

Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft

Option B (voluntary affordable housing approach)

FOURT DRAFT: 11/13/2025

20.20.010 Uses in land use districts dimensional requirements.

Chart 20.20.010 Uses in land use districts – Dimensional Requirements

•

Uses in land use districts – Dimensional Requirements

STD LA ND USE CO DE REF	LAND USE CLASSIFI CATION	Professional Office		Office		Office/Limited Business		Office/Limited Business 2		Light Industry		General Commercial		Neighborhood Business		Mixed Use: 7 Story		Community Business		Mixed Use: 16 Story		Factoria Land Use District 1		Factoria Land Use District 2		Factoria Land Use District 3	
		P O	O	O	B	OL	B2	LI	C	M	Z	U	U7	C	B	MU 16	F1	F2	F3								
	DIMENSIO NS	(2 1)	(2 1, 52, 54)	(2 1, 52, 54)	(21 ,	(21 1)	(2 1)	(21 ,	(21 52, 54))	(21 52, 54)	(21 54)	(21 54)	(21 54)	(21 52, 55)	(21 52, 55)	(21 52, 55)	(21 52, 55)	(21 52, 55)	(21 52, 55)	(21 52, 55)	(21 52, 55)	(21 52, 55)	(21 52, 55)	(21 52, 55)	(21 52, 55)	(21 52, 55)	
	Minimum Setbacks of Structures (feet) Front Yard (18) (20)	30	30 0	50 0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	200			
	Rear Yard (17)(18) (20)	25	0/ 1 25 7)	50 0	0	(2 17)	(2, 17)	0 (2)	0 0)	0 0)	0 0)	0 0)	0 0)	0 0)	0 0)	0 0)	0 0)	0 0)	0 0)	0 0)	0 0)	0 0)	30	50			

Commented [A1]: Note: The Option B strike draft only contains sections of the draft that differ from Option A. The Option A HOMA strike draft contains all Land Use Code changes proposed through HOMA.

Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft

Option B (voluntary affordable housing approach)

FOURT DRAFT: 11/13/2025

	Side Yard (17) (18) (20)	20 <u>02</u> <u>03</u> 0	0 <u>17</u> <u>17</u>)	0 <u>0(2</u> <u>0</u> 0	0 <u>0(2</u> <u>0</u>)	30 <u>50</u>
	2 Side Yards (17) (18) (20)	40 <u>1</u> <u>0</u> <u>0</u> 0	0 <u>17</u> <u>17</u>)	0 <u>0(2</u> <u>0</u> 0	0 <u>0(2</u> <u>0</u>)	60 <u>100</u>
	Floor Area Ratio	(8) <u>0.</u> <u>5</u> <u>(8,</u> 50)	1 <u>5</u> <u>(8)</u>	(8) <u>10</u> <u>1.5</u> <u>2.5</u> <u>(49</u> <u>)</u>	(8) <u>1.5</u> <u>3.5</u>	.7 <u>5</u> <u>2.5</u>
	Minimum Lot Area Acres (A) or Thousands of Sq. Ft. (3)		2A			2 A 2A
	Dwelling Units per Acre (15) (22) (53)	10 (2 3) <u>20</u> <u>30</u> <u>(2</u> <u>3)</u>		15 <u>(23</u> <u>)</u>	30 <u>(23</u> <u>)</u>	30 <u>(2</u> <u>(23</u> <u>)</u>
	Minimum Dimensions Width of Street Frontage		20 0			20 0 200
	Width Required in Lot (4)		20 0			20 0 200

Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft
Option B (voluntary affordable housing approach)

FOURT DRAFT: 11/13/2025

Depth Required in Lot (4)														
Maximum in Building Height (feet) (10)	20	30	45	<u>55</u> 75	45	30	<u>20</u> 40 (25))	<u>50</u>	75	<u>45</u> (46))	<u>140</u>		<u>75</u> 35 100 (33, 34)	
Maximum Lot Coverage by Structures (percent) (13) (14) (16)	35 (2 4)	<u>35</u> (2 4)	<u>35</u> (2 4)	<u>35</u>	50		<u>35</u> (24))		<u>35</u> (24))				<u>35</u> (2 4) (24)	40
Maximum Hard Surface Coverage (percent) (37) (47)	85	85	85	85	90	85	<u>80</u>	<u>85</u>	85	<u>85</u>	<u>85</u>		<u>85</u>	85
Maximum Impervious Surface (percent) (35) (37)	60	60	60	60	65	65	<u>60</u>	<u>65</u> 0	<u>65</u>	<u>65</u>	<u>65</u>		<u>60</u>	<u>650</u>

Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft
Option B (voluntary affordable housing approach)

FOURT DRAFT: 11/13/2025

Alternative Maximum Impervious Surface (percent)	80	80	80	80	85	85	80	80	85	80	80	80	80
(35) (37)													
(39) (48)													

Part 20.25F1 Factoria 1

...

20.25F1.040 Dimensional requirements (1)(2).

F1 Land Use District	Minimum Setback (23)(34)(45)			Building Height (56)	FAR	Stepback		
	Type A Street	Type B Street	Type C Street			Type A Street	Type B Street	Type C Street
DA I	N/A	N/A	<u>N/A</u> 30'	<u>140'60'</u>	<u>3.5</u>	N/A	N/A	10' <u>(6)</u>
DA II	10'	N/A	10'	<u>40'75'40' (7)</u>	<u>1.5</u>	N/A	N/A	10' <u>(8)</u> N/A
DA III	N/A	<u>N/A</u> 10'0' (9)	<u>N/A</u> 10'	<u>140'75'</u>	<u>3.5</u>	N/A	<u>N/A</u> 0'10' <u>(10)</u>	10' <u>(6)</u>
DA IV	<u>(11)</u>	<u>(11)</u>	<u>(11)</u>	<u>140'45'</u>	<u>3.5</u>	N/A	N/A	N/A

...

Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft
Option B (voluntary affordable housing approach)

FOURT DRAFT: 11/13/2025

20.25F1.120 FAR Exemptions and bonuses.

The following exemptions and bonuses shall apply, provided all applicable Land Use Code requirements are satisfied:

A. Exempt Uses. One hundred (100) percent of the floor area reserved for the following exempted uses. The applicant shall execute an agreement in a form approved by the City which shall be recorded with the King County Recorder's Office, or its successor organization, requiring that the space be exclusively reserved and utilized for the exempted use to remain for the life of the building. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.

1. Grocery stores.
2. Child care services.
3. Non-profit organizations.
4. Affordable commercial space that, if located in a Mixed-Use Land Use District, would meet the requirements to earn bonus points under as defined LUC 20.25R.050.D.2.h.

B. Affordable Housing.

1. For every 0.2 FAR of affordable housing provided on-site:
 - a. An additional 10 feet of building height is permitted, up to a maximum of 30 feet of additional building height; and
 - b. An additional 0.5 FAR is permitted, up to a maximum of an additional 1.5 FAR.
2. 100 percent of the floor area reserved for affordable housing shall not be counted towards the overall FAR of the site.

C. Open Space. For every one (1) square foot of open space provided exceeding 30 percent of the total lot area, one (1) square foot of residential FAR can be exempted from the development's total FAR calculation, up to a maximum of 0.25 FAR exempt square footage.

Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft
Option B (voluntary affordable housing approach)

FOURT DRAFT: 11/13/2025

Part 20.25I Community Retail-Mixed-Use Design District

...

20.25I.060 FAR exemptions and bonuses.

The following exemptions and bonuses shall apply, provided all applicable Land Use Code requirements are satisfied:

A. Exempt Uses. One hundred (100) percent of the floor area reserved for the following exempted uses. The applicant shall execute an agreement in a form approved by the City which shall be recorded with the King County Recorder's Office requiring that the space be exclusively reserved and utilized for the exempted use to remain for the life of the building. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.

1. Grocery stores.
2. Child care services.
3. Non-profit organizations.
4. Affordable commercial space that, if located in a Mixed-Use Land Use District, would meet the requirements to earn bonus points under LUC 20.25R.050.D.2.h.

B. Affordable Housing.

1. In the O, OLB, OLB2, NB, and CB districts for every 0.2 FAR of affordable housing provided on-site:
 - a. An additional 10 feet of building height is permitted, up to a maximum of 20 feet of additional building height; and
 - b. An additional 0.5 FAR is permitted, up to a maximum of an additional 1 FAR.
2. In the NMU, MU7, MU16, and F3 districts for every 0.2 FAR of affordable housing provided on-site:
 - a. An additional 10 feet of building height is permitted, up to a maximum of 30 feet of additional building height; and
 - b. An additional 0.5 FAR is permitted, up to a maximum of an additional 1.5 FAR.
3. 100 percent of the floor area reserved for affordable housing shall not be counted towards the overall FAR of the site.

Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft

Option B (voluntary affordable housing approach)

FOURTH DRAFT: 11/13/2025

C. Open Space. For every one (1) square foot of open space provided exceeding 30 percent of the total lot area, one (1) square foot of residential FAR can be exempted from the development's total FAR calculation, up to a maximum of 0.25 FAR exempt square footage.

Part 20.25P Eastgate Transit Oriented Development Land Use District

...

20.25P.060 Dimensional requirements.

A. General.

This subsection (Chart 20.25P.060.A, Dimensional Requirements in Eastgate Transit Oriented Development Land Use District) sets forth the dimensional requirements for the district. The Dimensional Requirements of Chart 20.20.010 do not apply in the EG-TOD. Each structure, development, or activity in the EG-TOD shall comply with these requirements except as otherwise provided in this section. If a number appears in a box at the intersection of a column and a row, the dimensional requirement is subject to the special limitation indicated in the corresponding note.

Chart 20.25P.060.A Dimensional Requirements in Eastgate Transit Oriented Development District

	Eastgate Transit Oriented Development Land Use District
LAND USE CLASSIFICATION	EG-TOD
DIMENSIONS	(¹)
Minimum Setbacks of Structures (feet)	0 (²) (³) (⁴)
Front Yard	
Minimum Façade Separation (feet) (setback/stepback)	10 (⁵)
Rear Yard (feet)	50 (²) (³) (⁴)

Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft

Option B (voluntary affordable housing approach)

FOURT DRAFT: 11/13/2025

Eastgate Transit Oriented Development Land Use District	
LAND USE CLASSIFICATION	EG-TOD
DIMENSIONS	(¹)
Side Yard (feet)	50 ⁽²⁾ ⁽³⁾ ⁽⁴⁾
2 Side Yards	
Floor Area Ratio	2. 50 ⁽¹⁾
Maximum in Building Height (feet)	1 46 ⁴⁵ ₅₅ ⁽⁶⁾
Maximum Lot Coverage by Structures (percent) (⁷)⁽⁸⁾⁽⁹⁾ (¹⁴)	35
Maximum Hard Surface Coverage (¹¹) (¹²)	85
Maximum Impervious Surface (percent) (¹⁰) (¹¹)	60
Alternative Maximum Impervious Surface (percent) (¹⁰) (¹¹) (¹³)	80

...

B. Exceptions to Dimensional Requirements.

1. ~~Impervious Surface. See LUC 20.20.460 for exceptions and performance standards relating to impervious surfaces. Bonus Height and FAR. In the EG-TOD land use district, for every 0.2 FAR of affordable housing provided onsite:~~
 - a. ~~An additional 10 feet of building height is permitted, up to a maximum of 30 feet of additional building height; and~~

Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft
Option B (voluntary affordable housing approach)

FOUR DRAFT: 11/13/2025

- b. An additional 0.5 FAR is permitted, up to a maximum of an additional 1.5 FAR.
- 2. Exempted Floor Area Ratio. A maximum of 21.0 FAR (floor area ratio) may be exempted for affordable housing, public restrooms, open space, grocery stores, child care services, non-profit uses, and special dedications as provided below. Provided, neither the combination nor the singular use of any of these methods, other than affordable housing, shall exceed an exception of 1.0 FAR. Underground buildings as defined in LUC 20.50.050 are not structures for the purpose of calculating floor area. In the EG-TOD land use district, the FAR dedicated to the following amenities shall be exempt from a development's total FAR calculation, provided both all applicable Land Use Code requirements are satisfied and no more than a total of 2.0 FAR is exempted by operation of this subsection:

 - a. In the EG-TOD land use district, up to 1.0 FAR of floor area dedicated to on-site affordable housing shall not be counted for the purposes of calculating the FAR of a project; provided, that:

 - i. The affordable housing is provided at a ratio of 2.5 market rate units to 1 affordable housing unit; and
 - ii. The bedroom mix and exterior finishes shall be comparable to the market rate units, but interior design, unit size, amenities and interior finishes may vary.

...
 - c. Up to 1.0 FAR dedicated to on-site grocery stores, provided, that:

 - i. The FAR dedicated for use as a grocery store shall be reserved exclusively for such use for a minimum of 25 years from the date that a certificate of occupancy is issued for the building containing the dedicated floor area; and
 - ii. The applicant shall execute and record a legal agreement in accordance with subsection B.3 of this section.
 - d. Up to 1.0 FAR of floor area dedicated to on-site child care services, provided, that:

Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft
Option B (voluntary affordable housing approach)

FOURT DRAFT: 11/13/2025

- i. The FAR dedicated for child care services shall be reserved exclusively for such use for the life of the project; and
- ii. The applicant shall execute and record a legal agreement in accordance with subsection B.3 of this section.
- e. Up to 1.0 FAR dedicated to non-profit uses, provided, that:
 - i. The FAR dedicated for non-profit use shall be reserved exclusively for such use for the life of the project; and
 - ii. The applicant shall execute and record a legal agreement in accordance with subsection B.3 of this section.
- f. Up to 1.0 FAR dedicated to affordable commercial space, as defined under LUC 20.25R.050.D.2.h., provided, that:
 - i. The FAR dedicated for use as affordable commercial space, as defined under LUC 20.25R.050.D.2.h, shall be reserved exclusively for such use for the life of the project; and
 - ii. The applicant shall execute and record a legal agreement in accordance with subsection B.3 of this section.
- g. Floor Area Earned from Special Dedication and Transfers.
 - i. General. Land that is dedicated to the City of Bellevue for right-of-way or to accommodate the linear alignment of an RLRT system, or open space, without compensation to the owner, may be used for the purpose of computing maximum FAR notwithstanding the definition of floor area ratio in LUC 20.50.020; provided, that the requirements of subsection B.1.g.ii or B.1.g.iiiB.2.c.ii or iii of this section are met. The Director shall calculate the amount of square footage earned for transfer. Transferable floor area shall only be used in the EG-TOD.

Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft
Option B (voluntary affordable housing approach)

FOUR DRAFT: 11/13/2025

ii. Right-of-Way and Linear Alignment of an RLRT System – Special Dedications.

The special dedication provisions of LUC 20.30V.170.B do not apply in the EG-TOD.

...

(3). Floor Area Earned. The floor area available to transfer shall be equal to maximum FAR limits that apply to the square footage of the area to be dedicated in conformance with this subsection B.1.g.ii B.2.c.ii and shall be included in the project limit for the purpose of computing maximum FAR. The transfer FAR shall be calculated based on applicable land use district regulations for the dedication area.

iii. Open Space Transfers.

...

(2). Floor Area Earned. The floor area available to transfer shall be equal to that permitted through the FAR limits that apply to the square footage of the area to be dedicated in conformance with this subsection B.1.g.iii B.2.c.iii and shall be added to the allowed floor area of the project for the purpose of computing maximum FAR. The transfer FAR shall be calculated based on applicable land use district regulations for the dedication area.

3. Legal Agreement. Where a legal agreement is required by operation of subsections B.1.b through B.1.f of this section, the legal agreement shall be in a form acceptable to the Director. Once fully executed, the applicant shall record the agreement with the King County Recorder's Office on the title of the real property on which the development is located. The agreement shall include, but is not limited to, the following terms and conditions:

a. The agreement shall be a covenant running with the land and shall be binding on the assigns, heirs, and successors of the owner of the property;

Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft
Option B (voluntary affordable housing approach)

FOURT DRAFT: 11/13/2025

- b. That the FAR dedicated for a particular use shall be reserved exclusively for such use for the applicable time period stated in subsections B.1.b through B.1.f of this section; and
- c. Any other terms and conditions that are reasonably necessary to ensure the dedicate FAR is used