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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3813

AN ORDINANCE relating to implementation of policies in Old Bellevue; amending Bellevue City Code (Land Use Code) 20.10.440, 20.25A.020.A.2, 20.25A.050.A, 20.25A.070.C, and 20.25A.090.E.3; and adding a new Section 20.25A.070.D. to the Bellevue City Code (Land Use Code).

WHEREAS, it is desirable to encourage a diverse mix of uses in Old Bellevue; and

WHEREAS, pedestrian-oriented activities and uses are appropriate in Old Bellevue and should be encouraged; and

WHEREAS, mid-block connections should be included in redevelopment projects to facilitate circulation for pedestrians and vehicles; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act and with the City's Environmental Procedures Ordinance, 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 - Wholesale and Retail - Charts and Notes is amended as indicated in Exhibit A attached hereto and by this reference incorporated herein.

Section 2. Bellevue City Code (Land Use Code) 20.10.440 - Uses in Land Use Districts - Services - Charts 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) 20.10.440 - Uses in Land Use Districts - Recreation - Charts and Notes is amended as indicated in Exhibit C attached hereto and by this reference incorporated herein.

Section 4. Bellevue City Code (Land Use Code) 20.25A.020.A.2 - Dimensional Requirements in CBD Districts - Charts and Notes is amended as indicated in Exhibit D attached hereto and by this reference incorporated herein.

06-03-87
2452c

Section 5. Bellevue City Code (Land Use Code) 20.25A.050.A - CBD Parking Requirements - Charts and Notes is amended as indicated in Exhibit E attached hereto and by this reference incorporated herein.

Section 6. Bellevue City Code (Land Use Code) 20.25A.070.C is amended to read as follows:

- C. Development Requirements: Development within the Old Bellevue Land Use District must comply with the following if the property abuts the named streets:
1. Street Improvements:
 - a. The applicant shall provide half street and sidewalk improvements including paving, street trees, lighting and other street furniture comparable to the existing Main Street Streetscape between 102nd Avenue and Bellevue Way on -
 - i. Both sides of Main Street between 100th Avenue and Bellevue Way, and
 - ii. 102nd and 103rd Avenues between S.E. 1st Street and N.E. 1st Street, and
 - iii. The west side of Bellevue Way between S.E. 1st Street and N.E. 2nd Street, and
 - iv. The east side of 100th Avenue between S.E. Bellevue Place and N.E. 1st Street, and
 - v. Both sides of N.E. 1st and N.E. 2nd between 100th Avenue and Bellevue Way.
 2. Mid-block Connections:
 - a. The applicant shall provide mid-block connections between -
 - i. Main Street and N.E. 1st Street at approximately 101st Avenue N.E., and
 - ii. 102nd and 103rd Avenues approximately mid-block between Main Street and N.E. 1st Street; and

06-03-87
2452c

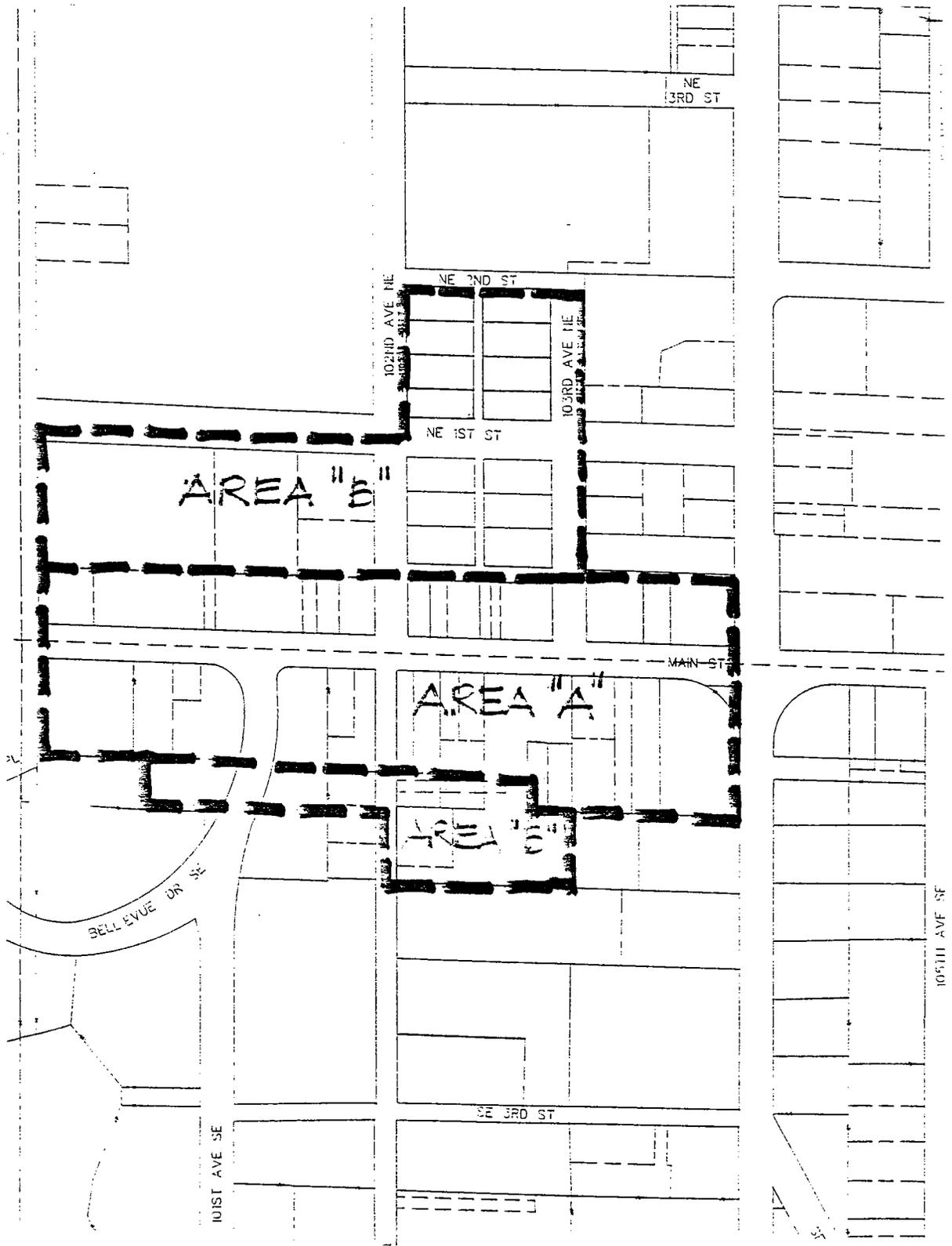
- iii. Main Street at approximately 103rd Avenue and 102nd Avenue S.E. at approximately S.E. 1st Street.
 - b. A Mid-block Connection must be developed as a walkway or a combination walkway and vehicular lane. The connection shall incorporate decorative lighting and seating areas
 - c. If a combination walkway and vehicular lane does not have a separate raised walkway, the surface must be paved with unit paver blocks to denote that it is a pedestrian area
- 3. Parking: An off-street parking area may not be located between the buildings and streets along -
 - a. 102nd Avenue N.E., and between Main Street and N.E. 2st Street, and
 - b. Main Street between 100th Avenue and Bellevue Way.
- 4. Minor Publicly Accessible Spaces:
 - a. The applicant shall provide Minor Publicly Accessible Spaces on Main Street at the intersections of 100th Avenue and Bellevue Way.
 - b. A Minor Publicly Accessible Space may be outdoors or may be enclosed as long as adequate access is provided, and its existence is readily identifiable.
 - c. A Minor Publicly Accessible Space must be developed as a Plaza, an Enclosed Plaza or Landscape Feature. The design criteria of Section 20.25A.030.C must be met, and the FAR amenity bonus may be utilized.
 - d. Structures must directly abut the Minor Publicly Accessible Space.
- 5. Pedestrian-Oriented Frontage and Marquees or Awnings:
 - a. The applicant shall provide Pedestrian-Oriented Frontage and Marquees or Awnings on -

- i. Both sides of Main Street from 100th Avenue to Bellevue Way, and
 - ii. 102nd Avenue between Main Street and N.E. 1st.
- b. Pedestrian Oriented Frontage, Marquees, and Awnings must comply with the design criteria of Section 20.25A.030.C., and the FAR amenity bonus may be utilized.
 - c. Pedestrian-Oriented Frontage must include display windows having mullions that are spaced 2 to 6 feet apart.
 - d. The use of exposed concrete, metal or plastic for storefront facades is not permitted. This does not preclude the use of metal and acrylic glazing on marquees or vinyl fabric on awnings, nor the use of brass, copper or aluminum for decorative trim.

Section 7. Bellevue City Code (Land Use Code) 20.25A.070 is amended by the addition of a new paragraph 20.25A.070.D which reads as follows:

D. Preferred Uses:

1. Overlay Area A: Pedestrian-Oriented Frontage uses as defined in 20.50.040 must be provided at street level for new development or substantial remodels in the area depicted on the following map as "Overlay Area A".
2. Overlay Area B:
 - a. In the area depicted on the following map as "Overlay Area B" any development that is at least 25% residential in total gross floor area may exceed an overall floor area ratio of 1.0.
 - b. In no event may non-residential FAR exceed 1.0.
 - c. In the event more than 50% of the total gross floor area of a structure is devoted to residential use, the structure may be classified as residential for the purpose of attaining residential building height pursuant to Section 20.25A.020.A.2.



06-03-87
2452c

Section 8. Bellevue City Code (Land Use Code) 20.25A.090.E.3 - Perimeter Design District Dimensional Requirements - Chart is amended as indicated in Exhibit F attached hereto and by this reference incorporated herein.

Section 9. This ordinance shall take effect and be in force five days after its passage and legal publication.

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

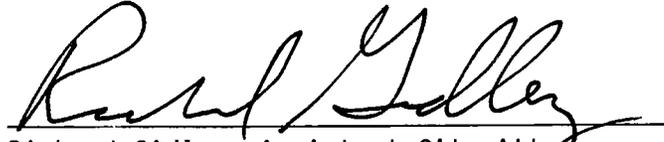
(SEAL)



Cary E. Bozeman, Mayor

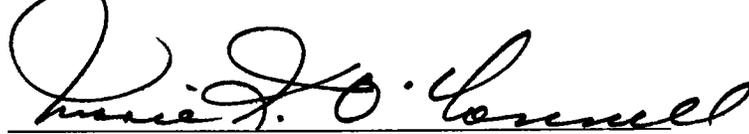
Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Andrews, City Attorney

Attest:



Marie K. O'Connell, City Clerk

Published July 24, 1987

ORIGINAL

20.10.440
S IN LAND USE DISTRICTS

WHOLESALE & RETAIL

STD
LAND
USE
CODE
REF

LAND USE CLASSIFICATION	LAND USE DISTRICTS																									
	G	A	OU	R-1	R-1B	R-2S	R-3S	R-4	R-5	R-10	R-15	R-20	R-30	PO	O	OLB	U	GC	NB	CB	CB0 O-1	CB0 O-2	CB0 MU	CB0 R	CB0 DB	CB0 OLB
5 TRADE (WHOLESALE & RETAIL)																										
51 WHOLESALE TRADE: GENERAL MERCHANDISE, PRODUCTS, SUPPLIES MATERIALS & EQUIPMENT EXCEPT THE FOLLOWING 1																	P	P								
5111 MOTOR VEHICLES, PRIMARY & STRUCTURAL METALS, BULK PETROLEUM 2																	P	C								
5193 SCRAP WASTE MATERIALS, LIVESTOCK																										
RECYCLING CENTERS				C	C	C	C	C	C	C	C	C	C				P	P	P	P		P	P	P	C	C
5211 BULK RETAIL: LUMBER BUILDING MATERIALS, PAINT, GLASS, PLUMBING & ELECTRICAL SUPPLIES																	P	P		P						
521 HARDWARE (RETAIL)																	P	P	P	P		P	P	P	P	P
FARM EQUIPMENT, MOBILE HOMES AND RECREATIONAL VEHICLES (RETAIL)																	P									
GENERAL MERCHANDISE: DRY GOODS VARIETY & DEPT. STORES (RETAIL)																			P		P	P	P	P	P	P
FOOD (RETAIL)																	P	P	P		P	P	P	P	P	P
5511 AUTOS (RETAIL)																		P	C		P	P	P			
TRUCKS, MOTORCYCLES																	P	P			P	P	P			
BOATS (RETAIL)				PD													P	P			P	P	P			
552 AUTOMOTIVE & MARINE ACCESSORIES (RETAIL)				P													P	P	C							
553 GASOLINE SERVICE STATIONS				P													C	P	P	C	C		A	A	P	A
56 APPAREL & ACCESSORIES (RETAIL)																	P				P	P	P	P	P	P
57 FURNITURE & HOME FURNISHING (RETAIL)																	P	P			P	P	P	P	P	P
58 EATING AND DRINKING ESTABLISHMENTS				PD													P	P	P	C	P		P	P	P	P
59 OTHER RETAIL TRADE: DRUGS, LIQUOR, ANTIQUES, BOOKS, SPORTING GOODS, JEWELRY, FURRIER & PHOTO SUPPLIES																	P	P		P	P	P	P	P	P	P
5901 FARM SUPPLIES: HAY, GRAIN, FEED AND FENCING, ETC. (RETAIL)																	P	P								
590 RETAIL FUEL YARDS																	P	P								
5908 GARDEN SUPPLIES: SMALL TREES, SHRUBS, FLOWERS & LIGHT SUPPLIES AND TOOLS				PD													P	P		P						
60 PET SHOP (RETAIL & GROOMING)																			P		P	P	P	P	P	P

Uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C AND EH-D) are listed in Section 20.25F.010.

(Ordinance 3530, 3-12-85, Section 7)

NOTES: USES IN LAND USE DISTRICTS—WHOLESALE AND RETAIL

1. Wholesale Trade includes sales offices for these goods.
 2. Motor Vehicles, Primary & Structural Metals, Bulk Petroleum includes sales offices for these goods and excludes tank farms.
 3. Motor Vehicles, Primary & Structural Metals, Bulk Petroleum excludes the retail sale of autos in LI districts.
 4. Bulk Retail includes sales offices for these goods.
 5. Hardware (Retail) is permitted only as a subordinate use to a permitted or special use in LI districts.
 6. Hardware (Retail) is limited to a maximum 10,000 square feet of gross floor area in NB districts.
 7. Food (Retail) is limited to a maximum 18,000 square feet of gross floor area in NB districts.
 8. Trucks, Motorcycles excludes motorcycles in LI districts.
 9. Boats (Retail) are permitted subject to Planned Unit Development and only as a subordinate use in waterfront areas of the OU district.
 10. Automotive & Marine Accessories (Retail) are permitted only as a subordinate use to a permitted or special use and only if it is marine-related in OU districts.
 11. Automotive and marine Accessories (Retail) is permitted only as a subordinate use to a permitted or special use in LI districts, except that tire sales is a permitted use in LI Districts.
 12. Gasoline Service Stations are permitted only as a subordinate use to a permitted or special use and only if it is marine-related in OU districts.
 13. Apparel & Accessories (Retail) are permitted only as a subordinate use to a permitted or special use in OLB districts.
 14. Furniture and Home Furnishings are limited to uses related to self-hauling of furniture with on-site warehousing in LI districts.
 15. Eating and Drinking establishments are permitted subject to a Planned Unit Development and only as subordinate uses in OU districts.
 16. Eating and Drinking establishments are excluded in Transition Areas in O districts.
 17. Eating and Drinking establishments are permitted in OLB and CBD-OLB districts subject to the following criteria:
 - a. Such uses are 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% 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.
 18. Along those arterials designated by Section 20.20.020 as requiring a 70' setback from the centerline, Eating and Drinking establishments are permitted in LI districts only if located in a multiple use building.
 19. 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, and only if such sales are approved as a part of the conditional use. Existing approved conditional uses may not engage in such liquor sales without first obtaining an amendment to such conditional use through the conditional use process.
 20. Other Retail Trade is limited to drugstores only in O districts.
 21. Other Retail Trade is permitted only as a subordinate use to a permitted or special use in OLB districts.
 22. Other Retail Trade is limited to drugstores only in NB districts and said drugstores may contain a maximum of 8,000 square feet of gross floor area.
 23. Garden Supplies excludes items such as large trees, rock and bulk supplies which require special handling equipment in CB and CBD-MU districts.
 24. Limited to a maximum of 1,500 gross square feet per establishment.
 25. Limited to a maximum of 3,000 gross square feet per establishment.
 26. Nonresidential uses are permitted in CBD-R only when developed in a building which contains residential uses.
 27. Display and sales only; no onsite outdoor display or inventory storage.
 28. Motorcycles only.
 29. Permitted only as a subordinate use in CBD-O-1, CBD-O-2 and CBD-OLB districts.
 30. No fast food restaurants permitted.
 31. Drive-in windows are not permitted.
 32. No more than one eating and drinking establishment is permitted in any building.
- Ord. 2966, 1-18-82, Section 2)
33. Limited to a maximum of 15,000 gross square feet per establishment or up to 25,000 gross square feet through a conditional use.

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.)

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 only as subordinate uses to a permitted or special use in OLB and CBD-OLB districts.
3. Along those arterials designated by Section 20.20.020 as requiring a 70' setback from the centerline, Personal Services are permitted in LI districts only if located in a multiple use building.
- *4. For day care in private residences, see Home Occupation Section 20.20.430.
 - Effective only within the jurisdiction of the East Bellevue and Sammamish Community Councils.
- **4. Refers to number of children on premise at any one time.
 - Not effective within the jurisdiction of the East Bellevue and Sammamish Community Councils.
- *5. Day Care Center is permitted as a subordinate use to permitted or special use in LI and GC districts.
 - Effective only within the jurisdiction of the East Bellevue and Sammamish Community Councils.
- **5. A child care service may be located in a community facility in any Land Use District pursuant to Paragraph 20.20.170.F.
 - Not effective within the jurisdiction of the East Bellevue and Sammamish Community Councils.
6. Along those arterials designated by Section 20.20.020 as requiring a 70' setback from the centerline, Business Services are permitted in LI districts only if located in a multiple use building.
7. Warehousing & Storage Services, Excluding Stockyards are permitted as subordinate uses to a permitted or special use in CB districts.
8. Rental Services are permitted only as subordinate uses to a permitted or special use in OLB and CBD-OLB districts.
9. Rental Services are limited to only trucks in LI districts.
10. Rental Services are limited to only autos and furniture in CB districts.
11. Auto repair and Washing Services are permitted only if washing services are a subordinate use to a permitted or special use in CBD-MU districts.
12. Repair Services include only upholstery in LI Districts. Other repair services are permitted in LI districts only if no portion of the use is visible from a street from the centerline of which Section 20.20.020 requires a 70 foot setback, a sign for the use is located at least 100 feet from the right-of-way of such a street and if principal access to the use is not from such a street.
13. Along those arterials designated by Section 20.20.020 as requiring a 70' setback from the centerline Professional services are permitted in LI and GC districts only if located in a multiple use building.
14. Governmental Services include maintenance shops in LI and GC districts.
15. Only vocational and trade schools are permitted Special School uses in LI districts. All other Special Schools are Conditional Uses.
16. Limited to a maximum of 1,500 gross square feet per establishment.
17. Nonresidential uses are permitted in CBD-R only if developed in a building which contains residential uses.
18. Drive-in facilities may be permitted through Design Review Part 20.30F, at any location in the CBD-O-2 District, or within 200 feet of N.E. 4th Street or N.E. 8th Street in the CBD-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 Section 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. (Ord. 3530, 8-12-85, Section 8)
19.
 - a. These uses are permitted only in Bellevue School District schools, whether under control of the School District or the City.
 - b. In the review of the proposed use or uses under the conditional use permit application (Part 20.30B), 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.

 - c. A master conditional use permit listing a range of permissible uses from those permitted in the land use district as listed in Section 20.10.440 can be obtained for the entire school by using the conditional use process (Part 20.30B or Part 20.30C). Uses listed in the permit shall be permitted outright and uses not listed but permitted as conditional uses shall obtain a conditional use permit. (Ord. 3530, 8-12-85, Section 9)
20. Along those arterials designated by Section 20.20.020 as requiring a 70' setback from the centerline, office-general is permitted in LI and GC districts only if located in a multiple use building.
21. Only emergency medical clinics intended to serve industrial and commercial uses permitted in the District are permitted.
22. Permitted in inactive elementary school facilities. The following criteria shall be considered:
 - a. Criteria b.i-viii, Note 19—Uses in Land Use Districts—Services.
 - b. Hours of operation.
 - c. Proposed signing.

(Ord. 3095, 5-24-82, Section 2)

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.)

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-10, R-15, R-20 and R-30 districts.
2. For Carnivals, see 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 CBD-R only when developed in a building which contains residential uses.
6. Excludes zoos.

(Ord. 2945, 2-2-81, Section 5)

Chart 20.25A.020.A.2

DIMENSIONAL REQUIREMENTS IN CBD DISTRICTS

LAND USE DISTRICT	BUILDING TYPE	MINIMUM SETBACK: (3) (9)			MINIMUM LOT AREA	MINIMUM LOT DIMENSION	MAXIMUM BUILDING FLR AREA PER FLR ABOVE 40' (5)(11)	MAXIMUM LOT COVERAGE	BUILDING HEIGHT (6)		FLOOR AREA RATIO (16)	
		FRONT(1) (15)	REAR	SIDE					BASIC	MAX.	BASIC (10)	MAX.
C3D-O-1	NON-RESIDENTIAL	0 (2)	0	0	None	None	20,000 gsf	100%	200'	300'(13)	5.0	9.0(12)
	RESIDENTIAL	0 (2)	0	0	None	None	12,000 gsf	100%	200'(14)	None(14)	5.0(14)	None(14)
	PARKING	0 (2)	0	0	None	None	20,000 gsf	100%	100'	100'	N/A	N/A
C3D-O-2	NON-RESIDENTIAL	0 (2)	0	0	None	None	20,000 gsf	100%	150'	250'	4.0	6.0
	RESIDENTIAL	0 (2)	0	0	None	None	12,000 gsf	100%	150'(14)	250'(14)	4.0(14)	6.0(14)
	PARKING	0 (2)	0	0	None	None	20,000 gsf	100%	100'	100'	N/A	N/A
C3D-MU	NON-RESIDENTIAL	0	0	0	None	None	20,000 gsf	75%	60'	100'(13)	0.5	3.0(12)
	RESIDENTIAL	0	0	0	None	None	12,000 gsf	75%	150'(14)	200'(13)	2.0(14)	5.0(12)
	PARKING	0	0	0	None	None	20,000 gsf	75%	60'	60'(14)	N/A	N/A
C3D-R	NON-RESIDENTIAL	0	0	0		20' Lot Frontage	12,000 gsf	75%	60'	60'	0.5	0.5
	RESIDENTIAL	0	0	0	3,000 sq	75' Lot Depth	12,000 gsf	75%	150'(14)	200'(14)	2.0(14)	5.0(14)
	PARKING	0	10'	5'	N/A	N/A	N/A	N/A	40'	40'	N/A	N/A
C3D-CB	NON-RESIDENTIAL	0 (4)	0	0	None	None	12,000 gsf	100%	60'(7)	100'(7)	0.5	1.0
	RESIDENTIAL	0 (4)	0	0	None	None	12,000 gsf	75%	150'(14)	200'(14)	2.0(14)	5.0(14)
	PARKING	0	10'	5'	None	None	N/A	75%	40'(7)	40'(7)	N/A	N/A
C3D-CL3	NON-RESIDENTIAL	50'	50'	30'	2 Acres	200'	20,000 gsf	35%	45'	75'	0.5	3.0
	RESIDENTIAL	50'	50'	30'	2 Acres		12,000 gsf	75%	N/A	N/A	N/A	N/A
	PARKING	50'	50'	30'	2 Acres		20,000 gsf	75%	45'	45'	N/A	N/A

gsf = GROSS SQUARE FEET

These dimensions are different for property located in the Perimeter Design District. If your property is within 1,200' of the north, south or west boundary of the CBD, you may be in this District. See Sec. 20.25A.090.

EXHIBIT D PAGE 2 OF 2

CHART 20.25A.020.A.2

NOTES: DIMENSIONAL REQUIREMENTS IN CBD DISTRICTS

- (1) Measured from inside edge of the required perimeter sidewalk. If street trees are planted on the property side of an existing sidewalk as provided for in Section 20.25A.060, 4' is added to the required setback.
 - (2) No parking or vehicle access lane is permitted between the required perimeter sidewalk and the main pedestrian entrance to the building.
 - (3) Minimum setbacks are subject to required landscape development. See Section 20.25A.040.
 - (4) The maximum setback from Main Street in the CBD-CB District is 0'.
 - (5) Applicable only to building floors above 40' in height measured from the average finished grade around the building. Building floor area for floors above 40' may be averaged. The maximum building floor area may be increased by not more than 10% through Design Review (Part 20.30F) if the applicant demonstrates that the increase is necessary for reasonable development of the building, and will not have a significant adverse effect on other properties. Each square foot of floor area above the maximum requires a proportionate square footage of amenity in conformance with Section 20.25A.030.C, however, the amenity area provided under this requirement may not be used to exceed the basic floor area ratio. For the purposes of this Note, hotels and motels shall be considered as nonresidential structures. (Ord. 3530, 8-12-85, Section 37)
 - (6) The maximum building height may only be achieved by participation in the FAR Amenity Incentive System (Section 20.25A.030). If residential and nonresidential uses occur in one structure, the higher height limit applies and there is no restriction on the location of uses within the structure. The maximum height identified in this chart may be increased by no more than 10% or 15 feet, whichever is greater, through Design Review (Part 20.30F) if the applicant demonstrates that the increase is necessary for reasonable development of the structure and will not have a significant adverse effect on other properties. (Ord. 3530, 8-12-85, Section 38)
 - (7) Within 45 feet of the centerline of Main Street, the maximum structure height is 35 feet above average finished grade.
 - (8) The maximum permitted FAR may only be achieved by participation in the FAR Amenity Incentive System (Section 20.25A.030). If residential and nonresidential uses occur in one structure, the permitted FAR for the structure may not exceed the highest individual FAR permitted for the uses proposed, and in no case may an individual use within that structure exceed the maximum FAR permitted for that use. See Section 20.25A.070.D for FAR requirements in Old Bellevue.
 - (9) See Section 20.25A.020.B for exceptions to the minimum setback requirements.
 - (10) See Section 20.25A.020.B for amenity requirements regarding the provision of basic floor area.
 - (11) In a mixed use building, this requirement will be applied on an individual building floor basis. If uses are mixed on one floor, the maximum floor size will reflect the ratio of those uses.
 - (12) Except within the Perimeter Design District, the maximum Floor Area Ratio may be exceeded if the Major Pedestrian Corridor is constructed as required by Paragraph 20.25A.100.E.1. The maximum Floor Area Ratio may only be exceeded by the amount provided for under the Major Pedestrian Corridor amenity bonus, Paragraph 20.25A.030.C.16. (Ord. 3653, 5-19-86, Section 2)
 - (13) Except within the Perimeter Design District, the maximum building height may be exceeded if the Major Pedestrian Corridor is constructed as required by Paragraph 20.25A.100.E.1, and only to the extent required to accommodate the additional Floor Area Ratio provided for under Paragraph 20.25A.030.C.16. (Ord. 3653, 5-19-86, Section 2)
 - (14) Notwithstanding the provisions of Note (5), hotels and motels shall be considered as residential structures.
 - (15) If the subject property abuts a street classified pursuant to Paragraph 20.25A.115, the maximum setback is 0' unless otherwise approved by the Director of Design and Development. (Ord. 3498, 5-27-85, Section 44)
 - (16) Floor area devoted to retail uses in fulfillment of the requirements of Section 20.25A.115 will not be counted for the purpose of calculating FAR.
- (Ord. 3553, 10-7-85, Section 3)

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CBD PARKING REQUIREMENTS

LAND USE	UNIT OF MEASURE	Zones			
		CBD-0-1		CBD-R, CBD-MU	
		CBD-0-2		CBD-OB, CBD-OLB	
		Minimum	Maximum	Minimum	Maximum
a. Auditorium/Assembly Room/Exhibition Hall Theater/Commercial Recreation (1)	per 8 fixed seats or per 100 nsf (if there are no fixed seats)	1.0	2.0	1.5	2.0
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 Associated Uses: Restaurant/ Lounge/Bar Banquet/Meeting Rooms Retail: Less than 15,000 nsf total More than 15,000 nsf total	per guest room	0.5	1.2	0.9	1.5
	per 1000 nsf of seating area	0	15.0	10.0	20.0
	per 1000 nsf of seating area	6.0	10.0	6.0	10.0
	per 1000 nsf	0.5	1.0	1.0	2.0
	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

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LAND USE	UNIT OF MEASURE	Zones			
		CBD-0-1		CBD-R, CBD-MU	
		CBD-0-2		CBD-OB, CBD-OLB	
		Minimum	Maximum	Minimum	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 (4)	20.0
n. Retail	per 1000 nsf	3.3	5.0	4.0 (4)	5.0
o. Retail in a Mixed Development (except Hotel) (2)	per 1000 nsf	0	3.3	2.0 (4)	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.
- (4) Restaurant and retail uses having less than 1500 gsf in CBD-OB have a minimum parking ratio of 1.

- B. Purpose: The purpose of the Perimeter Design District is to establish a stable development program for the perimeter between the CBD and adjacent residential neighborhoods. The program helps secure the future of both areas.
- C. All Development Subject to Design Review: All development within the Perimeter Design District must be reviewed by the Director of the Department of Design and Development using the Design Review Process, Part 20.30F.
- D. Review Criteria: The Director of the Department of Design and Development shall use the CBD Design Review Criteria, Section 20.25A.110; the Design Guidelines: Building/Sidewalk Relationships, Section 20.25A.115; and the provisions of this Section in reviewing an application for development in the Perimeter Design District.
- E. Development Standards:
 - 1. Limitation on Modification: Notwithstanding any other provision of the Land Use Code, the Development Standards contained in this Paragraph E may not be modified.
 - 2. Perimeter Design District in non-CBD Districts: Development requirements for O districts are set forth in Section 20.20.010. If there is any difference between the requirements of that section and the requirements of Section 20.25A.090, the most restrictive requirements shall apply.
 - 3. Perimeter Design District Dimensional Requirements:

Perimeter Subdistrict	Building Type (5)	Minimum Setback from the CBD Boundary (1)(4)	Maximum Lot Coverage	Building Height		Floor Area Ratio	
				Basic	Maximum (2)	Basic	Maximum (3)
Subdistrict A	Nonresidential	20'	75% (7)	30'	40'	.5	1.0 in CBD/MU 1.0 in CBD-OB .5 in CBD-R
	Residential	20'	75% (6)	30'	55'	2.0	3.5
	Parking	20'	75%	30'	40'	N/A	N/A
Subdistrict B	Nonresidential	N/A	75% (7)	30'	65'	.5	1.5 in CBD-MU 1.0 in CBD-OB .5 in CBD-R
	Residential	N/A	75% (6)	45'	90'	2.0	5.0
	Parking	N/A	75%	40'	40'	N/A	N/A
Subdistrict C	Nonresidential	N/A	75%	45'	90'	.5	2.0
	Residential	N/A	75%	50'	120'	2.0	5.0
	Parking	N/A	75%	40'	40'	N/A	N/A
Subdistrict D	Nonresidential	N/A	75%	50'	100'	.5	2.5
	Residential	N/A	75%	60'	135'	2.0	5.0
	Parking	N/A	75%	40'	40'	N/A	N/A

Notes: Perimeter Design District Dimensional Requirements

- (1) Measured from inside edge of required perimeter sidewalk, if applicable. If street trees are planted on the property side of an existing sidewalk as provided for in Section 20.25A.060, 4' is added to the required setback.
- (2) The maximum building height may only be achieved by participation in the FAR Amenity Incentive System (Section 20.25A.030). If residential and nonresidential uses occur in one structure, the higher height limit applies and there is no restriction on the location of uses within the structure.
- (3) The maximum permitted FAR may only be achieved by participation in the FAR Amenity Incentive System (Section 20.25A.030). If residential and nonresidential uses occur in one structure, the permitted FAR for the structure may not exceed the highest individual FAR permitted for the uses proposed, and in no case may an individual use within that structure exceed the maximum FAR permitted for that use.
- (4) See Section 20.25A.020.B for exceptions to minimum setback requirements.
- (5) Hotels and motels shall be considered as non-residential structures.
- (6) The maximum lot coverage in CBD-0B is 100%.
- (7) If a non-residential structure in CBD-0B includes residential, the lot coverage may exceed 75%.