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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5091

AN ORDINANCE relating to updating the Bellevue Land Use Code Downtown Overlay to correct typographical errors, inaccurate citations, and inadvertent repeals, to clarify provisions of the Land Use Code to ensure internal consistency, to update maps to reflect developed street system, and to permit commercial amusement uses to be located in the office districts of the Downtown; amending Sections 20.10.440 (Recreation Charts), 20.25A.020A.2 (Chart), 20.25A.020A.2 (Note 7) and 20.25A.020A.2 (Note 11) regarding dimensional requirements in Downtown Districts; 20.25A.020C.1 regarding Basic Floor Area Ratios; 20.25A.025B and 20.25A.025C.1 regarding nonconforming structures and sites; 20.25A.050B regarding parking requirements; 20.25A.050H regarding parking exceeding maximums; 20.25A.060C regarding perimeter walkways and sidewalks; 20.25A.060 (Plate B) regarding required street trees; 20.25A.090A (Perimeter Design Districts Map); 20.25A.090D.5 regarding Perimeter Design District Development Standards; and 20.25A.115 (Right-of-Way Designations Plate) of the Bellevue Land Use Code.

WHEREAS, the City of Bellevue continues to conduct a regulatory reform program to amend its Land Use Code to improve regulatory standards, omit unnecessary regulation and provide consistency between code sections; and

WHEREAS, it is the intent of the Bellevue City Council that the Land Use Code be free of typographical errors and inaccuracies to provide consistency, clarity and ease of administration of the land use permit and approval processes; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, and the City's Environmental Procedures Code, BCC 22.02; now, therefore,

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

Section 1. Chart 20.10.440 Recreation uses in land use districts of the Bellevue Land Use Code is hereby amended as follows:

*[See next 4 pages]*

Chart 20.10.440

Uses in land use districts

Recreation

| STD<br>LAND<br>USE<br>CODE<br>REF    | LAND USE CLASSIFICATION   | Residential |       |       |       |     |     |        |      |      |      |      |
|--------------------------------------|---|-------------|-------|-------|-------|-----|-----|--------|------|------|------|------|
|                                      |   | R-1         | R-1.8 | R-2.5 | R-3.5 | R-4 | R-5 | R-7.5* | R-10 | R-15 | R-20 | R-30 |
| 7                                    | Cultural Entertainment & Recreation   |             |       |       |       |     |     |        |      |      |      |      |
| 711                                  | Library, Museum   |             |       | C 1   | C 1   | C 1 | C 1 | C 1    | C 1  | C 1  | C 1  | C 1  |
| 7113                                 | Art Gallery   |             |       | C     | C     | C   | C   | C      | C    | C    | C    | C    |
| 712                                  | Nature Exhibitions: Aquariums,<br>Botanical Gardens & Zoos  |             |       |       |       |     |     |        |      |      |      |      |
| 7212<br>7214<br>7222<br>7231<br>7232 | Public Assembly (Indoor): Sports,<br>Arenas, Auditoriums & Exhibition<br>Halls but excluding School Facilities  |             |       |       |       |     |     |        |      |      |      |      |
| 7212<br>7214<br>7218                 | Motion Picture, Theaters, Night<br>Clubs, Dance Halls & Teen Clubs  |             |       |       |       |     |     |        |      |      |      |      |
| 7213                                 | Drive-In Theaters   |             |       |       |       |     |     |        |      |      |      |      |
|                                      | Adult Theaters 7  |             |       |       |       |     |     |        |      |      |      |      |
| 7223<br>73                           | Public Assembly (Outdoor):<br>Fairgrounds & Amusement Parks,<br>Miniature Golf, Golf Driving Ranges,<br>Go-Cart Tracks, BMX Tracks &<br>Skateboard Tracks |             |       |       |       |     |     |        |      |      |      |      |
| 73                                   | Commercial Amusements: Video<br>Arcades, Electronic Games   |             |       |       |       |     |     |        |      |      |      |      |

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

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

KEY

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| <p>P – PERMITTED USE<br/> C – CONDITIONAL USE (see Part 20.30B or Part 20.30C)<br/> PD – PERMITTED subject to planned unit development only.<br/> (See Part 20.30D)<br/> A – ADMINISTRATIVE CONDITIONAL USE (see Part 20.30E)<br/> S – Permitted only as a subordinate use to a permitted or special use</p> |
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Chart 20.10.440

Uses in land use districts

Recreation

| STD<br>LAND<br>USE<br>CODE<br>REF    | LAND USE CLASSIFICATION   | Professional Office | Office | Office/Limited Business | Light Industry | General Commercial | Neighborhood Business | Community Business | Downtown Office District 1 | Downtown Office District 2 | Downtown Mixed Use District | Downtown Residential District | Downtown Old Bellevue District | Downtown Office and Limited Business District |
|--------------------------------------|---|---------------------|--------|-------------------------|----------------|--------------------|-----------------------|--------------------|----------------------------|----------------------------|-----------------------------|-------------------------------|--------------------------------|---|
|                                      |   | PO                  | O      | OLB                     | LI             | GC                 | NB                    | CB                 | DNTN O-1                   | DNTN O-2                   | DNTN MU                     | DNTN R                        | DNTN OB                        | DNTN OLB                                      |
| 7                                    | Cultural Entertainment & Recreation   |                     |        |                         |                |                    |                       |                    |                            |                            |                             |                               |                                |   |
| 711                                  | Library, Museum   | P                   | P      | P                       |                |                    |                       | P                  | P                          | P                          | P                           | A                             | A                              | P   |
| 7113                                 | Art Gallery   | P                   | P      | P                       |                |                    |                       | P                  | P                          | P                          | P                           | P <sup>4,5</sup>              | P                              | P   |
| 712                                  | Nature Exhibitions: Aquariums, Botanical Gardens & Zoos   | C                   | C      | C                       | C              | C                  |                       | C                  | P <sup>6</sup>             | P <sup>6</sup>             | P <sup>6</sup>              |                               |                                |   |
| 7212<br>7214<br>7222<br>7231<br>7232 | Public Assembly (Indoor): Sports, Arenas, Auditoriums & Exhibition Halls but excluding School Facilities                                      |                     |        | P                       |                |                    |                       | P                  | P                          | P                          | P                           | A <sup>5</sup>                | A                              | P   |
| 7212<br>7214<br>7218                 | Motion Picture, Theaters, Night Clubs, Dance Halls & Teen Clubs   |                     |        | P                       |                |                    |                       | P                  | P                          | P                          | P                           | A <sup>5</sup>                | A                              | P   |
| 7213                                 | Drive-In Theaters   |                     |        |                         | C              | C                  |                       | C                  |                            |                            |                             |                               |                                |   |
|                                      | Adult Theaters  |                     |        | P                       |                |                    |                       | P                  | P                          | P                          | P                           |                               | P                              | P   |
| 7223<br>73                           | Public Assembly (Outdoor): Fairgrounds & Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks & Skateboard Tracks |                     |        |                         |                | C                  |                       | C                  |                            |                            |                             |                               |                                |   |
| 73                                   | Commercial Amusements: Video Arcades, Electronic Games  |                     |        |                         |                | A                  |                       | A                  | P                          | P                          | P                           |                               |                                |   |

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

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

Chart 20.10.440

Uses in land use districts

Recreation

| STD<br>LAND<br>USE<br>CODE<br>REF                    | LAND USE CLASSIFICATION   | Residential |       |       |       |     |     |        |      |      |      |      |     |
|--|---|-------------|-------|-------|-------|-----|-----|--------|------|------|------|------|-----|
|  |   | R-1         | R-1.8 | R-2.5 | R-3.5 | R-4 | R-5 | R-7.5* | R-10 | R-15 | R-20 | R-30 |     |
| 7411<br>7413<br>7422<br>7423<br>7424<br>7441<br>7449 | Recreation Activities: Golf Courses,<br>Tennis Courts, Community Clubs,<br>Athletic Fields, Play Fields,<br>Recreation Centers, Swimming<br>Beaches & Pools 2 | C           | C     | C     | C     | C   | C   | C      | C    | C    | P    | P    | P   |
| 744  | Marinas, Yacht Clubs  | C           | C     | C     | C     | C   | C   | C      | C    | C    | C    | C    | C   |
| 7414<br>7415<br>7417<br>7425<br>7413                 | Recreation Activities: Skating,<br>Bowling, Gymnasiums, Athletic<br>Clubs, Health Clubs, Recreation<br>Instruction  |             |       |       |       |     |     |        |      |      |      |      |     |
| 7491<br>7515   | Camping Sites & Hunting Clubs   | C           | C     | C     | C     | C   | C   | C      | C    | C    | C    | C    | C   |
| 76   | Private Leisure & Open Space<br>Areas Excluding Recreation<br>Activities Above  | C           | C     | C     | C     | C   | C   | C      | C    | C    | P    | P    | P   |
|  | Public/Private Park   | C           | C     | C     | C     | C   | C   | C      | C    | C    | P    | P    | P   |
|  | Stables & Riding Academies  | C           |       |       |       |     |     |        |      |      |      |      |     |
|  | Boarding or Commercial Kennels  | C           |       |       |       |     |     |        |      |      |      |      |     |
|  | City Park* 10   | P/C         | P/C   | P/C   | P/C   | P/C | P/C | P/C    | P/C  | P/C  | P/C  | P/C  | P/C |

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

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

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

Chart 20.10.440

Uses in land use districts

Recreation

| STD<br>LAND<br>USE<br>CODE<br>REF                    | LAND USE CLASSIFICATION   | Professional Office | Office | Office/Limited Business | Light Industry | General Commercial | Neighborhood Business | Community Business | Downtown Office District 1 | Downtown Office District 2 | Downtown Mixed Use District | Downtown Residential District | Downtown Old Bellevue District | Downtown Office and Limited Business District |
|--|---|---------------------|--------|-------------------------|----------------|--------------------|-----------------------|--------------------|----------------------------|----------------------------|-----------------------------|-------------------------------|--------------------------------|---|
|  |   | PO                  | O      | OLB                     | LI             | GC                 | NB                    | CB                 | DNTN O-1                   | DNTN O-2                   | DNTN MU                     | DNTN R                        | DNTN OB                        | DNTN OLB                                      |
| 7411<br>7413<br>7422<br>7423<br>7424<br>7441<br>7449 | Recreation Activities: Golf Courses, Tennis Courts, Community Clubs, Athletic Fields, Play Fields, Recreation Centers, Swimming Beaches & Pools 2 | C                   | C      | C                       |                | C                  | C                     | C                  |                            |                            |                             | P                             | A                              | A   |
| 744  | Marinas, Yacht Clubs  |                     |        |                         |                |                    |                       |                    |                            |                            |                             |                               |                                |   |
| 7414<br>7415<br>7417<br>7425<br>7413                 | Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreation Instruction   |                     | C3     | C                       | P3             | P3                 | A9                    | P                  | A8                         | A8                         | P                           | A5                            | A8                             | A8  |
| 7491<br>7515   | Camping Sites & Hunting Clubs   | C                   | C      | C                       | C              | C                  | C                     | C                  |                            |                            |                             |                               |                                |   |
| 76   | Private Leisure & Open Space Areas Excluding Recreation Activities Above  | P                   | P      | P                       | P              | P                  | P                     | P                  | P                          | P                          | P                           | P                             | P                              | P   |
|  | Public/Private Park   | P                   | P      | P                       | P              | P                  | P                     | P                  | P                          | P                          | P                           | P                             | P                              | P   |
|  | Stables & Riding Academies  |                     |        |                         |                |                    |                       |                    |                            |                            |                             |                               |                                |   |
|  | Boarding or Commercial Kennels  |                     |        |                         |                |                    |                       |                    |                            |                            |                             |                               |                                |   |
|  | City Park* 10   | P/C                 | P/C    | P/C                     | P/C            | P/C                | P/C                   | P/C                | P/C                        | P/C                        | P/C                         | P/C                           | P/C                            | P/C   |

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010. (Ord. 5038, 11-17-97, § 1; Ord. 4979, 3-17-97, § 1; Ord. 4973, 3-3-97, § 301; Ord. 4511, 4-5-93, § 1; Ord. 4422, 9-28-92, § 2; Ord. 3530, 8-12-85, § 7)

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Section 2. Section 20.25A.020A.2 of the Bellevue Land Use Code is hereby amended as follows:

A. Dimensional Requirements in Downtown Districts.

1. General. Paragraph A.2 of this section (Chart: Dimensional Requirements in Downtown Districts) sets forth the dimensional requirements for each land use district in the Downtown. Each structure, development, or activity in a Downtown Land Use District shall comply with these requirements except as otherwise provided in this section. These dimensions are different for property located in the Perimeter Design District. If your property is within 1,200 feet of the north, south, or west boundary of the Downtown, you may be in this district. See LUC 20.25A.090.

*[See next page]*

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Chart 20.25A.020.A.2

Dimensional Requirements in Downtown Districts

| Downtown Land Use District | Building Type (7)(14) | Minimum Setback (3)(9) |          |      | Maximum Floor Area per Floor Above 40' (5)(18) (24) | Maximum Floor Area per Floor Above 80' (18) (5)(24) | Maximum Lot Coverage (11) | Building Height (6)(17) |          | Floor Area Ratio (16) |         |
|----------------------------|-----------------------|------------------------|----------|------|---|---|---------------------------|-------------------------|----------|-----------------------|---------|
|                            |                       | Front (1)(15)          | Rear     | Side |   |   |                           | Basic                   | Max      | Basic (10)            | Max (8) |
| DTN-O-1                    | Non-residential       | 0 (2)                  | 0        | 0    | 24,000 gsf/f  | 24,000 gsf/f  | 100%                      | 200'                    | 300'(13) | 5.0                   | 8.0(12) |
|                            | -Diminishing (22)     |                        |          |      | 30,000 gsf/f  | 24,000 gsf/f  |                           |                         |          |                       |         |
|                            | Residential           | 0 (2)                  | 0        | 0    | 20,000 gsf/f  | 12,000 gsf/f  | 100%                      | 200'                    | 450'     | 5.0                   | None    |
|                            | Parking               | 0 (2)                  | 0        | 0    | 20,000 gsf/f  | 20,000 gsf/f  | 100%                      | 100'                    | 100'     | N/A                   | N/A     |
| DTN-O-2                    | Non-residential       | 0 (2)                  | 0        | 0    | 24,000 gsf/f  | 24,000 gsf/f  | 100%                      | 150'                    | 250'(13) | 4.0                   | 6.0(12) |
|                            | -Diminishing (22)     |                        |          |      | 30,000 gsf/f  | 24,000 gsf/f  |                           |                         |          |                       |         |
|                            | Residential           | 0 (2)                  | 0        | 0    | 20,000 gsf/f  | 12,000 gsf/f  | 100%                      | 150'                    | 250'(13) | 4.0                   | 6.0(12) |
|                            | Parking               | 0 (2)                  | 0        | 0    | 20,000 gsf/f  | 20,000 gsf/f  | 100%                      | 100'                    | 100'     | N/A                   | N/A     |
| DTN-MU                     | Non-residential       | 0                      | 0        | 0    | 22,000 gsf/f  | 22,000 gsf/f  | 100%                      | 60'                     | 100'     | 0.5                   | 3.0     |
|                            | -Diminishing (22)     |                        |          |      | 30,000 gsf/f (23)                                   | 22,000 gsf/f  |                           |                         |          |                       |         |
|                            | Residential           | 0                      | 0        | 0    | 20,000 gsf/f  | 12,000 gsf/f (21)                                   | 100%                      | 150'                    | 200'     | 2.0                   | 5.0     |
|                            | Parking               | 0                      | 0        | 0    | 20,000 gsf/f  | N/A   | 75%                       | 60'                     | 60'      | N/A                   | N/A     |
| DTN-R (20)                 | Non-residential       | 0                      | 0        | 0    | 13,000 gsf/f  | N/A   | 75%                       | 60'                     | 60'      | 0.5                   | 0.5     |
|                            | Residential           | 0                      | 0        | 0    | 20,000 gsf/f  | 12,000 gsf/f  | 100%                      | 150'                    | 200'     | 2.0                   | 5.0     |
|                            | Parking               | 0                      | 0        | 0    | N/A   | N/A   | N/A                       | 40'                     | 40'      | N/A                   | N/A     |
| DTN-OB (20)                | Non-residential       | 0 (4)                  | 0        | 0    | 13,000 gsf/f  | 12,000 gsf/f  | 100%                      | 60'                     | 100'     | 0.5                   | 1.0     |
|                            | Residential           | 0 (4)                  | 0        | 0    | 20,000 gsf/f  | 12,000 gsf/f  | 100%                      | 150'                    | 200'     | 2.0                   | 5.0     |
|                            | Parking               | 0                      | 0        | 0    | N/A   | N/A   | 75%                       | 40'                     | 40'      | N/A                   | N/A     |
| DTN-OLB (20)               | Non-residential       | 20'(19)                | 20' (19) | 0    | 22,000 gsf/f  | N/A   | 60%                       | 75'                     | 75'      | 0.5                   | 3.0     |
|                            | -Diminishing (22)     |                        |          |      | 30,000 gsf/f (23)                                   | N/A   |                           |                         |          |                       |         |
|                            | Residential           | 20'(19)                | 20' (19) | 0    | 20,000 gsf/f  | 12,000 gsf/f  | 75%                       | 75'                     | 90'      | 2.0                   | 3.0     |
|                            | Parking               | 20'(19)                | 20' (19) | 0    | 20,000 gsf/f  | N/A   | 75%                       | 45'                     | 45'      | N/A                   | N/A     |

gsf/f = Gross Square Feet Per Floor (24)

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Section 3. Chart 20.25A.020A.2 Note 7 of the Bellevue Land Use Code is hereby amended as follows:

## 20.25A.020 Dimensional requirements – General.

### A. Dimensional Requirements in Downtown Districts.

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- (7) A single building is considered residential if more than 50 percent of the gross floor area is devoted to residential uses. See LUC 20.50.020 for the definition of "gross floor area."

Section 4. Section 20.25A.020A.2 Note 11 of the Bellevue Land Use Code is hereby amended as follows:

## 20.25A.020 Dimensional Requirements in Downtown

### (11) Exceptions to Lot Coverage

(a) Underground buildings as defined in 20.50.050 are not structures for the purpose of calculating lot coverage.

(b) Buildings constructed partially below grade and not higher than 30 inches above average finished grade are not structures for the purpose of calculating lot coverage; provided that, the rooftop of the building shall be landscaped consistent with the planting requirements for the specific use that is proposed for the building roof area and for the land use district in which the use is located, or shall be developed with pedestrian improvements, such as plazas and walkways, as approved by the Director. All landscaping shall comply with standards set forth in LUC 20.20.520. The provisions of LUC 20.20.520.J (Alternate Landscaping Option) are applicable.

Section 5. Section 20.25A.020C.1 of the Bellevue Land Use Code is hereby amended as follows:

## 20.25A.020 Dimensional requirements – General.

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### C. Basic Floor Area Ratio Requirements.

1. General. Each new residential, nonresidential, and mixed use building and each remodel which expands the floor area of an existing residential, nonresidential, or mixed use building by more than 50 percent within any three-year period shall provide one or more amenities from the following list:

- a. Pedestrian-oriented frontage;
- b. Landscape feature;
- c. Arcade;
- d. Marquee;



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- e. Awning;
- f. Sculpture;
- g. Water feature;
- h. Active recreation area (Downtown-R only);
- i. Retail food (Downtown-R only);
- j. Child care services (Downtown-R only);
- k. Plaza (Downtown-OLB only and only if located between

the sidewalk on the east side of 112th Avenue NE and the building).

In multi-building developments within a single project limit, amenities may be allocated among all buildings within the project limit; provided that, such allocation must be approved by the Director. If construction of the multi-building development is to be phased, no phase may depend on the future construction of amenities.

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Section 6. Section 20.25A.025B of the Bellevue Land Use Code is hereby amended as follows:

20.25A.025 Nonconforming uses, structures and sites.

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## B. Nonconforming Structures.

1. A nonconforming structure may be repaired or remodeled, provided there is no expansion of the building, and provided further, that the remodel or repair will not increase the existing nonconforming condition of the structure.

2. A nonconforming structure may be expanded; provided, that the expansion conforms to the provision of the Land Use Code, except that the requirements of LUC 20.25A.115, Design Guidelines – Building/Sidewalk Relationships, shall be applied as described in paragraphs B.3 and 4 of this section.

3. For expansions made within any three-year period which together do not exceed 50 percent of the floor area of the previously existing structure, the following shall apply:

a. Where the property abuts a street classified as a 'D' or 'E' right-of-way, the expansion is not required to comply with LUC Section 20.25A.115; and

b. Where the property abuts a street classified as an 'A', 'B' or 'C' right-of-way the expansion shall be in the direction of the classified street so as to reduce the nonconformity of the structure, except that an expansion which is no greater than 300 square feet in area and which is for the purpose of loading or storage is exempted from this requirement.

4. For expansions made within any three-year period which together exceed 50 percent of the floor area of the previously existing structure, the structure shall be brought into conformance with LUC 20.25A.115.

5. If a nonconforming structure is destroyed by fire, explosion, or other unforeseen circumstances to the extent of 75 percent or less of its replacement value as determined by the Director for the year of its destruction, it may be

reconstructed consistent with its previous nonconformity. If such a structure is destroyed to the extent of greater than 75 percent of its assessed value, then any structure erected and any related site development shall conform to the regulations of this Code.

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Section 7. Section 20.25A.025C.1 of the Bellevue Land Use Code is hereby amended as follows:

20.25A.025 Nonconforming uses, structures and sites.

.....

C. Nonconforming Sites.

1. A nonconforming site may not be changed unless the change conforms to the requirements of this Code, except that parking lots may be reconfigured within the existing paved surface. This paragraph shall not be construed to allow any parking lot reconfiguration that would result in a parking supply that does not conform to the minimum/maximum parking requirements for the Downtown (LUC 20.25A.050).

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Section 8. Section 20.25A.050B of the Bellevue Land Use Code is hereby amended as follows:

20.25A.050 Downtown parking, circulation and walkway requirements.

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B. Minimum/Maximum Parking Requirement by Use - Specified Uses.

Subsection B of this section supersedes LUC 20.20.590.F.1. Subject to LUC 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:

*[See next 2 pages]*

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Downtown Parking Requirements

| Land Use |  | Unit of Measure  |               | Downtown Zones |               |                     |      |
|----------|--|--|---------------|----------------|---------------|---------------------|------|
|          |  |  |               | -O-1,-O-2      |               | -R,-MU,-OB,<br>-OLB |      |
|          |  |  |               | Min.           | Max.          | Min.                | Max. |
| a.       | Auditorium/Assembly Room/Exhibition Hall/Theater/Commercial Recreation (1) | per 8 fixed seats or per 1,000 nsf (if there are no fixed seats) | 1.0<br>(10.0) | 10.0<br>(10.0) | 2.0<br>(10.0) | 10.0<br>(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 & Associated Mixed Uses – Basic Guest & 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/Professional Services/General Office)(3)         | per 1,000 nsf  | 2.0           | 2.7            | 2.5           | 3.0                 |      |

nsf = net square feet (see LUC 20.50.036)

| Land Use |   | Unit of Measure |     | Downtown Zones |         |                     |      |
|----------|---|-----------------|-----|----------------|---------|---------------------|------|
|          |   |                 |     | -O-1,-O-2      |         | -R,-MU,-OB,<br>-OLB |      |
|          |   |                 |     | Min.           | Max.    | Min.                | Max. |
| j.       | Office (Medical Dental/Health Related Services) | per 1,000 nsf   | 3.0 | 4.0            | 4.0     | 5.0                 |      |
| k.       | Personal Services:<br>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:<br>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.

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- (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.

.....

Section 9. Section 20.25A.050H of the Bellevue Land Use Code is hereby amended as follows:

20.25A.050 Downtown parking, circulation and walkway requirements.

.....

H. Director's Authority to Require Parking Exceeding Maximum.

In Downtown Districts, the Director of Planning and Community Development may require the installation of more than the maximum number of parking stalls, for other than office uses, if the Director determines that:

1. Such additional parking is necessary to meet the parking demand for a specified use; and
2. Shared or off-site parking is not available or adequate to meet demand; and
3. Any required Transportation Management Program will remain effective.

.....

Section 10. Section 20.25A.060C of the Bellevue Land Use Code is hereby amended as follows:

20.25A.060 Walkways and sidewalks, perimeter.

.....

C. Street Trees Required.

1. The property owner shall install street trees, in addition to any landscaping required by LUC 20.25A.040, according to the requirements of Plate B, and this section, or as approved by the Director, unless upon the request of the applicant, minor modification is approved by the Director.

2. The area in which street trees are planted must be at least four feet 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 four feet by six feet or five feet by five feet or smaller area as approved by the Director, unless upon request of the applicant, minor modification of this requirement is approved by the Director, and protected by an approved decorative grate. This grate may intrude into the sidewalk.

3. Street trees, at least three inches in caliper or as approved by the Director, must be planted at least three feet from the street curb, and a maximum of 25 feet on center, unless upon request of the applicant, minor modification of this requirement is approved by the Director, and conform to the sight distance requirements of BCC 14.60.240. A street tree planting area may also include decorative paving and other plant materials except turf.

.....

Section 11. Section 20.25A.060 Plate B of the Bellevue Land Use Code is hereby amended as follows:

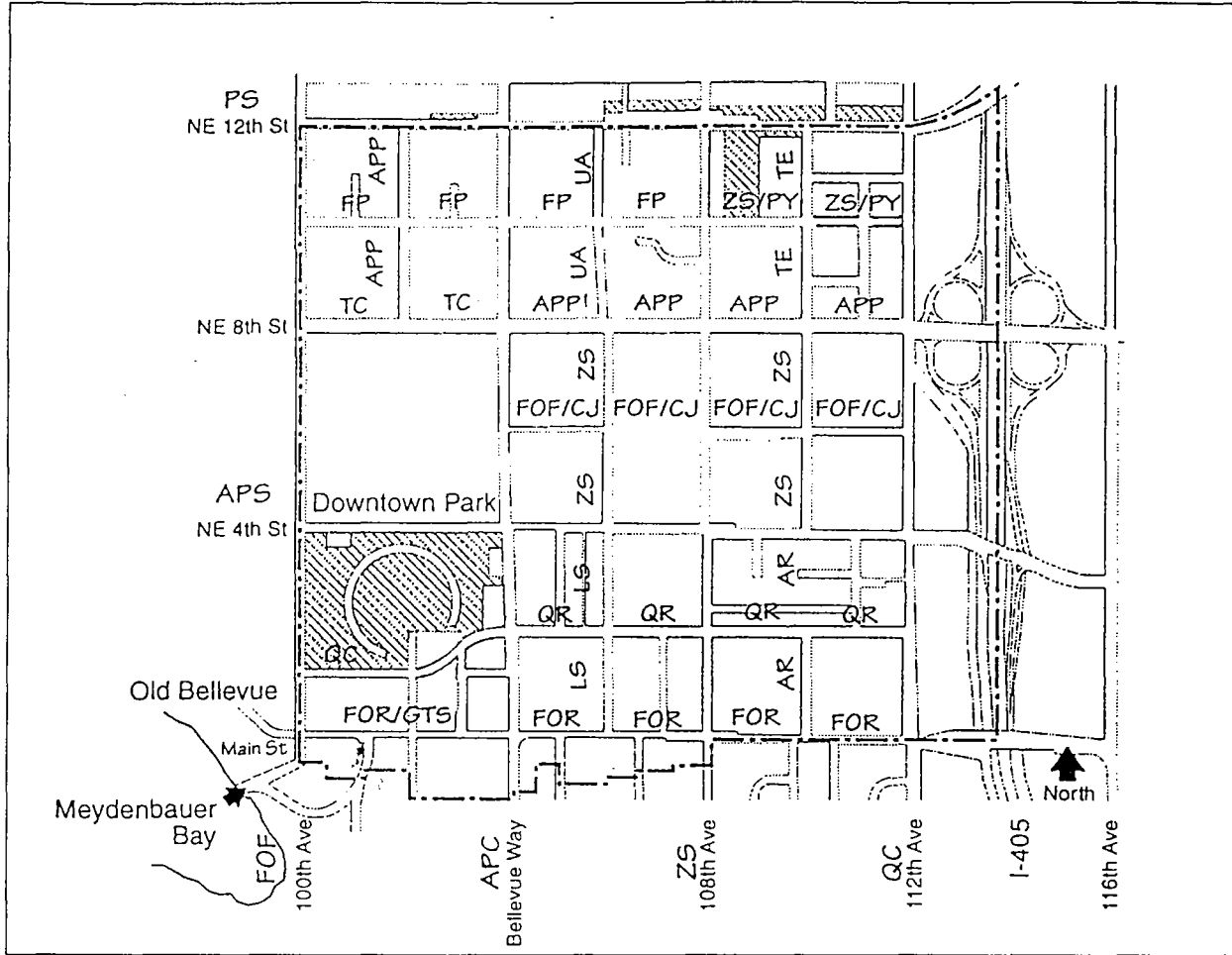
20.25A.060 Walkways and sidewalks, perimeter.

.....

*[See Plate B - Downtown Bellevue Street Tree Species Plan next page]*

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Existing parkland    - - - Downtown Boundary

Symbol Latin Name/Common Name

- APC Acer platanoides 'Cleveland'/Cleveland Maple
- APP Acer platanoides 'Parkway'/Parkway Maple
- APS Acer platanoides 'Superform'/Superform Maple
- AR Acer rubrum/Red Maple
- CJ Cercidephyllum japonicum/Katsura Tree
- FOR Fraxinus ornus 'Raywood'/Raywood Ash
- FOF Fraxinus oxycarpa 'Flame'/Flame Ash
- FP Fraxinus pennsylvanica 'Marshall'/Marshall Seedless Ash
- GTI Gleditsia triacanthos inermis/Thornless Honey Locust
- GTS Gleditsia triacanthos 'Skyline'/Skyline Honey Locust

Symbol Latin Name/Common Name

- LS Liquidambar styraciflua/Sweet Gum
- PS Prunus serrulata 'Kwanzan'/Kwanzan Cherry
- PY Prunus yedoensis 'Akebono'/Akebono Cherry
- PC Pyrus calleryana 'Bradford'/Bradford Pear
- QC Quercus coccinea/Scarlet Oak
- QR Quercus robur/English Oak
- TC Tilia cordata/Little Leaf Linden
- TE Tilia euclhora 'Redmond'/Redmond Linden
- UA Ulmus americana 'Homestead'/Homestead Elm
- ZS Zelkova serrata/Zelkova



City of  
Bellevue

**PLATE B**

No Scale

**DOWNTOWN BELLEVUE STREET  
TREE SPECIES PLAN**

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Section 12. Section 20.25A.090A Perimeter Design Districts Map of the Bellevue Land Use Code is hereby amended as follows:

20.25A.090 Perimeter Design District.

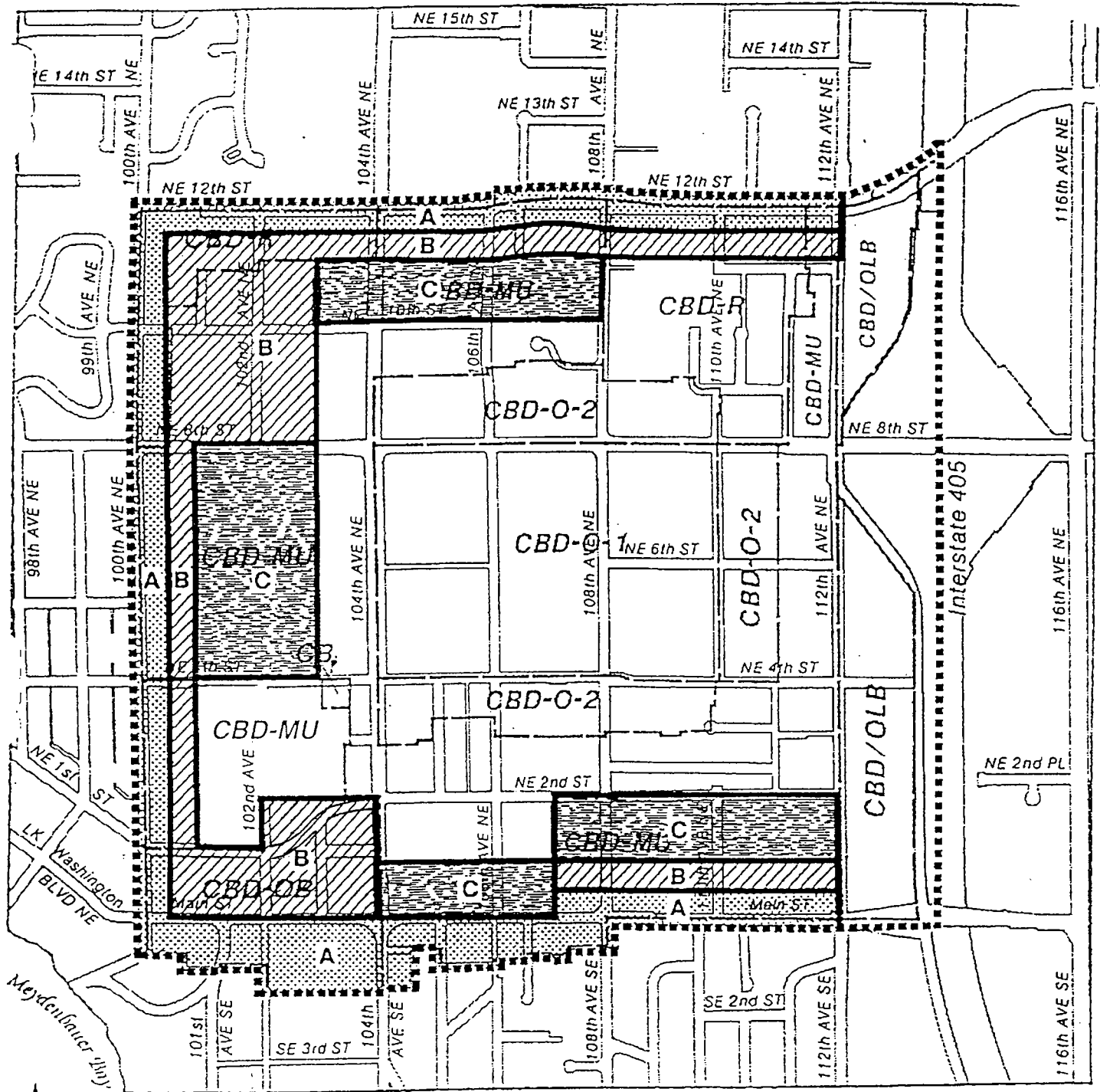
A. Definition of the District

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*[See Perimeter Design Districts Map next page]*



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City of Bellevue  
Planning Department

SCALE IN FEET



NORTH



June 1991

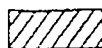
## Perimeter Design Districts



Subdistrict A



Subdistrict C



Subdistrict B

Section 13. Section 20.25A.090D.5 of the Bellevue Land Use Code is hereby amended as follows:

20.25A.090 Perimeter Design District.

.....

D. Development Standards.

.....

5. Landscape Development.

a. General. The standards of this paragraph supplement other landscape requirements of this Part 20.25A and LUC 20.20.520 for development in the Perimeter Design District.

b. Linear Buffers.

i. General. Any development situated within Perimeter Design District – Subdistrict A shall provide a "linear buffer" within the minimum setback adjacent to the Downtown boundary required by paragraph D.3 of this section. The purpose of this feature is to produce a green buffer that will soften the visual impact of the relatively larger buildings. These design standards are minimum requirements for the size and quantity of trees, shrubs and other "linear buffer" elements. The specific design of the "linear buffer" for each project site will be determined through the Design Review Process. Design considerations include but are not limited to the placement of elements and their relationship to adjacent property as well as to the proposed development. Different sets of design standards apply to each of the locational conditions.

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Section 14. Section 20.25A.115 of the Bellevue Land Use Code is hereby amended as follows:

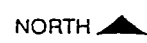
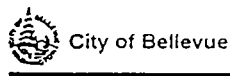
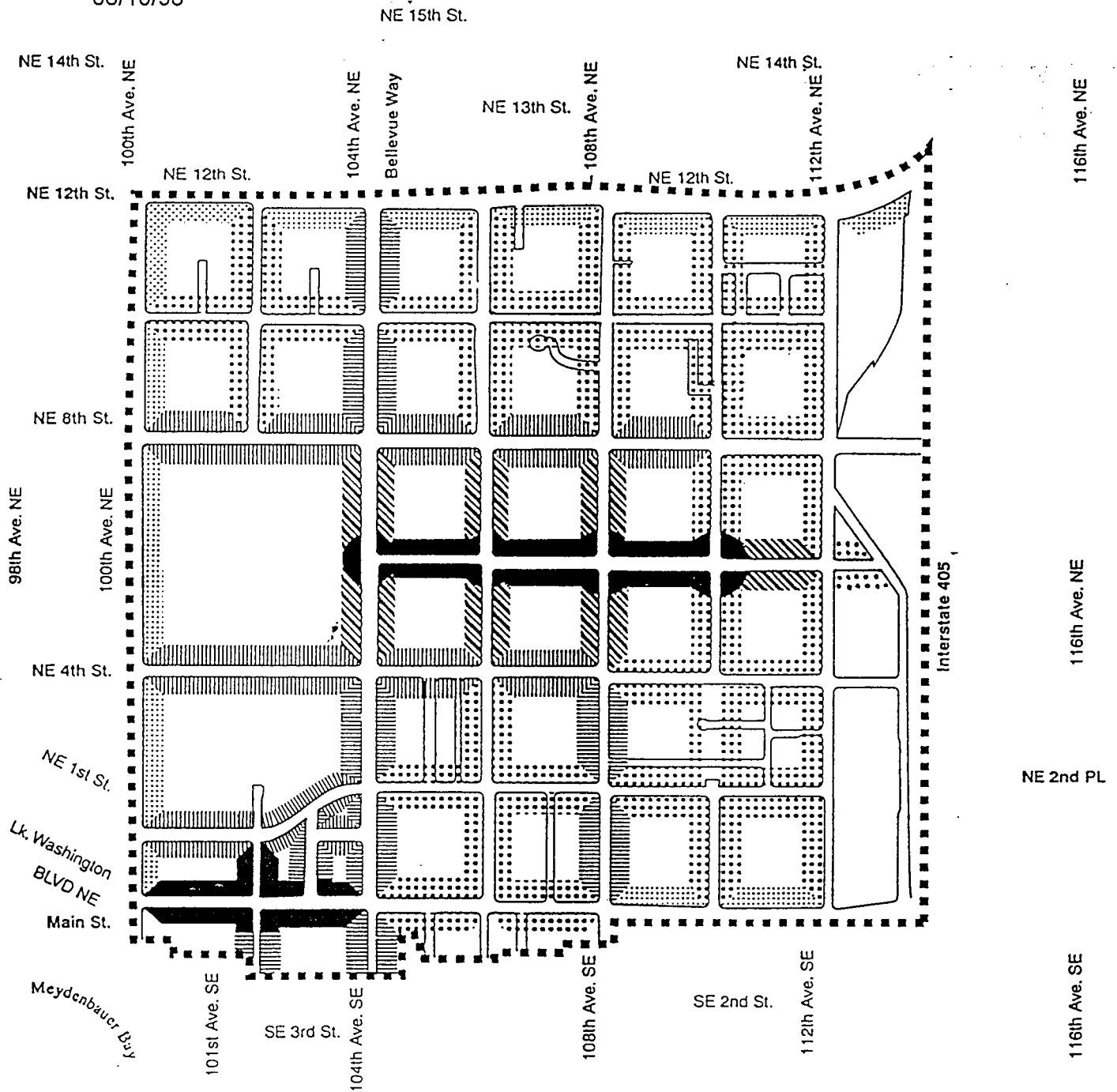
20.25A.115 Design guidelines – Building/sidewalk relationships.

Each development within a Downtown Land Use District must comply with the applicable provisions of that document entitled "Design Guidelines: Building/Sidewalk Relationships," now or as hereafter amended pursuant to the provisions of that document.






*[see Right-of-Way Designations plate next page]*

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### Right-of-Way Designations

-  A
-  B
-  C
-  D
-  E

NOTE: In the Downtown-Old Bellevue District, the "A" right-of-way designation extends south of Main Street on both sides of 102nd Avenue SE for a distance of 100 feet and extends north of Main Street on both sides of 103rd Avenue NE for a distance of 100 feet.


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Section 15. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

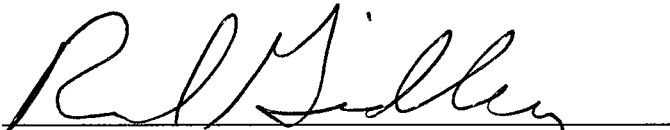
PASSED by the City Council this 3rd day of August, 1998, and signed in authentication of its passage this 3rd day of August, 1998.

(SEAL)

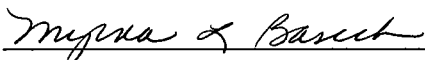
  
\_\_\_\_\_  
Mike Creighton, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
\_\_\_\_\_  
Richard L. Andrews, City Attorney

Attest:

  
\_\_\_\_\_  
Myrna L. Basich, City Clerk

Published August 7, 1998