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## CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4176

AN ORDINANCE relating to Land Use Code provisions regarding the General Commercial and Light Industry Zoning districts; modifying the Land Use Code format regarding subordinate uses; creating new use categories relating to computer programming and data processing, research, development and testing services, and computers and electronics; amending Bellevue City Code (Land Use Code) Sections 20.10.300; 20.10.320; 20.10.440; 20.50.034; 20.50.045; and adding a new Section 20.20.135.

WHEREAS, the Bellevue Planning Commission conducted an exhaustive review of current trends and future projections of commercial activities in the general commercial and light industry zoning districts; and

WHEREAS, based on that review, the Bellevue Planning Commission has recommended Comprehensive Plan amendments to the general commercial and light industry definitions in the Land Use Element; and

WHEREAS, these regulatory amendments are consistent with the proposed Comprehensive Plan amendment; and

WHEREAS, the Bellevue Planning Commission has also recommended certain other amendments to the Land Use Code, including replacement of the "subordinate use" footnotes with a subordinate use symbol "S" in the land use charts and creation of new use categories for certain high-technology uses; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act and the City's 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) Section 20.10.300 is amended as follows:

20.10.300 Light Industrial District (LI)

Light Industrial provides for the location of a broad array of activities, including manufacturing, wholesale trade and distribution activities. Offices are discouraged unless they support the primary functions of the LI district. Sales of goods and services subordinate to permitted activities and sales of bulky or large scale items are appropriate, except for auto sales and rentals which are appropriate only in certain locations.

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Section 2. Bellevue City Code (Land Use Code) Section 20.10.320 is amended as follows;

20.10.320 General Commercial District (GC)

General Commercial is a mixed retail and commercial designation that provides for the location for a wide variety of business activities that provide goods and services to other businesses and the general public. Such activities include wholesale trade, business and repair services, light manufacturing and office uses. Limited retail sales such as bulky or large scale items, specialty sporting goods, and sales of goods subordinate to permitted activities are also appropriate.

Section 3. Bellevue City Code (Land Use Code) Section 20.10.440 is amended as follows:

CHART 20.10.440  
USES IN LAND USE DISTRICTS

RESIDENTIAL

CODE REF	LAND USE CLASSIFICATION	RESIDENTIAL														COMMERCIAL													
		G	A	OU	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-10	R-15	R-20	R-30	PO	O	OLB	LI	GC	NB	CB	CBD 0-1	CBD 0-2	CBD MJ	CBD R	CBD OB	CBD OLB		
1	RESIDENTIAL																												
	SINGLE FAMILY DWELLING 3	P	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	S	S	S			S	P	P	
	TWO TO FOUR DWELLING UNITS PER STRUCTURE			PD	PD	PD	PD	PD	PD	P	P	P	P	P	P	P	P	C			C	P	P	P	P	P	P		
	FIVE OR MORE DWELLING UNITS PER STRUCTURE			PD	PD	PD	PD	PD	PD	C	P	P	P	P	P	P	C				C	P	P	P	P	P	P		
NOT CODED IN LAND USE CODE	GROUP HOME CLASS 1-A 2	P	S	P	P	P	P	P	P	P	P	P	P	P										P	P	P	P		
	GROUP HOME CLASS 1-B 2										P	P	P	P						C				P	P	P	P		
	GROUP HOME CLASS 1-C 2										C	C	C	C						C				P	P	P	P		
	GROUP HOME CLASS II-A 2	C	C S	C	C	C	C	C	C	C	P	P	P	P						C				P	P	P	P		
	GROUP HOME CLASS II-B 2										C	C	C	C						C				P	P	P	P		
	GROUP HOME CLASS II-C 2										C	C	C	C						C				P	P	P	P		
	DETOXIFICATION CENTER 2										C	C	C	C				C	C	C	C	C			P	P	P	P	
12	GROUP QUARTERS: DORMITORIES, FRATERNAL HOUSES, EXCLUDING MILITARY AND CORRECTIONAL INSTITUTIONS			PD						C	P	P	P							C				P	P	P	P		
	SENIOR CITIZEN DWELLINGS 4, 5, 7			C PD 6	C PD 6	C PD 6	C PD 6	C PD 6	C PD 6	C PD 6	P	P	P	P	C	C	C			P			P	P	P	P	P		
13 15	HOTELS AND MOTELS																P			C				P	P	A	C	A	P
	CONGREGATE CARE SENIOR HOUSING 4, 7			PD						P	P	P	P	P	P	P				P	P			P	P	P	P	P	
6516	NURSNG HOME			C						C	P	P	P	C	P	P				C	P			P	P	P			
	ASSISTED LIVING 4, 7			C						C	P	P	P	C	P	C				C	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. (Ordinance 3530, 8-12-85, Section 7)

KEY

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

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NOTES: USES IN LAND USE USE DISTRICTS -- RESIDENTIAL

1. No more than 50% of the gross floor area of the structure shall be devoted to residential uses in O districts.
2. A Group home or detoxification Center may not be located within 1,000 feet in any direction of any other Group Home or Detoxification Center.

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

3. A boardinghouse or bed and breakfast is permitted in a single family dwelling provided the requirements of 20.20.140 are met. (Ord. 4028, 7-17-89, Section 1)
4. An agreement must be recorded with the King County Department of Records and Elections restricting senior citizen dwellings, congregate care senior housing, or assisted living to remain in perpetuity as senior housing. (Ord. 4065, 10-23-89, Section 1)
5. Through the planned unit development process, senior citizen dwellings may include common dining and recreation facilities. (Ord. 4065, 10-23-89, Section 1)
6. Senior citizen dwellings are appropriate only on single family parcels which directly abut higher intensity zoning or on parcels that are not surrounded by established neighborhoods or single family housing. (Ord. 4065, 10-23-89, Section 1)
7. In areas where the comprehensive Plan policies specifically state that multifamily development is not appropriate, senior housing shall be permitted only through the conditional use permit process. (Ord. 4065, 10-23-89, Section 1)

CHART 20.10.440  
USES IN LAND USE DISTRICTS

MANUFACTURING

STD LAND USE CODE REF	LAND USE CLASSIFICATION	DISTRICTS																											
		GENERAL	AGRICULTURE	OPEN USE	RESIDENTIAL ESTATE			SUBURBAN RESIDENTIAL			URBAN RESIDENTIAL			PROFESSIONAL OFFICE	OFFICE	OFFICE/LIMITED BUSINESS	LIGHT INDUSTRY	GENERAL COMMERCIAL	NEIGHBORHOOD BUSINESS	COMMUNITY BUSINESS	CENTRAL BUSINESS DISTRICT	OFFICE DISTRICT 1	OFFICE DISTRICT 2	INMPD USE DISTRICT	RESIDENTIAL DISTRICT	OLD BELLEVUE DISTRICT	OFFICE AND LIMITED BUSINESS DISTRICT		
		G	A	OU	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-10	R-15	R-20	R-30	PO	O	OLB	LI	GC	NB	CB		CBD 0-1	CBD 0-2	CBD MJ	CBD R	CBD OB	CBD OLB	
2 & 3	MANUFACTURING (1) (4)																												
21	FOOD AND BEVERAGE PRODUCTS MFG.																		P	S	S	S							
22	TEXTILE PRODUCTS MFG.																		P										
23	APPAREL, FABRIC, ACCESSORIES & LEATHER GOODS MFG.																		P	S		S							
24	LUMBER AND WOOD PRODUCTS MFG.																		S	S		S							
25	FURNITURE & FIXTURES MFG.																		P	S		S							
26	PAPER PRODUCTS MFG.																		S	2									
27	PRINTING, PUBLISHING AND ALLIED INDUSTRIES																		P	P		S		S	S	S			
28	CHEMICALS & RELATED PRODUCTS MFG.																		S	3									
31	RUBBER PRODUCTS MFG.																		C										
314	MISC. PLASTIC PRODUCTS MFG.																		P	P		S							
321 322 324 325 327	LIGHT STONE, CLAY, AND GLASS PRODUCTS MFG.; GLASS, POTTERY & CHINA CERAMIC PRODUCTS, STONE CUTTING AND ENGRAVING																		P	P		S							
329	HANDCRAFTED PRODUCTS MFG.																		P	P		P		S	S	S	S	S	S
3427	COMPUTERS, OFFICE MACHINES & EQUIPMENTS MFG.																		P	P									
3433 3434 3435 3436 3437	ELECTRICAL EQUIPMENT MFG.; APPLIANCES, LIGHTING, RADIO, TV COMMUNICATIONS, EQUIPMENT AND COMPONENT PARTS																		P	S		S							
3491 3492 3493 3495 3497	FABRICATED METAL PRODUCTS MFG. CONTAINERS, HAND TOOLS, HEATING EQUIPMENT, SCREW PRODUCTS, COATING AND PLATING.																		P	S		S							
35	MEASURING, ANALYZING & CONTROLLING INSTRUMENTS, PHOTOGRAPHIC, MEDICAL & OPTICAL GOODS; WATCHES & CLOCKS MFG.; COMPUTER SOFTWARE															P	P	P	P	S		S							
3997	SIGNS & ADVERTISING DISPLAY MFG.																		P	S		S							
3999	MISC. LIGHT FABRICATION ASSEMBLY & MFG. NOT ELSEWHERE CLASSIFIED																		P	S		S							

Permitted 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, 8-12-85, Section 7)

**KEY**

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

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NOTES: USES IN LAND USE DISTRICTS - MANUFACTURING

1. Manufacturing uses exclude concrete batch plants and primary metal industries such as foundaries, smelters, blast furnaces and rolling mills.
2. Paper Products Mfg. excludes paper and pulp manufacturing in LI districts.
3. Manufacture of flammable, dangerous or explosive materials is excluded in LI districts.
4. An office is permitted if accessory and subordinate to a manufacturing use.  
  
(Ord. 2945, 2-2-81, Section 5)
5. Food and beverage public tasting rooms are permitted only as a subordinate use to the manufacturing use. (Ord. 4028, 7-17-89. Section 1)

CHART 20.10.440  
USES IN LAND USE DISTRICTS

TRANSPORTATION & UTILITIES

STD LAND USE CODE REF	LAND USE CLASSIFICATION	DISTRICTS																											
		GENERAL	AGRICULTURE	OPEN USE	RESIDENTIAL ESTATE			SUBURBAN RESIDENTIAL			URBAN RESIDENTIAL			PROFESSIONAL OFFICE		OFFICE	OFFICE/LIMITED BUSINESS	LIGHT INDUSTRY	GENERAL COMMERCIAL	NEIGHBORHOOD BUSINESS	COMMUNITY BUSINESS	CENTRAL BUSINESS DISTRICT	OFFICE DISTRICT 1	OFFICE DISTRICT 2	MIXED USE DISTRICT	RESIDENTIAL DISTRICT	OLD BELLEVUE DISTRICT	OFFICE AND LIMITED BUSINESS DISTRICT	
		G	A	OU	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-10	R-15	R-20	R-30	PO	O	OLB	LI	GC	NB	CB		CBD 0-1	CBD 0-2	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 <sub>1</sub>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C							
42 42B1	MOTOR VEHICLE TRANSPORTATION: BUS TERMINALS, TAXI HEADQUARTERS																		P	P		P	A	A	A				A
4214 422	MOTOR VEHICLE TRANSPORTATION: MAINTENANCE GARAGES & MOTOR FREIGHT SERVICES																		P	C			S	S	S				S
43	AIRCRAFT TRANSPORTATION: AIRPORTS, FIELDS, TERMINALS, HELIPORTS, STORAGE & MAINTENANCE	C	C	C <sub>2</sub>	C <sub>13</sub>	C <sub>13</sub>	C <sub>13</sub>	C <sub>13</sub>	C <sub>13</sub>	C <sub>13</sub>	C <sub>13</sub>	C <sub>13</sub>	C <sub>13</sub>	C <sub>13</sub>	C <sub>13</sub>	C	C	C	C	C	C	C	C <sub>14</sub>	C <sub>14</sub>	C <sub>14</sub>				C <sub>14</sub>
	ACCESSORY PARKING 8	P	P	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P	P	P	P	P	P	P	P	P <sub>5</sub>	P <sub>5</sub>	P <sub>5</sub>	P <sub>5</sub>	P <sub>5</sub>	P <sub>5</sub>	
46	AUTO PARKING COMMERCIAL LOTS AND GARAGES 3																	C	C	C		C	A <sub>7</sub>	A <sub>7</sub>	A <sub>7</sub>	A <sub>7</sub>	A <sub>7</sub>	A <sub>7</sub>	A <sub>7</sub>
	PARK AND RIDE 6	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C					A			A
47	POINT TO POINT COMMUNICATIONS SERVICES 11															P	P	P	P	P		P	P	P	P	P	P	P	P
475	RADIO & TELEVISION BROADCASTING STUDIOS															P	P	P	P <sub>12</sub>	P <sub>12</sub>		P	P	P	P		P	P	
47B	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	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	P	P
	UTILITY FACILITY	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	C	C
	LOCAL UTILITY SYSTEM	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	P	P
	REGIONAL UTILITY SYSTEM	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	C	C
	ONSITE HAZARDOUS WASTE TREATMENT AND STORAGE FACILITY 9																	A	A	A	A	A	A	A	A	A	A	A	A
	OFFSITE HAZARDOUS WASTE TREATMENT AND STORAGE FACILITY 10																		C										

Permitted 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, 8-12-85, Section 7)

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

\* NOT EFFECTIVE WITHIN THE JURISDICTION OF THE EAST BELLEVUE COMMUNITY COUNCIL AND SAMMAMISH COMMUNITY COUNCIL.  
\*\* EFFECTIVE ONLY WITHIN THE JURISDICTION OF THE EAST BELLEVUE COMMUNITY COUNCIL AND SAMMAMISH COMMUNITY COUNCIL.

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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-0-1, CBD-0-2 and CBD-0LB 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. Accessory parking is not permitted in residential zones as accessory to uses which are not permitted in these districts. (Ord. 4028, 7-17-89, Section 1)
5. The location of an off-site parking facility must be approved by the Director of Design and Development. See Section 20.25A.050H.  
  
(Ord. 2945, 2-2-82, Section 5)
6. Park and Ride. A Park and Pool Lot or other carpool facility is regulated as a park and ride. A park and ride providing no more than 50 parking spaces, and utilizing the parking area of an existing use shall be regulated as an accessory use under Section 20.20.200. Any other Park and Ride requires a conditional use permit. (Ord. 3690, 8-4-86, Section 1)
7. Commercial parking facilities are limited to spaces in surface lots which are not required pursuant to Section 20.25A.040. Commercial lots must comply with the requirements of Paragraph 20.25A.050.D (Ord. 2747, 1-20-87, Section 1)
8. Accessory parking requires approval through the review process required for the primary land use which it serves pursuant to Section 20.10.440. (Ord. 3747, 1-20-87, Section 1)
9. Onsite hazardous waste treatment and storage facilities as defined by 20.50.024 are only permitted as administrative conditional use approvals as a subordinate use to a permitted or special use. These facilities must comply with the state siting criteria as adopted in accordance with RCW 70.105.210. (Ord. 3903, 4-18-88, Section 1)
10. Offsite hazardous waste treatment and storage facilities as defined by 20.50.024 must comply with the State siting criteria as adopted in accordance with RCW 70.105.210. (Ord. 3904, 4-18-88, Section 1)



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11. These uses are subject to primary structure setback and height restrictions and to screening requirements for mechanical equipment. (Ord. 4028, 7-17-89, Section 1)
12. These uses are permitted only if located in a multiple function building or complex.
- \*13. Aircraft Transportation is limited in these districts to government heliports used only for emergency purposes. (Ord. 4029, 9-5-89, Section 2)
- \*14. A roof top helicopter landing area which is utilized for life threatening emergencies only does not require conditional use approval. (Ord. 4029, 9-5-89, Section 2)

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

CHART 20.10.440  
USES IN LAND USE DISTRICTS

WHOLESALE & RETAIL

STD LAND USE CODE REF	LAND USE CLASSIFICATION	DISTRICTS																														
		GENERAL	AGRICULTURE	OPEN USE	RESIDENTIAL ESTATE			SUBURBAN RESIDENTIAL			URBAN RESIDENTIAL			PROFESSIONAL OFFICE	OFFICE	OFFICE/UNITED BUSINESS	LIGHT INDUSTRY	GENERAL COMMERCIAL	NEIGHBORHOOD BUSINESS	COMMUNITY BUSINESS	CENTRAL BUSINESS DISTRICT	OFFICE DISTRICT 1	OFFICE DISTRICT 2	MIXED USE DISTRICT	RESIDENTIAL DISTRICT	OLD BELLEVUE DISTRICT	OFFICE AND LIMITED BUSINESS DISTRICT					
		G	A	OU	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-10	R-15	R-20	R-30	PO	O	OLB	LI	GC	NB	CB	CBD 0-1	CBD 0-2	CBD MJ	CBD R	CBD OB	CBD OLB					
5	TRADE (WHOLESALE & RETAIL)																															
51	WHOLESALE TRADE: GENERAL MERCHANDISE, PRODUCTS, SUPPLIES MATERIALS & EQUIPMENT EXCEPT THE FOLLOWING 1																	P	P													
5111 5156 5157 5191 5192	WHOLESALE TRADE: 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	C				P	P	P	P		P	P	P	C	C					
521 522 523 524	LUMBER & OTHER BULKY BUILDING MATERIALS INCLUDING PREASSEMBLED PRODUCTS 3																	P	P		P											
5251	HARDWARE PAINT, TILE & WALLPAPER (RETAIL)																	S	P	P	5	P		P	P	P	P	21 23	P 30			
5252	FARM EQUIPMENT																	P														
53	GENERAL MERCHANDISE: DRY GOODS VARIETY & DEPT. STORES (RETAIL)																				P		P	P	P	P	P	22 23	P 30			
54	FOOD & CONVENIENCE STORE (RETAIL) 27																		P	P	6	P		P	P	P	P	P	22 23	P 30		
5511	AUTOS (RETAIL)																	A	4	P		C		P	P	P						
	TRUCKS, MOTORCYCLES, RECREATIONAL VEHICLES (RETAIL)																	P	7	P				P	P	P						
	BOATS (RETAIL)																	P	P					P	P	P						
552	AUTOMOTIVE & MARINE ACCESSORIES (RETAIL)			C														P	P		P				P							
553	GASOLINE SERVICE STATIONS			C													A	34	P	34	P	A	A	A	A	S	S	P		A 34 S		
56	APPAREL & ACCESSORIES (RETAIL)																	S				P		P	P	P	P	P	21 23	P 30		
57	FURNITURE, HOME FURNISHING, (RETAIL)																		P	11	P		P		P	P	P	P	P	21 23	P 30	
58	EATING AND DRINKING ESTABLISHMENTS			C	S													P	13	P	14	P	P	C	P	P	P	P	P	14 28	P 28	
59	MISC. RETAIL TRADE: DRUGS, LIQUOR, ANTIQUES, BOOKS, SPORTING GOODS, JEWELRY, FLORIST, PHOTO SUPPLIES, VIDEO RENTALS & COMPUTER SUPPLIES																	P	17	S		P	P	19	P		P	P	P	P	21 23	P 30
	ADULT RETAIL ESTABLISHMENTS 31																	S				P		P	P	P		P	S			
5961	FARM SUPPLIES, HAY, GRAIN, FEED AND FENCING, ETC. (RETAIL)																		P	P												
596	RETAIL FUEL YARDS																		P	P												
5996	GARDEN SUPPLIES, SMALL TREES, SHRUBS, FLOWERS, GROUND COVER, HORTICULTURAL NURSERIES & LIGHT SUPPLIES AND TOOLS			C	33														P	P		P	20		P	20						
5999	PET SHOP (RETAIL & GROOMING)																		P	26	P	26	P		P	P	P	P	P	21 23	P 30	
	FIREWORKS STANDS 32																	P	P	P	P	P		P	P	P	P	P	P	P		
	COMPUTERS & ELETRONICS (RETAIL)																		P	12	P	12	P		P	P	P	P	P	P	21 23	P 30

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NOTES: USES IN LAND USE DISTRICTS -- WHOLESALE AND RETAIL

1. Wholesale Trade includes sales offices for these goods.
2. Wholesale trade of motor vehicles, primary and structural metals, bulk petroleum includes sales offices for these goods and excludes tank farms.
3. Bulk retail includes sales offices for these goods.
4. Automobile (retail) is subject to the decision criteria in Section 20.20.135.
5. Hardware, paint, tile and wallpaper (retail) is limited to a maximum 10,000 square feet of gross floor area in NB districts.
6. Food (retail) is limited to a maximum 18,000 square feet of gross floor area in NB districts.
7. Motorcycle (retail) requires administrative conditional use approval in LI districts.
8. Boats (retail) are permitted subject to Planned Unit Development and only as a subordinate use in waterfront areas of the OU district.
9. Automotive and 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.
10. 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.
11. Furniture and home furnishings are limited to uses with on-site warehousing in LI districts.
12. Computer supplies are permitted as a subordinate use to computer sales in LI and GC districts.
13. Eating and drinking establishments are excluded in transition areas in O districts.
14. Eating and drinking establishments are permitted in OLB and CBD-OLB districts subject to the following criteria:
  - a. Such uses are physically integrated within a structure primarily used as a hotel or motel, office building, charitable, social, professional and labor organization, fraternal lodge, recreational facility or institution such as a hospital or public assembly (indoor).

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- 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.
15. Eating and drinking establishments are permitted in LI districts only if located in a multiple function building or complex.
  16. Eating and drinking establishments may include liquor sales only if operated under a Class A or C liquor license issued by the Washington State Liquor Control Board, 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.
  17. Other retail trade is limited to drugstores only in O districts.
  18. Miscellaneous retail trade is limited to specialty sporting goods in GC district.
  19. Miscellaneous retail trade is limited to drugstores and video rentals in NB districts and said uses may contain up to a maximum of 8,000 square feet of gross floor area.
  20. Garden supplies excludes items such as large trees, rock and bulk supplies which require special handling equipment in CB and CBD-MU districts.
  21. Limited to a maximum of 1,500 gross square feet per establishment.
  22. Limited to a maximum of 3,000 gross square feet per establishment, except for food, retail. (Ord. 4117, 1-16-90, Section 1)
  23. Nonresidential uses are permitted in CBD-R only when developed within the same project limit and simultaneously with an equal or greater amount of floor area devoted to residential uses. (Ord. 4117, 1-16-90, Section 1)
  24. No onsite outdoor display or inventory storage.
  25. Motorcycles only.
  26. Only pet grooming is permitted in the LI and GC districts.

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27. Food and convenience stores (retail) must contain at least 75% square footage of retail food sales not for consumption on premises. (Ord. 4028, 7-17-89, Section 1)
28. Drive-in windows are not permitted.
29. No more than one eating and drinking establishment is permitted in any building. (Ord. 2966, 1-18-82, Section 2)
30. Limited to a maximum of 15,000 gross square feet per establishment or up to 25,000 gross square feet through a conditional use. (Ord. 3813, 7-20-87, Section 1)
31. Adult retail establishments are subject to the regulations for adult entertainment uses in Section 20.20.127. (Ord. 3884, 2-16-88, Section 1)
32. Firework stands do not require temporary use approval but must comply with Bellevue city Code Section 23.10.1461. Adequate access to the stand and off-street parking must be provided. (Ord. 4028, 7-17-89, Section 2)
33. Horticultural nurseries are permitted without conditional use approval in OU Districts. (Ord. 4028, 7-17-89, Section 1)
34. Gasoline service stations may include subordinate convenience stores. (Ord. 4028, 7-17-89, Section 1)

CHART 20.10.440  
USES IN LAND USE DISTRICTS

SERVICES

ORIGINAL

STD LAND USE CODE REF	LAND USE CLASSIFICATION	LAND USE DISTRICTS																														
		GENERAL	AGRICULTURE	OPEN USE	RESIDENTIAL ESTATE	SUBURBAN RESIDENTIAL	URBAN RESIDENTIAL	PROFESSIONAL OFFICE	OFFICE	OFFICE LIMITED BUSINESS	LIGHT INDUSTRY	GENERAL COMMERCIAL	NEIGHBORHOOD BUSINESS	COMMUNITY BUSINESS	CENTRAL BUSINESS DISTRICT	OFFICE DISTRICT 1	OFFICE DISTRICT 2	MIXED USE DISTRICT	RESIDENTIAL DISTRICT	OLD BELLEVUE DISTRICT	OFFICE AND MIXED BUSINESS DISTRICT											
		G	A	OU	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-10	R-15	R-20	R-30	PO	O	OLB	LI	GC	NB	CB	CB	CB	CB	CB	CB	CB	CB	CB	CB		
6	SERVICES																															
61	FINANCE, INSURANCE, REAL ESTATE SERVICES															P	P	P	P	P		P				P	P	P	P	P	P	
62	PERSONAL SERVICES; LAUNDRY, DRY CLEANING, BARBER & BEAUTY PHOTOGRAPHY STUDIO AND SHOE REPAIR																S	P	P	P	P		P	P	P		P	P	P	P	P	
6241	FUNERAL & CREMATORY SERVICES														C	C	C															
6262	CEMETERIES	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	C	C	C	C	
629	CHILD CARE SERVICES 3,4																															
	Family Day Care Home Mini Center in Residence				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	P	
	Mini Day Care Center			A							A	A	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Day Care Center			C							C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
63	BUSINESS SERVICES, DUPLICATING & BLUE PRINTING, STENO, ADVERTISING (EXCEPT OUT-DOOR), TRAVEL AGENCIES & EMPLOYMENT															P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
634	BUILDING MAINTENANCE & PEST CONTROL SERVICES																	P	P	P	P											
637	WAREHOUSING & STORAGE SERVICES, EXCLUDING STOCKYARDS																	P	P	P	P											
639	RENTAL & LEASING SERVICES CARS, TRUCKS, TRAILERS, FURNITURE & TOOLS															S	P	P	P	P	P	P				P					S	
641	AUTO REPAIR & WASHING SERVICES																	P	P	P	P						P					
649	REPAIR SERVICES: WATCH, T.V., ELECTRICAL, UPHOLSTERY																	P	P	P	P				P	P	P				P	
	PROFESSIONAL SERVICES: MEDICAL CLINICS AND OTHER HEALTH CARE RELATED SERVICES			C												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	PROFESSIONAL SERVICES: OTHER			C												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
6513	HOSPITALS														C	C	C	C	C	C	C					C	C					
66	CONTRACT CONSTRUCTION SERVICES: BUILDING CONSTRUCTION, PLUMBING, PAVING & LANDSCAPE																	P	P	P	P											
671	GOVERNMENTAL SERVICES: EXECUTIVE, LEGISLATIVE, ADMINISTRATIVE & JUDICIAL FUNCTIONS			C					C	15					C	C	C					C			P	P	P	P	P	P	P	
672	GOVERNMENTAL SERVICES: PROTECTIVE FUNCTIONS & RELATED ACTIVITIES EXCLUDING MAINTENANCE SHOPS	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	C	C	C	C	
674	MILITARY & CORRECTIONAL INSTITUTIONS	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	C	C	C	
681	EDUCATION: PRIMARY AND SECONDARY	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	C	C	C	
682	UNIVERSITIES & COLLEGES	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	C	C	C	
683	SPECIAL SCHOOLS: VOCATIONAL, TRADE, ART, MUSIC, DRIVING, BARBER AND BEAUTY SCHOOLS															P	P	P	P	P	P	P					P	P	P	P	P	
691	RELIGIOUS ACTIVITIES			C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	C	P			P	P	P	C	C	P	
692 (A)	PROFESSIONAL & LABOR ORGANIZATIONS FRATERNAL LODGE			C												C	C	P	P	P	P				P	P	P	C	C	P		
692 (B)	SOCIAL SERVICE PROVIDERS			C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P				P	P	P	C	C	P		
	ADMINISTRATIVE OFFICE - GENERAL			C												P	P	P	P	P	P				P	P	P	P	P	P	P	
	COMPUTER PROGRAM, DATA PROCESSING & OTHER COMPUTER RELATED SERVICES			C												P	P	P	P	P	P				P	P	P	P	P	P	P	
	RESEARCH, DEVELOPMENT & TESTING SERVICES			C												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.  
(Ordinance 3530, 8-12-85, Section 7)

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

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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. Personnel Services are permitted in LI districts only if located in a multiple function building or complex.
3. For day care in private residences, see Home Occupation Section 20.30N. For definitions of family daycare home, mini day care center and day care center, see child care service definition in Section 20.50.015. (Ord. 4026, 11-27-89, Section 1)
4. A child care service may be located in community facility in any Land Use District pursuant to Paragraph 20.20.170.E.
5. These uses are permitted in LI only if located in a multiple function building or complex.
6. Automobile rental and leasing services require administrative conditional use approval and are subject to the decision criteria in Section 20.20.135
7. Rental services are limited to only autos and furniture in CB districts.
8. 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.
9. Professional services are permitted in LI Districts only if located in a multiple function building or complex.
10. Governmental services include maintenance shops in LI and GC districts.
11. Limited to maximum of 1,500 gross square feet per establishment.
12. Nonresidential uses are permitted in CBD-R only if developed in a building which contains residential uses.
13. Drive-in facilities may be permitted through Design Review Part 20.30F at any location in the CBD-0-2 District, or within 200 feet of N.E. 4th Street or N.E. 8th Street in the CBD-0-1 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.

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- 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)
14. These uses are permitted only in Bellevue School District schools, whether under control of the School District or the City.
- a. In the review of the proposed use or uses under the 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.
- b. 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)



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15. 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)

CHART 20.10.440  
USES IN LAND USE DISTRICTS

RESOURCES

STD LAND USE CODE REF	LAND USE CLASSIFICATION	RESOURCES																											
		G	A	OU	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-10	R-15	R-20	R-30	PO	O	OLB	LI	GC	NB	CB	CBD 0-1	CBD 0-2	CBD MU	CBD R	CBD OB	CBD OLB		
8	RESOURCE PRODUCTION (MINERALS, PLANTS, ANIMALS INCLUDING PETS & RELATED SERVICES)																												
81	AGRICULTURE, PRODUCTION OF FOOD & FIBER CROPS, DAIRIES, LIVESTOCK & FOWL, EXCLUDING HOGS	P	P	P 1	P	P	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1									
821	AGRICULTURAL PROCESSING	C	C															P 2											
8221	VETERINARY CLINIC & HOSPITAL		P												P	P		P	P	P	P			P					
8222	POULTRY HATCHERIES		C															P	P										
83	FORESTRY, TREE FARMS & TIMBER PRODUCTION	P	P	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C								
8421	FISH HATCHERIES		C	C															P										
85	MINING, QUARRYING (INCLUDING SAND AND GRAVEL), OIL & GAS EXTRACTION	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C								

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C AND EH-D) are listed in Section 20.25F.010. (Ordinance 3530, 8-12-85, Section 7)

KEY	
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S	Permitted only as a subordinate use to a permitted or special use.

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NOTES: USES IN LAND USE DISTRICTS -- RESOURCES

1. In the R-2.5, R-4, R-5, R-10, R-20, R-30, OU, NB, PO, O, OLB, LI, GC and CB districts agriculture is limited to the production of food and fiber crops.
2. Agricultural processing excludes grain mill products manufacturing and slaughtering in LI districts.

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

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Section 4. Bellevue City Code (Land Use Code) Chapter 20.20 is amended by the addition of the following section:

20.20.135 Automobile sales, leasing and rental; LI District

The following decision criteria, in addition to the criteria in Section 20.30E.140, applies to an administrative conditional use permit application for the leasing, rental and/or retail sale of automobiles in light industry zoning districts;

The City may approve or approve with modifications an application for an administrative conditional use permit for the leasing, rental and/or retail sale of automobiles in Light Industry if:

- A. The applicant provides an adequate off street unloading area for vehicle carriers; and
- B. Light standards are shielded to prevent spillover of light onto adjacent properties and the right of way; and
- C. There is adequate on-site storage area for display vehicles.

Section 5. Bellevue City Code (Land Use Code) Section 20.50.034 is amended as follows;

Multiple Function Building or Complex. A building or complex of buildings containing multiple activities such as office, warehousing, manufacturing, or services, as determined by the Director of Design and Development pursuant to Section 20.10.440.

Section 6. Bellevue City Code (Land Use Code) Section 20.50.045 is amended by the addition of the following definition:

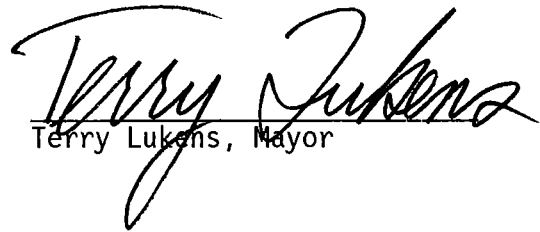
Specialty Sporting Good. A retail sporting goods store which sells equipment and a subordinate amount of related apparel for a maximum of five sports activities. These uses may include space for practice and training areas, in addition to storage and retail sales display area.

Section 7. This ordinance shall take force and be in effect five days after passage and legal publication.

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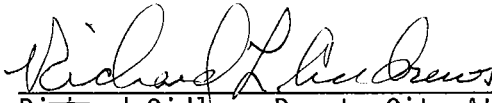
PASSED by the City Council this 26<sup>th</sup> day of November,  
1990, and signed in authentication of its passage this 26<sup>th</sup> day  
of November, 1990.

(SEAL)

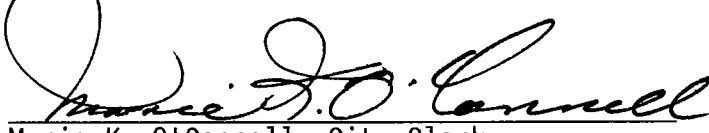
  
Terry Lukens, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
~~Richard Sidley, Deputy City Attorney~~

Attest:

  
Marie K. O'Connell, City Clerk

Published December 14, 1990