

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5989

AN ORDINANCE amending the Bellevue Land Use Code allowing electric vehicle infrastructure as a use in all land use districts where accessory parking, auto parking, park and rides, street and highway rights-of-way parking, gasoline service stations, auto repair, or vehicle maintenance is allowed, specifically amending sections 20.10.440, 20.25D.020, 20.25D.070, 20.50.012, 20.50.018, 20.50.044 of the Bellevue Land Use Code; providing for severability and establishing an effective date.

WHEREAS, the Washington State Legislature passed, and the Governor subsequently signed, Second Substitute House Bill 1481 (SSHB 1481), which became effective July 26, 2009; and

WHEREAS, SSHB 1481 requires in relevant part that jurisdictions along the major regional freeways and meeting population thresholds to allow electric vehicle infrastructure as a use in all land use zones except residential and critical areas by July 1, 2010; and

WHEREAS, the City of Bellevue's Land Use Code does not allow electric vehicle infrastructure as a use; and

WHEREAS, the Environmental Coordinator for the City of Bellevue determined that this proposal will not result in any probable, significant, adverse impacts and as such a final threshold determination of non-significance (DNS) was issued on May 13, 2010; and

WHEREAS, the Planning Commission held public hearings on May 26, 2010 and December 1, 2010, about the proposed Land Use Code amendments contained herein; and

WHEREAS, the Planning Commission recommends that the City Council approve such proposed amendments, now, therefore;

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

Section 1. Section 20.10.440 (Transportation and Utilities) is hereby amended to add two new footnotes, 23 and 24, to the land use charts as shown below:

Chart 20.10.440 Uses in land use districts

| 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 (23) | | | | | | | | | | | |
| 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) (24) | 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 (24) | | | | | | | | | | | |
| | Park and Ride (5) (24) | 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 (24) | 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 |

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|--|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | 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 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 | 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 |
| | Satellite Dishes (18) | P | P | P | P | P | P | P | P | P | P | P |
| | Electrical Utility Facility (22) | A/C 22 | A/C 22 | A/C 22 | A/C 22 | A/C 22 | A/C 22 | A/C 22 | A/C 22 | A/C 22 | A/C 22 | A/C 22 |

Transportation and Utilities – Nonresidential Districts

| STD LAND USE CODE REF | LAND USE CLASSIFICATION | Professi onal Office | Offi ce | Office/Lim ited Business | Light Indus try | General Commer cial | Neighborh ood Business | Commu nity Busines s | Facto ria Land Use Distri ct 1 | Facto ria Land Use Distri ct 2 | Facto ria Land Use Distri ct 3 |
|-----------------------------------|--|----------------------------|------------|--------------------------------|-----------------------|---------------------------|------------------------------|-------------------------------|---|---|---|
| | | PO | O | OLB | LI | GC | NB | CB | F1 | F2 | F3 |
| 4 | Transportation, Communications and Utilities | | | | | | | | | | |
| 41 | Rail Transportation: Right-of- Way, Yards, | C | C | C | C | C | C | C | C | C | C |

| | | | | | | | | | | | |
|-----------------|--|------|---|---|------|------|------|---|---|---|---|
| | Terminals, Maintenance Shops | | | | | | | | | | |
| 42 429 1 | Motor Vehicle Transportatio n: Bus Terminals, Taxi Headquarters | | | | P | P | | P | P | | |
| 421 4 422 | Motor Vehicle Transportatio n: Maintenance Garages and Motor Freight Services (23) | | | | P | C | | | | | |
| 43 | Aircraft Transportatio n: Airports, Fields, Terminals, Heliports, Storage and Maintenance | C 11 | C | C | C | C | C 11 | C | C | C | C |
| | Accessory Parking (6)(24) | P | P | P | P | P | P | P | P | P | P |
| 46 | Auto Parking: Commercial Lots and Garages (24) | | | C | C | C | | C | C | C | C |
| | Park and Ride (5) (24) | 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 |

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|-----|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 485 | Solid Waste Disposal (19) | | | | C | | | | | | |
| | Highway and Street Right-of-Way (24) | 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 | 14, 16 | 14, 16 | 14, 16 | 14, 16 | 14, 16 | 14, 16 | 14, 16 | 14, 16 | 14, 16 | 14, 16 |

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|--|--|--------|-----------|--------|-----------|--------|--------|--------|-----------|-----------|-----------|
| | Including WCF Support Structures (Freestanding) | | | | | | | | | | |
| | Satellite Dishes (18) | P | P | P | P | P | P | P | P | P | P |
| | Electrical Utility Facility (22) | A/C 22 | A/C 22 | A/C 22 | A/C 22 | A/C 22 | A/C 22 | A/C 22 | A/C 22 | A/C 22 | A/C 22 |

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Transportation and Utilities – 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 |
| 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 (23) | 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)(24) | P 4 | P 4 | P 4 | P 4 | P 4 | P 4 |

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|-----|---|------------|------------|------------|------------|------------|------------|
| 46 | Auto Parking: Commercial Lots and Garages (24) | P 13 | P 13 | P 13 | A | P 13 | P 13 |
| | Park and Ride (5)(24) | | | A | | | A |
| 475 | Radio and Television Broadcasting Studios | P | P | P | | P | P |
| 485 | Solid Waste Disposal (19) | | | | | | |
| | Highway and Street Right-of-Way (24)) | 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 |
| | Electrical Utility Facility (22) | A/C 22 | A/C 22 | A/C 22 | A/C 22 | A/C 22 | A/C 22 |

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Notes: Uses in land use districts – Transportation and Utilities

(1) (Deleted by Ord. 5086).

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(23) Battery Exchange Stations are ancillary to Motor Vehicle Transportation, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

(24) Electric Vehicle Infrastructure, excluding Battery Exchange Stations, is ancillary to motor vehicle parking and highways and rights of way, and is permitted through the applicable review process as a component of that use.

Section 2. Section 20.10.440 (Land Use Charts, Wholesale and Retail) is hereby amended to add a new footnote 40 to the land use charts as shown below:

| 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) (39) | | | | | | | | | | | |
| 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) | | | | | | | | | | | |

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|------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 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 (40) | | | | | | | | | | | | | | | | | | |
| 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) | | | | | | | | | | | | | | | | | | |

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Wholesale and Retail – Nonresidential Districts

| STD LAND USE CODE REF | LAND USE CLASSIFICATION | Professional Office | Office | Office/ Limited Business | Light Industry | General Commer- cial | Neighbor- hood 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) (39) | | | | | | | | | | |
| 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 | | | | | | |

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|------|---|--|------|------|--------------|---|----------|---|---|------|------|
| 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 25 | P 7, 35 | P | | | | | |
| | Boats (Retail) | | | | P 35 | P | | | | | |
| 552 | Automotive and Marine Accessories (Retail) | | | | P 35 | P | | P | P | | |
| 553 | Gasoline Service Stations (40) | | | 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, 28 | P | P | P 14 | P 14 |

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|------|--|--|------|---|----------|------|------|------|------|---|---|
| 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 | | |

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Wholesale and Retail – 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 |
| 5 | Trade (Wholesale and Retail) (39) | | | | | | |
| 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 | | | |

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|------|---|----------|----------|------|----------|------|------------|
| | 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 (40) | 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 | |

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Notes: Uses in land use districts – Wholesale and Retail

(1) Wholesale trade includes sales offices for these goods.

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(40) Battery Exchange Stations are ancillary to Gasoline Service Stations, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

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Section 3. Section 20.10.440 (Land Use Charts, Services) is hereby amended to add a new footnote 26 to the land use charts, as shown below:

| 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 |
| 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 (26) | | | | | | | | | | | |

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|------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 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 | Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops | C | C | C | C | C | C | C | C | C | C | C |
| 673 | Limited Governmental Services: Protective Functions (21) | | | | | | | | P | P | P | P |
| | Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions (22) | | | | | | | | | | | |
| 674 | Military and Correctional Institutions | C | C | C | C | C | C | C | C | C | C | C |
| 675 | 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 | | | | | | | | | | | |

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Services – Nonresidential Districts

| STD LAND USE CODE REF | LAND USE CLASSIFICATION | Professional Office | Office | Office/ Limited Business | Light Industry | General Commer cial | Neighbor- hood 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 (26) | | | | 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 |

....

Services – 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 |
| 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 (26) | | | 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 |

....

Notes: Uses in land use districts – Services

(1) Finance, insurance, real estate services are permitted only if commercially or industrially related in LI Districts.

....

(26) Battery Exchange Stations are ancillary to Auto Repair and Washing Services, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

....

Section 4. Section 20.25D.020.A is hereby amended as follows:

20.25D.020 Definitions Specific to Bel-Red.

A. Bel-Red Definitions.

The following definitions are specific to the Bel-Red land use districts and shall have the following meanings:

Average Finished Grade Along Facade. Proposed grade after development as measured along a building facade from perpendicular wall to perpendicular wall including offsets, bays, and other minor modulating treatments not more than five feet deep.

Battery charging station. An electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standard, codes, and regulations set forth in chapter 19.28 RCW and consistent with the rules adopted by the building code council for electric vehicle infrastructure requirements.

Battery exchange station. A fully automated facility that will enable an electric vehicle with an interchangeable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth in chapter 19.28 RCW and consistent with the rules adopted by the building code council for electric vehicle infrastructure requirements. Operators of battery exchange stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

....

Electric vehicle infrastructure. Structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

....

Rapid charging station. An industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels, which meet or exceed any standards, codes, and regulations set forth in chapter 19.28 RCW and consistent with the rules adopted by the building code council for electric vehicle infrastructure requirements.

....

Section 5. Chart 20.25D.070 (Transportation and Utility Uses in the Bel-Red Land Use Districts) is hereby amended to add two new footnotes 15 and 16 to the land use chart as shown below:

20.25D.070 Land Use Charts.

The following charts apply to Bel-Red. The use charts contained in LUC 20.10.440 do not apply within the Bel-Red land use districts.

....

Chart 20.25D.070

Transportation and Utilities Uses in Bel-Red Land Use Districts.

| STD LAND USE CODE REF | LAND USE CLASSIFICATION | Transportation and Utilities – Bel-Red Districts | | | | | | |
|-----------------------------------|---|--|-------------------------------------|---|------------------------|----------------------------------|--------------------------------------|--|
| | | Bel-Red Medical Office/Node | Bel-Red Office Residential/Nodes | Bel-Red Residential Commercial Nodes | Bel-Red Residential | Bel-Red General Commercial | Bel-Red Commercial Residential | Bel-Red Office Residential Transition |
| | | BR-MO/ MO-1 | BR-OR/ OR-1 OR-2 | BR- RC-1 RC-2 RC-3 | BR-R | BR-GC | BR-CR | BR-ORT |
| 4 | Transportation, Communications and Utilities | | | | | | | |
| 41 | Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops | C/C | C/C | C | C | C | C | C |

| | | | | | | | | |
|-------------|---|-----|-----|---|-----|---|---|---|
| 42 4291 | Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters | | | | | C | | |
| 4214 422 | Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services (15) | C/ | C/ | | | C | | |
| 43 | Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance | C 1 | C 1 | | | | | |
| | Accessory Parking (2,3,16) | P/P | P/P | P | P 4 | P | P | P |
| 46 | Auto Parking Commercial Lots and Garages (5, 16) | /P | /P | P | | | | |
| | Park and Ride (6, 16) | | C/C | C | | | | |
| 475 | Radio and Television Broadcasting Studios | | | | | | | |
| 485 | Solid Waste Disposal (7) | | | | | | | |
| | Highway and Street Right-of- Way (8, 16) | P | P/P | P | P | P | P | P |
| | Utility Facility | C | C/C | C | C | C | C | C |
| | Local Utility System | P | P/P | P | P | P | P | P |

| | | | | | | | |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Regional Utility System | C | C/C | C | C | C | C | C |
| On and Off-Site Hazardous Waste Treatment and Storage Facilities | | | | | | | |
| Essential Public Facility (9) | C | C/C | C | C | C | C | C |
| Wireless Communication Facility (WCF): (without WCF Support Structures) | 10, 11, and 12 | 10, 11, and 12 | 10, 11, and 12 | 10, 11, and 12 | 10, 11, and 12 | 10, 11, and 12 | 10, 11, and 12 |
| Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding) | 10, 11 | 10, 11 | 10, 11 | 10, 11 | 10, 11 | 10, 11 | 10, 11 |
| Satellite Dishes (13) | P | P/P | P | P | P | P | P |
| Electrical Utility Facility (14) | A C/A C | A C/A C | A C | A C | A C | A C | A C |

....

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

(1) Aircraft transportation is limited to only heliports and is regulated under the terms of LUC 20.20.450.

....

(15) Battery Exchange Stations are ancillary to Motor Vehicle Transportation, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

(16) Electric Vehicle Infrastructure, excluding Battery Exchange Stations, is ancillary to motor vehicle parking and highways and rights of way, and is permitted through the applicable review process as a component of that use.

Section 6. Chart 20.25D.070 (Wholesale and Retail Uses in the Bel-Red Land Use Districts) is hereby amended to add a new footnote 16 to the land use chart as follows:

Chart 20.25D.070

Wholesale and Retail Uses in Bel-Red Land Use Districts.

| STD LAND USE CODE REF | LAND USE CLASSIFICATION | Wholesale and Retail – Bel-Red Districts | | | | | | |
|--------------------------------------|---|--|--|---|------------------------|----------------------------------|--------------------------------------|--|
| | | Bel-Red Medical Office/ Node | Bel-Red Office Residential/ Nodes | Bel-Red Residential Commercial Nodes | Bel-Red Residential | Bel-Red General Commercial | Bel-Red Commercial Residential | Bel-Red Office Residential Transition |
| | | BR-MO/ MO-1 | BR-OR/ OR-1 OR-2 | BR- RC-1 RC-2 RC-3 | BR-R | BR-GC | BR-CR | BR-ORT |
| 5 | Trade (Wholesale and Retail) (1, 7, 15) | | | | | | | |
| 51 | Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following: | | | | | P 2 | | |
| 5111 5156 5157 5191 5192 | Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum | | | | | | | |

| | | | | | | | | |
|--------------------------|---|-----|-------|-----|-----|-----|-----|----|
| 5193 | Scrap Waste Materials, Livestock | | | | | | | |
| | Recycling Centers | | P/ | | | P | P | |
| 521 522 523 524 | Lumber and Other Bulky Building Materials Including Preassembled Products | | P 3/ | | | P | P 3 | |
| 5251 | Hardware, Paint, Tile and Wallpaper (Retail) | | P 3/ | P 3 | P 4 | P | P 3 | |
| 5252 | Farm Equipment | | | | | | | |
| 53 | General Merchandise: Dry Goods, Variety and Dept. Stores (Retail) | | P/P 2 | P 2 | P 4 | P | P | |
| 54 | Food and Convenience Store (Retail) (5,6) | P/P | P/P | P | P 4 | P | P | P4 |
| 5511 | Autos, Motorcycles (Retail) | | | | | P | A 7 | |
| | Trucks, Recreational Vehicles (Retail) | | | | | P 2 | | |
| | Boats (Retail) | | | | | P 2 | | |
| 552 | Automotive and Marine Accessories (Retail) | | | | | P 2 | | |
| 553 | Gasoline Service Stations (8,16) | | P/ | | | P | P | |

| | | | | | | | | |
|------|---|-------|--------|-----|-------------|-----|-----|---|
| 56 | Apparel and Accessories (Retail) | P/P 2 | P/P | P | P 4, 13, 14 | P 2 | P | |
| 57 | Furniture, Home Furnishing (Retail) | | P/P | P | P 4, 13, 14 | P | P | |
| 58 | Eating and Drinking Establishments (3, 6) | | P/ P 9 | P 9 | P 4, 13, 14 | P | P | P |
| 59 | Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies | | P/ P 3 | P 3 | P 4, 13, 14 | P | P 2 | P |
| | Adult Retail Establishments (10) | | P/P | | | P | P | |
| 5961 | Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail) | | | | | P 2 | | |
| 596 | Retail Fuel Yards | | | | | | | |
| 5996 | Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries and Light Supplies and Tools (11) | | P/ P 3 | P 3 | P 4, 13, 14 | P | P | |
| 5999 | Pet Shop (Retail, Pet Day Care, and Grooming) (12) | | | P 3 | P 4, 13, 14 | P | P | |

| | | | | | | | | |
|--|--|--|--------|-----|--|---|---|--|
| | Computers and Electronics (Retail) | | P/ P 3 | P 3 | | P | P | |
|--|--|--|--------|-----|--|---|---|--|

....

Notes: Uses in land use districts – Wholesale and Retail.

(1) Wholesale trade excludes tank farms.

....

(16) Battery Exchange Stations are ancillary to Gasoline Service Stations, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

....

Section 7. Chart 20.25D.070 (Services Uses in the Bel-Red Land Use Districts) is hereby amended to add a new footnote 13 to the land use chart as shown below:

Chart 20.25D.070

Services Uses in Bel-Red Land Use Districts.

| STD LAND USE CODE REF | LAND USE CLASSIFICATION | Services – Bel-Red Districts | | | | | | |
|-----------------------------------|---|---------------------------------------|--|---|------------------------|----------------------------------|--------------------------------------|--|
| | | Bel-Red Medical Office/ Node | Bel-Red Office Residential/ Nodes | Bel-Red Residential Commercial Nodes | Bel-Red Residential | Bel-Red General Commercial | Bel-Red Commercial Residential | Bel-Red Office Residential Transition |
| | | BR-MO/ MO-1 | BR-OR/ OR-1 OR-2 | BR- RC-1 RC-2 RC-3 | BR-R | BR-GC | BR-CR | BR-ORT |
| 6 | Services | | | | | | | |
| 61 | Finance, Insurance, Real Estate Services (10) | P 9/P 9 | P/P | P | P 1, 11, 12 | P | P | P |
| 62 | Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair | P/P | P/P | P | P1, 11, 12 | P | P | P |
| 6241 | Funeral and Crematory Services | C/C | | | | C | | |
| 6262 | Cemeteries | | | | | | | |
| 629 | Child Care Services (2, 3) | | | | | | | |
| | Family Child Care Home in Single-Family Residence | P/ | | | P | P | P | P |

| | | | | | | | | |
|-----|--|-----|-------|-----|-----|---|---|---|
| | Child Day Care Center | P/P | P/P | P | A 1 | P | P | |
| | Adult Day Care | P/P | P/P | P | A 1 | P | P | |
| 63 | Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment (10) | P/P | P/P | P | | P | P | P |
| 634 | Building Maintenance and Pest Control Services | | | | | P | P | |
| 637 | Warehousing and Storage Services, Excluding Stockyards | | P/ | | | P | | |
| 639 | Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools (4) | | | | | P | | |
| 641 | Auto Repair and Washing Services (13) | | P/P 5 | P 5 | | P | P | |

| | | | | | | | | |
|------|--|-----|-----|-----|--|---|-----|---|
| 649 | Repair Services: Watch, TV, Electrical, Computer, Upholstery | | | | | P | P 6 | |
| | Professional Services: Medical Clinics and Other Health Care Related Services (10) | P/P | P/P | P 4 | | P | P 6 | P |
| | Professional Services: Other (10) | | P/P | | | P | P 6 | P |
| 6513 | Hospitals (10) | /C | | | | | | |
| 66 | Contract Construction Services: Building Construction, Plumbing, Paving and Landscape | | | | | P | | |
| 671 | Governmental Services: Executive, Legislative, Administrative and Judicial Functions (10) | A/A | A/A | | | | A | A |

| | | | | | | | | |
|------------|---|-----|-----|---|-----|---|---|---|
| 672 673 | Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops (10) | A/A | A/A | A | A | A | A | A |
| | Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions (10) | P/P | P/P | P | P 7 | P | P | P |
| 674 675 | Military and Correctional Institutions | /C | | | | C | | |
| | Secure Community Transition Facility | | | | | | | |
| 681 | Education: Primary and Secondary (8, 10) | /A | A/A | A | A | A | A | A |
| 682 | Universities and Colleges (10) | A/P | A/P | P | | A | A | |

| | | | | | | | | |
|------------|--|-----------|-----|-----|-----|-----|-----|-----|
| 683 | Special Schools: (10) Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools | P/P | P/P | P | P 6 | P | P | P 6 |
| 691 | Religious Activities | P/P | P/P | P | A | P | A | A |
| 692 (A) | Professional and Labor Organizations, Fraternal Lodge | A/A | A/A | A | | P | A | A |
| 692 (B) | Social Service Providers | P/P | P/P | P | P | P | P 6 | P |
| | Administrative Office – General (10) | P 9 / P 9 | P/P | P 9 | | P | P 9 | P |
| | Computer Programming, Data Processing and Other Computer Related Services | | | P 9 | | P 9 | P | P |
| | Research, Development and Testing Services | | | P 9 | | P 9 | P | P |

....

Notes: Uses in land use districts – Services.

(1) All permitted retail, service, and recreation uses combined shall not exceed 10,000 square feet, except as provided for in Notes (11) and (12) below.

....

(13) Battery Exchange Stations are ancillary to Auto Repair and Washing services, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

....

Section 8. Section 20.50.012 (B definitions) is hereby amended as follows:

Basement. That portion of a story partly or totally underground and having at least one-half of its height more than five feet below the adjoining finished grade.

Battery charging station. An electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meets or exceeds any standards, codes, and regulations set forth in chapter 19.28 RCW and consistent with the rules adopted by the building code council for electric vehicle infrastructure requirements.

Battery exchange station. A fully automated facility that will enable an electric vehicle with an interchangeable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth in chapter 19.28 RCW and consistent with the rules adopted by the building code council for electric vehicle infrastructure requirements. Operators of Battery exchange stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

....

Section 9. Section 20.50.018 (E definitions) is hereby amended as follows:

Easement. A grant or authorization by a property owner of the use of any designated portion of land by the public generally or by a corporation, or persons for specified purposes.

Electric vehicle infrastructure. Structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

....

Section 10. Section 20.50.044 (E definitions) is hereby amended as follows:

Rapid charging station. An industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels, which meets or exceeds any standards, codes, and regulations set forth in chapter 19.28 RCW and consistent with the rules adopted by the building code council for electric vehicle infrastructure requirements.


....

Section 11. If any provision of this ordinance or its application to any person or circumstance be held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 12. This ordinance shall take effect and be in force five (5) days after passage and legal publication.


Passed by the City Council this 7th day of February, 2011 and signed in authentication of its passage this 7th day of February, 2011.

(SEAL)

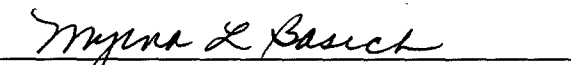

Don Davidson, DDS
Mayor

Approved as to form:

Lori M. Riordan, City Attorney


Lacey Madche, Assistant City Attorney

Attest:


Myrna L. Basich, City Clerk

Published February 10, 2011