

CITY OF BELLEVUE, WASHINGTON
ORDINANCE NO. 5403

AN ORDINANCE establishing regulations creating an Office, Limited Business - Open Space Land Use District; amending sections 22B.10.030 and 22B.10.140 of the Bellevue City Code; amending Sections 20.10.020, 20.10.440, 20.20.005, 20.20.195, 20.20.520, 20.20.590, 20.25B.020, 20.25B.040, 20.35.015, 20.50.012, 20.50.016, and 20.50.044 of the Bellevue Land Use Code; creating a new section 20.10.290 and creating a new part 20.25L of the Bellevue Land Use Code; and establishing an effective date.

WHEREAS, changes in land use patterns, expected urban densities and population and employment forecasts, need for open space and other land use factors have occurred in the City of Bellevue, requiring increased flexibility in the configuration of development density and the provision of open space to serve it; and

WHEREAS, the City is authorized under RCW 36.70A.130 to adopt legislative changes to land use districts to respond to demographic and other changes; and

WHEREAS, the zoning and development regulations adopted in this ordinance creating the Office Limited Business – Open Space (OLB-OS) Land Use District will enable certain properties to develop or redevelop in a manner consistent with the Bellevue Comprehensive Plan, the Growth Management Act, and the land use goals of the City; and

WHEREAS, the intent of the creation of an OLB-OS Land Use District is to facilitate the development of significant open space in conjunction with commercial development, by providing flexible building and site development potentials; and

WHEREAS, the development regulations adopted in this ordinance are deemed necessary by the City Council and are further deemed to be in the best interests of the public health, safety, and general welfare of the City and its residents; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act, RCW Chapter 43.21C, and the City Environmental Procedures Code, BCC Chapter 22.02 as to the development regulations herein; now therefore

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

Section 1. Section 20.10.020 of the Land Use Code is hereby amended to read as follows:

20.10.020 Establishment of land use districts.

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08/01/02

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

District	Designation
Single-family Residential Estate	R-1 R-1.8
Single-family Residential	R-2.5 R-3.5 R-4 R-5 R-7.5*
Multifamily Residential	R-10R-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

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

Section 2. A new Section 20.10.290 is added to the Land Use Code as follows:

20.10.290 Office and Limited Business Open Space (OLB-OS).

Office, Limited Business-Open Space – A land use designation that provides for significant amounts of open space and for offices, hotels, or motels, and other uses permitted in the Office, Limited Business district, except for residential uses. The OLB-OS properties are developed as a cohesive site with unified building design. The open space area is reserved for public use and access and may include active and passive recreational uses. OLB-OS properties are at least 25 acres in size with at least forty percent of the total site area reserved as a contiguous open space area.

Section 3. Section 20.10.440 of the Land Use Code is amended to read as follows:

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20.10.440 Land use charts.

Chart 20.10.440

Uses in land use districts

Residential

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
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								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

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 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 and Sammamish Community Council.*

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

Chart 20.10.440

Uses in land use districts

Residential

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB	CB	DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
1	Residential													
	Single-Family Dwelling 3	P15	P 1	S	S	S	P 8	S	P	P	P	P	P	
	Two to Four Dwelling Units Per Structure ^{6*}		P 1	P			P 8	P 6	P	P	P	P	P	
	Five or More Dwelling Units Per Structure ^{6*}		P 1	P			P 8	P 6	P	P	P	P	P	
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions							C	P	P	P	P	P	
	Senior Citizen Dwellings 4,7	P	P	P			P 8	P	P	P	P	P	P	
13 15	Hotels and Motels			P				C	P	P	P	P	P	P
	Congregate Care Senior Housing ^{4,7}	P	P	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	P	P	
	Accessory Dwelling Unit 9	S	S	S	S	S	S	S			S	S	S	

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, Limited Business – Open Space District (OLB-OS) are listed in LUC 20.25L.020.

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Notes: Uses in land use districts – Residential

- (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.

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

Chart 20.10.440

Uses in land use districts

Manufacturing

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
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	Light Stone, Clay, and Glass Products Mfg.; Glass, Pottery and China Ceramic Products, Stone Cutting and Engraving											
322												
324												
325												
327												

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, 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

Chart 20.10.440

Uses in land use districts

Manufacturing

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB	CB	DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
2 and 3	Manufacturing ^{1,4}													
21	Food and Beverage Products Mfg.				P 5	S 5	S	S						
22	Textile Products Mfg.				P									
23	Apparel, Fabric, Accessories and Leather Goods Mfg.				P	S		S						
24	Lumber and Wood Products Mfg.				S	S		S						
25	Furniture and Fixtures Mfg.				P	S		S						
26	Paper Products Mfg.				S 2									
27	Printing, Publishing and Allied Industries				P	P		S	S	S	S			
28	Chemicals and Related Products Mfg.				S 3									
31	Rubber Products Mfg.				C									
314	Misc. Plastic Products Mfg.				P	P		S						
321 322 324 325 327	Light Stone, Clay, and Glass Products Mfg.; Glass, Pottery and China Ceramic Products, Stone Cutting and Engraving				P	P		S						

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, Limited Business – Open Space District (OLB-OS) are listed in LUC 20.25L.020.

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Chart 20.10.440

Uses in land use districts

Manufacturing

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
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											

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, Limited Business – Open Space District (OLB-OS) are listed in LUC 20.25L.020.

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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	

Chart 20.10.440

Uses in land use districts

Manufacturing

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB	CB	DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
329	Handcrafted Products Mfg.				P	P		P	S	S	S	S	S	S
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						
3491 3492 3493 3495 3497	Fabricated Metal Products Mfg.; Containers, Hand Tools, Heating Equipment, Screw Products, Coating and Plating				P	S		S						
35	Measuring, Analyzing and Controlling Instruments, Photographic, Medical and Optical Goods; Watches and Clocks Mfg.; Computer Software	P	P	P	P	S		S						
3997	Signs and Advertising Display Mfg.				P	S		S						
3999	Misc. Light Fabrication Assembly and Mfg. Not Elsewhere Classified				P	S		S						

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

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

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Notes: Uses in land use districts – Manufacturing

- (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

Uses in land use districts

Transportation and Utilities

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
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	C11	C 11	C 11	C 11	C11	C11	C 11	C11	C11	C11	C11
	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											
	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											
	Wireless Communication Facility (WCF): Attached 15, 16	P/A 14	P/A 14	P/A 14	P/A 14	P/A 14	P/A 14	P/A 14	P/A 14	P/A 14	P/A	P/A
	Communication, Broadcast and Relay Towers Including WCF with Support Structures (Freestanding) 16	C 14	C 14	C 14	C 14	C 14	C 14	C 14	C 14	C 14	C	C
	Satellite Dishes 18	P	P	P	P	P	P	P	P	P	P	P

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

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

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Chart 20.10.440

Uses in land use districts

Transportation and Utilities

STD
LAND
USE
CODE
REF

LAND USE CLASSIFICATION		Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB	CB	DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
4	Transportation, Communications and Utilities													
41	Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops	C	C	C	C	C	C	C						
42 4291	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters				P	P		P	A	A	A			A
4214 422	Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services				P	C			S	S	S			S
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance	C11	C	C	C	C	C11	C	C A 2,12	C A 2,12	C A 12			C A 2,12
	Accessory Parking 6	P	P	P	P	P	P	P	P4	P4	P4	P4	P4	P4
46	Auto Parking Commercial Lots and Garages			C	C	C		C	P13	P13	P13	A	P13	P13
	Park and Ride 5	C	C	C	C	C	C	C			A			A
475	Radio and Television Broadcasting Studios	P	P	P	P10	P10		P	P	P	P		P	P
	Highway and Street Right-of-Way	P	P	P	P	P	P	P	P	P	P	P	P	P
	Utility Facility	C	C	C	C	C	C	C	C	C	C	C	C	C
	Local Utility System	P	P	P	P	P	P	P	P	P	P	P	P	P
	Regional Utility System	C	C	C	C	C	C	C	C	C	C	C	C	C
	On-Site Hazardous Waste Treatment and Storage Facility 7			A	A	A	A	A	A	A	A	A	A	A
	Off-Site Hazardous Waste Treatment and Storage Facility 8				C									
	Wireless Communication Facility (WCF): Attached 15, 16	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
	Communication, Broadcast and Relay Towers Including WCF with Support Structures (Freestanding) 16, 17	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C
	Satellite Dishes ¹⁸	P	P	P	P	P	P	P	P	P	P	P	P	P

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

Permitted uses in the Office, 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 and Sammamish Community Council.*

Notes: Uses in land use district – 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 to be located on any residential structure, undeveloped site located in a residential land use district, or site that is developed with a residential use. This note does not prohibit locating WCF: a) 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) Attached WCFs meeting the requirements of LUC 20.20.195A and B are permitted in all land use districts (subject to the limitations contained in Note 14 above); provided, that attached WCFs which require greater height than that allowed by the underlying land use district require administrative conditional use approval. The 15-foot building height increase permitted for some nonhabitable structural elements does not apply in single-family land use districts; therefore, attached WCFs located in single-family residential land use districts require administrative conditional use

approval to exceed the maximum building height limit contained in LUC 20.20.010.

- (16) Refer to LUC 20.20.195 for general requirements applicable to wireless communication, broadcast and relay facilities.
- (17) Wireless communication facilities (WCFs) with freestanding support structures require administrative conditional use approval in all nonresidential land use districts; provided, that when located in a transition area, WCFs with freestanding support structures require conditional use approval.
- (18) Refer to LUC 20.20.730 for general requirements applicable to Large Satellite Dishes.

Chart 20.10.440

Uses in land use districts

Wholesale and Retail

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
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)											

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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

Chart 20.10.440

Uses in land use districts

Wholesale and Retail

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB 5	CB 36*	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				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	P	P	C	C	
521 522 523 524	Lumber and Other Bulky Building Materials Including Preassembled Products 3				P 35	P		P						
5251	Hardware Paint, Tile and Wallpaper (Retail)				S 35	P	P	P	P	P	P	P 21, 23	P 30	
5252	Farm Equipment				P 35									
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)							P	P	P	P	P 22, 23	P 30	
54	Food and Convenience Store (Retail) 27					P	P	P	P	P	P	P 22, 23	P 30	P38
5511	Autos (Retail)			P6	A 4, 35	P		C	P 24	P 24	P			
	Trucks, Motorcycles, Recreational Vehicles (Retail)				P 7, 35	P			P 24, 25	P 24, 25	P			
	Boats (Retail)				P 35	P			P 24	P 24	P			

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

Permitted uses in the Office, 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 and Sammamish Community Council.*

Chart 20.10.440

Uses in land use districts

Wholesale and Retail

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
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)											

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, 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

Chart 20.10.440

Uses in land use districts

Wholesale and Retail

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB 5	CB 36*	DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
552	Automotive and Marine Accessories (Retail)				P 35	P		P			P			
553	Gasoline Service Stations			A 34	P 34, 35	P	P	P	A, S	A, S	P			A 34 S 38
56	Apparel and Accessories (Retail)			S				P	P	P	P	P 21, 23	P 30	P38
57	Furniture, Home Furnishing (Retail)				P 11, 35	P		P	P	P	P	P 21, 23	P 30	
58	Eating and Drinking Establishments ³⁷		P 13	P 14	P 15, 29, 35	P	P 16	P	P 28	P 28	P 28	P 23, 28	P 28	P28, 38
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies		P 17	S		P 18	P 19	P	P	P	P	P 21, 23	P 30	P38
	Adult Retail Establishments 31			S				P	P	P	P		P	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	P	P	P 21, 23	P 30	P38
	Computers and Electronics (Retail)				P 12, 35	P 12		P	P	P	P	P 21, 23	P 30	

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, Limited Business – Open Space District (OLB-OS) are listed in LUC 20.25L.020.

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Notes: Uses in land use districts – Wholesale and Retail

- (1) Wholesale trade includes sales offices for these goods.
- (2) Wholesale trade of motor vehicles, primary and structural metals, bulk petroleum includes sales offices for these goods and excludes tank farms.
- (3) Bulk Retail includes sales offices for these goods.
- (4) Automobile (Retail) is subject to the decision criteria in 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 District 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) Miscellaneous retail trade is limited to specialty sporting goods in GC Districts.
- (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 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 and Sammamish County Council.*

Chart 20.10.440

Uses in land use districts

Services

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
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											

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, 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 and Sammamish Community Council.*

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

Chart 20.10.440

Uses in land use districts

Services

STD
LAND
USE
CODE
REF

LAND USE CLASSIFICATION		Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB 16	CB	DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
6	Services													
61	Finance, Insurance, Real Estate Services	P	P	P	P 1	P	P	P	P 13	P 13	P	P 11, 12	P	P
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair			S	P 2	P	P	P	P	P	P	P 11, 12	P	P 11, 20
6241	Funeral and Crematory Services	C	C	C										
6262	Cemeteries	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	P	P
	Child Day Care Center	P	P	P	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	P 11, 12	P	P
634	Building Maintenance and Pest Control Services				P	P		P						
637	Warehousing and Storage Services, Excluding Stockyards				P	P		S						
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools			S	P 6	P	A 18	P 7			P			S
641	Auto Repair and Washing Services				P	P	A 19	P			P 8			
649	Repair Services: Watch, TV, Electrical, Upholstery				P	P	P	P	P	P	P		P	
	Professional Services: Medical Clinics and Other Health Care Related Services	P	P	P		P	P	P	P	P	P	P 11, 12	P 11	P
	Professional Services: Other	P	P	P	P 9	P		P	P	P	P	P 11, 12	P 11	P
6513	Hospitals	C	C	C	C	C		C			C	C		
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape				P	P								

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

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

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Chart 20.10.440

Uses in land use districts

Services

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
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
681	Education: Primary and Secondary	C	C	C	C	C	C	C	C	C	C	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											

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, Limited Business – Open Space District (OLB-OS) are listed in LUC 20.25L.020.

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KEY	
P	– PERMITTED USE
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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

Uses in land use districts

Services

STD	LAND	USE	CODE	REF	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
LAND USE CLASSIFICATION					PO	O	OLB	LI	GC	NB 16	CB	DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
671		Governmental Services: Executive, Legislative, Administrative and Judicial Functions			C	C	C				C	P	P	P	P 11, 12	P 11	A
672	673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops			C	C	C	C 10	C 10	C	C			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	P	P	P	P	P	P 12	P	P
674	675	Military and Correctional Institutions			C	C	C	C	C	C	C						
681		Education: Primary and Secondary			C	A	A	A	A	C	A	A	A	A	C	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 11, 12	P 11	P
691		Religious Activities			P	P	P	P	P	C	P	P	P	P	C	C	P
692 (A)		Professional and Labor Organizations Fraternal Lodge			C	C	P		P		P	P	P	P	C	C	P
692 (B)		Social Service Providers			C	C	P	P	P	P	P	P	P	P	C	C	P
		Administrative Office General			P	P	P	P 5	P		P	P	P	P	P 11, 12	P	P
		Computer Program, Data Processing and Other Computer Related Services			P	P	P	P 5	P			P	P	P	P 11, 12	P	P
		Research, Development and Testing Services			P	P	P	P 5	P			P	P	P	P 11, 12	P	P

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

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

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Notes: Uses in land use districts – Services

- (1) Finance, Insurance, Real Estate Services are permitted only if commercially or industrially related in LI Districts.
- (2) 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 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) Each individual service use in NB Districts is limited to 5,000 square feet. 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.

Chart 20.10.440

Uses in land use districts

Recreation

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
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											

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, 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 and Sammamish Community Council.*

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

Chart 20.10.440

Uses in land use districts

Recreation

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

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

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

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Chart 20.10.440

Uses in land use districts

Recreation

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
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

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, Limited Business – Open Space District (OLB-OS) are listed in LUC 20.25L.020.

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Uses in land use districts

Recreation

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB	CB	DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
7411 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				P	A	A
744	Marinas, Yacht Clubs													
7414 7415 7417 7425 7413	Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreation Instruction		C 3	C	P 3	P 3	A 9	P	A 8	A 8	P	A 5	A 8	A 8
7491 7515	Camping Sites and Hunting Clubs	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	P	P	P
	Public/Private Park	P	P	P	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	P/C	P/C	P/C

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

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

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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. 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

Uses in land use districts

Resources

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
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

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, Limited Business – Open Space District (OLB-OS) are listed in LUC 20.25L.020.

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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

Uses in land use districts

Resources

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB	CB	DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
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						
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						
8421	Fish Hatcheries				P									
85	Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction	C	C	C	C	C	C	C						

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

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

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Notes: Uses in land use districts – Resources

- (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, 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 4. Section 20.20.005 of the Land Use Code is amended to read as follows:

20.20.005 Chart of dimensional requirements described.

Chart 20.20.010 sets forth the dimensional requirements for each land use district except the Downtown Land Use Districts and the OLB-OS Land Use District. All structures and activities in the City not located in the Downtown Land Use Districts or the OLB-OS Land Use District shall conform to the dimensional requirements in Chart 20.20.010. Dimensional requirements for the Downtown Land Use Districts are found in LUC 20.25A.020. Dimensional requirements for the OLB-OS Land Use District are found in LUC 20.25L.030. Additional special dimensional requirements for designated areas of the City are contained in other parts of the Code as follows:

- A. Part 20.25B LUC – Transition Areas;
- B. Part 20.25C LUC – OLB Districts;
- C. Part 20.25E LUC – Shoreline Overlay District;
- D. Part 20.25F LUC – Evergreen Highlands Design District;
- E. Part 20.25G LUC – Evergreen Highlands Subarea Transportation Improvement Overlay District;
- F. Part 20.25H LUC – Sensitive Area Overlay District;
- G. Part 20.25J LUC – Institutional District.

Section 5. Section 20.20.195A.1.a of the Land Use Code is amended to read as follows:

20.20.195 Communication, broadcast and relay facilities.

A. General Requirements.

- 1. Siting and Design Criteria Applicable to All Facilities.
 - a. Preferred Location. The following land use districts are listed in the preferred order for siting proposed facilities:
 - i. Light Industrial and General Commercial. Sites located within the Light Industrial (LI) and General Commercial (GC) Land Use Districts.
 - ii. Office and Limited Business and Community Business. These land use districts in order of preference are Downtown Office (DNTN O-1 and O-2), Office and Limited Business (OLB), Downtown-OLB (DNTN-OLB), Office and Limited Business – Open Space (OLB-OS), and Community Business (CB).

- iii. Office and Professional Office. These land use districts may act as a buffer between residential areas and more intensive commercial land use districts. These land use districts in order of preference are Office (O) and Professional Office (PO).
- iv. Neighborhood Business, Old Bellevue and Multiple Use. These land use districts are low intensity districts which allow residential uses and assure that social and historic qualities of the area are preserved. These land use districts in order of preference are Downtown-Multiple Use (DNTN-MU), Downtown Old Bellevue (DNTN-OB), and Neighborhood Business (NB).
- v. Transition Areas, Multifamily (R-20 and R-30) and Park Sites. These land use districts and sites in order of preference are Transition Areas, sites used wholly for park purposes regardless of the land use district, and sites located in Multifamily (R-20 and R-30) Land Use Districts.
- vi. Residential Land Use Districts (excluding R-20 and R-30). WCFs are not permitted to be located on any undeveloped residential site or site that is developed with a residential use in any residential land use district except R-20 and R-30.

Section 6. Section 20.20.520F.1 of the Land Use Code is amended to read as follows:

F. Site Landscaping.

- 1. Perimeter Landscaping Requirements for Use Districts. The applicant shall provide site perimeter landscaping either according to the following chart and subject to paragraphs F.2 and F.6 of this section; or in conformance with subsection J of this section.

Land Use District in Which the Subject Property is Located³	Street Frontage (Type and Minimum Depth)	Interior Property Lines (Type and Minimum Depth)¹
R-10, 15, 20, 30	Type III, 10' but if located in a Transition Area, and directly abutting S/F ² , see Part 20.25B LUC for requirements.	Type III, 8' but if located in a Transition Area, and directly abutting S/F ² , see Part 20.25B LUC for requirements.
NB, PO, O, OLB, OLB-OS	Type III, 10' but if located in a Transition Area, and directly abutting S/F ² , R-10, 15, 20 or 30, see Part 20.25B LUC for requirements. ⁴	Type III, 10' but if located in a Transition Area, and directly abutting S/F ² , R-10, 15, 20 or 30, see Part 20.25B LUC for requirements. ⁴
LI, GC, CB	Type III, 10' but if located in a Transition Area, and directly abutting S/F ² , R-10, 15, 20 or 30, see Part 20.25B LUC for requirements.	Type III, 8' but if located in a Transition Area, and directly abutting S/F ² , R-10, 15, 20 or 30, see Part 20.25B LUC for requirements.

- (1) If the property which abuts the subject property is in the same or a more intensive land use district than the subject property, the landscaping required along that common interior property line may be reduced by 25 percent in area. The remaining 75 percent of the required landscaping may be relocated. If approved by the Directors of the Planning and Community Development and Storm and Surface Water Utility Departments, such landscape area may be used for biofiltration swales. If used for biofiltration swales, this area shall be landscaped with quantities and species of plant materials that are compatible with the functional intent of the biofiltration swale.
- (2) S/F includes the R-1, R-1.8, R-2.5, R-3.5, R-4, R-5, and R-7.5 Land Use Districts.
- (3) Notwithstanding the provisions of this paragraph, landscape development requirements for specific uses are listed in paragraph F.2 of this section.
- (4) Landscape development requirements for the OLB-OS district may be modified pursuant to 20.25L.

Section 7. Section 20.20.520H.1 of the Land Use Code is amended to read as follows:

H. Limitation of Landscaping Requirements.

1. Except in a Transition Area, the total Buildable Area of the subject property which is required to be landscaped is limited as follows. The location of this landscaping within the Buildable Area must meet the purpose and intent of paragraphs A, F.1 and G of this section.
 - a. Twenty percent of the Buildable Area in a NB, PO, O or OLB Land Use District;
 - b. Fifteen percent of the Buildable Area in an LI, GC or CB Land Use District;
 - c. Twenty percent of the Buildable Area of the Development Area in an OLB-OS Land Use District.

Section 8. Section 20.20.590K.8.a of the Land Use Code is amended to read as follows:

8. Internal Walkways.
 - a. When Required. The property owner shall install internal walkways in each new development or substantial remodel of existing development in R-10, R-15, R-20, R-30, NB, PO, O, OLB, OLB-OS, CB, LI, GC or Downtown Land Use Districts.

Section 9. Section 20.25B.020 of the Land Use Code is amended to read 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 OLB-OS Land Use District is not subject to Transition Area Design District requirements where that property receiving transition is developed in a non-residential use.

CHART – DISTRICTS RECEIVING TRANSITION

Districts Providing 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	R-10	R-20	R-30	PO	O	OLB/ OLB- OS	U	GC	NB			CB
R-10	▲	▲	▲	▲	▲	▲	▲											▲	
R-15	▲	▲	▲	▲	▲	▲	▲											▲	
R-20	▲	▲	▲	▲	▲	▲	▲											▲	
R-30	▲	▲	▲	▲	▲	▲	▲											▲	
PO	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲								▲	▲
O	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲								▲	▲
OLB/OLB-OS****	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲								▲	▲
LI	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲								▲	▲
GC	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲								▲	▲
NB	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲								▲	▲
CB	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲								▲	▲

* 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 and Sammamish Community Council
 **** See Section 20.25B.020B.4
 ▲ Areas of transition

Section 10. Section 20.25B.040A.2 of the Land Use Code is amended to read as follows:

A. Building Height.

2. Maximum Height. The following chart sets forth the height limitation of any building within a transition area and the maximum height which may be achieved through bonuses as indicated in paragraph A.3 of this section:

Zone	Height Limitation (Underlying Zone)	Maximum Height w/Bonuses Limitation
R-10	30'	30'
R-15	30'	30'
R-20	30'	40'
R-30	30'	40'
PO	20'	30'
O	30'	40'
OLB	30'	45'
OLB-OS	30'	45'
LI	30'	45'
GC	30'	40'
NB	20'/30' ¹	35' ²
CB	30'	45'

- (1) In the NB District, the 30-foot height limit may be achieved only when the development is in compliance with LUC 20.20.010, Note (25).
- (2) The 35-foot height limit may be achieved only when the development is in compliance with LUC 20.20.010, Note (25) and achieves a five-foot height bonus as indicated in paragraph A.3 of this section.

Section 11. A new Part 20.25L is added to the Land Use Code as follows:

Part 20.25L Office and Limited Business – Open Space (OLB-OS) District

20.25L.010 Properties Eligible for OLB-OS designation

In addition to the decision criteria applicable to requests for a rezone set forth in Section 20.30A.140, a rezone of property to the OLB-OS land use designation shall only be approved if the subject property fulfills the following criteria:

A. Property characteristics.

1. The property consists of at least 25 contiguous acres;
2. Forty percent of the gross land area, including any protected area, of the subject property must be retained or developed as open space as defined by LUC 20.50.038 for public use and public access. The area reserved as open space shall consist of contiguous acres.

3. The owner or owners of the subject property agree to comply with all the provisions of this Part 20.25L, including the requirement to reserve the required amount of open space for public use and public access.

The portion of any property designated OLB-OS that is reserved as open space shall be referred to as the Reserved Area and that portion of the property that is not reserved as open space shall be referred to as the Development Area.

For purposes of this section, lots divided by a street are considered contiguous if the lots would share a common lot line if the street were removed

B. Required open space reservation.

1. **Evidence of Reservation.** Approval of a rezone to OLB-OS shall be conditioned on the property owner recording a deed restriction limiting the use of the Reserved Area to open space uses as described in Subsection 20.25L.010B.2. The deed restriction shall be recorded by the owner of the Reserved Area in a form acceptable to the City, and notice placed on the title to the Reserved Area. The deed shall also evidence a right of public access across the Development Area in a form acceptable to the City if necessary for public access to the Reserved Area.
2. **Uses in Reserved Area.** The Reserved Area shall be maintained at least consistent with the definition of open space in LUC 20.50.038. The property owner may, at its election, develop the Reserved Area as a public, private or City park, consistent with Section 20.25L.020 and the regulations of the LUC.

C. Concomitant agreement

For purposes of mitigating the impacts of a rezone to OLB-OS on adjacent properties, the City is specifically authorized to require that the applicant enter into a concomitant agreement with the City as a condition of the rezone to OLB-OS, and may through that agreement identify the location and size of the Reserved Area, the internal and external setbacks as modified pursuant to Section 20.25L.030, and the total amount of square footage of development allowed in the Development Area. The concomitant agreement provisions authorized in this Section 20.25L.010C are in addition to any other provisions authorized pursuant to Section 20.30A.155.

20.25L.020 Permitted Land Uses

The following chart indicates the permitted land uses within the OLB-OS Land Use District.

Land Use	Process
Hotels and Motels	P
Measuring, Analyzing and Controlling Instruments, Photographic, Medical and Optical Goods; Watches and	P

Land Use	Process
Clocks Mfg.; Computer Software	
Rail Transportation: Right of Way, Yards, Terminals, Maintenance Shops	C
Aircraft Transportation: Airports; Fields, Terminals, Heliports, Storage and Maintenance	C
Accessory Parking (1)	P
Auto Parking Commercial Lots and Garages	C
Park and Ride (2)	C
Radio and Television Broadcasting Studios	P
Highway and Street Right of Way	P
Utility Facility	C
Local Utility System	P
Regional Utility System	C
On-site Hazardous Waste Treatment and Storage Facility (3)	A
Wireless Communication Facility (WCF): Attached (4), (5)	P/A
Communication, Broadcast and Relay Towers Including WCF with Support Structures (Freestanding) (5), (6)	A/C
Satellite Dishes (7)	P
Gasoline Service Stations (8)	A
Apparel and Accessories (Retail)	S
Eating and Drinking Establishments (9), (10)	P
Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods,	S

Land Use	Process
Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies	
Adult Retail Establishments (11)	S
Finance, Insurance, Real Estate Services	P
Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair	S
Funeral and Crematory Services	C
Cemeteries	C
Child Day Care Center	P
Business Services, Duplicating and Blue Printing, Steno, Advertising (except outdoor), Travel Agencies and Employment	P
Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools	S
Professional Services: medical Clinics and Other Health Care Related Services	P
Professional Service: Other	P
Hospitals	C
Governmental Services: Executive, Legislative, Administrative and Judicial Functions	C
Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops	C
Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions	P
Military and Correctional Institutions	C

Land Use	Process
Education: Primary and Secondary	A
Universities and Colleges	P
Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools	P
Religious Activities	P
Professional and Labor Organizations Fraternal Lodge	P
Social Service Providers	P
Administrative Office – General	P
Computer Program, Data Processing and Other Computer Related Services	P
Research, Development and Testing Services	P
Library, Museum	P
Art Gallery	P
Nature Exhibitions: Aquariums, Botanical Gardens and Zoos	C
Public Assembly (Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but excluding School Facilities	P
Motion Picture, Theaters, Night Clubs, Dance Halls, and Teen Clubs	P
Adult Theaters (12)	P
Recreation Activities: Golf Courses, Tennis Courts, Community Clubs, Athletic Fields, Play Fields, Recreation Centers, Swimming Beaches and Pools (13)	C
Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health	C

Land Use	Process
Clubs, Recreation Instruction	
Camping Sites and Hunting Clubs	C
Private Leisure and Open Space Areas Excluding Recreations Activities Above	P
Public/Private Park	P
City Park (14)	P/C
Agriculture, Production of Food and Fiber Crops, Dairies, Livestock and Fowl, Excluding Hogs (15)	P
Forestry, Tree Farms and Timber Production	C
Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction	C

P: The use is permitted subject to general requirements for the use and the use district.

A: The use is permitted subject to the Administrative Conditional Use provisions as specified in Part 20.30E LUC and to general requirements for the use and the use district.

C: The use is permitted subject to the Conditional Use provisions as specified in Part 20.30B or 20.30C LUC, and to general requirements for the use and the use district.

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

- (1) Accessory parking requires approval through the review process required for the primary land use which it serves.
- (2) 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.
- (3) 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.
- (4) Attached WCFs meeting the requirements of LUC 20.20.195A and B are permitted in all land use districts (subject to the limitations contained in Note 14 above);

provided, that attached WCFs which require greater height than that allowed by the underlying land use district require administrative conditional use approval. The 15-foot building height increase permitted for some nonhabitable structural elements does not apply in single-family land use districts; therefore, attached WCFs located in single-family residential land use districts require administrative conditional use approval to exceed the maximum building height limit contained in LUC 20.20.010.

- (5) Refer to LUC 20.20.195 for general requirements applicable to wireless communication, broadcast and relay facilities.
- (6) Wireless communication facilities (WCFs) with freestanding support structures require administrative conditional use approval in all nonresidential land use districts; provided, that when located in a transition area, WCFs with freestanding support structures require conditional use approval.
- (7) Refer to LUC 20.20.730 for general requirements applicable to Large Satellite Dishes.
- (8) Gasoline service stations may include subordinate convenience stores.
- (9) Eating and Drinking Establishments are permitted in the OLB-OS District 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.
- (10) 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.
- (11) Adult retail establishments are subject to the regulations for adult entertainment uses in LUC 20.20.127.
- (12) Adult Theaters are subject to the regulations for adult entertainment uses in LUC 20.20.127.
- (13) For carnivals, see LUC 20.20.160.
- (14) 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. 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.

(15) Agriculture is limited to the production of food and fiber crops.

20.25L.030 Dimensional requirements.

Except for the dimensional requirements chart at 20.20.010, the provisions of Chapter 20.20 apply to development within the OLB-OS Land Use District. The following chart establishes the dimensional requirements for the OLB-OS Land Use District.

Dimensions (1)	OLB-OS Land Use District
Minimum Setbacks of Structures (feet) (2) (3) (13)	50
Rear Yard (2) (3) (4) (10) (13)	50
Side Yard (2) (3) (4) (10) (13)	30
2 Side Yards (2) (3) (4) (10) (13)	60
Minimum Lot Area (5) (12)	2 acres
Minimum Dimensions (feet) Width of Street Frontage	200
Width Required in Lot (6)	200
Maximum in Building Height (feet) (7)	70
Maximum Lot Coverage by Structures (8) (9) (10)	35
Floor Area Ratio (11)	0.5

(1) See LUC 20.25H.100 for additional sensitive area density/intensity limitations.

(2) See LUC 20.20.030 for designation and measurement of setbacks.

(3) See LUC 20.25H.090 for additional sensitive area setbacks.

(4) Except as provided in Note 13, 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.

(5) See LUC 20.20.012.

- (6) See LUC 20.20.015.
- (7) Except where the provisions of 20.25B apply, the allowable building height of any building located in OLB-OS 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.
- (8) Maximum lot coverage by structures is calculated based on the total area of the entire parcel designated OLB-OS, including both the Development Area and the Reserved Area.
- (9) Maximum lot coverage by structures is calculated after subtracting all Protected Areas defined by LUC 20.25H.070 and all public right-of-way and private roads.
- (10) Any portion of a parking structure that is entirely below the average finished grade shall not be included in calculation of maximum lot coverage by structures, and such portion may intrude into required setbacks.
- (11) Any office building or any office portion of a building shall not exceed a floor area ratio of 0.5, calculated by dividing the total amount of gross square footage of buildings or structures to be constructed in the Development Area by the net on-site land area (as described in the definition of "Floor Area Ratio" in Section 20.50.020) of the entire parcel designated OLB-OS, including both the Development Area and the Reserved Area. Refer to LUC 20.25H.100 for additional limitations on development intensity applicable to sites with protected areas.
- (12) Only one structure may occupy a site of not less than the minimum lot size (two acres). Two structures may occupy a site of four acres and for each increment of minimum lot size (two acres), an additional structure may be added. Structures on four acres or more may be clustered. All structures shall conform to these requirements.
- (13) The required setbacks on the interior of an OLB-OS parcel, or on the interior of a larger development of which the OLB-OS parcel is a part, may be reduced down to 0 feet in order to increase required external setbacks or to preserve significant topographic or vegetative features of the Development Area. Modifications to required setbacks pursuant to this Section may be included in the concomitant agreement authorized by Section 20.25L.010, or may be imposed as conditions to a permit for development in the Development Area.

20.25L.040 Design standards in OLB-OS Districts

A. Building Design Standards.

1. The entire site complex shall have a unity of design by use of similar wall and roof materials, roof slopes and window patterns, in order to reduce adverse visual impacts to those on and along major access routes and to mitigate adverse impacts from major access routes on nearby, less intensive uses.

2. Rooftop equipment shall be visually screened pursuant to LUC 20.20.525. The design and color of rooftop mechanical screening should be integrated with the building architectural style.
3. The building should include architectural elements that provide weather protection such as overhangs and recesses at building entrances.

B. Landscaping Design Standards.

1. The provisions of LUC 20.20.520, Tree Preservation and Landscape Development, except as they conflict with this section, shall apply to development in the OLB-OS District, except that the minimum depth of landscaping set forth in LUC 20.20.520F.1 may be reduced to be consistent with any reduction to required minimum yards allowed pursuant to Section 20.25L.040 above. The required landscaping Type in LUC 20.20.520F.1 may be modified to ensure that required landscaping provides sufficient screening within the reduced minimum yard area.
2. Service yards and at-grade mechanical equipment shall be sight-screened from adjoining property or streets or highway by a solid planting of evergreen trees and shrubs at least as high as the equipment or use being screened within two years from the time of planting.
3. Parking areas shall include plantings using trees of three inches caliper or 14 to 16 feet high and 42-inch high shrubs at approximately 35 feet on-center parallel to the aisle, or shall be screened as a service yard using similar materials. Other parking lot landscaping shall meet LUC 20.20.590 requirements for Type V landscaping.
4. When property abuts the right-of-way for I-90, I-405, or SR 520 highways, or abuts parallel frontage roads of said highways, plant material shall be planted and spaced in a planting area a minimum of 10 feet wide. Deciduous trees shall have a minimum caliper of three inches, evergreen trees shall have a minimum height of 14 to 16 feet tall and shall be at intervals of no greater than 35 feet on center along the right-of-way. No more than 30 percent of the trees shall be deciduous. Trees shall have a minimum mature height of 45 feet. Shrubs shall be a minimum of 42 inches high.
5. Trees installed as part of general site landscaping shall be a minimum of one and one-half inches in caliper or eight to 12 feet high.
6. Accessible outdoor gathering areas should be provided for the employees, general public and visitors to the site.

C. Design review required.

All development activity within Development Area of the OLB-OS District must be reviewed by the Director of Planning and Community Development using the Design Review Process, Part 20.30F LUC.

20.25L.050 Parking Requirements

Reduction of the minimum parking ratio for "Office (1) business services/professional services/general office" established in Section 20.20.590F.1(j) may be approved by the Director of the Department of Planning and Community Development as part of the approval of the development permit under review, if the following criteria are satisfied:

- A. The applicant submits a Transportation Management Plan (TMP) approved by the City's Transportation Department that demonstrates that parking demand generated by the business services/professional services/general office uses on the property covered by the TMP is less than the minimum parking ratio established in Section 20.20.590F.1. The TMP submitted may include the Development Area and any adjacent property under the same ownership or subject to parking agreements satisfying the criteria of Section 20.20.590I; and
- B. The overall parking ratio of all property included within the approved TMP is not reduced below 3.5 parking spaces per 1000 net square feet.

Section 12. Section 20.35.015D of the Land Use Code is amended to read as follows:

- D. Process III decisions are quasi-judicial decisions made by the City Council. The following types of applications require a Process III decision:
 1. Site-specific or project-specific rezone;
 2. Conditional Use, Shoreline Conditional Use, Preliminary Plat, Planned Unit Development, and Protected Area Development Exception projects subject to the jurisdiction of a Community Council pursuant to RCW 35.14.040;
 3. Master Development Plans for Institutional Uses; and
 4. A rezone of any property to the OLB-OS Land Use District designation.

Section 13. Section 20.50.012 of the Land Use Code is amended to include the following definition:

Buildable Area. That area of a property remaining after area defined as a Protected Area pursuant to LUC 20.25H.070 has been subtracted from the gross land area.

Section 14. Section 20.50.016 of the Land Use Code is amended to include the following definition:

Development Area. That portion of a parcel designated as OLB-OS that is not reserved as open space as described in Part 20.25L.

Section 15. Section 20.50.044 of the Land Use Code is amended to include the following definition:

Reserved Area. That portion of a parcel designated OLB-OS that is reserved as open space as described in Part 20.25L.

Section 16. Section 22B.10.030A of the Bellevue City Code is hereby amended to read as follows:

22B.10.030 Business, Commercial, Manufacturing and Institutional District Signs – Zones OLB, OLB-OS CB, Downtown O-1, Downtown O-2, Downtown-MU, Downtown-R, Downtown-OB, Downtown-OLB, GC, LI and I

A. General – The following provisions govern signs in the OLB, OLB-OS, CB, all Downtown, GC, LI and I districts and may be modified through design review as described in Section 22B.10.025.

Section 17. Section 22B.10.140I of the Bellevue City Code is hereby amended to read as follows:

I. **Building Line – General.** Except as otherwise provided in this code, the building line for signs shall be the setback required for the property by Land Use Code Section 20.20.010, Dimensional Requirements Chart, Section 20.25A.020, Dimensional Requirements in Downtown Districts, or Section 20.25L.030, Dimensional Requirements for OLB-OS. In any area of the city, except the Downtown, where the applicable line is located more than 65 feet from the centerline of the city street on which it faces, the building line shall, for purposes of limiting size or placement of signs under this code, be deemed to begin 65 feet from the centerline of the street and run parallel thereto.

Section 18. This ordinance shall take effect and be in force five (5) days after adoption and legal publication.

PASSED by the City Council this 5th day of August, 2002, and signed in authentication of its passage this 5th day of August, 2002.

(SEAL)

Connie B. Marshall, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Lori M. Riordan, Assistant City Attorney

Attest:

Myrna L. Basich, City Clerk

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