

20.10.020 Establishment of land use districts.

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

District	Designation
...	
Single-Family Residential	R-2.5
	R-3.5
	R-4
	R-5
	R-7.5*
...	

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

...

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

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

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

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~~**20.10.200 Suburban Residential Districts (R-2.5, R-3.5, R-4, R-5).***~~

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

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

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20.10.440 Land use charts.

Chart 20.10.440 Uses in land use districts

Manufacturing – Residential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	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
...												

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

Manufacturing – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Neighborhood Mixed Use	Community Business	Factoria Land Use District 1	Factoria Land Use District 2
...												

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

Chart 20.10.440 Uses in land use districts

Recreation – Residential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	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
...												
	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

...

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

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Recreation – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Neighborhood Mixed Use	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	NMU	CB	F1	F2	F3
...													
	City Park*	P/C 10	P/C 10	P/C 10	P	P/C 10	P/C 10	P/C 10	P/A/C 10 12	P/C 10	P/C 10	P/C 10	P/C 10

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

...

Notes: Uses in land use districts – Recreation:

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(10) City parks are generally permitted in all zones, with the exception of the following types of uses or facilities:

- (a)** Lighted sports and play fields, sports and play fields with amplified sound, and community recreation centers located in City parks in single-family or R-10 zones require conditional use approval pursuant to Part [20.30B](#) LUC.
- (b)** City beach parks in single-family or R-10 zones located on Lake Washington, Lake Sammamish, Phantom Lake and Larson Lake and not identified in a Council-adopted Master Plan require approval through the Conditional Use Permit process pursuant to Part [20.30B](#) LUC. However, a City park as described in this note is a permitted use when established consistent with applicable Shoreline Master Program requirements (refer to Part [20.25E](#) LUC).
- (c)** Nonrecreation uses in City parks in all zones outside the Downtown require conditional use approval, except that the permit requirements for wireless communication facilities shall be as set forth in LUC [20.20.195](#). For purposes of this requirement, “nonrecreation use” means a commercial, social service or residential use located on park property but not functionally related to City park programs and activities

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STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Neighborhood Mixed Use	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	NMU	CB	F1	F2	F3
	Congregate Care Senior Housing (4, 7*, 16)	P	P	P	P			P	P	P	P	P	P
6516	Nursing Home (7*, 16)	C	P	P				C		P	P	P	P
	Assisted Living (4, 7*)	C	P	C	P			C	P	P	P	C	C
...													

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

Notes: Uses in land use districts – Residential:

- (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.

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

Resources – Residential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	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
...												

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

...

Resources – Nonresidential Districts

STD LAND USE CODE		Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Neighborhood Mixed Use	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
REF	LAND USE CLASSIFICATION	PO	O	OLB	OLB 2	LI	GC	NB	NMU	CB	F1	F2	F3
...													

...

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

...

Services – Residential Districts

STD LAND USE CODE		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
REF	LAND USE CLASSIFICATION											
...												

...

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

...

Services – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Neighborhood Mixed Use	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB (16)	NMU	CB	F1	F2	F3
...													

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

Transportation and Utilities – Residential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	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
...												

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

Transportation and Utilities – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Neighborhood Mixed Use	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	NMU	CB	F1	F2	F3
...													

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

Wholesale and Retail – Residential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	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
...												

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

Wholesale and Retail – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	PO	O	OLB	OLB 2	LI	GC	NB (5)	NMU	CB (36 [±])	F1	F2	F3
		Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Neighborhood Mixed Use	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
...													

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

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

(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, and Wilburton; provided, that in CB Districts in the Wilburton Subarea, retail uses may be allowed to exceed 100,000 gross square feet through a Council-approved development agreement that is consistent with Chapter [36.70B](#) RCW and includes design guidelines that (a) address the potential impacts of that scale of retail use, and (b) are consistent with the vision of Comprehensive Plan Policy S-WI-3 regarding the creation of a “retail village” on the commercial area west of 120th Avenue NE.

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

20.20.010 Uses in land use districts dimensional requirements.

Chart 20.20.010 Uses in land use districts – Dimensional Requirements

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
	DIMENSIONS	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(52)	(52)	(52)	(52)
...												

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

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Uses in land use districts – Dimensional Requirements

STD LAN D USE COD E REF	LAND USE CLASSIFICATI ON	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Neighborhood Mixed Use	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	NMU	CB	F1	F2	F3
	DIMENSIONS	(21)	(21 , 52)	(21, 52)	(21, 52)	(21)	(21)	(21 , 52)	(21)	(21 , 52)	(28)	(21 , 31, 52)	(21 , 32, 52)
...													

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

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Notes: Uses in land use districts – Dimensional requirements:

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- (9) ~~*~~The maximum building height may be exceeded upon approval of the Director of the Development Services Department. Requests for such approval shall be processed in accordance with the administrative conditional use procedure of Part [20.30E](#) LUC. Before granting any such approval, the Director of the Development Services Department must find that:
- (a) The height increase is only to accommodate equipment, structures or buildings that contain special equipment primarily related to light manufacturing, wholesale, trade and distribution use, and is not for office or bulk retail use; and
 - (b) There is functional need for a height increase; and
 - (c) The overall site development will minimize adverse impacts caused by the height increase.

Notwithstanding the provisions of this note, no height increase is permitted within a transition area as defined in Part [20.25B](#) LUC.

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

- (10) ~~*~~Except in transition areas, the allowable building height of any building located in PO, O, OLB, GC, NB, or CB Districts may be increased by 1 story, but not to exceed 15 feet, if basement parking for that building occupies a minimum of 75 percent of the building footprint.

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

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- (19) ~~*Repealed by Ord. #####. *Notwithstanding any other provision of this Code, except Part [20.25B](#) LUC or LUC [20.20.900](#) through [20.20.910](#), as applicable, the allowable building height of an office building may be increased by 1 story, not to exceed 15 feet, if a minimum of 75 percent of the ground floor of the building is devoted to parking for that building.*~~

~~* Effective only within East Bellevue Community Council jurisdiction.~~

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20.20.455 Homeless services uses.

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

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20.20.590 Parking, circulation, and walkway requirements.

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L. Minimum Parking for Residential Uses with Frequent Transit Service.

1. Applicability.
 - a. For affordable housing, frequent transit service shall be defined as:
 - i. Within one-quarter mile of a transit stop that receives transit service at least two times per hour for 12 or more hours per day; or
 - ii. Within one-half mile* of a transit stop that receives transit service at least four times per hour for 12 or more hours per day; or
 - iii. Within one-half mile* of a future light rail or bus rapid transit station scheduled to begin service within two years.
 - b. For market rate multifamily dwellings and senior housing, frequent transit service shall be defined as:
 - i. Within one-half mile* of a transit stop that receives transit service at least four times per hour for 12 or more hours per day; or
 - ii. Within one-half mile* of a future light rail or bus rapid transit station scheduled to begin service within two years.

...

~~* Limited to within one-quarter mile when the use is located within the jurisdiction of the East Bellevue Community Council.~~

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20.20.720 Recreational vehicles, watercraft, and utility trailers.

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

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

~~A. One house trailer, mobile home or other recreational vehicle may be temporarily parked and used as a dwelling in the side or rear yard of a lot already containing another dwelling unit for a period not to exceed 30 days, provided the setbacks applicable to detached accessory buildings can be complied with.~~

~~B. A Temporary Use Permit may be issued for up to one year for one house trailer, not on a foundation but connected to water, power and sewer utilities or to a septic tank system according to the procedures and requirements of Part 20.30M LUC.~~

~~C. **Permanent Dwelling.**~~

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

~~**D. Storage.**~~

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

~~E. As to recreational vehicles only, the requirements of subsection D of this section shall not apply to a residence if one or more occupants thereof has a current windshield placard or special license plate issued to them by the State of Washington as a qualified disabled person in accordance with RCW 46.19.010. Persons claiming this exemption shall apply to the Director for approval thereof. The Director shall establish procedures and standards for acting on exemption requests hereunder. Only one recreational vehicle per residence may be exempted under this provision. (Ord. 6197, 11-17-14, § 14; Ord. 5475, 10-20-03, § 10; Ord. 4552, 7-26-93, § 2; Ord. 3530, 8-12-85, § 32)~~

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

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Part 20.25B Transition Area Design District

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20.25B.020 Applicability

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Chart – Districts Receiving Transition

	Districts Receiving Transition											SINGLE-FAMILY		MULTIFAMILY
	SINGLE-FAMILY							MULTIFAMILY						
	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	*** R-7.5	R-10	R-20	R-30			LUC OC*	LUC OC**
Districts Providing Transition														
...														

* 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~~

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Part 20.25H Critical Areas Overlay District

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20.25H.040 Standards for modifying non-critical area setbacks.

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B. Allowed modifications to General Dimensional Chart

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Land Use District	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
...											

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

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20.25H.200 Reasonable use exception – Applicability

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A. When Allowed

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2. Single-Family Land Use Districts – Small Lots.

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b. Reasonable Use for Small Lots. A small lot will be considered to have no reasonable use under the regulations of this part where the area available for development, including all structures, grading, utility installation, landscaping and other necessary land alteration, is less than the amount set forth in the table in subsection [A.2.b.i](#) of this section; but not including areas of temporary disturbance associated with construction, which areas shall be restored pursuant to LUC [20.25H.210](#). In such cases, the Director may allow disturbance within a critical area and critical area buffer as allowed in this subsection [A.2](#). For purposes of this section, the area available for development is that consolidated area of the site outside of the critical area and critical area buffer.

i. Minimum available development area:

Land Use District	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*
Area available for development (in square feet)	3,000	3,000	3,000	2,625	2,231	2,160	1,410

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

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Part 20.30B Conditional Use Permit

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20.30B.170 Modification/revocation.

A. Modification.

The City may initiate a modification to an approved Conditional Use Permit. A modification will be processed through Process I, LUC [20.35.100](#) et seq.; ~~provided, that modification of a Conditional Use Permit within the jurisdiction of a Community Council pursuant to RCW [35.14.040](#) shall require a Process III decision.~~ Through the modification procedure, the Hearing Body may delete, modify or impose additional

conditions upon finding that the use for which such approval was granted has been intensified, changed or modified by the property owner or by person(s) who control the property without approval so as to significantly impact surrounding land uses.

B. Revocation.

The Hearing Body may revoke an approved permit through Process I, LUC [20.35.100](#) et seq.; ~~provided, that revocation of a Conditional Use Permit within the jurisdiction of a Community Council pursuant to RCW 35.14.040 shall require a Process III decision.~~ An approved permit may be revoked only upon finding that:

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Part 20.30N Home Occupation Permit

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20.30N.155 Quarterly report.

The Director of the Development Services Department shall send a report listing all Home Occupation Permits by number and address and describing the status of each, at least quarterly, to each person who has requested public notices for the calendar year and who has paid the fee established by the Director of the Development Services Department.:

~~A. Each person who has requested public notices for the calendar year and who has paid the fee established by the Director of the Development Services Department, and,~~

~~B. Each member of a Community Council.~~

...

Chapter 20.35 Review and Appeal Procedures

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20.35.015 Framework for decisions.

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B. Process I decisions are quasi-judicial decisions made by the Hearing Examiner on project applications. The following types of applications require a Process I decision:

...

3. Planned unit development (PUD) approval; ~~provided, that applications for CUPs, preliminary plats, and PUDs, within the jurisdiction of a Community Council pursuant to RCW 35.14.040, shall require a Process III decision.~~

...

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; and
- ~~2. Conditional use, preliminary plat, and Planned Unit Development projects subject to the jurisdiction of a Community Council pursuant to RCW 35.14.040; and~~
23. A rezone of any property to the OLB-OS Land Use District designation.

...

G. Other types of land use applications and decisions made by the Director, including those set forth below, are minor or ministerial administrative decisions, exempt from the above land use processes. Notice and an administrative appeal opportunity are not provided. LUC 20.35.020 through 20.35.070, however, apply to all land use applications.

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7. Requests for Reasonable Accommodation as defined by Part 20.30T LUC*;

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

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20.35.045 Land use decisions – When final.

When a decision is made to approve, conditionally approve, or deny an application, the applicant shall be notified. Process V decisions and minor or ministerial administrative land use decisions that are not subject to administrative appeal shall be final at the time of the Director's decision that the application conforms to all applicable codes and requirements. Process I decisions are final upon expiration of any applicable City administrative appeal period, or, if appealed, on the date of the City Council's final decision on the application. Process II decisions are final upon expiration of any applicable City administrative appeal period, or, if appealed, on the day following issuance of a final City decision on the administrative appeal. Process III and IV decisions are final on the date of the City Council's final decision or action on the application or proposal, ~~subject to LUC 20.35.355.G, 20.35.365 and 20.35.450 regarding Community Council jurisdiction.~~

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20.35.120 Notice of application.

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C. The Director shall provide notice of the application as follows:

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3. Mailed notice of the application including at least the information required in subsection B.1 of this section to each person who has requested such notice for the calendar year and paid any applicable fee as established by the Director. Included in this mailing shall be ~~all members of a Community Council and~~ a representative from each of the neighborhood groups, community clubs, or other citizens' groups who have requested regular notice of land use actions. As an alternative to mailing notice to each such person, notice may be provided by electronic mail only, when requested by the recipient.

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20.35.135 Public notice of Director's Recommendation.

- A. Notice of Recommendation, SEPA Determination, and Hearing Examiner Hearing.

...

4. The Director shall mail notice to each person who has requested such notice for the calendar year and paid any applicable fee as established by the Director. Included in this mailing shall be ~~all members of a Community Council and~~ a representative from each of the neighborhood groups, community clubs, or other citizens' groups who have requested regular notice of land use decisions. As an alternative to mailing notice to each such person, notice may be provided by electronic mail only, when requested by the recipient.

...

20.35.210 Notice of application

- A. Notice of application for Process II land use decisions shall be provided within 14 days of issuance of a notice of completeness as follows:

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5. Mailings shall also include mailing notice of the application including at least the information required in subsection A.2 of this section to each person who has requested such notice for the calendar year and paid any fee as established by the Director. This mailing shall also include ~~all members of a Community Council and~~ a representative from each of the neighborhood groups, community clubs, or other citizens' groups who have requested notice of land use activity. As an alternative to mailing notice to each such person, notice may be provided by electronic mail only, when requested by the recipient.

...

20.35.227 Public meetings.

The Director may require the applicant to participate in a public meeting to inform citizens about a proposal; provided, that a public meeting shall be required for every Design and Mitigation

Permit submitted pursuant to Part 20.25M LUC. When required, public meetings shall be held as early in the review process as possible for Process II applications. ~~For projects located within the boundaries of a Community Council, the public meeting may be held as part of that Community Council's regular meeting or otherwise coordinated with that Council's meeting schedule.~~ Notice of the public meeting shall be provided in the same manner as required for notice of the application. The public meeting notice will be combined with the notice of application whenever possible.

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20.35.235 Notice of decision.

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- D. The Director shall mail notice to each person who has requested such notice and paid any fee as established by the Director. Included in this mailing shall be ~~all members of a Community Council and~~ a representative from each of the neighborhood groups, community clubs, and other citizens' groups who have requested regular notice of land use decisions. As an alternative to mailing notice to each such person, notice may be provided by electronic mail only, when requested by the recipient.

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20.35.320 Notice of application.

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- B. The Director shall provide notice of the application as follows:

...

3. Mailed notice of the application including at least the information required in subsection B.1 of this section to each person who has requested such notice for the calendar year and paid any applicable fee as established by the Director. Included in this mailing shall be ~~all members of a Community Council and~~ a representative from each of the neighborhood groups, community clubs, or other citizens' groups who have requested regular notice of land use actions. As an alternative to mailing notice to each such person, notice may be provided by electronic mail only, when requested by the recipient.

...

20.35.327 Public meetings.

- A. A public meeting is required for all Process III applications. The Director may require the applicant to participate in the meeting to inform citizens about the proposal. Public meetings shall be held as early in the review process as possible for Process III applications. Notice of the public meeting shall be provided in the same manner as required for notice of the application. The public meeting notice will be combined with the notice of application whenever possible.

~~B. Community Council Meetings.~~

~~If an application is within the jurisdiction of a Community Council pursuant to Chapter 35.14 RCW, the public meeting shall be held as part of that Community Council's regular meeting. The meeting may be conducted according to the Community Council's rules for a courtesy public hearing or otherwise coordinated with that Council's meeting schedule.~~

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20.35.335 Public notice of Director's recommendation.

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D. The Director shall mail notice to each person who has requested such notice for the calendar year and paid any applicable fee as established by the Director. Included in this mailing shall be ~~all members of a Community Council and~~ a representative from each of the neighborhood associations, community clubs, or other citizens' groups who have requested notice of land use actions. As an alternative to mailing notice to each such person, notice may be provided by electronic mail only, when requested by the recipient.

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20.35.355 City Council decision on the application.

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B. Elements to be Considered.

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~~3. The comments of a Community Council with jurisdiction pursuant to Chapter 35.14 RCW; and~~

34. The City Council decision on any appeal of the recommendation of the Hearing Examiner.

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G. Effect of Decision.

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~~2. For City Council decisions that are subject to the jurisdiction of a Community Council pursuant to RCW 35.14.040, the decision of the City Council shall be final upon the earlier of the date of Community Council action or upon the end of the 60th day following City Council action.~~

...

20.35.365 ~~Community Council review and decision.~~Reserved.

~~A. If the City Council approves, or approves with modifications, an application within the jurisdiction of a Community Council pursuant to RCW 35.14.040, that approval is not effective within the jurisdiction of the Community Council until the Community Council votes to approve the ordinance, or the Community Council fails to disapprove the ordinance within 60 days of the enactment of that ordinance.~~

~~B. The applicable Department Director shall prepare and distribute notice of the public hearing at which the Community Council will take action in accordance with the Community Council's Rules of Procedure.~~

~~C. The decision of the Community Council may be appealed to Superior Court as provided for in state law under the Land Use Petition Act, Chapter 36.70C RCW.~~

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20.35.400 Process IV: City Council legislative actions.

LUC 20.35.400 through 20.35.450 contain the procedures the City shall use to make legislative land use decisions (Process IV actions). The process shall include a public hearing, held by either the Planning Commission or City Council, and action by the City Council. Review under the State Environmental Policy Act (SEPA) and the Bellevue Environmental Procedures Code may be required. ~~An action by a Community Council may also be required, in which case the Community Council may hold a courtesy public hearing at any time prior to the City Council action.~~

...

20.35.415 Notice of application.

A. The Director shall provide notice of the application as follows:

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3. The Director shall mail notice containing at least the information in subsection A.1 of this section to each person who has requested such notice for the calendar year and paid any applicable fee as established by the Director. Included in this mailing shall be ~~all members of a Community Council and~~ a representative from each of the neighborhood associations, community clubs, or other citizens' groups who have requested notice of land use actions. As an alternative to mailing notice to each

such person, notice may be provided by electronic mail only, when requested by the recipient.

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20.35.420 Public hearing notice.

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B. Provision of Notice.

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4. The Director shall mail notice to each person who has requested such notice and paid any fee as established by the Director. Included in this mailing shall be ~~all members of a Community Council~~ and a representative from each of the neighborhood groups, community clubs, and other citizens' groups who have requested regular notice of land use actions. As an alternative to mailing notice to each such person, notice may be provided by electronic mail only, when requested by the recipient.

...

20.35.435 ~~Community Council courtesy hearing.~~Reserved.

- ~~A. If the proposal is subject to jurisdiction of a Community Council pursuant to RCW 35.14.040, the Community Council may hold a courtesy public hearing at any time prior to the City Council action. Comments from the Community Council on the proposal may be forwarded to the Planning Commission or directly to the City Council.~~
- ~~B. The applicable Department Director shall prepare and distribute notice for the courtesy hearing as set forth in the Community Council Rules of Procedure.~~

...

20.35.450 ~~Community Council review and action.~~Reserved.

- ~~A. If the City Council adopts, or adopts with modifications, a proposal within the jurisdiction of a Community Council pursuant to RCW 35.14.040, that action is not effective within the jurisdiction of the Community Council until the Community Council votes to approve the ordinance or resolution, or the Community Council fails to disapprove the ordinance or resolution within 60 days of the enactment of that ordinance or resolution.~~

~~B. Notice.~~

~~The applicable Department Director shall prepare and distribute notice of the public meeting at which the Community Council will take action as provided for in the Rules of Procedure of the Community Council.~~

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20.35.510 Notice of application.

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B. The Director shall provide notice of the application as follows:

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3. Mailed notice of the application including at least the information required in subsection B.1 of this section to each person who has requested such notice for the calendar year and paid any fee as established by the Director. This mailing shall also include ~~all members of a Community Council and~~ a representative from each of the neighborhood groups, community clubs, or other citizens' groups who have requested notice of land use activity. As an alternative to mailing notice to each such person, notice may be provided by electronic mail only, when requested by the recipient.

...

20.35.525 Public meetings.

The Director may require the applicant to participate in a public meeting to inform citizens about a proposal. When required, public meetings shall be held as early in the review process as possible for Process V applications. ~~For projects located within the boundaries of a Community Council, the public meeting may be held as part of that Community Council's regular meeting or otherwise coordinated with that Council's meeting schedule.~~ Notice of the public meeting shall be provided in the same manner as required for notice of the application. The public meeting notice will be combined with the notice of application whenever possible.

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20.35.535 Notice of decision.

...

- C. The Director shall mail notice to each person who has requested such notice and paid any fee as established by the Director. Included in this mailing shall ~~be all members of a Community Council~~ and a representative from each of the neighborhood groups, community clubs, and other citizens' groups who have requested regular notice of land use decisions. As an alternative to mailing notice to each such person, notice may be provided by electronic mail only, when requested by the recipient.

...

Chapter 20.40 Administration and Enforcement

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20.40.300 ~~Community Councils~~Reserved.

~~As required by this Code, the Development Services Department, as the case may be, shall forward petitions, which meet the filing requirements, as determined by the Planning Director or Director of the Development Services Department, as the case may be, to the appropriate Community Council. With respect to such petitions, the Community Council shall have such authority as granted by Chapter 35.14 RCW.~~

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20.45A Platting and Subdivisions

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20.45A.060 Special requirements for plats with critical areas or critical area buffers.

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- B. Conservation Subdivision.

...

3. Dimensional Standards Modification. The dimensional standards set forth in LUC 20.20.010 are modified as follows for sites processed through the conservation subdivision process. All other dimensional standards and requirements of LUC 20.20.010 shall apply, including applicable footnotes:

Land Use District	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10 (3)	R-15 (3)	R-20 (3)	R-30 (3)
...											

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

...

20.45A.210 Final plat – Hearing Examiner review and approval.

A. Report to Hearing Examiner

The Director of the Development Services Department shall submit a written report to the Hearing Examiner evaluating compliance with the preliminary plat and with any conditions imposed on the preliminary plat. ~~The Director shall respond to Community Council comments on the final plat in the report to the Hearing Examiner.~~

20.45A.230 ~~Final plat – Community Council review~~ Reserved.

~~Prior to the final action by the Hearing Examiner on any final plat which is in an area over which a Community Council has jurisdiction, the Development Services Department shall transmit a copy of the final plat application to the Community Council for its review. Any comments or recommendations by the Community Council as to whether the final plat meets the requirements of the preliminary plat approval shall be submitted in writing to the Director of the Development Services Department within 14 days of receipt of the final plat application by the Community Council.~~

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Chapter 20.45B Short Plats and Short Subdivisions.

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20.45B.055 Special requirements for plats with critical areas or critical area buffers.

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B. Conservation Short Subdivision.

...

3. Dimensional Standards Modification. The dimensional standards set forth in LUC 20.20.010 are modified as follows for sites processed through the conservation short subdivision process. All other dimensional standards and requirements of LUC 20.20.010 shall apply, including applicable footnotes:

Land Use District	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10 (3)	R-15 (3)	R-20 (3)	R-30 (3)
...											

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

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Chapter 20.50 Definitions.

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20.50.014 C definitions.

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

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

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

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

...

~~Community Council. The governing body of a community municipal corporation organized pursuant to Chapter 35.14 RCW.~~

...

20.50.034 M definitions.

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

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

...

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

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

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20.50.038 O definitions.

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~~***Offset.** A recess or protrusion in a building wall.~~

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

~~****Offset.** A recess or protrusion in a building's facade.~~

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

...

20.50.044 R definitions.

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

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

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

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

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

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20.50.048 T definitions.

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

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

...

20.50.050 U definitions.

...

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

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

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20.50.054 W definitions.

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

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

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20.50.058 Y definitions.

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

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