

COMMERCIAL RECREATION - Establishments engaged in providing amusement or entertainment for a fee or admission charge, including but not limited to activities such as dance halls, studios, bowling alleys, billiard and pool establishments, arenas, rings, racetracks, golf courses, video arcades, amusement parks, amusement and bathing beaches, swimming pools, riding academies, carnival operations, expositions, game parlors, horse shows, marinas, and yacht clubs.

COOPERATIVE PARKING - The development and use of parking areas on two or more separate properties for joint use by the businesses on those properties.

Section 18. Bellevue City Code (Land Use Code) 20.50.018 is amended by the addition of the following definitions:

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EXHIBITION HALL - See Auditorium

Section 19. Bellevue City Code (Land Use Code) 20.50.022 is amended by the addition of the following definitions:

GROSS SQUARE FEET - Total number of square feet within the inside finished wall surface of the outer building walls of a structure, excluding vent shafts, outdoor courts and parking.

Section 20. Bellevue City Code (Land Use Code) 20.50.024 is amended by the addition of the following definitions:

HIGH TECHNOLOGY LIGHT INDUSTRY - Uses engaging in research, development, testing, assembly, and manufacturing including, but not limited to:

- o professional, scientific, or control instruments
- o electrical or other technical equipment
- o computers (assembly or software)
- o scientific research organizations conducting research and development
- o drug related activities
- o other research, development testing, assembly, and manufacturing uses as determined by the Director of Design and Development
- o Office uses in support of these functions when office uses are occurring at the same development as the research, development, testing, assembly, and manufacturing functions.

HOME FURNISHINGS, RETAIL - The retail sale of furniture and associated furnishings such as lamps, floor coverings, wallcoverings, and accents, or combinations thereof, including the retail warehouse sales of such items.

Section 21. Bellevue City Code (Land Use Code) 20.50.034 is amended by the addition of the following definitions:

MANUFACTURING USES - Establishments engaged in the mechanical or chemical transformation of materials or substances into new products excluding any manufacturing defined as High Technology Light Industry.

MIXED RETAIL USE: Mixed Use Developments including a variety of retail and personal service uses such as those included under definitions for Retail Home Furnishings, Personal Services, Retail Major Appliances, and Retail Sales.

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MIXED USE DEVELOPMENT - The development of a contiguous tract of land, a building or a structure with two or more different uses identified on the Land Use Charts.

Section 22. Bellevue City Code (Land Use Code) 20.50.036 is amended by the addition of the following definition:

NET SQUARE FEET - The total number of square feet within the inside finished wall surface of the outer building walls of a structure, excluding major vertical penetrations of the floor (elevator and other mechanical shafts, stair wells), mechanical equipment, parking areas, common restrooms, common lobbies, and common hallways. Storage area is included in the net square feet calculation unless the property owner demonstrates that it cannot be converted to habitable space.

Section 23. Bellevue City Code (Land Use Code) 20.50.038 is amended by the addition of the following definition:

OFFICE USE - A use that provides professional, administrative, or business related services. Production, distribution, or the retail or wholesale sale of goods or commodities are not included.

Section 24. Bellevue City Code (Land Use Code) 20 50.040 is amended by the addition of the following definition:

PERSONAL SERVICE USE: An establishment that provides services involving the care of a person or of a person's apparel, such as, laundry and dry cleaning services, beauty shops, barber shops, shoe repair shops, and tailors.

Section 25. Bellevue City Code (Land Use Code) 20.50.044 is amended by the addition of the following definitions:

RESTAURANT, SIT-DOWN - A restaurant at which all food and drink is consumed on the premises.

RESTAURANT, TAKE-OUT - A restaurant that offers a take-out service whereby food may be consumed off the premises. A take-out restaurant may have seating facilities.

Section 26. Bellevue City Code (Land Use Code 20.50.054 (Definition for Walkway or Sidewalk, Internal) is amended to read as follows:

WALKWAY OR SIDEWALK, INTERNAL. A walkway or sidewalk which is located within the block, and which complies with the provisions of Section 20.20.590.K.8.

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Section 27. This ordinance shall be in force and take effect five days after its legal publication.

PASSED by the City Council this 20th day of January 1987, and signed in authentication of its passage this 20th day of January, 1987.

(SEAL)

Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard Gidley, Assistant City Attorney

Attest:

Marie K. O'Connell, City Clerk

Published January 27, 1987

EXHIBIT A

Chart 20.10.440
USES IN LAND USE DISTRICTS — TRANSPORTATION & UTILITIES — 1 of 2

STD LAND USE CODE REF	LAND USE CLASSIFICATION	B	A	OU	R-1	R-12	R-20	R-30	R-4	R-5	R-10	R-15	R-20	R-30	PO	O	OLB	LI	BC	MB	CB		CBD O-1	CBD O-2	CBD MU	CBD R	CBD OB	CBD OLB
4	TRANSPORTATION COMMUNICATION AND UTILITIES																											
41	RAIL TRANSPORTATION RIGHT-OF-WAY, YARDS, TERMINALS, MAINTENANCE SHOPS	C	C	C 1	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C							
42 4881	MOTOR VEHICLE TRANSPORTATION BUS TERMINALS TAXI HEADQUARTERS																	P	P		P		A	A	A			A
4874 4882	MOTOR VEHICLE TRANSPORTATION MAINTENANCE GARAGES & MOTOR FREIGHT SERVICES																	P	C				P 5	P 5	P 5			P 5
45	AIRCRAFT TRANSPORTATION AIR PORTS FIELDS, TERMINALS HELI PORTS STORAGE & MAINTENANCE	C	C	C 2	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		A 2	A 2				A 2
	ACCESSORY PARKING 9	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P 6	P 6	P 6	P 6	P 6	P 6
46	AUTO PARKING COMMERCIAL LOTS AND GARAGES 3																C		C		C		B 8	B 8	B 8	B 8	B 8	B 8
	PARK AND RIDE 7	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				A			A
47	COMMUNICATION EXCHANGES CENTERS AND STUDIOS																				P		P	P	P		P	
479	COMMUNICATION BROADCAST & RELAY TOWERS	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C
48	UTILITIES PRODUCTION, GENERATION, DISPOSAL, PROCESSING & TREATMENT PLANTS, REGIONAL STORAGE, DISTRIBUTION, & SUBSTATIONS	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C
488	UTILITIES LOCAL STORAGE DISTRIBUTION & SUBSTATIONS 4	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	P		C	C	C	C	C	C
	HIGHWAY AND STREET RIGHT-OF-WAY	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	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 Section 20.25F.010.

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.)

Exhibit A
2 of 2

NOTES: USES IN LAND USE DISTRICTS—TRANSPORTATION AND UTILITIES

1. Rail Transportation is limited to only Right-of-Way in OU districts.

2. Aircraft Transportation is limited to only Heliports in OU, CBD-O-1, CBD-O-2 and CBD-OLB districts.

3. Commercial lots and garages are those lots and garages which provide vehicular parking for the public generally for a fee and do not include lots and garages which provide the required parking for other uses.

4. Utilities: Local Storage, Distribution & Substations are limited to those utilities serving only the community surrounding them as part of the storage and distribution network. All other utilities are classified Utilities: Production, Generation, Disposal, Processing & Treatment Plants, Regional Storage, Distribution & Substations.

5. Permitted only as a subordinate use to a permitted or special use in CBD-O-1, CBD-O-2, CBD-MU and CBD-OLB districts.

6. The location of an off-site parking facility must be approved by the Director of Design and Development. See Section 20.25A.050H.

7. Park and Ride. All types of commuter pooling facility shall be 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 Section 20.20.125.E. Any other Park and Ride requires a conditional use permit.

8. Commercial parking facilities are limited to spaces in surface lots which are not required pursuant to Section 20.25A.050. Commercial lots must comply with the requirements of Paragraph 20.25A.050.D.

9. Accessory parking requires approval through the review process required for the primary land use which it serves pursuant to Section 20.10.440.

EXHIBIT B

SECTION 20.20.010

1 of 2

USES IN LAND USE DISTRICTS **DIMENSIONAL REQUIREMENTS**

LAND USE CLASSIFICATION	G	OU	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-12	R-15	R-20	R-30	PO	O	OLB	LI	BC	MB	CB			CBD O-1	CBD O-2	CBD MU	CBD R	CBD OB	CBD OLB
DIMENSIONS																						(8)	(8)	(8)	(8)	(8)	(8)
MINIMUM SETBACKS OF STRUCTURES (IN FEET) FRONT YARD	35	50	35	30	20	20	20	20	20	20	20	20	30	30	50	15	15	30	15								
REAR YARD (18)	25	25	25	25	25	25	20	20	25	25	25	25	25	25	50	(3)	(3)	30	(3)								
SIDE YARD (18)	10	25	5	5	5	5	5	5	5	5	5	5 (2)	20	20	30	(3)	(3)	30	(3)								
2 SIDE YARDS (TOTAL) (18)	20	50	20	15	15	15	15	15	15	15	15	15	40	40	80	(3)	(3)	80	(3)								
MINIMUM LOT AREA ACRES (A) OR THOUSANDS OF SQ FT (H)	1A	1A	35	20	13.5	10	8.5	7.2	8.5	8.5	8.5 (13)	8.5 (13)			2A												
DWELLING UNITS PER ACRE (18)		(17)	1	1.8	2.5	3.5	4	5	10	15	20	30															
MINIMUM DIMENSIONS (IN FEET) WIDTH OF STREET FRONTAGE	30	30	30	30	30	30	30	30	30	30	30	30			200												
WIDTH REQUIRED IN LOT (5)	150	150	100	90	80	70	65	60	70	70	70	70			200												
DEPTH REQUIRED IN LOT (5)	150	150	150	80	80	80	80	80	80	80	80	80															
MAXIMUM BUILDING HEIGHT (FEET) (11) (19)	30	30	30	30	30	30	30	30	30	30	30 (6)	40	20	30	45 (7)	45 (9) (10)	30	20	45								
MAXIMUM LOT COVERAGE BY STRUCTURES (PERCENT) (18)	35	10 (12) (14)	35	35	35	35	35	40	35	35	35	35	35	35	35	50		35									

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

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Exhibit B
2 of 2

NOTES: Uses in Land Use Districts—Dimensional Requirements

(1) These setbacks control except where street classification in Section 20.20.020 indicates a greater setback.

(2) Side yard setback in R-30 districts increases to 20 ft. on any side yard where structure exceeds 30 ft. above finished grade.

(3) All rear and side yards shall contain landscaping as required by Section 20.20.520.

(4) See Section 20.20.012.

(5) See Section 20.20.015.

(6) The maximum allowable building height in R-20 districts is 40 feet if the ground floor of such building is devoted to parking.

(7) The maximum allowable building height is 75 feet on any property designated OLB which lies within 475 feet of the right-of-way of I-405, between I-90 and SR-520, subject to obtaining a Conditional Use Permit, (Part 20.30B. or Part 20.30C).

(8) Dimensional requirements for CBD Land Use Districts are listed in Section 20.25A.020.

*(9) Any office building or any office portion of a building shall comply with the definition of "low intensity" contained in the Comprehensive Plan.

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

*(10) The maximum building height may be exceeded upon approval of the Director of Design and Development. Requests for such approval shall be processed in accordance with the administrative conditional use procedure of Part 20.30E. Before granting any such approval, the Director of Design and Development must find that:

a) The height increase is only to accomodate equipment, structures or buildings that contain special equipment primarily related to light manufacturing, wholesale, trade and distribution use, and is not for office or bulk retail use; and

b) There is functional need for a height increase; and

c) The overall site development will minimize adverse impacts caused by the height increase.

Nothwithstanding the provisions of this Note, no height increase is permitted within a Transition Area as defined in Part 20.25B.

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

*(11) Except in transition areas, the allowable building height of any office building located in a PO, O, OLB, GC, NB,.CB or OU district may be increased by one story, but not to exceed 15 feet, if the ground floor of that building is devoted to parking for that building.

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

(12) At least 80% of the net area of the site must be devoted to natural vegetation, landscape development, ponds, watercourses, or outdoor recreation areas except as otherwise provided in Note 14.

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

(14) In a Planned Unit Development pursuant to 20.30D, west of I-405 and south of I-90, maximum lot coverage by structures is 35% if the proposal contains marine related activities.

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

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

(17) Dwelling units per acre is determined pursuant to Section 20.30D.

(18) If the setback abuts a street right-of-way, access easement or private road, the minimum dimension is 10 feet unless a greater dimension is specified.

* (19) Notwithstanding any other provision of this Code, except Part 20.25B or Section 20.20.900-910, as applicable the allowable building height of an office building may be increased by one story, not to exceed 15 feet if the ground floor of that building is devoted to parking for that building.

*Effective only within Community Council jurisdiction.

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