

Where can I find Bellevue's parking requirements?

Parking standards and design requirements are found in Land Use Code (LUC) 20.20.590 and 20.25A.050. LUC 20.20.590 establishes the minimum and maximum parking spaces required for uses on property in any zoning district outside of the Downtown. LUC 20.25A.050 establishes the minimum and maximum parking spaces required for uses on properties within the Downtown by zoning district.

When do these requirements apply?

The minimum and maximum numbers of parking spaces need to be determined for all new development, new tenants¹, and new uses.

The attached charts (LUC 20.20.590.F.1 and LUC 20.25A.050 B) provide the minimum and maximum parking space requirements for many but not all uses. If your proposed use can be located on the applicable chart, you must meet the applicable parking formula. Please note that the numbers in the charts are modified by the applicable footnotes. For example, Note (1) of LUC 20.20.590 F.1 adds an additional 0.5 spaces per 1000 net square feet for non-medical office use.

If you cannot find your use on the applicable chart, the information here regarding unspecified uses provides guidance to determine what the minimum and maximum numbers of parking spaces should be.

What is an unspecified use?

An unspecified use is any use which is not identified in the applicable attached table. Common examples of such uses are:

- Schools (public and private)
- Nonprofit uses, i.e., maternity homes, food banks, transitional housing, etc.
- Athletic/health clubs
- Child care centers
- Churches²
- Specialty uses
- Parks / sports fields / swimming pools

The director of Planning & Community Development (PCD) will determine the parking requirement for an unspecified use. The decision may be based upon the following per LUC 20.20.590.F.2:

- Documentation supplied by an applicant regarding actual parking demand for the proposed use; or
- Evidence in available planning and technical studies relating to proposed use; or
- Required parking for the proposed use as determined by other comparable jurisdictions.

In many cases, a parking demand analysis conducted by a traffic engineer is required. You should obtain a formal determination by city staff through the city's Preapplication or Development Services processes prior to contracting with such a professional. See Handouts L-19, Preapplication Conference, and L-30, Information Links, for Development Services requests.

1 Businesses locating in a multi-tenant building or complex may be required to provide a parking analysis of existing uses to determine the adequacy of the available parking for the proposed use through the Tenant Improvement (TI) process.

2 Although churches are listed in the chart, additional information regarding parking usage is usually necessary to assure that actual parking demand will not exceed the parking provided and to address ancillary uses within the church.

Parking Requirements Outside Downtown – LUC 20.20.590.F.1

Use	Min. # Parking Spaces Required	Max. # Parking Spaces Allowed
a. Auditorium/assembly room/exhibition hall/theater/commercial recreation (4)	1:4 fixed seats or 10:1,000 nsf (if there are no fixed seats)	No max.
b. Boat moorage, public or semi-public	1:2 docking slips	No max.
c. Financial institution	4:1,000 nsf	5:1,000 nsf
d. Funeral home/mortuary/religious institution	1:5 seats	No max.
e. High technology/industry (1)	4:1,000 nsf	5:1,000 nsf
f. Home furnishing-retail and major appliances-retail	1.5:1,000 nsf	3:1,000 nsf
g. Hospital/in-patient treatment facility/outpatient surgical facility	1:patient bed	No max.
h. Hotel/motel and associated uses:		
Basic guest and employee	0.9:guest room	No max.
Restaurant/lounge/bar	10:1,000 nsf of seating area	No max.
Banquet/meeting rooms	6:1,000 nsf of seating area	No max.
Retail:		
Less than 15,000 nsf	1:1,000 nsf	No max.
More than 15,000 nsf	1.5:1,000 nsf	No max.
i. Manufacturing/assembly (other than high technology/light industry)	1.5:1,000 nsf	No max.
j. Office (1) business services/professional services/general office	4:1,000 nsf	5:1,000 nsf
k. Office (2) Medical/dental/health related services	4.5:1,000 nsf	5:1,000 nsf
l. Personal services:		
Without fixed stations	3:1,000 nsf	No max.
With fixed stations	1.5:station	No max.
m. Residential:		
Single-family detached	2:unit	No max.
Multiple unit structure:		
One-bedroom or studio unit	1.2:unit	No max.
Two-bedroom unit	1.6:unit	No max.
Three or more bedroom unit	1.8:unit	No max.
n. Restaurant:		
Sitdown only	14:1,000 nsf	No max.
With takeout service	16:1,000 nsf	No max.
o. Retail/mixed retail/shopping center uses (3):		
Less than 15,000 nsf	5:1,000 nsf	5.5:1,000 nsf
15,000-400,000 nsf	4:1,000 nsf	4.5:1,000 nsf
400,000-600,000 nsf	4:1,000 nsf	5:1,000 nsf
More than 600,000 nsf	5:1,000 nsf	5:1,000 nsf
p. Senior housing:		
nursing home	0.33:bed	1:bed
congregate care senior housing	0.5:unit	1.5:unit
senior citizen dwelling	0.8:unit	1.5:unit
q. Rooming/boardng	1:rented room	No max.
r. Wholesale, warehouse	1.5:1,000 nsf	No max.
s. Vendor cart	1:cart	No max.

nsf = net square feet (See LUC 20.50.036).

Notes: Minimum/Maximum Parking by Use:

- (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 1,000 net square feet can be provided, if the proposed initial installation is less than 4.5 stalls per 1,000 nsf. (See paragraph K.7 of this section for design requirements). If at any time the Director of Planning and Community 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 1,000 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 1,000 nsf can be provided, if the initial installation is less than 5.0 stalls per 1,000 nsf. (See paragraph K.7 of this section for design requirements.) If at any time the Director of Planning and Community 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 1,000 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 F.1.o of this section) must provide parking stalls as indicated below:
 - a. Office Uses. If office uses comprise more than 10 percent of the total net square footage of a retail/mixed retail/shopping center use with 25,000 to 400,000 total nsf, the property owner shall provide parking for all office uses at a ratio of at least 4.0 parking stalls per 1,000 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 1,000 nsf for sitdown restaurants or at least 16 stalls per 1,000 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 LUC 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 LUC 20.20.590.F.1.

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

Downtown Parking Requirements – LUC 20.25A.050 B

Land Use	Unit of Measure	Downtown Zones			
		-O-1,-O-2		-R,-MU,-OB,-OLB	
		Min.	Max.	Min.	Max.
a. Auditorium/Assembly Room/Exhibition Hall/Theater/Commercial Recreation (1)	per 8 fixed seats per 1,000 nsf (if there or are no fixed seats)	1.0 (10.0)	2.0 (10.0)	1.5 (10.0)	2.0 (10.0)
b. Financial Institution	per 1,000 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 max.
d. High Technology/Light Industry	per 1,000 nsf	2.0	3.5	2.0	3.5
e. Home Furnishing/Retail/Major Appliances – Retail	per 1,000 nsf	1.5	3.0	1.5	3.0
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 and Associated Mixed Uses – Basic Guest and Employee	per guest room	0.5	1.2	0.9	1.5
Associated Uses – Restaurant/Lounge/Bar	per 1,000 nsf of seating area	0	15.0	10.0	20.0
Banquet/Meeting Rooms	per 1,000 nsf of seating area	6.0	10.0	6.0	10.0
Retail – Less than 15,000 nsf total	per 1,000 nsf	0.5	1.0	1.0	2.0
More than 15,000 nsf total	per 1,000 nsf	1.0	2.0	1.5	3.0
h. Manufacturing/Assembly (Other than High Technology/Light Industrial)	per 1,000 nsf	0.7	1.0	1.0	1.5
i. Office (Business Services/per Professional Services/General Office)(3)	1,000 nsf	2.0	2.7	2.5	3.0
j. Office (Medical Dental/Health Related Services)	per 1,000 nsf	3.0	4.0	4.0	5.0
k. Personal Services: Without Fixed Stations	per 1,000 nsf	2.0	2.0	2.0	3.0
With Fixed Stations	per station	0.7	2.0	1.0	1.5
l. Residential	per unit	0	2.0	1.0(5)	2.0
m. Restaurant	per 1,000 nsf	0	15.0	10.0(4)	20.0
n. Retail	per 1,000 nsf	3.3	5.0	4.0(4)	5.0
o. Retail in a Mixed Development (except Hotel)(2)	per 1,000 nsf	0	3.3	2.0(4)	4.0
p. Senior Housing: Nursing Home	per patient bed	0.4	0.8	0.4	0.8
Senior Citizen Dwelling or Congregate Care	per living unit	0	1.0	0.33	1.0

nsf = net square feet (see LUC 20.50.036)

Notes to Parking Requirements:

- (1) Room or seating capacity as specified in the Uniform Building Code, Chapter 23.10 BCC, at the time of the application is used to establish the parking requirement.
- (2) If retail space in a mixed development exceeds 20 percent 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 Planning and Community Development may require the provision of up to 3.5 parking stalls per 1,000 net square feet for office uses within the Perimeter Design District to avoid potential parking overflow into adjacent land use districts outside Downtown.
- (4) Restaurant and retail uses located in existing buildings with 1,500 nsf or less floor area in Downtown-OB have a minimum parking ratio of 0. Restaurant and retail uses located in existing buildings with more than 1,500 nsf floor area in Downtown-OB shall provide parking according to the above table for any floor area over 1,500 nsf.
- (5) The minimum requirement for studio apartment units available to persons earning 60 percent or less than the median income as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area is 0.25 stalls per unit. An agreement to restrict the rental or sale of any such units to an individual earning 60 percent or less of the median income shall be recorded with the King County Division of Records and Elections.

What are the components of a parking demand analysis?

The purpose of the parking demand analysis is to establish the number of parking spaces that the project or use will require for its operation. Typically, this will be expressed as a ratio of spaces needed in relationship to the amount of floor area of the use, or in the case of a church, the amount of seating capacity to be provided. The methodology used will vary depending on the use. For example, to expand an existing use, you would document the actual parking usage over the course of a week to extrapolate the parking ratio for the expanded use.

Often, when a parking demand analysis is required, Planning & Community Development and Transportation will require a traffic-related study as well. Typically, you will hire the same consultant to do both. The analysis may contain the following:

- A review of existing traffic circulation and parking conditions without the proposal.
- Traffic impacts on the surrounding neighborhood.
- Trip generations to and from the site to evaluate traffic and circulation patterns.
- A review of future traffic conditions with the proposal.
- Review of queuing and turning movements along with associated spillover traffic from private drives to city streets.
- Review of the level of service on surrounding streets and intersections.
- Design recommendations for staff review and consideration.

What other information does the Land Use Code provide?

Chapters 20.20.590 and 20.25A.050 also contain additional provisions related to:

- Shared parking arrangements
- Off-site parking arrangements
- Parking and circulation improvements
- Loading
- Drive-through requirements
- Internal walkways
- Compact parking stalls
- Parking stall and aisle dimensions
- Striping details

NOTE: The requirements for handicapped accessible stalls and ramps are administered through the building codes. See Construction Tip Sheet 9, Accessible Parking Spaces.

Where can I get additional information?

Visit or call the Land Use Desk in Development Services (425-452-4188).

This document is intended to provide guidance in applying certain Land Use Code regulations and is for informational use only. It cannot be used as a substitute for the Land Use Code or for other city codes, such as the Construction Codes. Additional information is available from Development Services at Bellevue City Hall or on the city website at www.bellevuewa.gov.

For land use regulations that may apply to your project, contact the Land Use Information Desk in Development Services. Phone: 425-452-4188. E-mail: landusereview@ci.bellevue.wa.us. Assistance for the hearing impaired: dial 711.
