

# ORIGINAL

## CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5475

AN ORDINANCE amending the Bellevue Land Use Code to eliminate references to the Sammamish Community Council and adopt previously rejected ordinances within the service area of the former Community Council; amending Sections 20.10.020, 20.10.200, 20.10.390, 20.10.440, 20.20.010, 20.20.450, 20.20.527, 20.20.720, 20.20.850, 20.20.890, 20.25B.020, Part 20.25J, 20.50.014, 20.50.022, 20.50.024, 20.50.034, 20.50.040, 20.50.044, 20.50.048, 20.50.050, 20.50.054, 20.50.058 of the Bellevue Land Use Code; and establishing an effective date.

WHEREAS, at an election held in November, 2001 the majority of voters participating in the election within the service area of the Sammamish Community Council voted against continuation of the Community Council ; and

WHEREAS, as a result of such election, the Sammamish Community Council has been abolished; and

WHEREAS, the Land Use Code of the City of Bellevue must be amended to remove reference to the Sammamish Community Council and to make effective certain Land Use Code provisions within the former Sammamish Community service area; and

WHEREAS, the Planning Commission held a public hearing on July 16, 2003 with regard to such proposed Land Use Code amendment; and

WHEREAS, the Planning Commission recommends that the City Council approve such proposed amendment; 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. Section 20.10.020 of the Bellevue Land Use Code is hereby amended as follows:

### **20.10.020 Establishment of land use districts.**

Land use districts in the City are hereby established as follows:

<b>District</b>	<b>Designation</b>
Single-family Residential Estate	R-1 R-1.8 R-2.5 R-3.5
Single-family Residential	R-4 R-5 R-7.5* R-10
Multifamily Residential	R-15 R-20 R-30
Professional Office	PO
Office	O
Office and Limited Business	OLB
Office and Limited Business-Open Space	OLB-OS
Light Industrial	LI
General Commercial	GC
Neighborhood Business	NB
Community Business	CB
Downtown	
Office District 1	DNTN-O-1
Office District 2	DNTN-O-2
Multiple Use District	DNTN-MU
Residential District	DNTN-R
Old Bellevue District	DNTN-OB
Office and Limited Business District	DNTN-OLB
Evergreen Highlands Design District	EH
Performance Area A	EH-A
Performance Area B	EH-B
Performance Area C	EH-C
Performance Area D	EH-D
Factoria Land Use District 1	F1
Factoria Land Use District 2	F2
Factoria Land Use District 3	F3

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

Section 2. Section 20.10.200 of the Land Use Code is hereby amended to read as follows:

**20.10.200 Single-family Residential Districts (R-2.5, R-3.5, R-4, R-5, R-7.5).\***

Single-family Residential Districts provide for residential areas of low to moderate densities (2.5, 3.5, 4, 5 and 7.5 dwellings per acre), and permit compatible, related activities.

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Section 3. Section 20.10.390 of the Land Use Code is hereby amended to read as follows:

**20.10.390 Institutional District.**

Institutional Districts provide for the location of hospital and government uses. The purpose of the district is to encourage comprehensive long-term master development planning and to allow flexible dimensional standards to facilitate major institutions in developing and providing the vital public services offered by these institutions.

Section 4. Section 20.10.440 of the Land Use Code is hereby amended to read as follows:

[Remainder of page intentionally blank]

**20.10.440 Land use charts.**

**Chart 20.10.440**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Residential – Residential Districts										
		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
1	Residential											
	Single-Family Dwelling (3)	P	P	P	P	P	P	P	P	P	P	P
	Two to Four Dwelling Units Per Structure (6*)	PD	PD	PD	PD	PD	PD	PD	P	P	P	P
	Five or More Dwelling Units Per Structure (6*)	PD	PD	PD	PD	PD	PD	PD	P	P	P	P
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities								C	P	P	P
	Senior Citizen Dwellings (4,7)	PD 5	PD 5	PD 5	PD 5	PD 5	PD 5	PD 5	P	P	P	P
13 15	Hotels and Motels											
	Congregate Care Senior Housing (4,7)								P	P	P	P
6516	Nursing Home (7*)								C	P	P	P
	Assisted Living (4,7)								C	P	P	P
	Accessory Dwelling Unit (9)	S	S	S	S	S	S	S	S	S	S	S

**Uses in land use districts**

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

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

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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

**20.10.440**  
**Chart 20.10.440**

		Residential – Nonresidential Districts									
STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	LI	GC	NB	CB	F1	F2	F3
1	Residential										
	Single-Family Dwelling (3)	P 15	P 1	S	S	S	P 8	S	S	S	S
	Two to Four Dwelling Units Per Structure (6*)		P 1	P			P 8	P 6	P	P	P
	Five or More Dwelling Units Per Structure (6*)		P 1	P			P 8	P 6	P	P	P
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities							C	C		
	Senior Citizen Dwellings (4,7)	P	P	P			P 8	P	P	P	P
13 15	Hotels and Motels			P				C	C	P	P
	Congregate Care Senior Housing (4,7)	P	P	P			P	P	P	P	P
6516	Nursing Home (7*)	C	P	P			C	P	P	P	P
	Assisted Living (4,7)	C	P	C			C	P	P	C	C
	Accessory Dwelling Unit (9)	S	S	S	S	S	S	S	S	S	S

**Uses in land use districts**

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

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C	CONDITIONAL USE (see Part 20.30B or Part 20.30C)
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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**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Residential – Downtown Districts					
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
		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
1	Residential						
	Single-Family Dwelling (3)	P	P	P	P	P	
	Two to Four Dwelling Units Per Structure (6*)	P	P	P	P	P	
	Five or More Dwelling Units Per Structure (6*)	P	P	P	P	P	
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities	P	P	P	P	P	
	Senior Citizen Dwellings (4,7)	P	P	P	P	P	
13 15	Hotels and Motels	P	P	P	P	P	P
	Congregate Care Senior Housing (4,7)	P	P	P	P	P	
6516	Nursing Home (7*)			P	P	P	
	Assisted Living (4,7)			P	P	P	
	Accessory Dwelling Unit (9)			S	S	S	

**Uses in land use districts**

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

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**Notes:**  
land use districts – Residential

**Uses in**

- (1) No more than 50 percent of the gross floor area of the structure shall be devoted to residential use in O Districts, unless Conditional Use Permit approval is obtained and the applicable Comprehensive Plan policies do not discourage multifamily uses.
- (2) (Deleted by Ord. 4999).
- (3) A boardinghouse or bed and breakfast is permitted in a single-family dwelling provided the requirements of LUC 20.20.140 are met.
- (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.
- (5) Through the planned unit development process, senior citizen dwellings may include common dining and recreation facilities.
- (6) Multifamily development in Planning Districts A and B of the Crossroads Subarea is not allowed. Multifamily development in Planning District E of the Crossroads Subarea north of NE 8th Street is not allowed. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E.\*
- (7) In Planning Districts A and B of the Crossroads Subarea and in Planning District E of the Crossroads Subarea north of NE 8th Street, existing legal nonconforming multifamily uses can be converted to senior citizen housing, congregate care senior housing, assisted living or nursing homes. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E.\*
- (8) These residential uses are permitted in NB Districts only if located on the second floor and above the permitted ground floor nonresidential uses.
- (9) Accessory dwelling units are permitted only as subordinate to single-family dwellings and are subject to the provisions of LUC 20.20.120.
- (10) (Deleted by Ord. 4999).
- (11) (Deleted by Ord. 4999).
- (12) (Deleted by Ord. 4999).
- (13) (Deleted by Ord. 4999).
- (14) (Deleted by Ord. 4999).
- (15) One single-family dwelling unit, occupying no more than 25 percent of the floor area of the structure, is permitted in the PO District.

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**Chart 20.10.440**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Manufacturing – Residential Districts										
		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
2 and 3	Manufacturing (1,4)											
21	Food and Beverage Products Mfg.											
22	Textile Products Mfg.											
23	Apparel, Fabric, Accessories and Leather Goods Mfg.											
24	Lumber and Wood Products Mfg.											
25	Furniture and Fixtures Mfg.											
26	Paper Products Mfg.											
27	Printing, Publishing and Allied Industries											
28	Chemicals and Related Products Mfg.											
31	Rubber Products Mfg.											
314	Misc. Plastic Products Mfg.											
321 322 324 325 327	Light Stone, Clay, and Glass Products Mfg.; Glass, Pottery and China Ceramic Products, Stone Cutting and Engraving											
329	Handcrafted Products Mfg.											
3427	Computers, Office Machines and Equipment Mfg.											
3433 3434 3435 3436 3437	Electrical Equipment Mfg.; Appliances, Lighting, Radio, TV Communications, Equipment and Component Parts											
3491 3492 3493 3495 3497	Fabricated Metal Products Mfg.; Containers, Hand Tools, Heating Equipment, Screw Products, Coating and Plating											
35	Measuring, Analyzing and Controlling Instruments, Photographic, Medical and Optical Goods; Watches and Clocks Mfg.; Computer Software											
3997	Signs and Advertising Display Mfg.											
3999	Misc. Light Fabrication Assembly and Mfg. Not Elsewhere Classified											

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9/10/2003

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STD LAND USE CODE REF	LAND USE CLASSIFICATION	Manufacturing – Nonresidential Districts									
		Professional Office	Office	Office/ Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	LI	GC	NB	CB	F1	F2	F3
2 and 3	Manufacturing (1,4)										
21	Food and Beverage Products Mfg.				P 5	S 5	S	S	S		
22	Textile Products Mfg.				P						
23	Apparel, Fabric, Accessories and Leather Goods Mfg.				P	S		S	S		
24	Lumber and Wood Products Mfg.				S	S		S	S		
25	Furniture and Fixtures Mfg.				P	S		S	S		
26	Paper Products Mfg.				S 2						
27	Printing, Publishing and Allied Industries				P	P		S	S		
28	Chemicals and Related Products Mfg.				S 3						
31	Rubber Products Mfg.				C						
314	Misc. Plastic Products Mfg.				P	P		S	S		
321 322 324 325 327	Light Stone, Clay, and Glass Products Mfg.; Glass, Pottery and China Ceramic Products, Stone Cutting and Engraving				P	P		S	S		
329	Handcrafted Products Mfg.				P	P		P	P		
3427	Computers, Office Machines and Equipment Mfg.				P	P					
3433 3434 3435 3436 3437	Electrical Equipment Mfg.; Appliances, Lighting, Radio, TV Communications, Equipment and Component Parts				P	S		S	S		
3491 3492 3493 3495 3497	Fabricated Metal Products Mfg.; Containers, Hand Tools, Heating Equipment, Screw Products, Coating and Plating				P	S		S	S		

35	Measuring, Analyzing and Controlling Instruments, Photographic, Medical and Optical Goods; Watches and Clocks Mfg.; Computer Software	P	P	P	P	S		S	S	P	P
3997	Signs and Advertising Display Mfg.				P	S		S	S		
3999	Misc. Light Fabrication Assembly and Mfg. Not Elsewhere Classified				P	S		S	S		

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**20.10.440**  
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		Manufacturing – Downtown Districts					
STD LAND USE CODE REF	LAND USE CLASSIFICATION	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
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
2 and 3	Manufacturing (1,4)						
21	Food and Beverage Products Mfg.						
22	Textile Products Mfg.						
23	Apparel, Fabric, Accessories and Leather Goods Mfg.						
24	Lumber and Wood Products Mfg.						
25	Furniture and Fixtures Mfg.						
26	Paper Products Mfg.						
27	Printing, Publishing and Allied Industries	S	S	S			
28	Chemicals and Related Products Mfg.						
31	Rubber Products Mfg.						
314	Misc. Plastic Products Mfg.						
321 322 324 325 327	Light Stone, Clay, and Glass Products Mfg.; Glass, Pottery and China Ceramic Products, Stone Cutting and Engraving						
329	Handcrafted Products Mfg.	S	S	S	S	S	S
3427	Computers, Office Machines and Equipment Mfg.						
3433 3434 3435 3436 3437	Electrical Equipment Mfg.; Appliances, Lighting, Radio, TV Communications, Equipment and Component Parts						
3491 3492 3493 3495 3497	Fabricated Metal Products Mfg.; Containers, Hand Tools, Heating Equipment, Screw Products, Coating and Plating						

35	Measuring, Analyzing and Controlling Instruments, Photographic, Medical and Optical Goods; Watches and Clocks Mfg.; Computer Software						
3997	Signs and Advertising Display Mfg.						
3999	Misc. Light Fabrication Assembly and Mfg. Not Elsewhere Classified						

**Uses in land use districts**

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**Notes:**

**land use districts – Manufacturing**

**Uses in**

- (1) Manufacturing uses exclude concrete batch plants and primary metal industries such as foundries, 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.
- (5) Food and beverage public tasting rooms are permitted only as a subordinate use to the manufacturing use.

**Chart 20.10.440**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Transportation and Utilities – Residential Districts										
		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
4	Transportation, Communications and Utilities											
41	Rail Transportation: Right- of-Way, Yards, Terminals, Maintenance Shops	C	C	C	C	C	C	C	C	C	C	C
42 4291	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters											
4214 422	Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services											
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance	C 11	C 11	C 11	C 11	C 11	C 11	C 11	C 11	C 11	C 11	C 11
	Accessory Parking (6)	P 3	P 3	P 3	P 3	P 3	P 3	P 3	P 3	P 3	P 3	P 3
46	Auto Parking: Commercial Lots and Garages											
	Park and Ride (5)	C	C	C	C	C	C	C	C	C	C	C
475	Radio and Television Broadcasting Studios											
485	Solid Waste Disposal 19											
	Highway and Street Right- of-Way	P	P	P	P	P	P	P	P	P	P	P
	Utility Facility	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
	Regional Utility System	C	C	C	C	C	C	C	C	C	C	C
	On-Site Hazardous Waste Treatment and Storage Facility (7)											
	Off-Site Hazardous Waste Treatment and Storage Facility (8)											
	Essential Public Facility 20	C	C	C	C	C	C	C	C	C	C	C
	Wireless Communication Facility (WCF): (without support structures)	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21

Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding)	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16
Satellite Dishes (18)	P	P	P	P	P	P	P	P	P	P	P	P

**Uses in land use districts**

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**Chart 20.10.440**

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		PO	O	OLB	LI	GC	NB	CB	F1	F2	F3
4	Transportation, Communications and Utilities										
41	Rail Transportation: Right-of- Way, Yards, Terminals, Maintenance Shops	C	C	C	C	C	C	C	C	C	C
42 4291	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters				P	P		P	P		
4214 422	Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services				P	C					
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance	C 11	C	C	C	C	C 11	C	C	C	C
	Accessory Parking (6)	P	P	P	P	P	P	P	P	P	P
46	Auto Parking Commercial Lots and Garages			C	C	C		C	C	C	C
	Park and Ride (5)	C	C	C	C	C	C	C	C	C	C
475	Radio and Television Broadcasting Studios	P	P	P	P 10	P 10		P	P	P	P
485	Solid Waste Disposal 19				C						
	Highway and Street Right-of- Way	P	P	P	P	P	P	P	P	P	P
	Utility Facility	C	C	C	C	C	C	C	C	C	C
	Local Utility System	P	P	P	P	P	P	P	P	P	P
	Regional Utility System	C	C	C	C	C	C	C	C	C	C
	On-Site Hazardous Waste Treatment and Storage Facility (7)			A	A	A	A	A	A	A	A
	Off-Site Hazardous Waste Treatment and Storage Facility (8)				C						
	Essential Public Facility 20	C	C	C	C	C	C	C	C	C	C

Wireless Communication Facility (WCF): (without WCF Support Structures)	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21
Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding)	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16
Satellite Dishes (18)	P	P	P	P	P	P	P	P	P	P

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		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
4	Transportation, Communications and Utilities						
41	Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops						
42 4291	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters	A	A	A			A
4214 422	Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services	S	S	S			S
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance	A/C 2,12	A/C 2,12	A/C 12			A/C 2,12
	Accessory Parking (6)	P 4	P 4	P 4	P 4	P 4	P 4
46	Auto Parking Commercial Lots and Garages	P 13	P 13	P 13	A	P 13	P 13
	Park and Ride (5)			A			A
475	Radio and Television Broadcasting Studios	P	P	P		P	P
485	Solid Waste Disposal 19						
	Highway and Street Right-of-Way	P	P	P	P	P	P
	Utility Facility	C	C	C	C	C	C
	Local Utility System	P	P	P	P	P	P
	Regional Utility System	C	C	C	C	C	C
	On-Site Hazardous Waste Treatment and Storage Facility (7)	A	A	A	A	A	A
	Off-Site Hazardous Waste Treatment and Storage Facility (8)						
	Essential Public Facility 20	C	C	C	C	C	C
	Wireless Communication Facility (WCF): (without WCF Support Structures)	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21
	Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding)	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16
	Satellite Dishes (18)	P	P	P	P	P	P

**Uses in land use districts**

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

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

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

<b>KEY</b>	
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

**Notes: Uses in land use districts – Transportation and Utilities**

- (1) (Deleted by Ord. 5086).
- (2) Aircraft transportation is limited to only heliports in Downtown-O-1, Downtown-O-2 and Downtown-OLB Districts.
- (3) Accessory parking is not permitted in residential land use districts as accessory to uses which are not permitted in these districts.
- (4) The location of an off-site parking facility must be approved by the Director of Planning and Community Development. See LUC 20.25A.050H.
- (5) 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 LUC 20.20.200. Any other park and ride requires a Conditional Use Permit.
- (6) Accessory parking requires approval through the review process required for the primary land use which it serves pursuant to LUC 20.10.440.
- (7) On-site hazardous waste treatment and storage facilities as defined by LUC 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.
- (8) Off-site hazardous waste treatment and storage facilities as defined by LUC 20.50.024 must comply with the state siting criteria as adopted in accordance with RCW 70.105.210.
- (9) (Deleted by Ord. 5086).
- (10) These uses are permitted only if located in a multiple function building or complex.
- (11) Aircraft transportation is limited in these districts to government heliports used only for emergency purposes.
- (12) A roof top helicopter landing area which is utilized for life threatening emergencies only does not require conditional use approval.
- (13) Design Review approval, Part 20.30F LUC, or a Change of Use Permit is required to establish a commercial parking facility. Refer to LUC 20.25A.050E for additional development requirements.
- (14) Wireless communication facilities (WCFs) are not permitted on any residential structure, undeveloped site in a residential land use district, or site that is developed with a residential use. This note does not prohibit locating WCF: a) on any residential structure or undeveloped site in R-20 or R-30 Land Use Districts; or b) on any nonresidential structure (i.e., churches, schools, public facility structures, utility poles, etc.) or in public rights-of-way in any residential land use district. Public facility structures are defined in LUC 20.20.195A.1.b.i.
- (15) Intentionally Deleted

- (16) Refer to LUC 20.20.195 for general requirements applicable to wireless communication facilities and other communication, broadcast and relay facilities.
- (17) Intentionally deleted.
- (18) Refer to LUC 20.20.730 for general requirements applicable to Large Satellite Dishes.
- (19) Refer to LUC 20.20.820 for general requirements applicable to solid waste disposal facilities.
- (20) Refer to LUC 20.20.350 for general requirements applicable to Essential Public Facilities (EPF).
- (21) Antenna and associated equipment used to transmit or receive fixed wireless signals when located at a fixed customer location are permitted in all land use districts and are exempt from the requirements of Section 20.20.010, 20.20.195 and 20.20.525 so long as the antenna and equipment comply with 47 C.F.R. 1.400, now or as hereafter amended. A building permit may be required to ensure safe installation of the antenna and equipment.

**Chart 20.10.440**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Wholesale and Retail – Residential Districts										
		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
5	Trade (Wholesale and Retail)											
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following: (1)											
5111 5156 5157 5191 5192	Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum (2)											
5193	Scrap Waste Materials, Livestock											
	Recycling Centers	C	C	C	C	C	C	C	C	C	C	C
521 522 523 524	Lumber and Other Bulky Building Materials Including Preassembled Products (3)											
5251	Hardware Paint, Tile and Wallpaper (Retail)											
5252	Farm Equipment											
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)											
54	Food and Convenience Store (Retail) (27)											
5511	Autos (Retail)											
	Trucks, Motorcycles, Recreational Vehicles (Retail)											
	Boats (Retail)											
552	Automotive and Marine Accessories (Retail)											
553	Gasoline Service Stations											
56	Apparel and Accessories (Retail)											
57	Furniture, Home Furnishing (Retail)											
58	Eating and Drinking Establishments (37)											
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video											

	Rentals and Computer Supplies											
	Adult Retail Establishments (31)											
5961	Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail)											
596	Retail Fuel Yards											
5996	Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries and Light Supplies and Tools											
5999	Pet Shop (Retail and Grooming)											
	Computers and Electronics (Retail)											

**Uses in land use districts**

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

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

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

<b>KEY</b>	
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

**20.10.440**  
**Chart 20.10.440**

		Wholesale and Retail – Nonresidential Districts									
STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	LI	GC	NB (5)	CB (36*)	F1	F2	F3
5	Trade (Wholesale and Retail)										
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following: (1)				P	P					
5111 5156 5157 5191 5192	Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum (2)				P	C					
5193	Scrap Waste Materials, Livestock										
	Recycling Centers				P	P	P	P	P		
521 522 523 524	Lumber and Other Bulky Building Materials Including Preassembled Products (3)				P 35	P		P	P		
5251	Hardware Paint, Tile and Wallpaper (Retail)				S 35	P	P	P	P		
5252	Farm Equipment				P 35						
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)							P	P		
54	Food and Convenience Store (Retail) (27)					P	P	P	P		
5511	Autos (Retail)			P 6	A 4, 35	P		C	C		
	Trucks, Motorcycles, Recreational Vehicles (Retail)				P 7, 35	P					
	Boats (Retail)				P 35	P					

552	Automotive and Marine Accessories (Retail)				P 35	P		P	P		
553	Gasoline Service Stations			A 34	P 34, 35	P	P	P	P	A 34	A 34
56	Apparel and Accessories (Retail)			S		P		P	P	S	S
57	Furniture, Home Furnishing (Retail)				P 11, 35	P		P	P		
58	Eating and Drinking Establishments (37)		P 13	P 14	P 15, 29, 35	P	P 16	P	P	P 14	P 14
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies		P 17	S		P	P 19	P	P	S	S
	Adult Retail Establishments (31)			S				P	P	S	S
5961	Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail)				P 35	P					
596	Retail Fuel Yards				P 35	P					
5996	Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries and Light Supplies and Tools				P 35	P	P 20	P 20	P 20		
5999	Pet Shop (Retail and Grooming)				P 26, 35	P 26	P	P	P		
	Computers and Electronics (Retail)				P 12, 35	P 12		P	P		

**Uses in land use districts**

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

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

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

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

Chart 20.10.440

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Wholesale and Retail – Downtown Districts					
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
5	Trade (Wholesale and Retail)						
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following: (1)						
5111 5156 5157 5191 5192	Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum (2)						
5193	Scrap Waste Materials, Livestock						
	Recycling Centers	P	P	P	C	C	
521 522 523 524	Lumber and Other Bulky Building Materials Including Preassembled Products (3)						
5251	Hardware Paint, Tile and Wallpaper (Retail)	P	P	P	P 21, 23	P 30	
5252	Farm Equipment						
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)	P	P	P	P 22, 23	P 30	
54	Food and Convenience Store (Retail) (27)	P	P	P	P 22, 23	P 30	P 38
5511	Autos (Retail)	P 24	P 24	P			
	Trucks, Motorcycles, Recreational Vehicles (Retail)	P 24, 25	P 24, 25	P			
	Boats (Retail)	P 24	P 24	P			
552	Automotive and Marine Accessories (Retail)			P			
553	Gasoline Service Stations	A, S	A, S	P			A 34, S 38
56	Apparel and Accessories (Retail)	P	P	P	P 21, 23	P 30	P 38
57	Furniture, Home Furnishing (Retail)	P	P	P	P 21, 23	P 30	

58	Eating and Drinking Establishments (37)	P 28	P 28	P 28	P 23, 28	P 28	P 28, 38
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies	P	P	P	P 21, 23	P 30	P 38
	Adult Retail Establishments (31)	P	P	P		P	S
5961	Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail)						
596	Retail Fuel Yards						
5996	Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries and Light Supplies and Tools			P 20			
5999	Pet Shop (Retail and Grooming)	P	P	P	P 21, 23	P 30	P 38
	Computers and Electronics (Retail)	P	P	P	P 21, 23	P 30	

**Uses in land use districts**

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

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

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

<b>KEY</b>	
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

**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 LUC 20.20.135.
- (5) Each individual wholesale and retail use in NB Districts, except retail food stores and miscellaneous retail trade, is limited to 5,000 square feet. Wholesale and retail uses intending to operate between the hours of 12:00 midnight and 6:00 a.m. must obtain administrative conditional use approval. The applicant must meet the decision criteria for an Administrative Conditional Use Permit set forth in Chapter 20.30E LUC, and must demonstrate that: 1) the use will meet the requirements of the Noise Control Ordinance, Chapter 9.18 BCC; and 2) the use will meet the lighting standards of the Community Retail Design District for all lighting fixtures on the premises that would be lit between the hours of 12:00 midnight and 6:00 a.m. Businesses operating between the hours of 12:00 midnight and 6:00 a.m. on the effective date of the ordinance codified in this chapter are exempt from the ACUP requirements.
- (6) Retail auto sales are permitted on the west side of 116th Avenue NE between NE 8th Street and Main Street only.
- (7) Motorcycle (Retail) requires administrative conditional use approval in LI Districts.
- (8) (Deleted by Ord. 5089).
- (9) (Deleted by Ord. 5089).
- (10) (Deleted by Ord. 5089).
- (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 the OLB, F2 and F3 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).
  - (b) Such uses do not exceed 20 percent 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. Eating and drinking establishments with other classes of liquor licenses require administrative conditional use approval. Drive-in windows are not permitted.
- (17) Other retail trade is limited to drugstores only in O Districts.
- (18) Intentionally Deleted.
- (19) Except for drugstores, all miscellaneous retail uses combined cannot exceed 10,000 square feet and each individual use cannot exceed 3,000 square feet.
- (20) Garden Supplies excludes items such as large trees, rock and bulk supplies which require special handling equipment in NB, CB, F1 and Downtown-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.
- (23) Nonresidential uses are permitted in Downtown-R only when developed within the same project limit and simultaneously with an equal or greater amount of floor area devoted to residential uses.
- (24) No on-site outdoor display or inventory storage.
- (25) Motorcycles only.
- (26) Only pet grooming is permitted in the LI and GC Districts.
- (27) Food and Convenience Stores (Retail) must contain at least 75 percent square footage of retail food sales not for consumption on premises.
- (28) Drive-in windows are not permitted.
- (29) No more than one eating and drinking establishment is permitted in any building.
- (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.
- (31) Adult retail establishments are subject to the regulations for adult entertainment uses in LUC 20.20.127.
- (32) (Reserved).
- (33) (Deleted by Ord. 5089).
- (34) Gasoline service stations may include subordinate convenience stores.

- (35) Any business which combines two or more permitted retail sales uses and also includes subordinate retail sales uses shall be limited in size to 50,000 square feet.
- \*(36) Retail uses in CB Districts in the following subareas, as designated in the Comprehensive Plan, are limited in size to 100,000 gross square feet or less: Bridle Trails, Evergreen Highlands, Newcastle, North Bellevue, Northeast Bellevue, Richards Valley, South Bellevue, Southeast Bellevue, Wilburton.
- (37) Microbrewery manufacturing is permitted subordinate to an eating and drinking establishment; provided, that the manufacturing use occupies not more than 50 percent of the total square footage of the combined establishment.
- (38) Eating and drinking establishments and retail uses are permitted in the Downtown-OLB District provided the following criteria are met:
- (a) The uses are functionally integrated within a building or complex primarily used as a hotel or motel; office building; university or college; charitable, social service, professional or labor organization; or recreation facility.
  - (b) The uses do not exceed 30 percent of the total floor area of the building or complex.
  - (c) Each individual retail use is limited to 15,000 gross square feet in area.
  - (d) The entire complex achieves a unity of design through the use of similar exterior building materials, colors, and window patterns.

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

**Chart 20.10.440**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Services – Residential Districts										
		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
6	Services											
61	Finance, Insurance, Real Estate Services											
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair											
6241	Funeral and Crematory Services											
6262	Cemeteries	C	C	C	C	C	C	C	C	C	C	C
629	Child Care Services (3,4)											
	Family Child Care Home in Residence	P	P	P	P	P	P	P	P	P	P	P
	Child Day Care Center								C	C	P	P
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment											
634	Building Maintenance and Pest Control Services											
637	Warehousing and Storage Services, Excluding Stockyards											
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools											
641	Auto Repair and Washing Services											
649	Repair Services: Watch, TV, Electrical, Upholstery											
	Professional Services: Medical Clinics and Other Health Care Related Services											
	Professional Services: Other											
6513	Hospitals											
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape											

671	Governmental Services: Executive, Legislative, Administrative and Judicial Functions					C 15						
672 673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops	C	C	C	C	C	C	C	C	C	C	C
	Limited Governmental Services: Protective Functions (21)								P	P	P	P
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions (22)											
674 675	Military and Correctional Institutions	C	C	C	C	C	C	C	C	C	C	C
	Secure Community Transition Facility (23,24)											
681	Education: Primary and Secondary 25	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C
682	Universities and Colleges	C	C	C	C	C	C	C	C	C	C	C
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools											
691	Religious Activities	C	C	C	C	C	C	C	C	C	C	C
692 (A)	Professional and Labor Organizations Fraternal Lodge											
692 (B)	Social Service Providers	A 14	A 14	A 14	A 14	A 14	A 14	A 14	A 14	A 14	A 14	A 14
	Administrative Office – General											
	Computer Program, Data Processing and Other Computer Related Services											
	Research, Development and Testing Services											

**Uses in land use districts**

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

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

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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

**20.10.440**  
**Chart 20.10.440**

		Services – Nonresidential Districts									
STD LAND USE CODE REF		Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	LI	GC	NB (16)	CB	F1	F2	F3
6	Services										
61	Finance, Insurance, Real Estate Services	P	P	P	P 1	P	P	P	P	P	P
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair			S	P 2	P	P	P	P	S	S
6241	Funeral and Crematory Services	C	C	C						C	C
6262	Cemeteries	C	C	C	C	C	C	C	C	C	C
629	Child Care Services (3,4)										
	Family Child Care Home in Residence	P	P	P	P	P	P	P	P	P	P
	Child Day Care Center	P	P	P	P	P	P	P	P	P	P
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment	P	P	P	P 5	P	P 17	P	P	P	P
634	Building Maintenance and Pest Control Services				P	P		P	P		
637	Warehousing and Storage Services, Excluding Stockyards				P	P		S	S		
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools			S	P 6	P	A 18	P 7	P 7	S	S

641	Auto Repair and Washing Services				P	P	A 19	P	P		
649	Repair Services: Watch, TV, Electrical, Upholstery				P	P	P	P	P		
	Professional Services: Medical Clinics and Other Health Care Related Services	P	P	P		P	P	P	P	P	P
	Professional Services: Other	P	P	P	P 9	P		P	P	P	P
6513	Hospitals	C	C	C	C	C		C	C	C	C
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape				P	P					
671	Governmental Services: Executive, Legislative, Administrative and Judicial Functions	C	C	C				C	C	C	C
672 673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops	C	C	C	C 10	C 10	C	C	C	C	C
	Limited Governmental Services: Protective Functions (21)										
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions (22)	P	P	P		P	P	P	P	P	P
674 675	Military and Correctional Institutions	C	C	C	C	C	C	C	C	C	C
	Secure Community Transition Facility (23,24)				C	C					
681	Education: Primary and Secondary 25	A	A	A	A	A	A	A	A	A	A
682	Universities and Colleges	P	P	P	P	P	C	P	P	P	P
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools	P	P	P	P	P		P	P	P	P
691	Religious Activities	P	P	P	P	P	C	P	P	P	P
692 (A)	Professional and Labor Organizations Fraternal Lodge	C	C	P		P		P	P	P	P
692 (B)	Social Service Providers	C	C	P	P	P	P	P	P	P	P

	Administrative Office – General	P	P	P	P 5	P	P	P	P	P	P
	Computer Program, Data Processing and Other Computer Related Services	P	P	P	P 5	P				P	P
	Research, Development and Testing Services	P	P	P	P 5	P				P	P

**Uses in land use districts**

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

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

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<b>KEY</b>	
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

**Chart 20.10.440**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Services - Downtown Districts					
		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
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
6	Services						
61	Finance, Insurance, Real Estate Services	P 13	P 13	P	P 11, 12	P	P
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair	P	P	P	P 11, 12	P	P 11, 20
6241	Funeral and Crematory Services						
6262	Cemeteries						
629	Child Care Services (3,4)						
	Family Child Care Home in Residence	P	P	P	P	P	P
	Child Day Care Center	P	P	P	P	P	P
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment	P	P	P	P 11, 12	P	P
634	Building Maintenance and Pest Control Services						
637	Warehousing and Storage Services, Excluding Stockyards						
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools			P			S
641	Auto Repair and Washing Services			P 8			
649	Repair Services: Watch, TV, Electrical, Upholstery	P	P	P		P	
	Professional Services: Medical Clinics and Other Health Care Related Services	P	P	P	P 11, 12	P 11	P
	Professional Services: Other	P	P	P	P 11, 12	P 11	P
6513	Hospitals			C	C		
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape						

671	Governmental Services: Executive, Legislative, Administrative and Judicial Functions	P	P	P	P 11, 12	P 11	A
672 673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops			P	C	C	A
	Limited Governmental Services: Protective Functions 21						
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions (22)	P	P	P	P 12	P	P
674 675	Military and Correctional Institutions						
	Secure Community Transition Facility (23,24)						
681	Education: Primary and Secondary 25	A	A	A	A/C	A	A
682	Universities and Colleges	P	P	P			
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools			P	P 11, 12	P 11	P
691	Religious Activities	P	P	P	C	C	P
692 (A)	Professional and Labor Organizations Fraternal Lodge	P	P	P	C	C	P
692 (B)	Social Service Providers	P	P	P	C	C	P
	Administrative Office – General	P	P	P	P 11, 12	P	P
	Computer Program, Data Processing and Other Computer Related Services	P	P	P	P 11, 12	P	P
	Research, Development and Testing Services	P	P	P	P 11, 12	P	P

**Uses in land use districts**

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

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

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<b>KEY</b>	
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

**Notes: Uses in land use districts – Services**

- (1) Finance, Insurance, Real Estate Services are permitted only if commercially or industrially related in LI Districts.
- (2) Personal Services are permitted in LI Districts only if located in a multiple function building or complex.
- (3) Refer to Chapter 20.50 LUC for definitions of child care service, family child care home, and child day care center.
- (4) A child care service may be located in a community facility in any land use district pursuant to LUC 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 LUC 20.20.135.
- (7) Rental Services are restricted to autos and furniture in CB and F1 Districts and to truck, trailer, and tool rentals provided the site has two street frontages.
- (8) Auto repair and washing services are permitted only if washing services are a subordinate use to a permitted or special use in Downtown-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 a maximum of 1,500 gross square feet per establishment.
- (12) Nonresidential uses are permitted in Downtown-R only if developed in a building which contains residential uses.
- (13) Drive-in facilities may be permitted through Design Review Part 20.30F LUC at any location in the Downtown-O-2 District, or within 200 feet of NE 4th Street or NE 8th Street in the Downtown-O-1 District; but only if all the following criteria are met:
  - (a) On-site capacity for vehicle stacking of 10 spaces for one drive-up station and 20 spaces for two or more drive-up stations must be provided.
  - (b) The design of the vehicular access is compatible with high volume pedestrian walkways and parking access. The vehicular access will not disrupt established retail or service frontages designed to serve pedestrians, nor can the vehicular access lanes be located between the street and the main pedestrian access to the buildings.
  - (c) The vehicle stacking lanes must be contained within a structured parking area, or be otherwise screened.

- (d) Landscaping or screening must be provided to mitigate any adverse effects on nearby property. Perimeter walkways and sidewalks must conform to the requirements of LUC 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.
- (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 Administrative Conditional Use Permit application, Part 20.30E LUC, 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 LUC 20.10.440 can be obtained for the entire school by using the conditional use process, Part 20.30B or Part 20.30C LUC. Uses listed in the permit shall be permitted outright and uses not listed but permitted as conditional uses shall obtain a Conditional Use Permit.
- (15) Permitted in inactive elementary school facilities. The following criteria shall be considered:
- (a) Criteria a.i-viii, Note 14 – Uses in land use districts – Services.
  - (b) Hours of operation.
  - (c) Proposed signing.

- (16) Other than administrative office use, each individual service use in NB Districts is limited to 5,000 square feet. Administrative office use is limited as follows: when located on

the first floor of a building, administrative office use is limited to 5,000 square feet or 25% of the first floor footprint, whichever is less; when located above the first floor of a building, administrative office use is allowed without a limit on total aggregate square footage, so long as each individual administrative office use is limited to 5,000 square feet. In no event may administrative office uses exceed more than 50% of the total building square footage. Administrative conditional use approval is required for hours of operation between 12:00 midnight and 6:00 a.m. The applicant must meet the decision criteria for an Administrative Conditional Use Permit set forth in Chapter 20.30E LUC, and must demonstrate that: 1) the use will meet the requirements of the Noise Control Ordinance, Chapter 9.18 BCC; and 2) the use will meet the lighting standards of the Community Retail Design District for all lighting fixtures on the premises that would be lit between the hours of 12:00 midnight and 6:00 a.m. Businesses operating between the hours of 12:00 midnight and 6:00 a.m. on the effective date of City of Bellevue Ordinance No. 4422 are exempt from the ACUP requirements.

- (17) Only travel agencies are permitted in NB District.
- (18) Rental services limited to truck, trailer and tool rentals are permitted in NB Districts with administrative conditional use approval, provided the site has two street frontages.
- (19) Auto repair and washing services are permitted with administrative conditional use approval only in NB sites that have two street frontages.
- (20) Personal services are permitted only when functionally integrated within a building or complex used primarily as a hotel or motel; office building; university or college; charitable, social service, professional or labor organization; or recreational facility.
- (21) Uses are limited to neighborhood community police stations of 1,000 square feet or less.
- (22) Uses are limited to 1,000 square feet, except for protective functions which are limited to community police stations of 1,500 square feet or less.
- (23) No portion of a property on which a Secure Community Transition Facility is proposed to be located may be within 300 feet of the boundary of any land use district within which the SCTF use is prohibited. The required 300 feet shall be measured in accordance with the policy guidelines established by the Department of Social and Health Services pursuant to RCW 71.09.285(4), now or as hereafter amended.
- (24) Secure Community Transition Facilities are subject to the regulations for Secure Community Transition Facilities in LUC 20.20.750.
- (25) Primary and secondary educational facilities are an administrative conditional use in all land use districts; provided, that in all residential land use districts and the DNTN-R district a conditional use permit is required for:
  - (a) the siting of such educational facility on a site not previously developed with an educational facility; or
  - (b) the addition to or modification of a site previously developed with an educational facility where that addition or modification involves:
    - (i) an increase of 20% or more in the number of students occupying the school. The increase shall be measured against the number of students for which the school was designed prior to the addition or modification, without regard to

temporary structures that may have been added to the site over time. If there is no information establishing the number of students for which the school was originally designed, then the increase shall be measured against the average number of students occupying the school in the three academic years immediately preceding the proposed addition or modification; or

- (ii) a change in the age group of students occupying the school, or the addition of an age group where such age group was not previously served at the school, except that the addition of students younger than kindergarten age consistent with the definition of school in Section 20.50.046 shall not be considered a change in the age group of students or an addition of an age group for purposes of this subsection. For purposes of this subsection, age group refers to elementary, middle, junior or high school, as defined and used by the school district operating the school; or
- (iii) the addition of facilities or programs that may result in impacts not anticipated at the time the original school was developed, including, for example: development of lighted ballfields or the addition of lighting to existing ballfields; development of an exterior sound amplification system; development of fixed outdoor seating; or proposal to increase the height of the facility pursuant to Section 20.20.740A.3.b.

Chart 20.10.440

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Recreation – Residential Districts										
		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 and 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, Botanical Gardens and Zoos											
7212 7214 7222 7231 7232	Public Assembly (Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but excluding School Facilities											
7212 7214 7218	Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs											
7213	Drive-In Theaters											
	Adult Theaters (7)											
7223 73	Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks and Skateboard Tracks											
73	Commercial Amusements: Video Arcades, Electronic Games											
7411 7413 7422 7423 7424 7441 7449	Recreation Activities: Golf Courses, Tennis Courts, Community Clubs, Athletic Fields, Play Fields, Recreation Centers, Swimming Beaches and Pools (2)	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
7414 7415 7417 7425 7413	Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreation Instruction											
7491 7515	Camping Sites and Hunting Clubs	C	C	C	C	C	C	C	C	C	C	C

76	Private Leisure and Open Space Areas Excluding Recreation Activities Above	C	C	C	C	C	C	C	C	P	P	P
	Public/Private Park	C	C	C	C	C	C	C	C	P	P	P
	Stables and 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

**Uses in land use districts**

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

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

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**20.10.440**  
**Chart 20.10.440**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Recreation – Nonresidential Districts									
		Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	LI	GC	NB	CB	F1	F2	F3
7	Cultural Entertainment and Recreation										
711	Library, Museum	P	P	P				P	P	P	P
7113	Art Gallery	P	P	P				P	P	P	P
712	Nature Exhibitions: Aquariums, Botanical Gardens and Zoos	C	C	C	C	C		C	C	C	C
7212 7214 7222 7231 7232	Public Assembly (Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but excluding School Facilities			P				P	P	P	P
7212 7214 7218	Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs			P				P	P	P	P
7213	Drive-In Theaters				C	C		C	C		
	Adult Theaters (7)			P				P	P	P	P
7223 73	Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks and Skateboard Tracks					C		C	C		
73	Commercial Amusements: Video Arcades, Electronic Games					A		A	A		
7411 7413 7422 7423 7424 7441 7449	Recreation Activities: Golf Courses, Tennis Courts, Community Clubs, Athletic Fields, Play Fields, Recreation Centers, Swimming Beaches and Pools (2)	C	C	C		C	C	C	C	C	C
744	Marinas, Yacht Clubs										
7414 7415 7417 7425	Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreation Instruction		C 3	C	P 3	P 3	A 9	P	P	C	C

7413											
7491 7515	Camping Sites and Hunting Clubs	C	C	C	C	C	C	C	C	C	C
76	Private Leisure and Open Space Areas Excluding Recreation Activities Above	P	P	P	P	P	P	P	P	P	P
	Public/Private Park	P	P	P	P	P	P	P	P	P	P
	Stables and 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

**Uses in land use districts**

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

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

Chart 20.10.440

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Recreation – Downtown Districts					
		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
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
7	Cultural Entertainment and Recreation						
711	Library, Museum	P	P	P	A	A	P
7113	Art Gallery	P	P	P	P 4, 5	P	P
712	Nature Exhibitions: Aquariums, Botanical Gardens and Zoos	P 6	P 6	P 6			
7212 7214 7222 7231 7232	Public Assembly (Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but excluding School Facilities	P	P	P	A 5	A	P
7212 7214 7218	Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs	P	P	P	A 5	A	P
7213	Drive-In Theaters						
	Adult Theaters (7)	P	P	P		P	P
7223 73	Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks and Skateboard Tracks						
73	Commercial Amusements: Video Arcades, Electronic Games	P	P	P			
7411 7413 7422 7423 7424 7441 7449	Recreation Activities: Golf Courses, Tennis Courts, Community Clubs, Athletic Fields, Play Fields, Recreation Centers, Swimming Beaches and Pools (2)				P	A	A
744	Marinas, Yacht Clubs						
7414	Recreation Activities: Skating,	A 8	A 8	P	A 5	A 8	A 8

7415 7417 7425 7413	Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreation Instruction						
7491 7515	Camping Sites and Hunting Clubs						
76	Private Leisure and Open Space Areas Excluding Recreation Activities Above	P	P	P	P	P	P
	Public/Private Park	P	P	P	P	P	P
	Stables and Riding Academies						
	Boarding or Commercial Kennels						
	City Park* (10)	P/C	P/C	P/C	P/C	P/C	P/C

**Uses in land use districts**

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**Notes: Uses in land use districts – Recreation**

- (1) Cultural activities include only branch libraries in R-2.5, R-3.5, R-4, R-5, R-7.5, R-10, R-15, R-20 and R-30 Districts.
- (2) For carnivals, see LUC 20.20.160.
- (3) Recreation activities do not include athletic clubs in O, LI and GC Districts.
- (4) Limited to a maximum of 2,000 gross square feet per establishment.
- (5) Nonresidential uses are permitted in Downtown-R only when developed in a building which contains residential uses.
- (6) Excludes zoos.
- (7) Adult Theaters are subject to the regulations for adult entertainment uses in LUC 20.20.127.
- (8) Athletic and health clubs are permitted without administrative conditional use approval if subordinate to a permitted use.
- (9) Recreation activities are restricted to health clubs, recreation instruction, and gymnasiums in NB Districts and the total floor area for all combined recreation activity uses may not exceed 5,000 square feet per NB site.
- \*(10) City parks are generally permitted in all zones. However, the following types of uses or facilities in city parks in single-family or R-10 zones require conditional use approval: lighted sports and play fields, sports and play fields with amplified sound, community recreation centers, motorized boat ramps, and beach parks on Lake Washington, Lake Sammamish, Phantom Lake and Larson Lake. Nonrecreation uses in city parks in all zones outside the Downtown require conditional use approval, except that the permit requirements for wireless communications facilities shall be as set forth in Section 20.20.195. For purposes of this requirement, "nonrecreation use" means a commercial, social service or residential use located on park property but not functionally related to city park programs and activities.

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**Chart 20.10.440**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Resources – Residential Districts										
		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
8	Resource Production (Minerals, Plants, Animals Including Pets and Related Services)											
81	Agriculture, Production of Food and Fiber Crops, Dairies, Livestock and Fowl, Excluding Hogs	P	P	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1
821	Agricultural Processing											
8221	Veterinary Clinic and Hospital											
8222	Poultry Hatcheries											
83	Forestry, Tree Farms and Timber Production	P	P	C	C	C	C	C	C	C	C	C
8421	Fish Hatcheries											
85	Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction	C	C	C	C	C	C	C	C	C	C	C

**Uses in land use districts**

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Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

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**Chart 20.10.440**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Resources – Nonresidential Districts									
		Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	LI	GC	NB	CB	F1	F2	F3
8	Resource Production (Minerals, Plants, Animals Including Pets and Related Services)										
81	Agriculture, Production of Food and Fiber Crops, Dairies, Livestock and Fowl, Excluding Hogs	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1
821	Agricultural Processing				P 2						
8221	Veterinary Clinic and Hospital	P	P		P	P	P 3	P	P		
8222	Poultry Hatcheries				P	P					
83	Forestry, Tree Farms and Timber Production	C	C	C	C	C	C	C	C	C	C
8421	Fish Hatcheries				P						
85	Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction	C	C	C	C	C	C	C	C	C	C

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		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
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
8	Resource Production (Minerals, Plants, Animals Including Pets and Related Services)						
81	Agriculture, Production of Food and Fiber Crops, Dairies, Livestock and Fowl, Excluding Hogs						
821	Agricultural Processing						
8221	Veterinary Clinic and Hospital			P			
8222	Poultry Hatcheries						
83	Forestry, Tree Farms and Timber Production						
8421	Fish Hatcheries						
85	Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction						

**Uses in land use districts**

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S – Permitted only as a subordinate use to a permitted or special use

**Notes: Uses in land use districts – Resources**

0638-ORD  
9/10/2003

- (1) In the R-2.5, R-3.5, R-4, R-5, R-7.5, R-10, R-15, R-20, R-30, NB, PO, O, OLB, F1, F2, F3, LI, GC and CB Districts agriculture is limited to the production of food and fiber crops.
- (2) Agriculture Processing excludes grain mill products manufacturing and slaughtering in LI Districts.
- (3) Veterinary Clinics and Hospitals are limited to 5,000 square feet per use in NB Districts.

Section 5. Section 20.20.010 of the Bellevue Land Use Code is hereby amended as follows:

**20.20.010 Uses in land use districts dimensional requirements.**

**Chart 20.20.010**

STD LAND USE CODE 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
	<b>DIMENSIONS</b>											
	Minimum Setbacks of Structures (feet) Front Yard (18) (20)	35	30	20	20	20	20	20	20	20	20	20
	Rear Yard (11) (17) (18) (20)	25	25	25	25	20	20	20	25	25	25	25
	Side Yard (11) (17) (18) (20)	5	5	5	5	5	5	5	5	5	5	5(1)
	2 Side Yards (17) (18) (20)	20	15	15	15	15	15	10	15	15	15	15
	Minimum Lot Area Acres (A) or Thousands of Sq. Ft. (3)	35	20	13.5	10	8.5	7.2	4.7	8.5	8.5	8.5(12)	8.5(12)
	Dwelling Units per Acre (15) (21) (22)	1	1.8	2.5	3.5	4	5	7.5	10	15	20	30
	Minimum Dimensions (feet) Width of Street Frontage	30	30	30	30	30	30	30	30	30	30	30
	Width Required in Lot (4)	100	90	80	70	65	60	50	70	70	70	70
	Depth Required in Lot (4)	150	80	80	80	80	80	80	80	80	80	80
	Maximum in Building Height (feet) (10) (19) (26)	30	30	30	30	30	30	30	30	30	30 (5)	40
	Maximum Lot Coverage by Structures (percent) (13) (14) (16) (26) (27)	35	35	35	35	35	40	40	35	35	35	35

**Uses in land use districts Dimensional Requirements**

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

NOTE: Dimensional Requirements for Downtown are found in Part 20.25A LUC.

Dimensional Requirements for Evergreen Highlands Design District (EH-A, EH-B, EH-C, EH-D) are found in Part 20.25F LUC.

**20.20.010**  
**Chart 20.20.010**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3	DNT N O-1	DNT N O-2	DNT N MU	DNT N R	DNT N OB	DNTN OLB
		PO	O	OLB	LI	GC	NB	CB	F1	F2	F3						
	<b>DIMENSIONS</b>	(8, 21)	(8, 21)	(8, 21)	(8, 21)	(8, 21)	(8, 21)	(8, 21)	(8, 21)	(21, 31)	(21, 32)	(7)	(7)	(7)	(7)	(7)	(7)
	Minimum Setbacks of Structures (feet) Front Yard (18) (20)	30	30	50	15	15	(2)	(2)	(2, 28)	50	20						
	Rear Yard (17) (18) (20)	25	25	50	(2)	(2)	(2)	(2)	(2, 28)	30	5						
	Side Yard (17) (18) (20)	20	20	30	(2)	(2)	(2)	(2)	(2, 28)	30	5						
	2 Side Yards (17) (18) (20)	40	40	60	(2)	(2)	(2)	(2)	(2, 28)	60	10						
	Minimum Lot Area Acres (A) or Thousands of Sq. Ft. (3)			2A						2A	2A						
	Dwelling Units per Acre (15) (22)	10 (23)	20 (23)	30 (23)			15 (23)	30 (23)	30 (23)	30 (23)	30 (23)						
	Minimum Dimensions (feet) Width of Street Frontage			200						200	200						
	Width Required in Lot (4)			200						200	200						
	Depth Required in Lot (4)																
	Maximum in Building Height (feet) (10) (19)	20	30	45 (6)	45 (9)	30	20 (25)	45	45/6 0 (29, 30)	75	75/1 35 (33, 34)						
	Maximum Lot Coverage by Structures (percent) (13) (14) (16)	35 (24)	35 (24)	35 (24)	50		35 (24)			35 (24)	35 (24)						

## Uses in land use districts Dimensional Requirements

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

NOTE: Dimensional Requirements for Downtown are found in Part 20.25A LUC.

Dimensional Requirements for Evergreen Highlands Design District (EH-A, EH-B, EH-C, EH-D) are found in Part 20.25F LUC.

### Notes: Uses in land use districts – Dimensional requirements

- (1) Side yard setback in R-30 Districts increases to 20 feet on any side yard where structure exceeds 30 feet above finished grade.
- (2) All rear and side yards shall contain landscaping as required by LUC 20.20.520.
- (3) See LUC 20.20.012.
- (4) See LUC 20.20.015.
- (5) Except in transition areas, the maximum allowable building height in R-20 Districts may be increased to 40 feet if ground floor or underground parking for that building is provided and occupies a minimum of 75 percent of the building footprint.
- (6) The maximum allowable building height is 75 feet on any property designated OLB which lies within 475 feet of the right-of-way of I-405, between I-90 and SR-520.
- (7) Dimensional requirements for Downtown Land Use Districts are listed in LUC 20.25A.020.
- (8) Any office building or any office portion of a building in the PO, O, OLB, LI, GC, NB, CB or F1 Districts shall comply with the following limitations on Floor Area Ratio:
  - (a) At 0.5 FAR, no office building or office portion of a building may exceed 50,000 square feet of gross floor area; and
  - (b) For any office building or office portion of a building greater than 50,000 square feet in gross floor area the following sliding scale shall be observed as interpolated and extrapolated below:
    - (i) At 0.3 FAR, no office building or office portion of a building may exceed 100,000 square feet of gross floor area; and
    - (ii) At 0.1 FAR, no office building or office portion of a building may exceed 150,000 square feet of gross floor area.
- \* (9) The maximum building height may be exceeded upon approval of the Director of Planning and Community Development. Requests for such approval shall be processed in accordance with the administrative conditional use procedure of Part 20.30E LUC. Before granting any such approval, the Director of Planning and Community Development must find that:

- (a) The height increase is only to accommodate equipment, structures or buildings that contain special equipment primarily related to light manufacturing, wholesale, trade and distribution use, and is not for office or bulk retail use; and
- (b) There is functional need for a height increase; and
- (c) The overall site development will minimize adverse impacts caused by the height increase.

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

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

- (10) Except in transition areas, the allowable building height of any building located in PO, O, OLB, GC, NB, or CB Districts may be increased by one story, but not to exceed 15 feet, if basement parking for that building occupies a minimum of 75 percent of the building footprint.

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

- (11) The LUC contains enhanced setback requirements for churches, clubs, and institutions (refer to LUC 20.20.190) and schools (refer to LUC 20.20.740) located in residential land use districts.
- (12) For each square foot of lot area devoted to open space in excess of 30 percent of the total lot area, one square foot is added to the lot area for the purpose of calculating density.
- (13) Lot coverage is calculated after subtracting all Protected Areas defined by LUC 20.25H.070.
- (14) Maximum lot coverage by structures is determined after public right-of-way and private roads are subtracted from the gross land area.
- (15) If there is a conflict between the minimum lot area and the permitted number of dwelling units per acre, the minimum lot area controls.
- (16) Exceptions to Lot Coverage.
  - (a) Underground buildings as defined in LUC 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 existing or finished grade, whichever is lower, are not structures for the purpose of calculating lot coverage subject to the following conditions:
    - (i) The 30-inch height limit must be met at all points along the building excluding those areas necessary to provide reasonable ingress and egress to the underground portions of the building; and

- (ii) The rooftop of the building shall be screened from abutting properties with 10 feet of Type II landscaping as described in LUC 20.20.520.G.2 except that the required trees shall be a minimum of 10 feet in height at planting; or, if a use is proposed for the rooftop, the rooftop may be landscaped consistent with the planting requirements for the specific use that is proposed and for the land use district in which the use is located. All landscaping shall comply with standards set forth in LUC 20.20.520. The provisions of LUC 20.20.520.J (Alternative Landscaping Option) are applicable.
- (17) If the setback abuts a street right-of-way, access easement or private road, the minimum dimension is 10 feet unless a greater dimension is specified.
- (18) See LUC 20.20.030 for designation and measurement of setbacks.
- \*(19) Notwithstanding any other provision of this Code, except Part 20.25B LUC or LUC 20.20.900 through 20.20.910, as applicable, the allowable building height of an office building may be increased by one story, not to exceed 15 feet, if a minimum of 75 percent of the ground floor of that building is devoted to parking for that building.  
  
*\*Effective only within East Bellevue Community Council jurisdiction.*
- (20) See LUC 20.25H.090 for additional sensitive area setbacks.
- (21) See LUC 20.25H.100 for additional sensitive area density/intensity limitations.
- (22) Density for senior citizen dwelling, congregate care senior housing, and assisted living is calculated as follows: units less than 600 square feet count as 0.5 unit and units 600 square feet or greater count as one unit.
- (23) This residential density may be in addition to FAR only for senior citizen dwellings, assisted living and congregate care senior housing.
- (24) Lot coverage may be increased to 50 percent if congregate care senior housing, senior citizen dwellings, assisted living or nursing homes are constructed on-site; provided, however, that coverage for the nonresidential portions of the development cannot exceed the maximum limits indicated. Lot coverage within NB Districts may be increased to 50 percent for mixed use development which includes residential uses comprising at least one-half the square footage of the building footprint. Underground parking in excess of 50 percent of the site area shall not be included in lot coverage calculations.
- (25) The maximum building height for structures is increased to 30 feet only if residential uses or administrative office uses are provided on the second floor and provided the structure does not exceed two stories. For purposes of this note, a story is defined pursuant to the Uniform Building Code, Section 420 as amended.
- (26) See LUC 20.20.125 for specific requirements applicable to detached accessory structures.
- (27) Lot coverage for schools located in residential land use districts is limited to 35 percent of the site area (refer to LUC 20.20.740).

- (28) A 15-foot setback from the right-of-way line of Factoria Boulevard is required for development in the F1 Land Use District. A 15-foot setback from the right-of-way line of SE 38th Street between Factoria Boulevard and 126th Avenue SE is required for development in the F1 Land Use District.
- (29) Maximum building height in the F1 Land Use District shall be measured from average existing grade. Maximum building height in Area II and Area III of the F1 Land Use District is 60 feet, measured from average existing grade.
- (30) The allowable maximum building height of any building located in the F1 Land Use District may be increased by one story, not to exceed 15 feet, if a minimum of 75 percent of the ground floor of that building is devoted to parking. In no event shall a building in Area II or Area III of the F1 District exceed 75 feet, as measured to the highest point of the structure from average existing grade, including pitched roof areas and penthouse equipment screening.
- (31) Any office building or any office portion of a building in the F2 District may not exceed a Floor Area Ratio of 0.6 FAR.
- (32) The maximum FAR for the combined properties in the F3 Land Use District, regardless of use, shall be 1.26 FAR; provided that individual parcels or portions of property lying within the F3 Land Use District may have FAR for those individual parcels or portions which exceed an FAR of 1.26 provided that the FAR calculated for the entire aggregated property within the F3 Land Use District shall not exceed 1.26. The maximum FAR permitted herein is based on a maximum total development, including existing and new development, of 950,000 square feet, calculated in the same manner as provided for in the calculation of FAR. In the event of an inconsistency between the FAR maximum of 1.26 and the maximum total development amount of 950,000 square feet, the latter shall control.
- (33) In no event shall building height exceed 324 feet above sea level, based on North American Vertical Datum, 1988 (NAVD - 88).
- (34) Maximum building height south of the F3 Land Use District Separation Line shall be 135 feet, with structural elements not intended for habitation above 135 feet, so long as structural elements do not exceed 275 feet above sea level based on NAVD - 88.

Section 6. Section 20.20.450 of the Bellevue Land Use Code is hereby amended to read as follows:

**20.20.450 Helicopters.\***

**A. Heliports – General Requirements.**

- 1. In addition to the decision criteria in LUC 20.30B.140, the City shall consider, but not be limited to the following criteria, in deciding whether to approve or approve with modifications an application for a heliport Conditional Use Permit:
  - a. In consideration of identified noise impacts, the City may impose conditions restricting the type of aircraft permitted to land at an approved heliport, and conditions which limit the number of daily takeoffs and landings and hours of operation.

- b. The City may impose a periodic review requirement on heliport conditional use approvals in order to consider imposing additional conditions to mitigate adverse impacts from new aircraft technology.
  - c. The City may consider whether approach and departure paths are obstruction free and whether residential or environmentally sensitive areas would be adversely affected. The City may also consider whether approach and departure paths abut freeway corridors or waterways.
  - d. The City may consider whether the proposed heliport facility will participate in a voluntary noise reduction program such as the "Fly Neighborly Program."
2. All applications to construct a heliport must include the results of the appropriate Federal Aviation Administration review. A determination of negative impact on navigable airspace by the FAA will result in denial of a land use or Building Permit unless the applicant agrees to comply with the recommendations to mitigate such impacts. The mitigating measures shall be made conditions of the land use or Building Permit.
3. Heliport landing areas shall be at least 1.5 times the overall length of the largest helicopter expected to use the facility.
4. The heliport primary surface shall be of level grade and consist of a dust-proof surface.
5. Public use heliports shall be marked in accordance with FAA recommendations.
6. Private use and personal use heliports may be unmarked or marked with individualized markings recognizable to the pilots authorized to use the facility, but may not be marked with the same markings as a public use heliport.
7. All heliports intended to accommodate night landings shall be lighted in accordance with FAA recommendations.
8. Access to heliport landing areas, except water surfaces, shall be controlled by physical restraints. If fences, walls, or parapets are used for access control, the minimum height shall be 42 inches.
9. All approaches to an area of helicopter operations will have conspicuous signs notifying those who approach the operation.
10. Touchdown Pads.
  - a. Recommended Touchdown Pad. The recommended dimension of a touchdown pad is equal to the rotor diameter of the largest helicopter expected to operate from the facility.

- b. Minimum Touchdown Pad. At a heliport that has an extremely low level of activity, smaller areas may be used. Pad dimensions are based on rectangular configurations. A circular pad having a diameter equal to the longer side of the rectangular configuration set forth in paragraph A.10.b.i. or ii of this section is acceptable. Skid or float length should be substituted for wheelbase as appropriate.
    - i. Public Use Heliports. The minimum sized touchdown pad shall have a length and width at least 2.0 times the wheelbase and tread, respectively, or a diameter of 2.0 times the wheelbase of the largest helicopter expected to use the facility.
    - ii. Private Use or Personal Use Heliports. The minimum sized touchdown pad shall have a length and width at least 1.5 times the wheelbase and tread, respectively, or a diameter of 1.5 times the wheelbase of the largest helicopter expected to use the facility.
11. Each helicopter landing area shall have at least one obstruction-free heliport approach path conforming to the definition of Heliport Approach Surfaces.
12. No obstructions, natural or man-made, will be permitted within the Heliport Primary Surface, Heliport Approach Surfaces, or Heliport Transition Surfaces.
13. The requirements of paragraphs A.3 through 12 of this section may be modified in special circumstances upon written technical evaluation and recommendation of the nearest FAA Airports District Office or Washington State Department of Transportation, Division of Aeronautics office.
14. A hospital emergency-use-only heliport is exempt from the provisions of paragraph A.1 of this section but must comply with the requirements in paragraphs A.2 through 13 of this section. For purposes of this paragraph 14, emergency is defined as when any patient who requires care of significant severity such that alternative means of transport would adversely affect the health of that person.
15. Government use heliport facilities are exempt from the requirements of paragraphs A.3 through 12 of this section. Government heliport design shall be based upon technical evaluation and recommendation of the nearest FAA Airports District Office or Washington State Department of Transportation, Division of Aeronautics office.
16. A heliport site must have flight path access directly to the interstate highway system which does not require flight over any residential zoned properties.

## **B. Helicopter Landing Permits.**

- 1. A Temporary Use Permit is required for the landing of helicopters at a site other than a City-approved heliport.

2. A permit is valid for a maximum of 30 days. Conditions may be imposed which limit the number of flights and the hours of operation. The applicant shall be required to execute a hold harmless agreement in favor of the City.
3. A permit will be refused if the City determines that the proposed landing(s) will pose a substantial threat to the health, safety or welfare of the surrounding community.
4. Operations of a government authority in cases of emergency, search and rescue, fire and law enforcement are exempt from the permit requirements of this subsection.

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

Section 7. Section 20.20.527 of the Bellevue Land Use Code is hereby amended as follows:

**20.20.527 Manufactured homes.\***

Any designated manufactured home meeting the definition of RCW 35A.63.145 and the certification requirements of RCW 43.22.340 may be used as a dwelling unit provided it is placed on a foundation, connected to all utilities required by the applicable City Construction Codes and meets applicable setback requirements.

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

Section 8. Section 20.20.720 of the Bellevue Land Use Code is hereby amended as follows:

**20.20.720 Recreational vehicles, watercraft, and utility trailers.\***

- A. Parking or storage of recreational vehicles, watercraft (whether mounted on trailers or unmounted), or utility trailers, except for loading and unloading activities completed within a three-day period within any given two-week period, is not permitted within a Residential Land Use District (R-1 – R-30), unless there is compliance with the following:
  1. The recreational vehicle, watercraft (except for kayaks and canoes which need not be sight-screened), or utility trailer is housed within a vented garage or within a carport which is sight-screened from abutting properties by solid board fencing or sight-obscuring landscaping at least six feet in height.
  2. The recreational vehicle, watercraft (except for kayaks and canoes which need not be sight-screened), or utility trailer may be located within a side or rear yard if in compliance with setback requirements applicable to accessory structures and sight-screened from abutting properties by solid board fencing or sight-obscuring landscaping at least six feet in height.

3. If there is no reasonable access to a rear or side yard, either one recreational vehicle, watercraft or utility trailer not exceeding 28 feet in length may be located in the front yard as follows:
    - a. In the driveway perpendicular to the right-of-way, provided setback requirements applicable to the primary structure are met and the vehicle or watercraft is sight-screened from the closest abutting property by solid board fencing or sight-obscuring landscaping at least six feet in height; or
    - b. Within the required front setback area, provided the vehicle or watercraft is completely sight-screened from the right-of-way and from the closest abutting property. The sight screening must consist of plant material; however, a gate is permissible if necessary to maneuver the vehicle or watercraft;
    - c. A vehicle or watercraft stored under this subsection A.3 must be licensed and operable.
  4. For purposes of this section, all sides of a property which abut a right-of-way constitute a front yard.
- B. One recreational vehicle may be used as a temporary dwelling on a lot already containing another dwelling unit for up to five days without a permit and for an extended period not to exceed 30 days upon issuance of a Temporary Use Permit by the City.
1. The permit issued must be affixed to the recreational vehicle in such a manner that it is prominently displayed and visible, to the extent possible, from a public right-of-way.
  2. Recreational vehicles meeting the requirements of this subsection may be parked within a front yard, need not be sight-screened and need not comply with accessory structure setback requirements for the effective period of the permit.
  3. No more than one Temporary Use Permit may be granted within any three-month period.
- C. Parking or storage of recreational vehicles, watercraft or utility trailers for compensation is not permitted within a Residential Land Use District (R-1 – R-30). This subsection does not apply to storage facilities provided exclusively for tenants of multifamily dwelling complexes.
- D. This section does not apply to vehicles with camper shells or to watercraft moored over water.
- E. Recreational vehicles, watercraft and utility trailers which exceed 40 feet in length are not permitted in any Residential Land Use Districts (R-1 – R-30).

- F. As to recreational vehicles only, the requirements of subsection A of this section shall not apply to a residence if one or more occupants thereof has a current windshield placard or special license plate issued to them by the State of Washington as a qualified disabled person in accordance with RCW 46.16.381. Persons claiming this exemption shall apply to the Director for approval thereof. The Director shall establish procedures and standards for acting on exemption requests hereunder. Only one recreational vehicle per residence may be exempted under this provision.

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

Section 9. Section 20.20.850 of the Bellevue Land Use Code is hereby amended as follows:

**20.20.850 Temporary public safety facilities.**

- A. Temporary public safety facilities include (1) temporary stations for fire protection and police protection, and (2) temporary facilities to provide relief or assistance services to the public, or to provide services related to the administration or management of such relief or assistance services, in case of annexation or in times of natural disaster or other unforeseen emergency circumstances. The existence of a natural disaster or unforeseen emergency circumstances shall be determined by the City Manager.
- B. For purposes of this section, a temporary public safety facility is a facility which terminates its operations not later than 24 months from the date operations are commenced; provided, that upon application filed not later than 30 days prior to expiration of the 24-month period, the Director of the Department of Planning and Community Development may grant approval of the facility for an additional period of 12 months. Such approval may be conditioned by the Director pursuant to any of the provisions of this Land Use Code.
- C. A temporary public safety facility is exempt from any otherwise applicable Conditional Use Permit, design review approval process or other discretionary land use approval process, and from the site development standards and other requirements of the Land Use Code; provided, that:
1. Application for approval of a temporary public safety facility shall be made to the Director of the Department of Planning and Community Development. As a condition of approval of the facility or of approval of a request for a 12-month extension of the life of the temporary facility under subsection B of this section, the Director may require the facility to comply with such site development standards of the Land Use Code as are reasonably necessary to provide compatibility of the facility with surrounding uses and to minimize the impact of the facility on surrounding uses.
  2. Nothing in this section shall exempt such a facility from permit requirements under applicable building, plumbing, mechanical, electrical and other similar codes.

Section 10. Section 20.20.890 of the Bellevue Land Use Code is hereby amended as follows:

**20.20.890 Trailers, boats and large vehicles – Use as dwelling units.\***

- A. One house trailer, mobile home or other recreational vehicle may be temporarily parked and used as a dwelling in the side or rear yard of a lot already containing another dwelling unit for a period not to exceed 30 days, provided the setbacks applicable to detached accessory buildings can be complied with.
- B. A Temporary Use Permit may be issued for up to one year for one house trailer, not on a foundation but connected to water, power and sewer utilities or to a septic tank system according to the procedures and requirements of Part 20.30M LUC.

**C. Permanent Dwelling.**

Any mobile home meeting the certification requirements of RCW 43.22.340 may be used as a dwelling unit provided it is placed on a foundation, connected to all utilities required by the applicable City construction codes and meets applicable setback requirements.

**D. Storage.**

Recreational vehicles, campers, house trailers and large boats may be stored in side and rear yards if they are sight-screened from abutting properties with Type I landscaping (see LUC 20.20.520). For the purposes of this subsection, large boats are defined as being at least 16 feet in length and having a gunwale which is at least five feet from the ground when the boat is sitting on a normal sized boat trailer.

- E. As to recreational vehicles only, the requirements of subsection D of this section shall not apply to a residence if one or more occupants thereof has a current windshield placard or special license plate issued to them by the State of Washington as a qualified disabled person in accordance with RCW 46.16.381. Persons claiming this exemption shall apply to the Director for approval thereof. The Director shall establish procedures and standards for acting on exemption requests hereunder. Only one recreational vehicle per residence may be exempted under this provision.

*\*Effective only within the jurisdiction of the East Bellevue Community Council.*

Section 11. Section 20.25B.020 of the Bellevue Land Use Code is hereby amended as follows:

**20.25B.020 Applicability.**

**A. General.**

This chapter applies to any portion of property located in a district designated on the chart below as "Districts providing transition" which is located within 300 feet of

property located in a district designated on the chart as "Single-family districts receiving transition" or within 150 feet of property located in a district designated on the chart as "Multifamily districts receiving transition."

**B. Limitations.**

1. Where a transition area abuts a portion of I-90, I-405, SR 520, Burlington Northern Railroad right-of-way, or power transmission line, which is located in a single-family or multifamily district, the City shall include that portion as part of the required width of the transition area.
2. If the applicant establishes that a minimum 150 feet width greenbelt or native growth protection easement is permanently dedicated for nonbuildable purposes and is located in a single-family or multifamily district, the City shall include that portion as part of required width of the transition area.
3. Development within any Downtown Land Use District is not subject to Transition Area Design District requirements (refer to LUC 20.25A.090, Perimeter Design District).
4. Development within the F1 Land Use District is not subject to Transition Area Design District requirements.
5. Development within the OLB-OS Land Use District is not subject to Transition Area Design District requirements where that property receiving transition is developed in a nonresidential use.
6. Development of a wireless communications facility is not subject to Transition Area Design District requirements.

**CHART – DISTRICTS RECEIVING TRANSITION**

	Districts Receiving Transition														SINGLE FAMILY	MULTIFAMILY				
	SINGLE FAMILY							MULTIFAMILY												
	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5 <sup>***</sup>	R-10	R-20	R-30	PO	O	OLB/OLB-OS	U			GC	NB	CB	LUC OC*
Districts Providing Transition																				
R-10	s	s	s	s	s	s	s												s	
R-15	s	s	s	s	s	s	s												s	
R-20	s	s	s	s	s	s	s												s	
R-30	s	s	s	s	s	s	s												s	
PO	s	s	s	s	s	s	s	s	s	s									s	s
O	s	s	s	s	s	s	s	s	s	s									s	s
OLB/OLB-OS****	s	s	s	s	s	s	s	s	s	s									s	s
LI	s	s	s	s	s	s	s	s	s	s									s	s
GC	s	s	s	s	s	s	s	s	s	s									s	s
NB	s	s	s	s	s	s	s	s	s	s									s	s
CB	s	s	s	s	s	s	s	s	s	s									s	s
F2	s	s	s	s	s	s	s	s	s	s									s	s
F3	s	s	s	s	s	s	s	s	s	s									s	s

\* A land use district outside of the City boundaries which permits no more than five dwelling units per acre, and which is classified as a residential district

\*\* A land use district outside of the City boundaries which permits no more than five dwelling units per acre, and which is classified as a residential district

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

\*\*\*\* See LUC 20.25B.020.B.5

Section 12. Part 20.25J of the Bellevue Land Use Code is hereby amended as follows:

**Part 20.25J Institutional District**

**20.25J.010 General.**

This Part 20.25J applies to all development and activity within an Institutional Land Use District.

- A. Only property which has obtained reclassification approval to the Institutional Land Use District is subject to the provisions of this section.
- B. All property within the boundaries of an Institutional Land Use District must obtain Master Development Plan approval simultaneous with obtaining reclassification approval and prior to any development activity.
- C. Each phase of development or redevelopment within an Institutional Land Use District and approved as part of a Master Development Plan must be reviewed by the Director of Planning and Community Development through Design Review, Part 20.30F LUC.
- D. The provisions of this Code, except where they conflict with this Part 20.25J, apply to development in the Institutional Land Use District. (Ord. 4288, 10-7-91, § 2)

**20.25J.020 Permitted land uses.**

The following chart indicates the permitted land uses within the Institutional Land Use District.

<b>Land Use</b>	<b>Process</b>
Hospitals; as defined by LUC 20.50.024 and requiring a state license pursuant to Ch. 70.41 RCW	M (1)
Medical offices/clinics	S (2)
Governmental services; administrative, executive, legislative, judicial, protective services, courts	M (1) (3)
Child or adult care services	S
Cafeteria/eating facility	S
Pharmacy	S (4)
Residential uses; including multifamily dwellings, senior citizen dwellings, congregate care, nursing homes, and assisted living	S

M: The use is permitted subject to Master Development Plan approval.

S: The use is permitted through the Master Development Plan process provided the use is subordinate to a primary use and there is functional and physical integration within the major institutional complex.

- (1) Uses which are functionally integrated with the central mission of the major institutional use or that primarily and directly serve the users of the institution such as coffee stands, gift shops, or newsstands, are also permitted subject to Master Development Plan approval.
- (2) Medical offices must be functionally related to the hospital use but may exceed the overall square footage of the hospital use.
- (3) Correctional institutions are excluded from governmental services.
- (4) For purposes of this section, a pharmacy is defined as a retail establishment primarily selling prescription drugs and medical aids and supplies.

**20.25J.030 Dimensional requirements.**

The following chart establishes the dimensional requirements for the Institutional Land Use District.

<b>Dimensions</b>	<b>Institutional Land Use District</b>
Minimum setback of structures (in feet)	
Front yard	50'
Rear yard	50'
Side yard (each)	30'
Minimum lot area	N/A
Maximum building height (in feet)	60' (1) (2)
Maximum lot coverage by structures (percent)	50%
Floor area ratio	N/A

- (1) The maximum building height is 75 feet on any portion of property which lies within 475 feet of the right-of-way of I-405 between I-90 and SR 520.
- (2) The height of a structure used primarily as a hospital, located within 475 feet of the right-of-way of I-405 between I-90 and SR 520, may be increased from 75 feet to a maximum height of 120 feet by the achievement of at least 50 points through the on-site provision of the following public amenities, which must include the provision of at least one of the amenities listed in (2)a through d:
  - a. Child care service (described in LUC 20.25A.030.C.17): 10 points;
  - b. Space for nonprofit social services (described in LUC 20.25A.030.C.21 and defined as a separate entity from the institution itself, and related to the institutional function): 10 points;
  - c. Underground parking (described in LUC 20.25A.030.C.11): 10 points;

- d. Transit facility: 10 points;
- e. Public outdoor plaza (described in LUC 20.25A.030.C.2): 10 points;
- f. Donation of park property (described in LUC 20.25A.030.C.22): 10 points;
- g. Water feature (described in LUC 20.25A.030.C.15): 10 points;
- h. Landscape area (described in LUC 20.25A.030.C.8): 10 points;
- i. Active recreation area (described in LUC 20.25A.030.C.9): 10 points;
- j. Weather protected arcade (described in LUC 20.25A.030.C.5): 10 points.

**20.25J.035 Landscape requirements.<sup>1</sup>**

The provisions of LUC 20.25.520, except as they conflict with this section, apply to development within the Institutional Land Use District.

A. A minimum of 20 percent of the property area of the Institutional Land Use District, including the requirements in subsection B of this section, shall be in landscaped open space.

B. The following landscaping provisions are required:

Street frontage	10' Type III
Interior property lines	10' Type III
Parking areas	Type V, using major-scale trees, minimum 3" caliper deciduous or minimum high coniferous
Property line abutting the right-of-way of I-90, I-405 or SR 520	10' Type II, using major-scale trees, minimum 3" caliper deciduous and minimum 10' high coniferous

C. Through Design Review, the Director of the Department of Planning and Community Development may approve an alternative landscape plan in accordance with the criteria in LUC 20.20.520.J.

**20.25J.040 Parking and transportation management requirements.**

The provisions of LUC 20.20.590, except as they conflict with this section, apply to development in the Institutional Land Use District.

- A. Through the Master Development Plan review, the City Council may approve parking exceeding the maximum in accordance with the criteria in LUC 20.20.590.G.
- B. The requirements of BCC 14.60.070 (Transportation Management Program) will be considered as part of the Master Development Plan review. An alternative transportation management program may be required, whereby a performance standard is designated and program features to attain this performance standard are established. Such program features may include special site design features, annual promotion events, contracted parking enforcement, contribution to residential parking zone (RPZ) expenses; shuttle services, financial incentives to employees, and a guaranteed ride home program.

**20.25J.050 Master Development Plan Permit.**

**A. Applicable Procedure.**

The City will process an application for a Master Development Plan through Process III, LUC 20.35.300 et seq., together with the property reclassification approval required pursuant to LUC 20.25J.010.

- 1. Phasing Plan. The applicant may request that a phasing plan for installation of site improvements and amenities be approved as part of the Master Development Plan review.
- 2. Binding Site Plan. The applicant may request that the site plan approved with the Master Development Plan constitute a Binding Site Plan pursuant to Chapter 58.17 RCW.

**B. Decision Criteria.**

The City may approve or approve with modifications an application for a Master Development Plan Permit if:

- 1. The proposed development is consistent with the goals and policies of the Comprehensive Plan and with the definition of the Institutional Land Use District; and
- 2. The requirements of this part and all other applicable provisions of the Land Use Code are met; and
- 3. The proposed development is harmonious and appropriate in design, character and appearance with the existing or intended character and quality of development in the immediate vicinity of the subject property and with the physical characteristics of the subject property; and

4. The location, configuration, design, and detailing of major structures and landscaping convey an image of its public use and serve as prominent landmarks in the community; and
5. The structures and site development, including landscaping, internal circulation patterns, pedestrian connections, public plazas and sitting areas functionally relate within the site and connect to adjacent site development; and
6. The proposed development provides efficient vehicular access to parking and service areas which minimize the interaction of vehicles with pedestrians; and provides for safe pedestrian movement throughout the site to adjacent sidewalks, to parking areas, to transit facilities, and to other publicly accessible spaces; and
7. The primary vehicular and pedestrian entrances to the complex are located and designed to delineate the complex as a major institution; and
8. The proposed development includes at least one major public outdoor open space which is oriented toward the front entrance of the complex, or which serves to denote the entrance to the major public institution.

**C. Conditions.**

The City Council may impose conditions on the Master Development Plan to insure that the standards and intent of the Land Use Code, Development Standards, and Comprehensive Plan are met, and to mitigate potential adverse environmental impacts.

**D. Recording.**

Following approval of the Master Development Plan, the applicant shall record the plans and conditions which constitute the approved Master Development Plan with King County Division of Records and Elections and with the Bellevue City Clerk.

**E. Modification or Addition to an Approved Master Development Plan.**

There are three ways in which to modify or add to an approved Master Development Plan: process as a new Master Development Plan, process as a Land Use Exemption, or process as an administrative amendment.

1. General.

Except as provided in subsections E.2 and E.3 of this section, an amendment of a previously approved Master Development Plan is treated as a new application.

2. Land Use Exemption for a Master Development Plan.

The Director may determine that an addition or modification to a previously approved Master Development Plan is exempt from further review under the

administrative amendment process or as a new application, provided the following criteria are met:

- a. The addition or modification does not result in any significant adverse impact beyond the site; and
- b. The addition or modification is within the general scope of the purpose and intent of the original approval; and
- c. The addition or modification complies with all applicable Land Use Code requirements; and
- d. The addition or modification does not add square footage that is more than 20 percent of existing gross square footage; and
- e. If an addition or expansion has been approved within the preceding 24-month period, the combined additions or expansions will not exceed 20 percent gross square footage.

3. Administrative Amendment of a Master Development Plan.

- a. **Scope.** A proposed amendment which the Director determines meets the criteria of this section will be decided as an administrative amendment unless the applicant has chosen to have the amendment reviewed as a new application.
- b. **Decision Criteria.** The Director shall approve a proposed amendment to an approved Master Development Plan if:
  - i. The amendment maintains the design intent or purpose of the original approval; and
  - ii. The amendment maintains the quality of design or product established by the original approval; and
  - iii. The amendment does not cause a significant adverse environmental or land use impact on or beyond the site; and
  - iv. The amendment is not precluded by the terms of the Bellevue City Code or by state law from being decided administratively; and
  - v. The applicant carries the burden of proof and demonstrates that the application merits approval or approval with modifications.
- c. **Conditions.** The Director may include conditions as part of the approval or approval with modifications to ensure conformance with the decision criteria for an administrative amendment and for the original approval.
- d. **Written Decision.** The Director shall issue a written decision on the administrative amendment which contains the following:

- i. A description of the original Master Development Plan and the proposed administrative amendment; and
- ii. An analysis of the proposed administrative amendment using the applicable decision criteria, including the facts upon which the decision and any conditions for the project are based; and
- iii. A statement that the administrative amendment is approved, approved with modifications or denied subject to the provisions of this section.

**20.25J.060 Design Review.**

- A. Each phase of development or redevelopment in an Institutional Land Use District and approved as part of a Master Development Plan must be reviewed by the Director of the Department of Planning and Community Development through Administrative Design Review, Part 20.30F LUC.
- B. In addition to the decision criteria in LUC 20.30F.145, the following criteria apply:
  1. Each structure and all proposed site development must comply with the approved Master Development Plan. If the application for Administrative Design Review contains elements inconsistent with the approved Master Development Plan, the Director may not approve the Design Review until the Master Development Plan is amended to include those elements; and
  2. Each structure must promote quality design and enhance the coordination of development within the Master Development Plan. Materials, finishes, and details should be superior in quality; and
  3. Site development, including landscaping, walkways, sitting areas and public open spaces shall be attractive and visually compatible with surrounding structures; and
  4. Roof forms and building massing shall contribute to the skyline, presenting interesting and unique shapes that create a visual identity for the institution; and
  5. The sides of the complex facing the public rights-of-way shall be enhanced with landscaping and include public open spaces containing special planting, paving, lighting and seasonal color to delineate the complex as a major institution; and
  6. Special attention shall be given to the structures and landscaping facing freeway corridors to ensure that vegetation and unique architectural forms, not parking structures or blank building walls, are the predominant image from the freeway; and
  7. Signs shall be prominently sized and located, and shall be for identification purposes only. Signs associated with an institution shall be coordinated and exhibit a high quality of graphic design.

Section 13. The definition of "camper" in Section 20.50.014 of the Bellevue Land Use Code is hereby amended as follows:

**\*Camper.** A roomlike addition over the bed of a pickup truck, outfitted as temporary living quarters.

*\*Effective only within the jurisdiction of the East Bellevue Community Council.*

Section 14. The definition of "camper shell" in Section 20.50.014 of the Bellevue Land Use Code is hereby amended as follows:

**\*Camper Shell.** Any all-weather cargo enclosure which is mounted on the walls of a truck over the bed, contains no interior fittings, and is used for the transportation of cargo.

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

Section 15. The definition of "community facility" in Section 20.50.014 of the Bellevue Land Use Code is hereby amended as follows:

**\*Community Facility.** A facility which primarily serves the public, and generally is of a noncommercial nature. Specifically included are schools, religious institutions, public recreation facilities, and other public facilities determined by the Director of Planning and Community Development to be of a similar character.

*\*Not effective within the jurisdiction of the East Bellevue.*

Section 16. The definition of "government use heliport" in Section 20.50.022 of the Bellevue Land Use Code is hereby amended as follows:

**\*Government Use Heliport.** Any heliport that is owned and operated by an agency of local, state or federal government for use by its own helicopters, and which is not available for private use.

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

Section 17. The definition of "heliport approach surface" in Section 20.50.024 of the Bellevue Land Use Code is hereby amended as follows:

**\*Heliport Approach Surface.** The approach surface begins at each end of the heliport primary surface with the same width as the primary surface, and extends outward and upward for a horizontal distance of 4,000 feet (1,220 m) where its width is 500 feet (152 m). The standard slope of the approach surface is 8:1.

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

Section 18. The definition of "heliport primary surface" in Section 20.50.024 of the Bellevue Land Use Code is hereby amended as follows:

**\*Heliport Primary Surface.** The area of the primary surface coincides in size and shape with the designated takeoff and landing area of a heliport. This surface is a horizontal plane at the elevation of the established heliport elevation.

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

Section 19. The definition of "heliport transitional surfaces" in Section 20.50.024 of the Bellevue Land Use Code is hereby amended as follows:

**\*Heliport Transitional Surfaces.** These surfaces extend outward and upward from the lateral boundaries of the heliport primary surface, and from the approach surfaces at a slope of 2:1 for a distance of 250 feet (76 m) measured horizontally from the centerline of the primary and approach surfaces.

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

Section 20. The definition of "helistop" in Section 20.50.024 of the Bellevue Land Use Code is hereby amended as follows:

**\*Helistop.** A helistop is the same as a heliport, except that no refueling, maintenance, repairs or storage of helicopters is permitted.

*\*Effective only within the jurisdiction of East Bellevue Community Council.*

Section 21. The definition of "mobile home" in Section 20.50.034 of the Bellevue Land Use Code is hereby amended as follows:

**\*Mobile Home.** A structure built on a chassis designed as a facility for human habitation and capable of being moved on the public streets.

*\*Effective only within the jurisdiction of East Bellevue Community Council.*

Section 22. The definition of "motor home" in Section 20.50.034 of the Bellevue Land Use Code is hereby amended as follows:

**\*Motor Home.** A motorized vehicle with fully self-contained living quarters.

*\*Effective only within the jurisdiction of East Bellevue Community Council.*

Section 23. The definition of "personal use heliport" in Section 20.50.040 of the Bellevue Land Use Code is hereby amended as follows:

**\*Personal Use Heliport.** Any heliport that is used exclusively by the owner.

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

Section 24. The definition of "private use heliport" in Section 20.50.040 of the Bellevue Land Use Code is hereby amended as follows:

**\*Private Use Heliport.** Any heliport that restricts usage to the owner or persons authorized by the owner.

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

Section 25. The definition of "public use heliport" in Section 20.50.040 of the Bellevue Land Use Code is hereby amended as follows:

**\*Public Use Heliport.** Any heliport open to the general public and which does not require prior permission of the owner to land.

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

Section 26. The definition of "recreational vehicle" in Section 20.50.044 of the Bellevue Land Use Code is hereby amended as follows:

**\*Recreational Vehicle.** Camper, motor home or trailer.

*\*Effective only within the jurisdiction of East Bellevue Community Council.*

**\*Recreational Vehicle.** Any vehicle defined as follows:

Any wheeled, motorized vehicle manufactured, converted or altered to provide self-contained temporary living quarters for recreational, camping or travel uses, and which does not exceed 40 feet in length. Any vehicle manufactured, converted, or altered which has integral wheels for towing or can be mounted on a motorized vehicle to provide self-contained, temporary living quarters for recreational, camping or travel uses. (Ord. 3985, 2-21-89, § 7)

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

Section 27. The definition of "take off and landing area" in Section 20.50.048 of the Bellevue Land Use Code is hereby amended as follows:

**\*Takeoff and Landing Area.** Obstruction-free area designed for the arrival and departures of helicopters.

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

Section 28. The definition of "touchdown pad" in Section 20.50.048 of the Bellevue Land Use Code is hereby amended as follows:

**\*Touchdown Pad.** The area of a heliport upon which the landing gear of a helicopter rests immediately after landing or just prior to takeoff.

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

Section 29. The definition of "trailer house" in Section 20.50.048 of the Bellevue Land Use Code is hereby amended as follows:

**\*Trailer House.** Temporary living quarters pulled by a towing vehicle.

*\*Effective only within the jurisdiction of East Bellevue Community Council.*

Section 30. The definition of "utility trailer" in Section 20.50.050 of the Bellevue Land Use Code is hereby amended as follows:

**\*Utility Trailer.** Any vehicle with integral wheels designed to be towed by a motorized vehicle to transport goods, property, equipment or livestock.

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

Section 31. The definition of "watercraft" in Section 20.50.054 in the Bellevue Land Use Code is hereby amended as follows:

**\*Watercraft.** Any vessel which is used for water travel sport or pleasure, which is greater than 12 feet in length, but does not exceed 40 feet in length or 12 feet in height as measured at the highest point when mounted on a trailer.

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

Section 32. The definition of "yard" in Section 20.50.058 in the Bellevue Land Use Code is hereby amended as follows:

**\*Yard.** The area between the existing building line and the property line.

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

Section 33. This ordinance shall take effect and be in force five (5) days after adoption and legal publication.

PASSED by the City Council this 20th day of October, 2003, and signed in authentication of its passage this 20th day of October, 2003.

(SEAL)

Connie B. Marshall  
Connie B. Marshall, Mayor

Approved as to form:

0638-ORD  
9/10/2003

Richard L. Andrews, City Attorney

*Lori M. Riordan*  
Lori M. Riordan, Assistant City Attorney

Attest:

*Myrna L. Basich*  
Myrna L. Basich, City Clerk

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