

Nesse, Katherine

From: leslieegeller@gmail.com
Sent: Thursday, June 19, 2025 8:10 PM
To: Council; Carlson, Diane (she/her); PlanningCommission
Subject: Which is worse: this new McMansion or a sixplex?
Attachments: IMG_8983.JPEG

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Councilmembers, City Manager, and Planning Commissioners,

The attached photo is of a new humongous house under construction a block from my house. This is what I see now when I exit my cul-de-sac onto 150th Ave SE, one block south of Newport Way. I think about what the view would be were a sixplex to be built there instead. Or six townhomes. Or frankly any other mix of the 9 middle housing types. As bad as this monstrous McMansion is, I think 6+ units of middle housing would be worse. In theory, there could be 8 units if there are two ADUs. Plus the 300sq ft of “garage/storage” that also doesn’t count towards the FAR. This lot is not near frequent, or even occasional transit. Everyone likely would have at least one car.

I imagine cookie-cutters of what I imagine to occur in many Bellevue neighborhoods. Eastgate, with it’s original 1954 housing stock, has been particularly vulnerable to the scourge of developers wanting to build these ginormous McMansions. My big fear is that middle housing developers will add insult to injury in Eastgate. And think of all the tree canopy that has been and will be lost!

Sincerely,

Leslie
Leslie Geller
Bellevue resident and President & Secretary, Eastgate Community Association



Nesse, Katherine

From: Johnathan Kurth <johnathan.kurth@gmail.com>
Sent: Monday, June 23, 2025 12:21 AM
To: clee@bellevuewa.com; Council@bellevuewa.com; llrobinson@bellevuewa.gov; Whipple, Nicholas; PlanningCommission; Horner, Rebecca D; tpratt@bellevuewa.com; gschrader@bellevuewa.com; Gallant, Kristina; Mandt, Kirsten; dlong@bellevuewa.com
Cc: troy@sapphirehomesnw.com; Veronica Shakotko; Ryan Gillis; John Hansen; Jacob Young; Craig Pontius; Callidus Development; Matt LaLande
Subject: HIGH PRIORITY - Needed Review for Councilmen Conrad Lee's Motion & Needed Amendment from Nick Whipple for the new Cottage Housing Type
Attachments: Cottage code bldg profiles_v1.0.pdf; Cottage Sapphire Homes Bedroom on Main .pdf
Follow Up Flag: Follow up
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You don't often get email from johnathan.kurth@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL] Use caution when clicking links or opening attachments.

Greetings Nick Whipple, Mayor, City Council & Planning commission-

Myself and a number of builders & developers including the MBA have been in contact with your teams since your last Middle Housing marathon City Council meeting which I attended with other developers/builders & our MBA advocate. We very much appreciated Councilman Conrad Lee's willingness to bring up a motion to continue the dialog around the new cottage housing type code being voted on this coming Tuesday night. I wanted to lay out some of our results from these meetings and conversations with the community. I grew up in Bellevue and attended BCC now BC and have developed and built many cottages and homes. I have met all of my cottage home buyers and asked them what they care the most about regarding design and desired amenities. Below are our group's unified findings as a local community that very much cares about being a part of building the missing middle and giving Bellevue residents more options to buy attainable housing for future Bellevue generations.

Engagement

- Councilman Conrad and I had spoken at length the previous week regarding his thoughts and ideas around his motion he wants to bring to the next City Council meeting. I also shared with him the developer/builder collective thoughts and ideas to help make the new cottage housing type a success for both the City and the community & the developer/builder community.
- This last week I met with Councilman Conrad, Troy Schmeil and a Bellevue resident who advocates for responsible LU issues to help create better cottage housing. Councilman Conrad wanted to get all sides of the issues out onto the table for an in-person discussion. We met up and had a very productive meeting. After much dialogue discussing all of the major issues related to cottage housing including heights, square footage, lot coverages, impervious surfaces, porches, open space, trees, and the very long entitlement/permitting process, high costs, etc., I'm happy to report we came to an almost 100% unified agreement of what we believe will best serve Bellevue's residents in adopting the new cottage housing type code. We know it's not perfect but we are all trying hard to get it right and do the best we can.

- Councilman Conrad called me Saturday to discuss a plan for how we can bring an amendment (from Nick Whipple & the planning team) for the cottage housing type code from the motion he plans to bring up at next Tuesday evening's City Council meeting.
- At the last BDC meeting the previous week, Nick Whipple and I had a good discussion afterwards regarding the design issues & constraints with the current proposed cottage housing type code. Mayor Lynne Robinson also joined us in our conversation and I was able to share with her the design issues & development constraints under the current proposed amendment. After the discussion she asked Nick and his team to look into it and to help bring clarity to the next City Council meeting regarding these code amendment items.

Next Steps

- Councilman Conrad would like to set up a meeting sometime on Monday or Tuesday before the City Council meeting on Tuesday night to allow the elected officials and City staff to meet with Councilmen Conrad, me & the developer/builder community to dialog on the issues that the City Council raised and had questions on regarding the new cottage housing tye code. **Nick Whipple & Councilman Conrad, can you please help in coordinating a brief 1 hour meeting with the elected officials and City staff and provide us a room at City Hall where we can all try and come together for one last good effort to try and finalize the best possible cottage housing code that will best serve the residents of Bellevue?** It would be great if we can try for later in the day on Monday and or anytime on Tuesday before the City Council meeting.
- Councilman Conrad would also like to direct Nick and the planning team to update the cottage housing type code and bring a new amendment before The City Council to vote on this Tuesday. This is a result from the motion he tried to bring up at the last middle housing City Council meeting. Councilman Conrad asked me to help him with sending out this email to all stakeholders to help him with this difficult and sometimes confusing and complicated LU code process. Please confirm with him if need be.

Reasonings Why For A New or Updated Amendment

- 1500 sqft is a little too small to allow for starter home families. We cannot get 3 bedrooms upstairs with a laundry room and 2 full bathrooms. We also cannot get a flex office/bedroom on the 1st floor with the kitchen and main living area to work.
- 1750 sqft will allow for all of the desired amenities desired by starter home & senior buyers. Young families desire to have all of their kids' bedrooms on the same floor as the parents bedroom. Also, when the grandparents come to visit & help their young families they can stay in the flex room on the main floor. The flex room is also a good spot for an office for folks to have the option to work from home. Lots of working professionals now prefer this when possible. Plus, this can allow dual income providers to have the option to work from home & run a small business or work remote while helping to care for young children or an elderly parent. Seniors will also be able to live on the main floor and have the extra rooms up stairs for their visiting grandchildren. This size home is also a good size for resident's that are ready to sell and move down from a larger 3500 sqft home to a smaller home. If 1500 sqft is adopted many of these desired amenities will have to be forgone due to minimum square footage requirements for these desired amenities. Buyers today expect these amenities when paying for a new construction home.
- The 24 foot building height proposed is too low to allow for Architural desired designs. At 24 feet, we cannot obtain the minimum desired 8 foot head height from floor to ceiling when doing a

gabled roof or a shed roof. New state energy requirements have created much larger floor cavities and bigger roof cavities to fit in more insulation and the need to now install mechanical devices and venting into the floor. These devices can no longer go on outside walls and must now go into the upper floors making the floor cavities larger. Another big issue is the way height is calculated. The height is calculated using the average grade of the building footprint across the building lot. Meaning, if we do not have a flat site and have a sloping site we lose height and we have an even harder time getting an 8 foot floor to ceiling height to work.

- We have found that the most desired finished floor to ceiling height that our buyers love is 9 feet. This height really helps cottages/smaller homes feel much more spacious and more livable. This type of home also sells much better than homes with 8 feet or less. A 24 foot height requirement will create most cottages/smaller homes to have a floor to ceiling height to be less than 8 feet on at least one floor or both floors when there's a decent slope on the building site which is nowadays for most building sites.
- The City Council brought up 3 stories as one of their main issues for the new cottage housing type at the last middle housing City Council meeting. The development/building community & MBA agree that 3 stories is not a desired or needed design for this new housing type. We believe 2 stories is the right size for the new cottage housing type in Bellevue's residential neighborhoods. Nick Whipple mentioned that it would take a director's rule to change the code to say 2 stories vs using a max building height. Below we have provided code language from our Design/Architect firm that has designed many cottages for developers/builders in many of the local City jurisdictions. Using the proposed language should not require a director's rule and would allow for 2 stories and disallow for 3 story cottage housing type homes and the flexibility to allow for different Architectural styles along with the ability to deal with sites that have sloping & grade issues.
- Currently right now there are no 1750 sqft new construction smaller detached cottage homes on the market on the eastside. We have been tracking whenever a new construction 1750 sqft home comes onto the market and when they do they are purchased almost immediately. The only new construction 1750 sqft smaller homes that have been built and sold in the last year have been in Kirkland. Kirkland was the first eastside city to allow multiple 1750 sqft smaller home cottages on one lot and their residents have been buying them at a very rapid pace even in this hard and softening RE market. That size of a home is much more attainable to buy and gives most residents everything they need & want. The supply is currently zero at this housing size and the demand is very high for wanting it.

Cottage Housing Amendment Proposal

- Below are the ideas discussed during the community engagements and the ideas shared with Councilmen Conrad that he has agreed to in principle for the amendment to the cottage housing code being proposed. Our hope and desire is to have these items to be adopted for the new cottage housing code. Also, Councilman Conrad would like to propose and direct the planning department to do a study in 3-4 years from when the new code goes into effect to review the pros & cons of how well the new cottage housing projects have been built and implemented for Bellevue's residents. After the study, the planning staff can present their findings to the City Council and make suggestions of potential adjustments to the cottage housing type codes to make them even better for Bellevue's residents.
 - **Building Height - "30 foot height or two stories, whichever is less"**
 - **Livable Square Footage - 1750**

Building Height Code Language To Keep Cottage Housing Type At Two Stories

- We would like to combine the max building height of 30 feet & to borrow the term "story" as is defined in the IBC, so the city can use this approach and borrow that definition when writing their code. The main advantage of this approach is that it actually limits story count, which can be useful if the city is more interested in ensuring buildings are actually two stories. We suggest that the city combine the "30 foot height or two stories, whichever is less" language to the code amendment.

Visual Examples Below - (Also attached to this email for download to review in better detail - From Troy Schmeil)

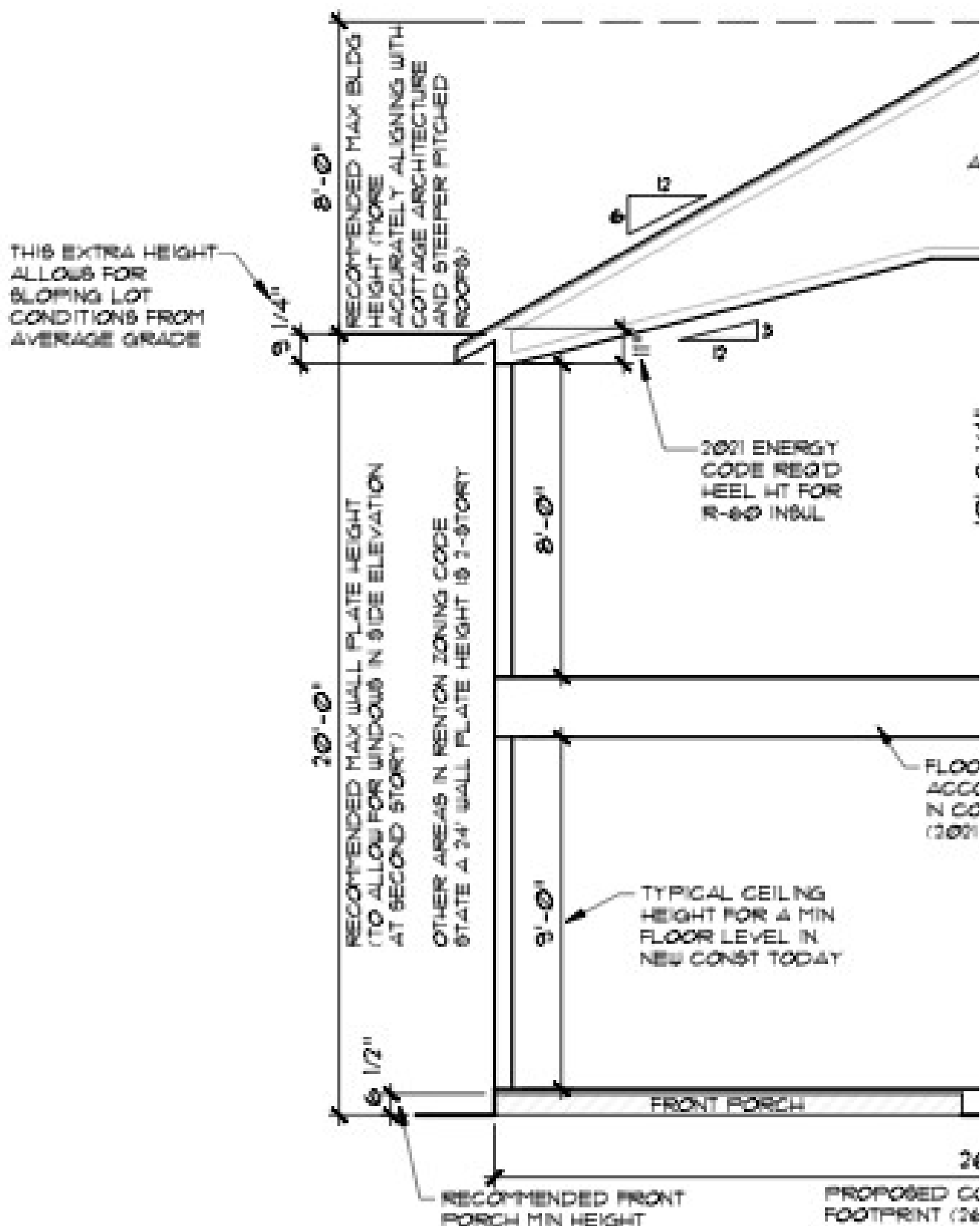
- First example shows a typical cottage working with 28 feet. Adding 2 extra feet to allow for a 30 foot max height allows for sloped and grade challenged sites. Plus, it allows for added a little extra finished floor to ceiling heights to help the smaller spaces feel bigger & roomier.
- Second example shows a cottage using a 24 foot height max where the cottage will have issues with ceiling heights and energy requirements. Plus, it gives no extra room to deal with sloped & grade challenged sites.
- Third & Fourth Visual Example are floor plans with just under 1700 sqft - it shows how we can just barely fit in all of the desired buyer amenities. Providing 1750 sqft will give us a little bit of extra design flexibility to do different layouts for different lot sizes. Plus, the visual massing of 1750 vs 1500 will hardly be noticable when standing out in front of both homes side by side. This sizing will fit nicely into Bellevues neighborhoods vs the newer and now typical big 3 story McMansions going in everywhere on 1 for 1 spot lots.
- Some of my favorite developers/builders that I take my New Urbanism ques from are Casey Roloff the founder and builder of Seabrook on the Wa coast and Lynn White the owner and builder of The Cottage Company. She has built many cottage style homes around a common amenity area in the NW.

Thank you for taking the time to review and to try and meet up with us and Councilman Conrad this coming Monday or Tuesday to discuss this very important new housing type for Bellevue's residents. Please reach out to me or Councilman Conrad to discuss your thoughts or ideas or please ask us any questions and we'll be happy to discuss and help out.

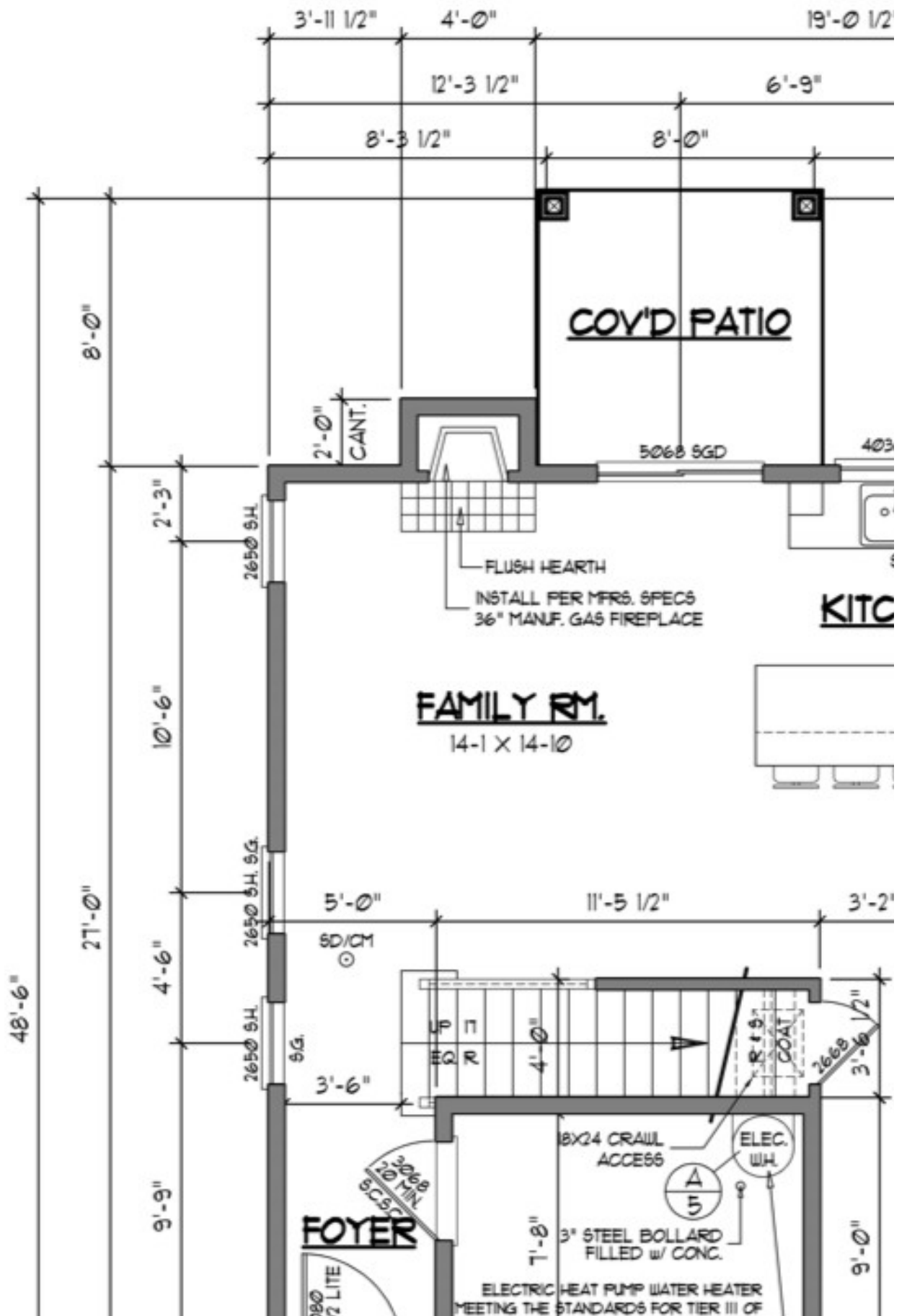
Humbly submitted,

Johnathan Kurth

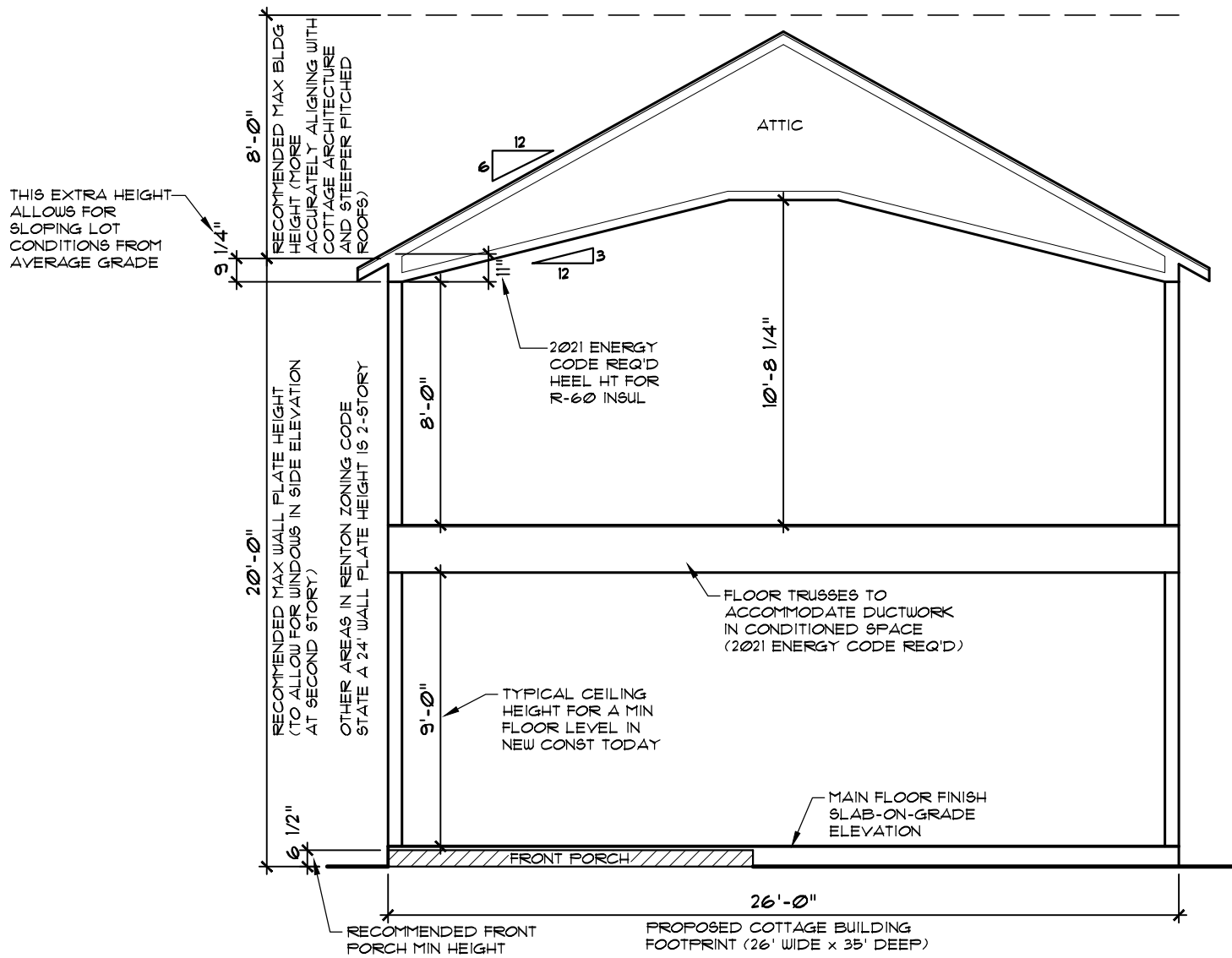
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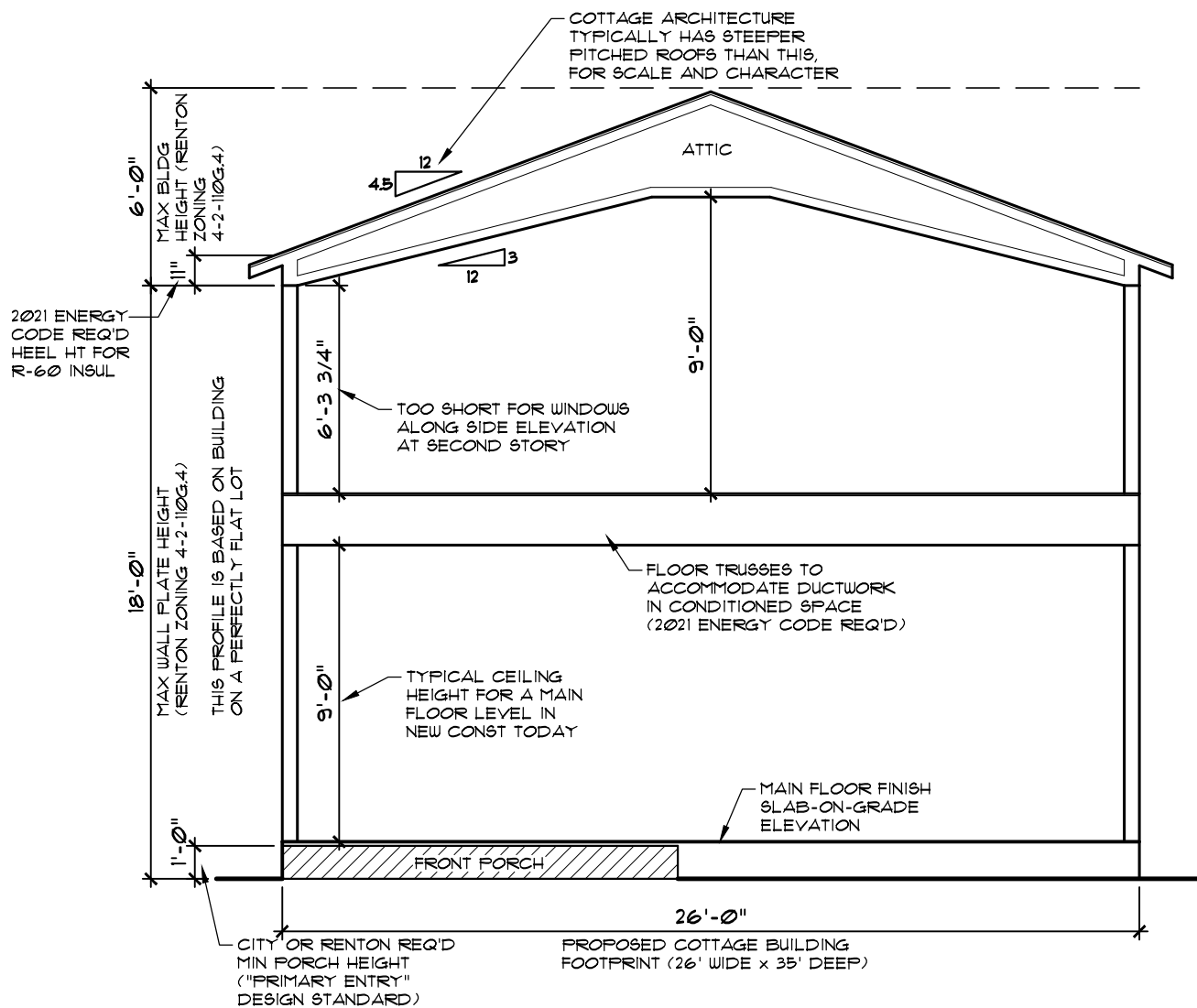
RECOMMENDED COTTAGE



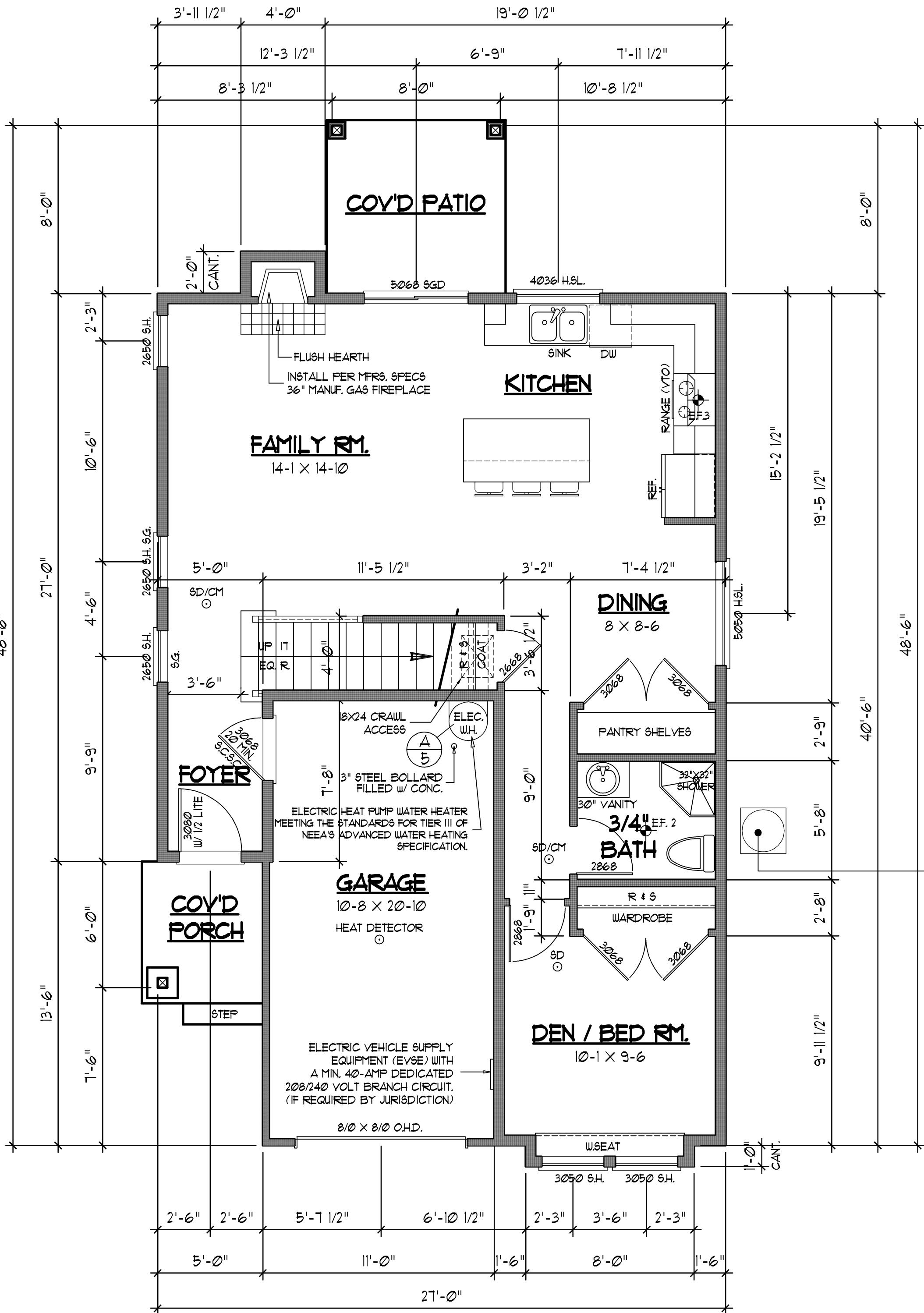




RECOMMENDED COTTAGE BUILDING PROFILE



COTTAGE BUILDING PROFILE BASED ON CODE



MAIN FLOOR PLAN

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SCALE : 1/4" = 1'-0"

AREA SUMMARY

MAIN FLOOR ... 191 SF.
UPPER FLOOR ... 884 SF.
TOTAL ... 1,075 SF.
COV'D PORCH / COV'D PATIO ... 94 SF.
GARAGE ... 222 SF.
GLASS AREA ... 211.5 SF.
GLAZING PERCENTAGE (GL / FL) ... 12.6 %

SAPPHIRE HOMES, NW
TROY SCHMEIL
LIMITED LICENSE # 96146

VENTILATION REQUIREMENTS

1	"PANASONIC" FV-11VK3 110CFM .8 SONES OR EQUIVALENT	112 CFM @ .25 WS 110 CFM @ .1 WS
2	"PANASONIC" FV-08VK3 80CFM .4 SONES OR EQUIVALENT	79 CFM @ .25 WS 80 CFM @ .1 WS
3	"BROAN" BCSQ130SS / UNDER 2 SONES OR EQUIVALENT	375 CFM 160 CFM MIN.

NOTES: 1. USE PANASONIC FV-11VK3 (100 CFM MIN.) @ ALL UTILITY & WHOLE HOUSE FAN.
2. USE PANASONIC FV-08VK3 (50 CFM MIN.) @ ALL BATHROOM LOCATIONS.
3. USE BROAN BCSQ130SS (375 CFM / 160 CFM MIN.) @ KITCHEN RANGE.
4. ALL FANS TO VENT DIRECTLY TO OUTSIDE.
5. ALL OTHER REQUIREMENTS OF WSEC MUST BE MET.

RANGE HOOD: M150321 DOMESTIC OPEN-TOP BROILER UNITS SHALL BE PROVIDED WITH A METAL EXHAUST HOOD HAVING A MINIMUM THICKNESS OF 0.051 INCH (0.350 MM) (NO. 28 GAGE). SUCH HOODS SHALL BE INSTALLED WITH A CLEARANCE OF NOT LESS THAN 1/4 INCH (6.4 MM) BETWEEN THE HOOD AND THE UNDERSIDE OF COMBUSTIBLE MATERIAL OR CABINETS. A CLEARANCE OF NOT LESS THAN 24 INCHES (610 MM) SHALL BE MAINTAINED BETWEEN THE COOKING SURFACE AND THE COMBUSTIBLE MATERIAL OR CABINETS. THE HOOD WIDTH SHALL NOT BE LESS THAN THE WIDTH OF THE BROILER UNIT AND SHALL EXTEND OVER THE ENTIRE UNIT.

EXCEPTIONS:
1. BROILER UNITS THAT INCORPORATE AN INTEGRAL EXHAUST SYSTEM, AND THAT ARE LISTED AND LABELED FOR USE WITHOUT AN EXHAUST HOOD, SHALL NOT BE REQUIRED TO HAVE AN EXHAUST HOOD.
2. BROILER UNITS PERMANENTLY INSTALLED OUTSIDE THE BUILDING ENVELOPE AND HAVING THE COOKING SURFACE AT LEAST 5 FEET (524 MM) BELOW A 1-HOUR FIRE-RESISTANCE-RATED CEILING SHALL NOT BE REQUIRED TO HAVE AN EXHAUST HOOD.

EXHAUST OPENINGS: M15043 AIR EXHAUST OPENINGS SHALL TERMINATE AS FOLLOWS:
1. NOT LESS THAN 3 FEET (914 MM) FROM PROPERTY LINES.
2. NOT LESS THAN 3 FEET (914 MM) FROM GRAVITY AIR INTAKE OPENINGS, OPERABLE WINDOWS AND DOORS.
3. NOT LESS THAN 10 FEET (3048 MM) FROM MECHANICAL AIR INTAKE OPENINGS EXCEPT WHERE EITHER OF THE FOLLOWING APPLY:
3.1. THE EXHAUST OPENING IS LOCATED NOT LESS THAN 3 FEET (914 MM) ABOVE THE AIR INTAKE OPENING.
3.2. THE EXHAUST OPENING IS PART OF A FACTORY-BUILT INTAKE/EXHAUST COMBINATION TERMINATION FITTING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, AND THE EXHAUST AIR IS DRAINED FROM A LIVING SPACE.
4. OPENINGS SHALL COMPLY WITH SECTIONS R3023.2 AND R3023.6.

EXHAUST DUCTING: M15033 DOMESTIC COOKING EXHAUST EQUIPMENT SHALL DISCHARGE TO THE OUTDOORS THROUGH A DUCT. THE DUCT SHALL HAVE A SMOOTH INTERIOR SURFACE, SHALL BE AIR-TIGHT, SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER AND SHALL BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS. DUCTS SERVING DOMESTIC COOKING EXHAUST EQUIPMENT SHALL NOT TERMINATE IN AN ATTIC OR CRAWL SPACE OR AREAS INSIDE THE BUILDING.

FIREBLOCKING: R30211 FIREBLOCKING IN COMBUSTIBLE CONSTRUCTION FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 11. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 12. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, AND COVE CEILING.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R3021.1.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E814 REQUIREMENTS.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.3.
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

M15052 RECIRCULATION OF AIR. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR CIRCULATED TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS, TOILET ROOMS, AND KITCHENS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. THIS SECTION SHALL NOT PROHIBIT THE INSTALLATION OF DUCTLESS RANGE HOODS IN ACCORDANCE WITH THE EXCEPTION TO SECTION M15033.
M15033 EXHAUST EQUIPMENT.

M160141 JOINTS, SEAMS AND CONNECTIONS. LONGITUDINAL AND TRANSVERSE JOINTS, SEAMS AND CONNECTIONS IN METALLIC AND NONMETALLIC DUCTS SHALL BE CONSTRUCTED AS SPECIFIED IN SMACNA HVAC DUCT CONSTRUCTION STANDARDS. METAL AND FLEXIBLE AND NAHMA FIBROUS GLASS DUCT CONSTRUCTION STANDARDS. JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS, AND CONNECTIONS IN DUCTWORK SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), PLASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS, LIQUID SEALANTS OR TAPES. TAPES AND MASTICS USED TO SEAL FIBROUS GLASS DUCTWORK SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A AND SHALL BE MARKED "181A-R" FOR PRESSURE-SENSITIVE TAPE, "181 A-M" FOR MASTIC OR "181 A-H" FOR HEAT-SENSITIVE TAPE. TAPES AND MASTICS USED TO SEAL METALLIC AND FLEXIBLE AIR DUCTS AND FLEXIBLE AIR CONNECTORS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED "181 B-F" FOR PRESSURE-SENSITIVE TAPE OR "181 B-M" FOR MASTIC. DUCT CONNECTIONS TO FLANGES OF AIR DISTRIBUTION SYSTEM EQUIPMENT SHALL BE SEALED AND MECHANICALLY FASTENED. MECHANICAL FASTENERS FOR USE WITH FLEXIBLE NONMETALLIC AIR DUCTS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED "181C-C" JOINTS FOR ROUND METALLIC DUCTS SHALL HAVE A CONTACT LAP OF NOT LESS THAN 1 INCH (25 MM) AND SHALL BE MECHANICALLY FASTENED BY MEANS OF NOT LESS THAN THREE SHEET-METAL SCREWS OR RIVETS EQUALLY SPACED AROUND THE JOINT. CLOSURE SYSTEMS USED TO SEAL ALL DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

EGRESS DOOR: R312 EGRESS DOOR NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

R313 FLOORS AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 INCH VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).

GARAGE/DWELLING DOOR: R30231 OPENING PROTECTION. OPENINGS FROM A SHARED ACCESSORY ROOM OR AREA DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE SHARED ACCESSORY ROOM OR AREA SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR A FIRE DOOR ASSEMBLY WITH A 20-MINUTE FIRE-PROTECTION RATING, EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE.

R30842 GLAZING ADJACENT TO DOORS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (524 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
1. WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
2. WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES (3/4 RAD) FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

R30216 DWELLING-GARAGE FIRE SEPARATION. THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R3021.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R3023. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R1002.3.5. THE WALL SEPARATION PROVISIONS OF TABLE R3021.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

TABLE R3021.6 DWELLING-GARAGE SEPARATION

FROM THE RESIDENCE AND ATTICS: NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE

FROM HABITABLE ROOMS ABOVE THE GARAGE: NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT

STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION: NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT

GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT: NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA.

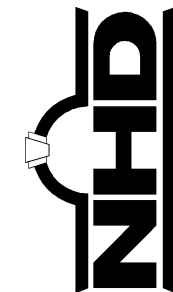
USEC-R4041 R4041 LIGHTING EQUIPMENT. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES.

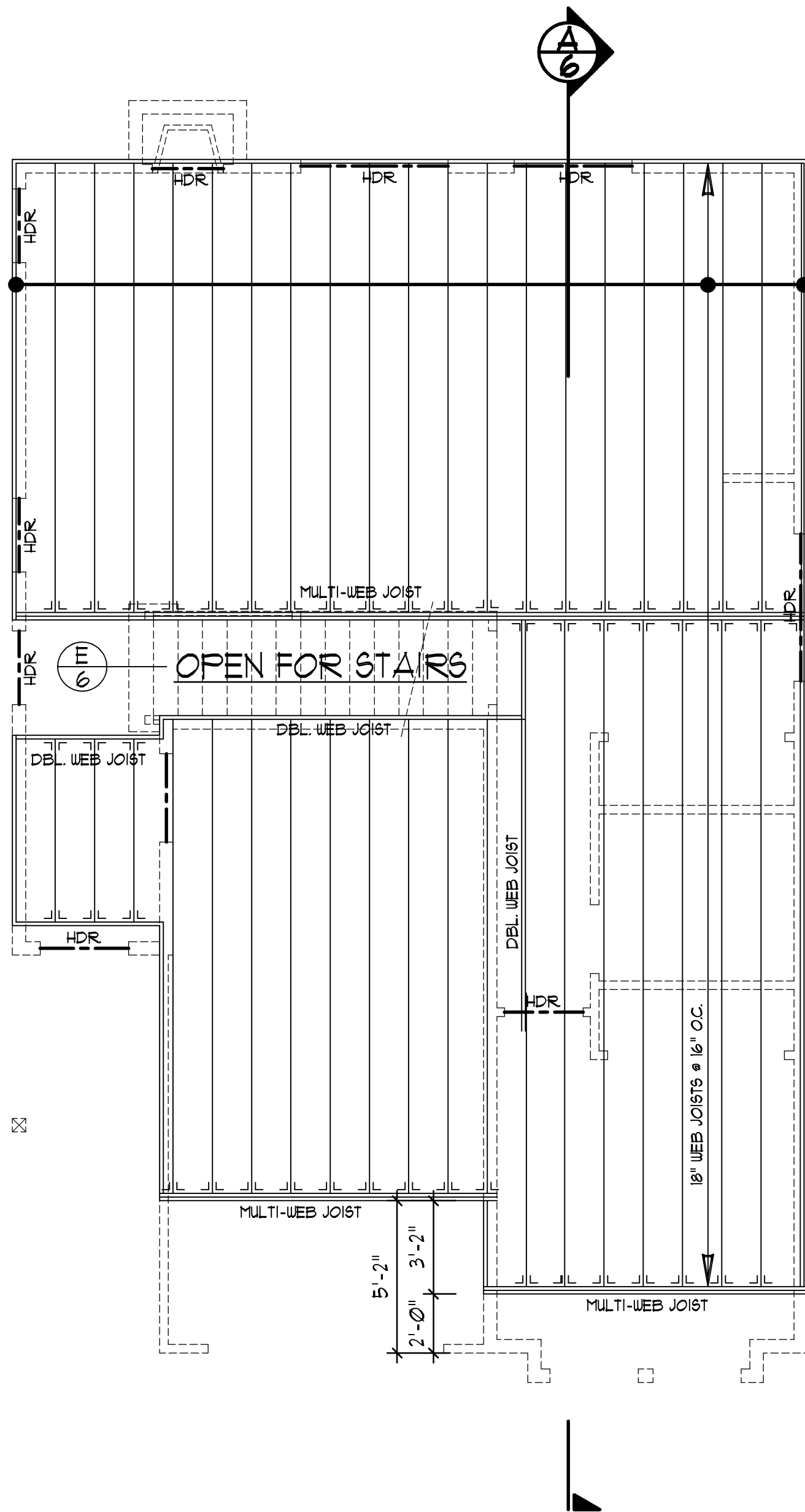
UPC 608.2 FOR WATER PRESSURE HIGHER THAN 80 PSI AN APPROVED PRESSURE REDUCING VALVE (PRV) SHALL BE INSTALLED.

NOTE:
While every attempt has been made to assure the accuracy of these drawings, **ALL INFORMATION MUST BE VERIFIED** prior to ordering any raw materials or fabricated components.
Any structural components specified are for reference only and must be verified with the **ENGINEER OF RECORD's "S-Sheets"** and/or (attached) documents

NORTHWEST HOME DESIGNING, INC.
P.O. BOX 88103, STEILACOOM, WA 98388 (253) 584-6309
www.NHDHomePlans.com

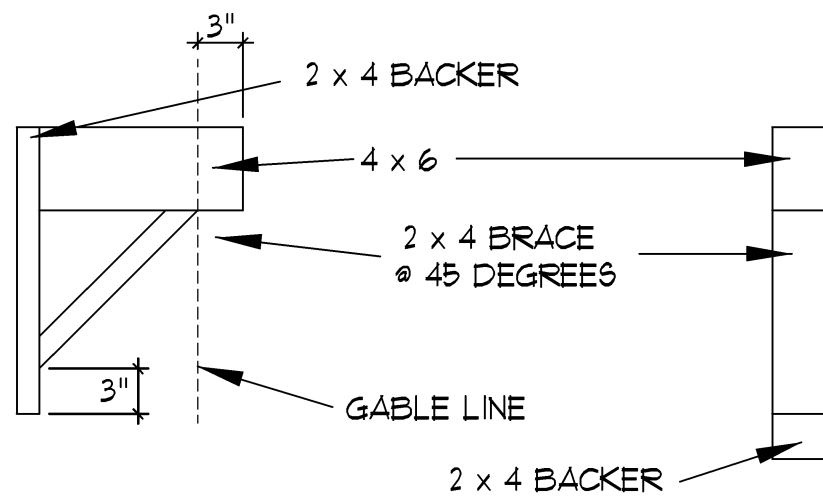
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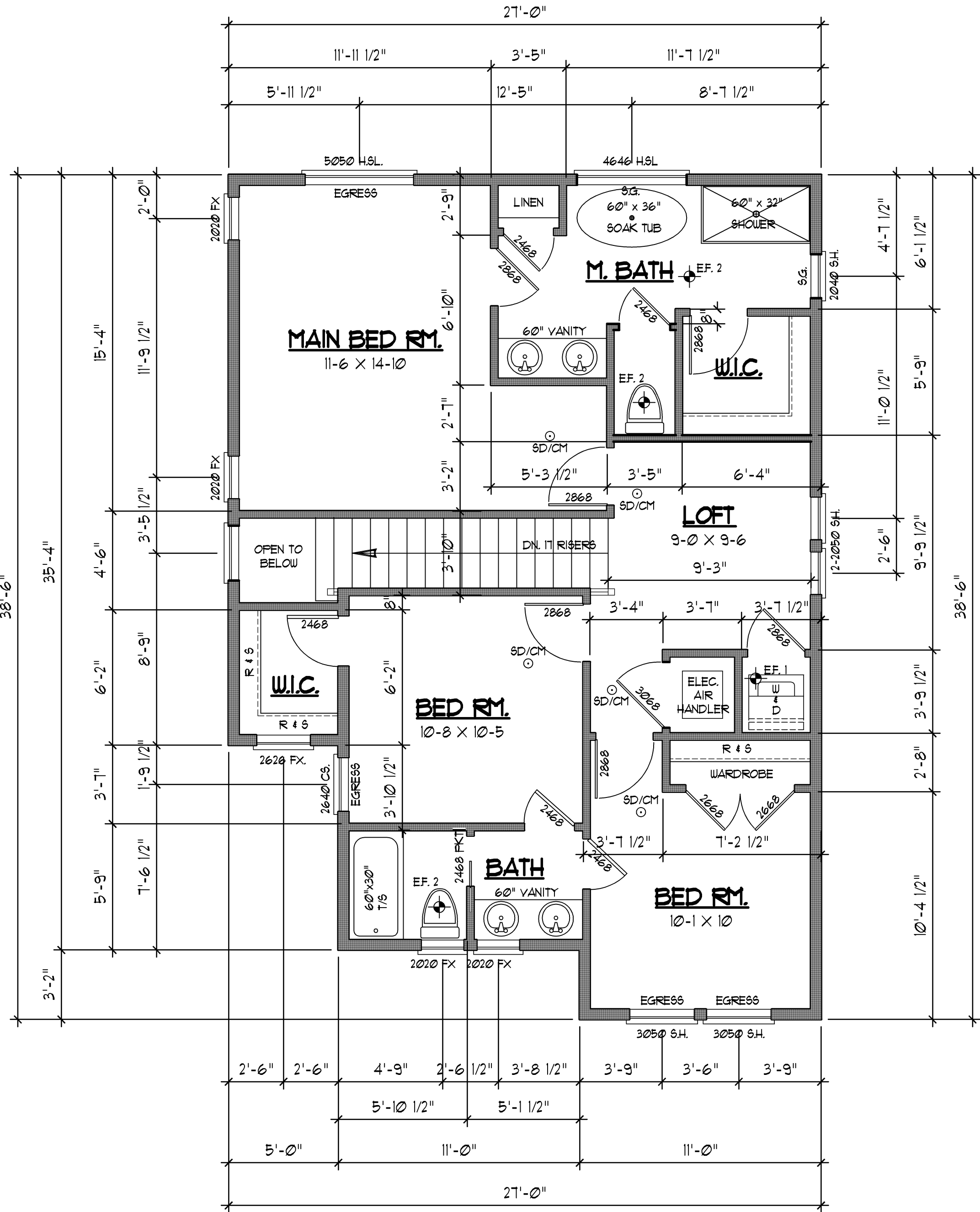
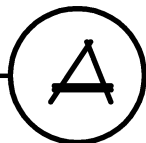


UPPER FLOOR FRAMING PLAN

© COPYRIGHT 2025 NORTHWEST HOME DESIGNING, INC. SCALE : 1/4" = 1'-0"



GABLE BRACE DETAIL



UPPER FLOOR PLAN

© 2025 NORTHWEST HOME DESIGNING, INC. SCALE : 1/4" = 1'-0"

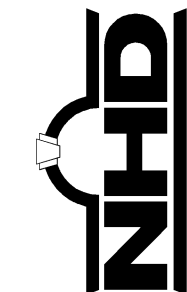
SAPPHIRE HOMES, NW
TROY SCHMEIL
LIMITED LICENSE # 96146

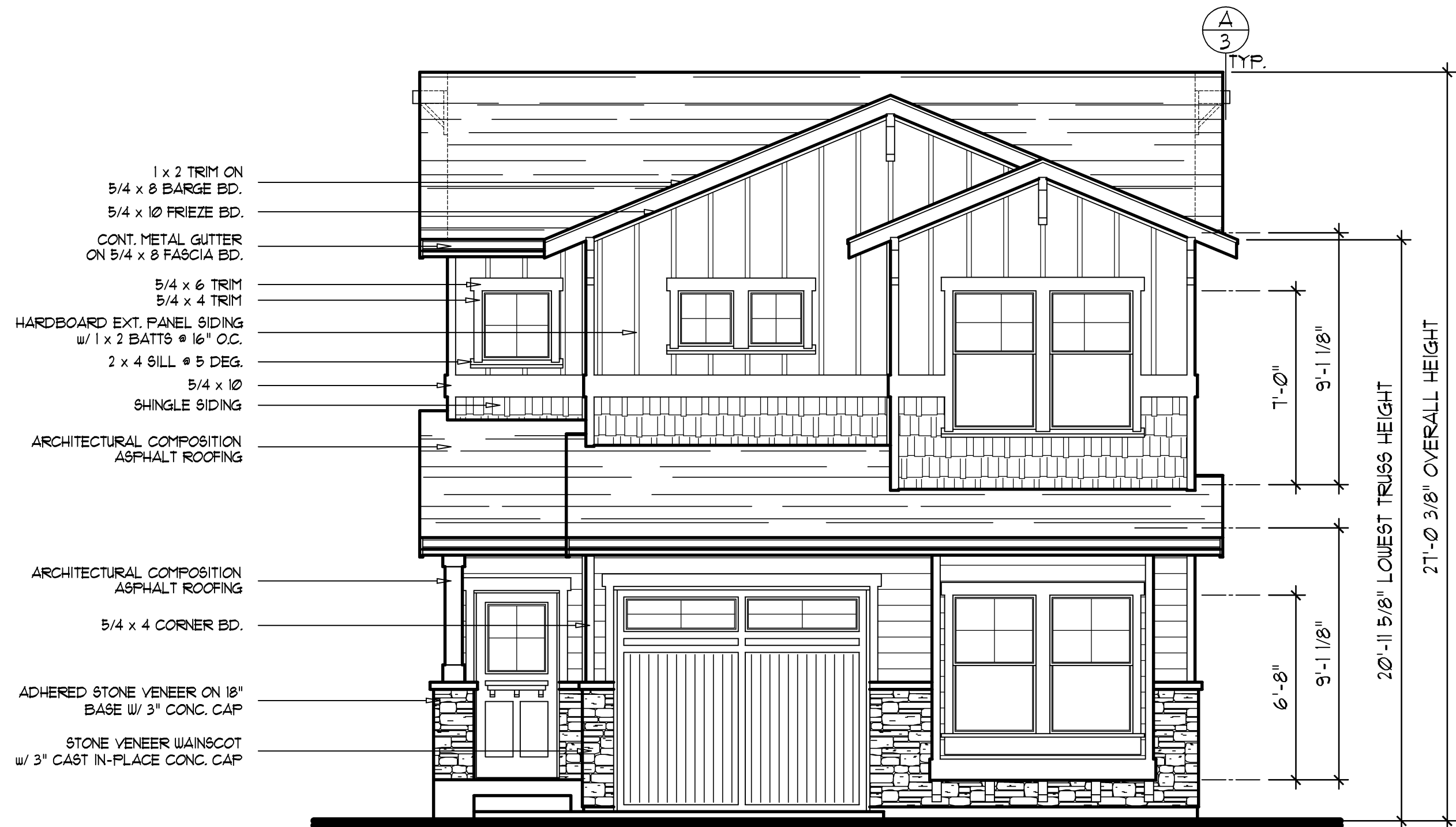
NOTE:
While every attempt has been made to assure the accuracy of these drawings, ALL INFORMATION MUST BE VERIFIED prior to ordering any raw materials or fabricated components.
Any structural components specified are for reference only and must be verified with the ENGINEER OF RECORD's "S-Sheets" and/or (attached) documents

- R314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3.
 5. IN NAPPING AREAS IN A FAMILY HOME CHILD CARE.
 6. IN THE HALLWAY AND IN THE ROOM OPEN TO THE HALLWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO A HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610 MM) OR MORE.
 7. WITHIN THE ROOM TO WHICH A LOFT IS OPEN, IN THE IMMEDIATE VICINITY OF THE LOFT.
- R315.3 LOCATION. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH LEVEL OF THE DWELLING AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
- R315.4 COMBINATION ALARMS. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.
- R303.1 NATURAL LIGHT. ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS.
- EXCEPTION: THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.
- R310.2.1 MINIMUM SIZE. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2).
- EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR GRADE-LEVEL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE 5 SQUARE FEET (0.465 M2).
- R310.2.2 MINIMUM DIMENSIONS. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.
- R312.1 WINDOW OPENING HEIGHT. IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES (305 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. OPERABLE WINDOW OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH WHERE THE OPENINGS ARE IN THEIR LARGEST OPENED POSITION.
 2. OPERABLE WINDOWS ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES OR FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
- USEC R402.2.4.1 ACCESS HATCHES AND DOOR INSULATION. INSTALLATION AND RETENTION. VERTICAL OR HORIZONTAL ACCESS HATCHES AND DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE LEATHERSTRIPPED. ACCESS THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION SHALL BE PROVIDED TO ALL EQUIPMENT. WHERE LOOSE-FILL INSULATION IS INSTALLED, A WOOD FRAMED OR EQUIVALENT Baffle OR RETAINER, OR DAM SHALL BE INSTALLED TO PREVENT THE LOOSE-FILL INSULATION FROM SPILLING INTO THE LIVING SPACES, FROM HIGHER TO LOWER SECTIONS OF THE ATTIC AND FROM ATTICS COVERING CONDITIONED SPACES TO UNCONDITIONED SPACES. THE Baffle OR RETAINER SHALL PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALL R-VALUE OF THE LOOSE-FILL INSULATION.
- R301.2 BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
- SHOWER AREAS: R301.1 SHOWERS SHALL BE A MINIMUM SIZE OF 30" BY 30" WITH A 24" IN. CLEARANCE IN FRONT OF OPENING.
- WATER CLOSET CLEARANCES: IRC R301.1 WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH. THE CLEAR SPACE IN FRONT SHALL NOT BE LESS THAN 21".
- WATERPROOF WALL BOARD: ALL WALLS AND CEILINGS OF BATH TUB AND SHOWER ENCLOSURE AREAS SHALL BE COVERED WITH APPROVED WATERPROOF MATERIAL.
- UTILITY ROOM WALL BOARD: ALL SURFACES IMMEDIATELY ADJACENT TO WASHERS, DRYERS, AND LAUNDRY TUBS SHALL BE SURFACED WITH APPROVED WATERPROOF MATERIAL.
- R102.3.1 WATER-RESISTANT GYPSUM BACKING BOARD. GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER REQUIRED NONABSORBENT FINISH MATERIAL SHALL CONFORM TO ASTM C1178, C1179 OR C1396. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILINGS. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS 1 OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.
- R102.3.1.1 LIMITATIONS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.

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FRONT ELEVATION

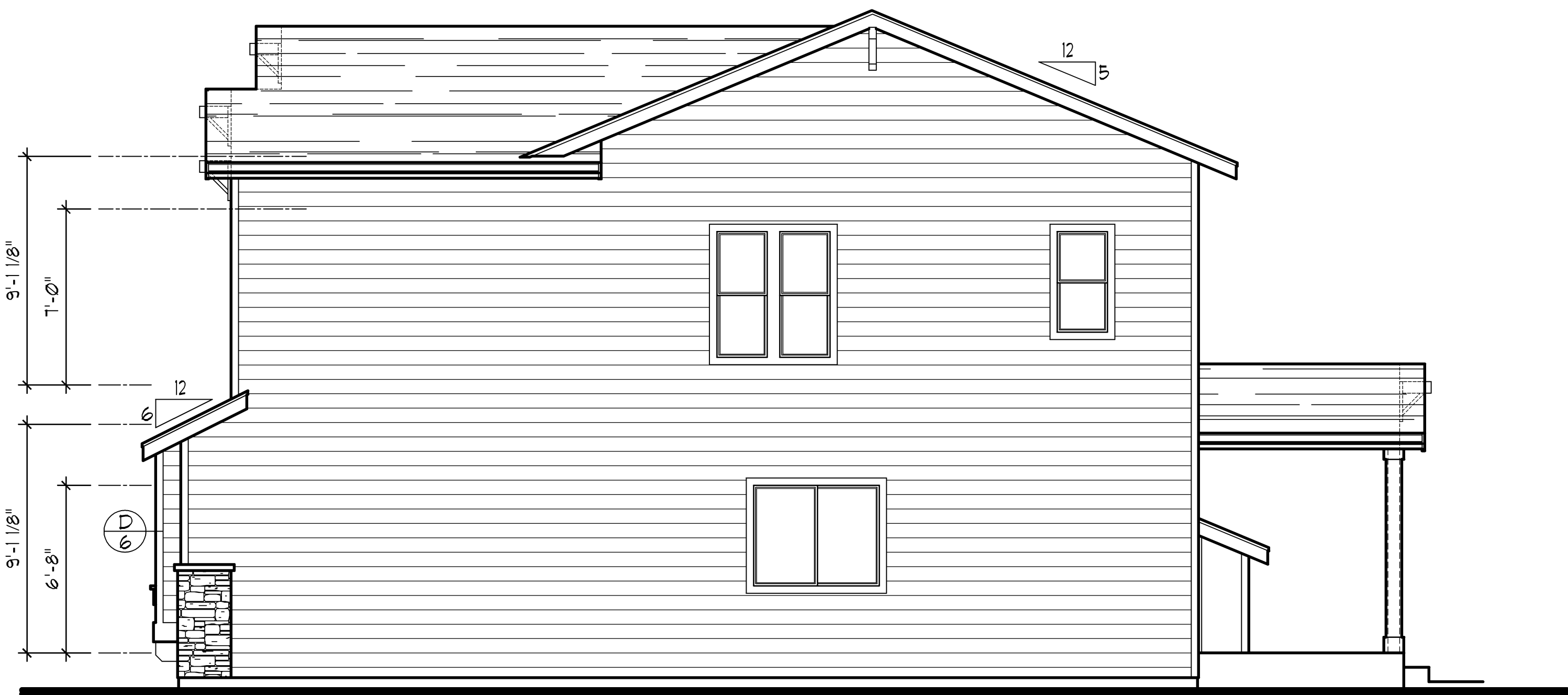
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SCALE : 1/4" = 1'-0"

EXPLANATION OF HEIGHT

OVERALL HEIGHT - "X": 21'-0 3/8"
LOWEST TRUSS POINT - "Y": 20'-11 5/8"
21'-0 3/8" (X) - 20'-11 5/8" (Y) = 6'-0 3/4" (Q)
6'-0 3/4" (Q) / 2 = 3'-0 3/8"
20'-11 5/8" (Y) + 3'-0 3/8" = 24'-0"

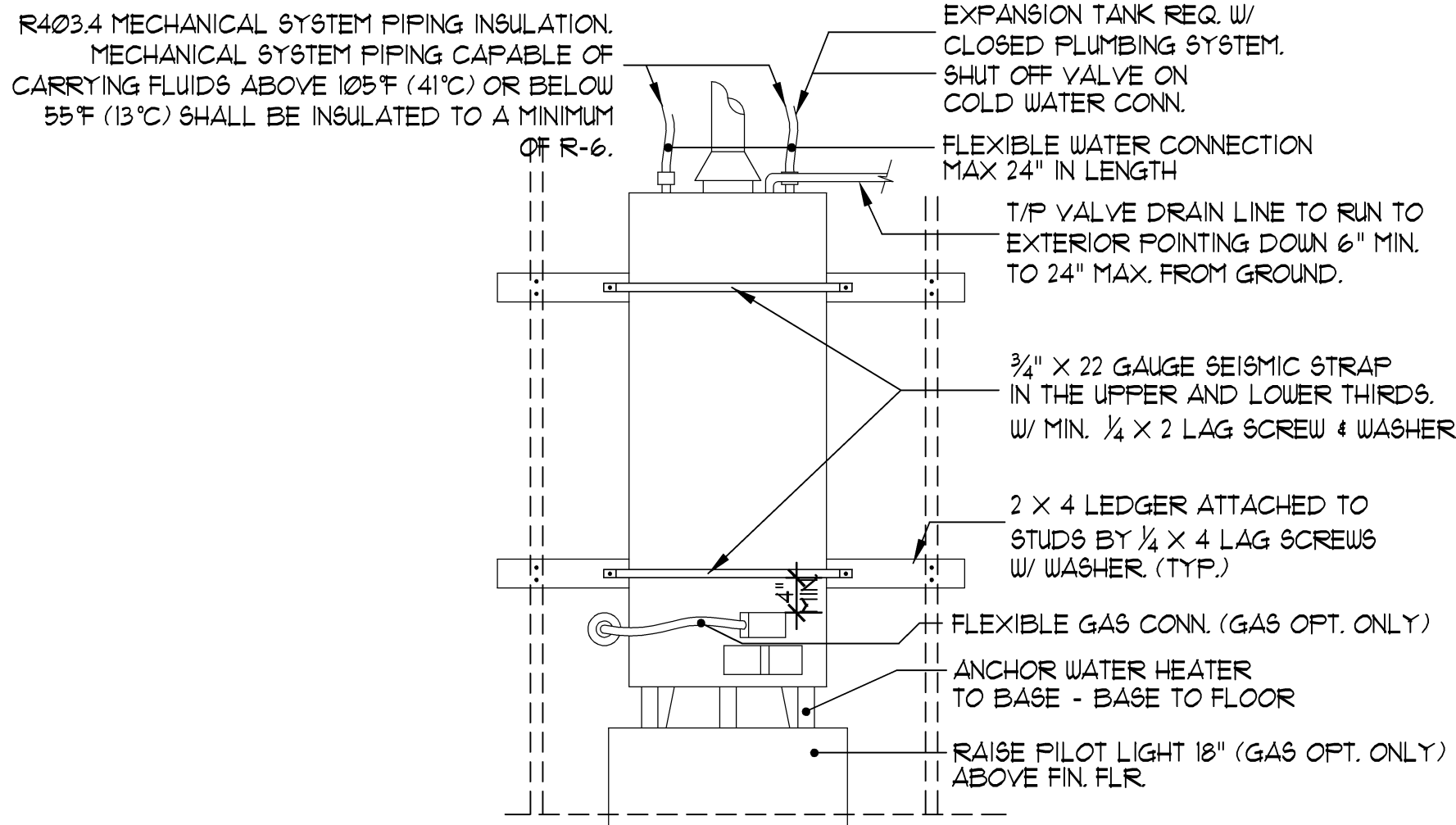
AVERAGE HEIGHT = 24'-0"



RIGHT ELEVATION

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SCALE : 1/4" = 1'-0"



WATER HEATER SUPPORT

USE R403.5 WATER HEATER INSTALLATION LOCATION. SERVICE HOT WATER SYSTEMS SHALL BE INSTALLED WITHIN THE BUILDING THERMAL ENVELOPE.
EXCEPTIONS:
1. WHERE THE HOT WATER SYSTEM EFFICIENCY IS GREATER THAN OR EQUAL TO 2.0 UEF.
2. TANKLESS WATER HEATERS.
3. GAS HEAT PUMP WATER HEATERS INTENDED FOR EXTERIOR INSTALLATION.
4. ATMOSPHERIC VENTED GAS WATER HEATERS.
R403.5.6 WATER HEATER INSULATION. ALL TANK-TYPE WATER HEATERS IN UNCONDITIONED SPACES, OR ON CONCRETE FLOORS IN CONDITIONED SPACES, SHALL BE PLACED ON AN INSULATED SURFACE WITH A MINIMUM THERMAL RESISTANCE OF R-10, AND A MINIMUM COMPRESSIVE STRENGTH OF 40 PSI OR ENGINEERED TO SUPPORT THE APPLIANCE.

R103.4.1 FLASHING INSTALLATION AT EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO A WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 103.2 FOR SUBSEQUENT DRAINAGE. AIR SEALING SHALL BE INSTALLED AROUND ALL WINDOW AND DOOR OPENINGS ON THE INTERIOR SIDE OF THE ROUGH OPENING GAP. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712.



REAR ELEVATION

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SCALE : 1/4" = 1'-0"

NOTE:

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Any structural components specified are for reference only and must be verified with the **ENGINEER OF RECORD's "S-Sheets"** and/or (attached) documents

NOTE: THE PRESCRIPTIVE PATH METHOD OF THE IRC WAS NOT FOLLOWED IN THE DESIGN OF THIS RESIDENCE. ALL LATERAL AND GRAVITY DESIGN SOLUTIONS SHALL BE PROVIDED BY THE ENGINEER OF RECORD.

R311.1 LOCATION REQUIRED. PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AIAA 112.

1. IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETRY OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD COLUMNS WHERE CLOSER THAN 8 INCHES (204 MM) TO EXPOSED GROUND.

2. WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.

3. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

4. THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOP, SIDES AND ENDS.

5. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.

6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.

7. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

8. PORTIONS OF WOOD STRUCTURAL MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHERE THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.

EXCEPTION: SAWN LUMBER USED IN BUILDINGS LOCATED IN A GEOGRAPHICAL REGION WHERE EXPERIENCE HAS DEMONSTRATED THAT CLIMATIC CONDITIONS PRECLUDE THE NEED TO USE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD WHERE THE STRUCTURE IS EXPOSED TO THE WEATHER.

9. WOOD COLUMNS IN CONTACT WITH BASEMENT FLOOR SLABS UNLESS SUPPORTED BY CONCRETE PIERS OR METAL FEDESTALS PROJECTING NOT LESS THAN 1 INCH (25 MM) ABOVE THE CONCRETE FLOOR AND SEPARATED FROM THE CONCRETE PIER BY AN IMPERVIOUS MOISTURE BARRIER.

R502.6 BEARING. THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1/2 INCHES (13 MM) OF BEARINGS ON WOOD OR METAL, HAVE NOT LESS THAN 3 INCHES OF BEARING (76 MM) ON MASONRY OR CONCRETE OR BE SUPPORTED BY APPROVED JOIST HANGERS. ALTERNATIVELY, THE ENDS OF JOISTS SHALL BE SUPPORTED ON A 1-INCH BY 4-INCH (25 MM BY 102 MM) RIBBON STRIP AND SHALL BE NAILED TO THE ADJACENT STUD. THE BEARING ON MASONRY OR CONCRETE SHALL BE DIRECT, OR A SILL PLATE OF 2-INCH-MINIMUM (51 MM) NOMINAL THICKNESS SHALL BE PROVIDED UNDER THE JOIST, BEAM OR GIRDER. THE SILL PLATE SHALL PROVIDE A MINIMUM NOMINAL BEARING AREA OF 48 SQUARE INCHES (30 865 MM²).

R502.4 JOISTS UNDER BEARING PARTITIONS. JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD. DOUBLE JOISTS, SIZED TO ADEQUATELY SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS SHALL BE FULL-DEPTH SOLID BLOCKED WITH LUMBER NOT LESS THAN 2 INCHES (51 MM) IN NOMINAL THICKNESS SPACED NOT MORE THAN 4 FEET (1219 MM) ON CENTER. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS OR PARTITIONS MORE THAN THE JOIST DEPTH UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD.

R502.3.2 TOP PLATE. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET NOT LESS THAN 24 INCHES (610 MM). JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE NOT LESS THAN 2-INCHES (51 MM) NOMINAL THICKNESS AND HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STUDS.

EXCEPTION: A SINGLE TOP PLATE USED AS AN ALTERNATIVE TO A DOUBLE TOP PLATE SHALL COMPLY WITH THE FOLLOWING:

1. THE SINGLE TOP PLATE SHALL BE TIED AT CORNERS, INTERSECTING WALLS, AND AT IN-LINE SPLICES IN STRAIGHT WALL LINES IN ACCORDANCE WITH TABLE R502.3.2.

2. THE RAFTERS OR JOISTS SHALL BE CENTERED OVER THE STUDS WITH A TOLERANCE OF NOT MORE THAN 1 INCH (25 MM).

3. OMISSION OF THE TOP PLATE IS PERMITTED OVER HEADERS WHERE THE HEADERS ARE ADEQUATELY TIED TO ADJACENT WALL SECTIONS IN ACCORDANCE WITH TABLE R502.3.2.

R502.10 FRAMING OF OPENINGS. OPENINGS IN FLOOR FRAMING SHALL BE FRAMED WITH HEADER AND TRIMMER JOISTS WHERE THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET (1219 MM). THE HEADER JOIST SHALL BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. SINGLE TRIMMER JOISTS SHALL BE USED TO CARRY A SINGLE HEADER JOIST THAT IS LOCATED WITHIN 3 FEET (914 MM) OF THE TRIMMER JOIST BEARING WHERE THE HEADER JOIST SPAN EXCEEDS 4 FEET (1219 MM). THE TRIMMER JOISTS AND THE HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER.

STRUCTURAL PROPERTIES FOR HORIZONTAL MEMBERS. THE PRESCRIPTIVE PATH METHOD OF THE IRC WAS NOT FOLLOWED IN THE DESIGN OF THIS RESIDENCE. ALL LATERAL AND GRAVITY DESIGN SOLUTIONS SHALL BE PROVIDED BY THE ENGINEER OF RECORD.

R312.1.2 HEIGHT. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS.

EXCEPTIONS:

1. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34 INCHES (864 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.

2. WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM) AS MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.

3. IN AREAS WITH CEILING HEIGHTS OF 7 FEET (2134 MM) OR LESS IN LOFTS CONSTRUCTED IN ACCORDANCE WITH SECTION R303, GUARDS SHALL NOT BE LESS THAN 36 INCHES (914 MM) IN HEIGHT OR ONE-HALF OF THE CLEAR HEIGHT FROM THE LOFT FLOOR TO THE LOFT CEILING, WHICHEVER IS LESS.

R312.1.3 OPENING LIMITATIONS. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER.

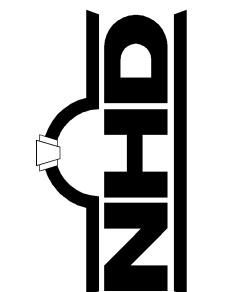
EXCEPTIONS:

1. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES (153 MM) IN DIAMETER.

2. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 43/8 INCHES (111 MM) IN DIAMETER.

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Nesse, Katherine

From: Ryan Gillis <ryan@gillisrealestate.com>
Sent: Monday, June 23, 2025 9:36 PM
To: PlanningCommission; Council@bellevuewa.com; lrobinson@bellevuewa.gov; Horner, Rebecca D; Whipple, Nicholas; Mandt, Kirsten; tpratt@bellevuewa.com; gschrader@bellevuewa.com; Gallant, Kristina; dlong@bellevuewa.com
Cc: John Hansen; Troy Schmeil; Veronica Shakotko - MBAKS
Subject: Bellevue Middle Housing - City Council Meeting 6/24/25
Attachments: B. Middle Housing LUCA Strike-draft - 5-13-25.pdf; Cottage Sapphire Homes Bedroom on Main .pdf; Cottage code bldg profiles_v1.0.pdf

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Hello City Council and Planning Commission,

I wanted to reach out prior to my testimony tomorrow as it relates to the upcoming Middle Housing discussion at tomorrow's city council meeting. I know this is a very complicated, delicate balance as you look at the different options for implementation and past conversations. The current economic conditions are not favorable for home building, and I don't see it getting any easier. With that said, I know you have been hearing a lot from different builders and developers about what the preference is, but I wanted to provide some context to what the market is telling us on the current middle housing projects we are selling through which primarily are SFR, ADU, DADU, and Cottage type projects in Kirkland and Seattle.

We have been early adopters of middle housing projects in Seattle and Kirkland where it has been allowed for prior to the implication of HB-1110 and 1337. As we are selling through the projects in our pipeline there are a few very common feedback items. Most all buyers want the following.

- At least 3 bedrooms
- 2 story home is preferred over 3
- Detached is much more preferred
- At least a 1 car garage
- Private yards
- Additional guest parking or flexible site parking in addition to the garage

These things all lead back to the cottage code. We have seen that product in Kirkland be much more favorable compared to other product types, and we have learned along with a lot of other builders, that just because its smaller and lower priced, does not mean it's a more desirable home. With that said, I want to provide some context for our upcoming conversation around the cottage code.

- The 5/13/25 middle housing code was a really good draft. Allowing 1,750sf cottages + a 300sf exempt garage is great, and very comparable to what the other surrounding cities are doing,

Redmond and Kirkland. Since this code has already been provided, I don't think it would take a lot of time and effort to just go back to what was already provided.

- Limiting cottages to a max size of 1,500sf does not provide the market what it really wants in a new home and as such, you will not see the outcome you're looking for in new middle housing projects. This creates a very small kitchen, living and dining room area. For the generational living, aging in place folks who want a primary home on the main floor, this makes for a very tight 1st floor.
- You might also notice the attached cottage plan in the attached with Sapphire Homes, this is actually a project I'm working on with them in Redmond. This 2 story, craftsman style home will fit nicely into the neighborhood and checks a lot of boxes for buyers.
- To get these nice craftsman style homes, you really need a minimum height of at least 28'. Anything lower than that will make for flatter, lower pitched roofs which are more expensive and more costly for maintenance, I'd urge you to allow for a 28' min height.

I am very grateful for the level of collaboration we have had at the BDC, and am hopeful that we can look to Bellevue as a great alternative place to build some nice cottage style homes. At the end of the day, there are so many constraints to build these infill projects, existing values are too high, land prices too high, CC&R's restrictions, working around steep slopes, ECA, trees, costs and etc. I would hate to see the code restrict cottages to an undesirable product type which hurts these projects from moving forward even more.

Thank you for your time and consideration. I know this is one more step forward which will soon be behind us, but we still have a long road ahead to work through all the kinks that come with permit submittals, public works and right of way constraints and etc. We're here to help as things evolve.



Ryan Gillis

Founder / Designated Broker

C: (425) 770-2962

E: ryan@gillisrealestate.com

W: www.gillisrealestate.com

A: 2800 156th Ave SE Suite 105
Bellevue, WA 98007

Draft Middle Housing LUCA
May 13, 2025 Draft

Title 20 Land use Code

Chapter 20.10 Land Use Districts

20.10.020 Establishment of land use districts.

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

District	Designation
Single-Family Large Lot Residential 1 Estate	R-1LL-1
Large Lot Residential 2	R-1.8LL-2
Single-Family Suburban Residential 1	R-2.5SR-1
Suburban Residential 2	R-3.5SR-2
Suburban Residential 3	R-4SR-3
Suburban Residential 4	R-5SR-4
Low Density Residential 1	R-7.5LDR-1
Multifamily Residential Low Density Residential 2	R-10LDR-2
Low Density Residential 3	R-15LDR-3
Medium Density Residential 1	R-20MDR-1
Medium Density Residential 2	R-30MDR-2
...	...

20.10.180 ~~Single-Family Residential Estate Districts (R-1, R-1.8LL-1 through MDR-2).~~

~~Single-Family Residential Estate Districts provide for a range of low to high density residential environments and associated compatible activities depending on location and scale of residential density (1 and 1.8 dwellings per acre) which may serve to protect steep slopes or unstable land from overdevelopment and may include agricultural uses and activities compatible with low residential density.~~

~~Properties in this district with an affordable housing (AH) suffix may provide attached residential dwellings when consistent with the requirements of LUC 20.20.128.~~

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.~~

~~Properties in this district with an affordable housing (AH) suffix may provide attached residential dwellings when consistent with the requirements of LUC 20.20.128.~~

20.10.220 ~~Multifamily Residential Districts (R-10, R-15, R-20, R-30).~~

~~Multifamily Residential Districts provide areas for attached residential dwellings of low density (10 units per acre) and of moderate density (15, 20, and 30 dwellings per acre). The R-20 and R-30 Districts are intended to be convenient to centers of employment and have primary access to arterial streets. The R-~~

~~10 and R-15 Districts are more restrictive and may be utilized as a buffer between Suburban Residential Districts and moderate density residential or commercial districts.~~

...

20.10.380 Evergreen Highlands Design District (EH).

...

B. The Evergreen Highlands Design District is divided into four performance areas as delineated by the Evergreen Highlands Zoning Map. These performance areas constitute separate land use districts and permit variation in use and development standards in order to implement the goals and policies of the Evergreen Highlands Subarea Plan, and to ensure attention to specific environmental features of the various performance areas.

1. Evergreen Highlands Performance Area A (EH-A). The purpose of this performance area is to provide a location for Medium Density Multifamily development, not exceeding 11 units per gross acre. This performance area is intended to provide housing opportunities, and to serve as a transition to the ~~single-family~~ lower density residential housing adjacent to the Evergreen Highlands Design District.

...

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 <u>LL-1</u>	R-1.8 <u>LL-2</u>	R-2.5 <u>SR-1</u>	R-3.5 <u>SR-2</u>	R-4 <u>SR-3</u>	R-5 <u>SR-4</u>	R-7.5 <u>LDR-1</u>	R-10 <u>LDR-2</u>	R-15 <u>LDR-3</u>	R-20 <u>MD</u> <u>R-1</u>	R-30 <u>MD</u> <u>R-2</u>
2 and 3	Manufacturing (1,4)											
...												

...

Chart 20.10.440

Uses in land use districts

Recreation – Residential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	R-1 <u>LL-1</u>	R-1.8 <u>LL-2</u>	R-2.5 <u>SR-1</u>	R-3.5 <u>SR-2</u>	R-4 <u>SR-3</u>	R-5 <u>SR-4</u>	R-7.5 <u>LDR-1</u>	R-10 <u>LDR-2</u>	R-15 <u>LDR-3</u>	R-20 <u>MD</u> <u>R-1</u>	R-30 <u>MD</u> <u>R-2</u>
2 and 3	Manufacturing (1,4)											

...

...

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~~ the Suburban Residential (SR-1 through SR-4), Low Density Residential (LDR-1 through LDR-3), and Medium Density Residential (MDR-1 and MDR-2) Land Use Districts.

...

(10) City parks are generally permitted in all ~~zones~~land use districts, 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~~all Large Lot (LL-1 and LL-2), Suburban Residential (SR-1 through SR-4), and LDR-1 and LDR-2 land use districts require conditional use approval pursuant to Part 20.30B LUC.

(b) City beach parks in ~~all Large Lot (LL-1 and LL-2), Suburban Residential (SR-1 through SR-4), and LDR-1 and LDR-2 land use districts~~ 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).

...

Chart 20.10.440**Uses in land use districts****Residential – Residential Districts**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	R-1 <u>LL-1</u>	R-1.8 <u>LL-2</u>	R-2.5 <u>SR-1</u>	R-3.5 <u>SR-2</u>	R-4 <u>SR-3</u>	R-5 <u>SR-4</u>	R-7.5 <u>LDR-1</u>	R-10 <u>LDR-2</u>	R-15 <u>LDR-3</u>	R-20 <u>MD R-1</u>	R-30 <u>MD R-2</u>
1	Residential											
	Single-Family Dwelling (3)	P	P	P	P	P	P	P	P	P	P	P
	Two-One to Four Dwelling Units per Structure Lot(3)	P(19) (21)	P(19) (21)	P(19) (21)	P(19) (21)	P(19) (21)	P(19) (21)	P(19) (21)	P	P	P	P
	Five or More Dwelling Units per Structure Lot (2)	P(21)	P(21)	P(21)	P(21)	P(21)	P(21)	P(21)	P	P	P	P

...												
	Accessory Dwelling Unit (9)	<u>S</u> <u>P</u>	<u>S</u> <u>P</u>	<u>S</u> <u>P</u>	<u>S</u> <u>P</u>	<u>S</u> <u>P</u>	<u>S</u> <u>P</u>	<u>S</u> <u>P</u>	<u>S</u> <u>P</u>	<u>S</u> <u>P</u>	<u>S</u> <u>P</u>	<u>S</u> <u>P</u>
...												

...

Notes: Uses in land use districts – Residential:

...

(2) ~~Intentionally deleted. Structures with five or more dwelling units per lot are only permitted where the middle housing density allows five or more units per LUC 20.20.538, or as permitted by the underlying density or other applicable code allowance.~~

...

(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) ~~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.

...

(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. Accessory dwelling units are permitted subject to the provisions of LUC 20.20.120.

...

(18) Supportive Housing, as defined in LUC 20.20.845.C.2, may be permitted when meeting the requirements in LUC 20.20.845 and as provided below.

a. In ~~Single-Family Residential~~ Land Use Districts ~~(R-1LL-1 to R-7.5MDR-2)~~, the Supportive Housing development shall comply with all standards and requirements applicable to ~~single-family~~ the residential use in the underlying ~~Single-Family Residential~~ Land Use District.

~~b. In Multifamily Residential Land Use Districts (R-10 to R-30), the Supportive Housing development shall comply with all standards and requirements applicable to multifamily residential use in the underlying Multifamily Residential Land Use District.~~

b. In Nonresidential Land Use Districts, Supportive Housing development shall comply with all standards and requirements applicable to residential use in the underlying Land Use District.

(19) ~~Affordable housing duplexes and triplexes are permitted within subdivisions when the requirements of LUC 20.20.128 are met.~~

...

(21) Multiple dwelling units per structure are permitted ~~without a planned unit development~~ on properties with an AH suffix when consistent with the requirements of LUC 20.20.128.I.

...

Chart 20.10.440

Uses in land use districts

Resources – Residential Districts

STD LAND USE	LAND USE CLASSIFICATION	R-1 <u>LL-1</u>	R- <u>LL-2</u>	R- <u>SR-1</u>	R- <u>SR-2</u>	R-4 <u>SR-3</u>	R-5 <u>SR-4</u>	R- <u>7-5</u>	R-10 <u>LDR-2</u>	R-15 <u>LDR-3</u>	R-20 <u>MD</u> <u>R-1</u>	R-30 <u>MD</u> <u>R-2</u>
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Draft Middle Housing LUCA
May 13, 2025 Draft

CODE REF								<u>LDR- 1</u>				
8	Resource Production (Minerals, Plants, Animals Including Pets and Related Services)											
...												

...

Chart 20.10.440

Uses in land use districts

Services – Residential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	<u>R-1 LL-1</u>	<u>R- 1.8 LL-2</u>	<u>R- 2.5 SR-1</u>	<u>R- 3.5 SR-2</u>	<u>R-4 SR-3</u>	<u>R-5 SR-4</u>	<u>R- 7.5 LDR- 1</u>	<u>R-10 LDR- 2</u>	<u>R-15 LDR- 3</u>	<u>R-20 MD R-1</u>	<u>R-30 MD R-2</u>
6	Services											
...												

...

Chart 20.10.440

Uses in land use districts

Transportation and Utilities – Residential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	<u>R-1 LL-1</u>	<u>R- 1.8 LL-2</u>	<u>R- 2.5 SR-1</u>	<u>R- 3.5 SR-2</u>	<u>R-4 SR-3</u>	<u>R-5 SR-4</u>	<u>R- 7.5 LDR- 1</u>	<u>R-10 LDR- 2</u>	<u>R-15 LDR- 3</u>	<u>R-20 MD R-1</u>	<u>R-30 MD R-2</u>
6	Transportation, Communication s and Utilities											
...												

...

Chart 20.10.440

Uses in land use districts

Wholesale and Retail – Residential Districts

STD LAND USE	LAND USE CLASSIFICATION	<u>R-1 LL-1</u>	<u>R- 1.8 LL-2</u>	<u>R- 2.5 SR-1</u>	<u>R- 3.5 SR-2</u>	<u>R-4 SR-3</u>	<u>R-5 SR-4</u>	<u>R- 7.5 LDR- 1</u>	<u>R-10 LDR- 2</u>	<u>R-15 LDR- 3</u>	<u>R-20 MD R-1</u>	<u>R-30 MD R-2</u>

Draft Middle Housing LUCA
May 13, 2025 Draft

CODE REF												
5	Trade (Wholesale and Retail) (39)											
...												

...

Chapter 20.20 General Development Requirements

...

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 LL-1	R-1.8 LL-2	R-2.5 SR-1	R-3.5 SR-2	R-4 SR-3	R-5 SR-4	R-7.5 LDR-1	R-10 LDR-2	R-15 LDR-3	R-20 MDR-1	R-30 MDR-2
	DIMENSIONS	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(52)	(52)	(52)	(52)
	Minimum Setbacks of Structures (feet) Front yard Minimum Setback of Structures (feet) (18)(20)(38)(39)	35	30	20	20	20	20	20	20	20	20	20
	Rear Yard Minimum Setback of Structures (feet) (11)(17)(18)(20)(38)(39)	25	25	25	25	20	20	20	25 20	25 20	25 20	25 20
	Side Yard Minimum Setback of Structures (feet) (7)(11)(17)(18)(20)(38)(39)	5	5	5	5	5	5	5	5	5	5	5(4)
	2 Side yards Minimum Setback of Structures (feet) (7)(17)(18)(20)(38)(39)	20	15	15	15	15	15	10	45 10	45 10	45 10	45 10
	Minimum Lot Area Acres (A)-or-(Thousands of Sq. Ft.) (3)(39)	35	20	13.5	10	8.5	7.2	4.7	8.5	8.5	8.5 (12)	8.5 (12)
	Dwelling Units per Acre (15)(21)(22)	1 (1)	1.8 (1)	2.5 (1)	3.5 (1)	4 (1)	5 (1)	7.5 (1)	10 (2)	15 (2)	20 (2)	30 (2)
	Minimum Dimensions (feet) Width of Street Frontage (feet)	30	30	30	30	30	30	30	30	30	30	30

Draft Middle Housing LUCA
May 13, 2025 Draft

	Minimum Width Required in Lot (feet) (4)	100	90	80	70	65	60	50	70	70	70	70
	Minimum Depth Required in Lot (feet) (4)	150	80	80	80	80	80	80	80	80	80	80
	Maximum in-Building Height (feet) (10)(26)(45)	30/35 (44)	30/35 (44)	30/35 (44)	30/35 (44)	30/35 (44)	30/35 (44)	30/35 (44)	30/40	30/40	30 (5)40	40
	Maximum Lot Coverage by Structures (percent) (13)(14)(16)(26)(27)(37)(39)	35	35	35	35	35	40	40	35/40	35/40	35/40	35/40
	Maximum Hard Surface Coverage (percent) (37)(39)(47)	75 (36)	75 (36)	75 (36)	75 (36)	75 (36)	80 (36)	80 (36)	90	90	90	90
	Maximum Impervious Surface (percent) (35)(37)(39)	45 (36)	45 (36)	45 (36)	45 (36)	45 (36)	55 (36)	55 (36)	65	65	65	65
	Alternative Maximum Impervious Surface (percent) (35)(37)(39)(48)	50 (36)	50 (36)	50 (36)	50 (36)	50 (36)	55 (36)	55 (36)	80	80	80	80
	Minimum Greenscape Percentage of Front Yard Setback (40)(51)	50 (40)	50 (40)	50 (40)	50 (40)	50 (40)	50 (40)	50 (40)				

Notes: Uses in land use districts – Dimensional requirements:

...

(1) ~~Side yard setback in R-30 Districts increases to 20 feet on any side yard where structure exceeds 30 feet above finished grade. At a minimum, one single-family structure is permitted per lot, unless developing middle housing or for developing single-family developments within the critical areas overlay. See LUC 20.20.538 for dimensional requirements for middle housing projects. Dwelling units per acre for single-family developments located within the critical areas overlay shall be calculated pursuant to LUC 20.25H.045.~~

(2) ~~All rear and side yards shall contain landscaping as required by LUC 20.20.520. The permitted number of dwelling units shall be either the units calculated in LUC 20.20.538 for middle housing projects or dwelling units per acre, whichever is larger. For sites located within the critical areas overlay, dwelling units per acre shall be calculated pursuant to LUC 20.25H.045.~~

...

(5) ~~Except in transition areas, the maximum allowable building height in R-20 Districts may be increased to 40 feet if ground floor or underground parking for that building is provided and occupies a minimum of 75 percent of the building footprint.~~

...

(7) ~~Intentionally deleted. Attached multifamily dwellings located on adjacent lots may reduce the applicable side yard setbacks between structures to zero when consolidating the subject lots, when the project limit contains multiple preexisting lots, or where a unit lot subdivision or unit lot short subdivision is proposed.~~

...

(10) ~~Except in transition areas, t~~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.

...

(15) ~~Intentionally deleted. Except for sites in the Critical Areas Overlay District, if there is a conflict between the minimum lot area and the permitted number of dwelling units per acre, the minimum lot area controls. Density/intensity on sites in the Critical Areas Overlay District is calculated pursuant to LUC 20.25H.045~~

...

(35) ~~Intentionally deleted. See LUC 20.20.460 for exceptions and performance standards relating to impervious surface.~~

...

(37) Maximum hard surface, maximum impervious surface and maximum lot coverage by structures are independent limitations on allowed development. All areas of lot coverage by structures are included in the calculation of total maximum impervious surface, unless such structures are excepted under LUC 20.20.460. All areas of impervious surface coverage shall be included in the calculation of total maximum hard surface. See LUC 20.20.460 for exceptions and performance standards relating to impervious surface coverage and LUC 20.20.425 for exceptions and performance standards relating to hard surface coverage.

...

(40) The greenscape requirements of this section shall be imposed any time a permit, approval, or review, including land alteration or land development for Single-Family Land Uses ~~Districts~~, is required by the Bellevue City Code or Land Use Code. Existing single-family front yard setbacks legally established on a site prior to January 1, 2008, which do not meet the minimum greenscape requirements set forth in Chart 20.20.010 shall not be considered nonconforming. The City shall not, however, approve proposals to decrease the greenscape percentage set forth in Chart 20.20.010 where a site already falls below the minimum greenscape requirements. Where an existing site falls below the minimum requirements set forth in Chart 20.20.010, the removal of greenscape shall not be approved unless an equal amount of existing impervious surface, pervious surface, or hardscape is removed, such that the net amount of greenscape is unchanged. The Director may modify the requirements of Chart 20.20.010 for nonconforming lots, corner lots, or lots with unique sizes and shapes. See LUC 20.50.022 for the definition of greenscape.

(41) ~~Intentionally Deleted. See LUC 20.20.900.F for significant tree retention requirements relating to Single-Family Districts excluding, however, the R-1 Land Use District in the Bridle Trails Subarea which is otherwise governed by LUC 20.20.900.E.~~

...

(43) ~~See LUC 20.20.390 for FAR requirements for single-family and middle housing developments. Floor Area Ratio (FAR) Threshold. Development which exceeds a gross Floor Area Ratio (FAR) threshold of 0.5 shall comply with the following requirements:~~

~~(a) Applicability: FAR threshold requirements are applicable to new single-family homes and additions to existing homes that result in a 20 percent or greater increase in gross square feet.~~

~~(b) Maintain a minimum structure setback of 7.5 feet for each side yard; and incorporate either daylight plane standards or a second story stepback of not less than five feet on each side of the building facing a side yard property line.~~

~~(c) **Exemptions:** New single-family homes constructed as part of a subdivision pursuant to Part 20.45A LUC or planned unit development pursuant to Part 20.30D LUC are not subject to FAR threshold requirements. The Director may modify the FAR threshold requirements on either side of the structure where it can be demonstrated that the adjacent structure has been constructed at an FAR that exceeds the 0.5 threshold and the adjacent structure is built to dimensions which exceed the requirements noted in subsection (b) of this note.~~

(44) Maximum building height for single-family uses ~~in Single-Family Residential Land Use Districts~~ is 30 feet measured from the average elevation of the existing grade around the building to the highest point of a flat roof, or 35 feet to the ridge of a pitched roof. Refer to LUC 20.50.012 for definition of “Building Height – Single-Family Uses ~~in Single-Family Land Use Districts.~~”

(45) For new single-family residential homes and additions ~~in Single-Family Land Use Districts~~, the maximum height of any individual building ~~façade~~ ~~façade~~ is 40 feet measured from the existing grade at the building wall to the ridge of a pitched roof or top of a flat roof. New single-family homes constructed as part of a subdivision pursuant to Part 20.45A LUC or planned unit development pursuant to Part 20.30D LUC are exempt from this requirement.

...

(47) ~~Intentionally deleted. See LUC 20.20.425 for exceptions and performance standards related to hard surfaces.~~

...

(52) See LUC 20.20.128.F for modified dimensional requirements for affordable housing when the requirements of LUC 20.20.128 are met.

(53) This requirement is not applicable to Supportive Housing, as defined pursuant to LUC 20.20.845.C.2.

...

20.20.017 Minimum lot size – Averaging in short plats and subdivisions.

In approved short plats and subdivisions, the individual lots shall be considered in compliance with minimum area requirements if the average of the areas of all the lots in the short plat or plat meets the minimum requirement for the district in which the short plat or plat is located, provided: (1) that no individual lot therein shall be reduced more than 10 percent from the district minimum required area, except that lots in zones ~~R-1, R-1.8, R-2.5, and R-3.5~~ LL-1, LL-2, SR-1, and SR-2 may be reduced by up to 15 percent from the district minimum; (2) a reduction of five percent in the required lot width may be applied to 20 percent of the lots, provided no reduction in the required area is applied to these lots. The lot averaging described in this section shall not be allowed for conservation subdivisions or conservation short subdivisions where the required minimum lot size for such subdivision is reduced as allowed under LUC 20.45A.060 or 20.45B.055, as applicable.

...

20.20.070 Lots nonconforming as to area, street frontage, width or depth – Status

A. An individual nonconforming lot legally created pursuant to LUC 20.20.060 may be used for a building site if:

1. There are no restrictions on development imposed by prior permits or land use approvals; and

2. The lot satisfies either subsection A.2.a or A.2.b below:

a. The lot does not lie within a Residential ~~(R-1—R-30LL-1—MDR-2)~~ Land Use District; or

3b. The lot lies within a Residential ~~(R-1—R-30LL-1—MDR-2)~~ Land Use District and one of the following conditions is satisfied: ; and

aj. The area, width and depth of the lot each meet or exceed 70 percent of the minimum requirements for the Residential ~~(R-1—R-30LL-1—MDR-2)~~ Land Use District in which it is located~~;~~ or

bji. Although the area, width or depth of the lot, or a combination thereof, do not meet 70 percent of the minimum requirements of the Residential ~~(R-1—R-30LL-1—MDR-2)~~ Land Use District in which it is located, the lot satisfies all of the following requirements:

i(1). The lot's area meets or exceeds 3,000 square feet; and

ii(2). The lot's width meets or exceeds 30 feet; and

iii(3). The lot's depth meets or exceeds 50 feet.

...

C. Notwithstanding subsection A of this section, a nonconforming lot in a Residential ~~(R-1—R-30LL-1—MDR-2)~~ Land Use District failing to meet or exceed 70 percent of minimum area, width~~;~~ and depth requirements of the district in which it is located may not be used for a building site if at any time since the effective date of the ordinance which first established a minimum lot area, width, depth~~;~~ or street frontage requirement larger than the lot contains or annexation, whichever was later, has a person, partnership, corporation or marital community owning said lot simultaneously owning additional contiguous property. Such lots must be combined with additional contiguous property sufficient that the area, width and depth of the combined property each meets or exceeds 70 percent of the minimum requirements of the land use district in which the property is located. This subsection does not constitute a waiver of any of the requirements of boundary line adjustment procedure.

...

20.20.120 Accessory dwelling units.

~~A. General.~~

~~One accessory dwelling unit is permitted as subordinate to a single-family dwelling provided the following criteria are met:~~

- ~~1. The accessory dwelling unit shall be located within the same structure as the principal residence and shall not be a detached structure or located within existing detached accessory structures such as garages, workshops, or guest cottages.~~
- ~~2. The floor area of the accessory dwelling unit shall be limited to the larger of 1,200 square feet or 40 percent of the gross floor area of the primary residence and accessory dwelling unit combined, excluding any related garage area.~~
- ~~3. In addition to any off-street spaces required for the primary residence, and except when the property has frequent transit service as provided in LUC 20.20.590.L.1, off-street parking shall be provided for accessory dwelling units as follows:~~
 - ~~a. No off-street parking is required for accessory dwelling units less than 1,000 square feet in floor area (excluding any garage area).~~
 - ~~b. One off-street parking space is required for accessory dwelling units between 1,000 and 2,000 square feet in floor area (excluding any garage area).~~
 - ~~c. For accessory dwelling units exceeding 2,000 square feet:~~
 - ~~i. One off-street parking space is required on lots smaller than 6,000 square feet.~~
 - ~~ii. Two off-street parking spaces are required on lots greater than 6,000 square feet.~~
 - ~~iii. For purposes of this subsection A.3.c, lot area shall refer to the square footage of a parent lot prior to any unit lot subdivision as described in LUC 20.45A.065 and 20.45B.057.~~
- ~~4. The accessory dwelling unit shall meet all technical code standards, BCC Title 23, including building, electrical, fire, and plumbing code requirements.~~
- ~~5. A site may not contain both an accessory dwelling unit and a business subject to the regulations in Part 20.30N LUC for a Home Occupation Permit.~~
- ~~6. The creation of an accessory dwelling unit shall not satisfy the affordable housing requirements in LUC 20.20.128.~~

A. Purpose

The purpose of this section is to regulate both attached and detached accessory dwelling units.

B. Definitions.

1. Major Transit Stop. For the purposes of this section, major transit stop is as defined in RCW 36.70A.696.

C. Standards – Generally Applicable.

1. Up to two accessory dwelling units are permitted on each lot located in a land use district that allows a single-family dwelling to be located on that lot, provided that all applicable requirements of this section are met.

2. Until a certificate of occupancy is issued for the accessory dwelling unit, the accessory dwelling unit must be a subordinate use to a primary structure located on the same lot. Once a certificate of occupancy is issued, then the accessory dwelling unit shall become a permitted use.
3. The floor area of an accessory dwelling unit shall be limited to a maximum of 1, 200 square feet, and this floor area does not count towards the maximum allowable square footage for single-family and middle housing projects as regulated by LUC 20.20.390, except that:
 - a. The Director may approve an increase in floor area beyond 1,200 square feet in the following circumstances:
 - i. Where the proposed accessory dwelling unit is located entirely on a single floor of the primary structure;
 - ii. Where the accessory dwelling unit is proposed as an addition to an existing detached accessory structure; or
 - iii. Where the accessory dwelling unit is proposed to be created through a conversion of an existing detached accessory structure.
 - b. Accessory dwelling units created through the conversion of a structure previously permitted as a guest cottage are exempt from the maximum floor area limit, provided that the conversion does not constitute an expansion of the structure.
 - c. Up to 300 square feet per accessory dwelling unit used for parking or unheated storage space shall be exempt from the maximum floor area.
4. Accessory dwelling units may be converted from existing structures, including but not limited to detached garages, regardless of whether the existing structure itself currently meets applicable setback and lot coverage dimensional requirements so long as the existing structure was otherwise a permitted use when constructed. An accessory dwelling unit resulting from such a conversion shall not constitute a nonconforming structure, and the site shall not constitute a nonconforming site, solely due to the existing structure's noncompliance with applicable setback and lot coverage dimensional requirements.
5. In addition to any off-street parking spaces required for the primary structure, off-street parking shall be provided for accessory dwelling units as follows:
 - a. No off-street parking is required for accessory dwelling units less than 1,000 square feet in floor area (excluding any garage area).
 - b. No off-street parking is required for accessory dwelling units located within one-half mile of a major transit stop as defined in this section.
 - c. One off-street parking space is required for each accessory dwelling unit, except as otherwise provided in subsections C.5.a or C.5.b of this section.
6. A site may not contain both an accessory dwelling unit and a business subject to the regulations in Part 20.30N LUC for a Home Occupation Permit.

7. If a unit lot was created through a unit lot subdivision approved under Chapter 20.45A LUC or a unit lot short subdivision approved under Chapter 20.45B LUC and the unit lot was developed in accordance with such approval, then no new accessory dwelling unit is permitted to be developed on that unit lot.

D. Standards – Attached Accessory Dwelling Units.

1. Attached accessory dwelling units must be located within, or be attached to, the primary structure.
2. Attached accessory dwelling units shall be subject to the same height and setback requirements as the primary structure.

E. Standards – Detached Accessory Dwelling Units.

1. Detached accessory dwelling units shall be limited to 24 feet in height, or 28 feet in height when proposed as an addition over an existing accessory structure, as measured to the highest point of the structure.
2. Detached accessory dwelling units shall be subject to the same dimensional requirements as middle housing projects per LUC 20.20.538, except that:
 - a. Detached accessory dwelling units may be sited at the lot line that abuts an alley

...

20.20.125 Accessory structures in residential districts – Detached.

...

B. Applicability.

This section applies to detached accessory structures located on lots less than 20,000 square feet within any residential land use district. ~~This section is not applicable to Guest Cottages regulated pursuant to LUC 20.20.250.~~ This section is not applicable to detached accessory dwelling units regulated pursuant to LUC 20.20.120. This section is not applicable to structures exempt from regulation under the International Building Code, as adopted and amended by the City of Bellevue; however, exempt structures (e.g., swimming pools, greenhouses, and similar structures) and parked or stored recreational vehicles, watercraft, and utility trailers (regulated pursuant to LUC 20.20.720 or 20.20.890) may intrude into side or rear yard setbacks pursuant to the process contained in paragraph F.3 of this section.

~~C. Definition of Detached Accessory Structure.~~

~~Detached accessory structure refers to buildings or structures which are secondary to and associated with a primary single family or multifamily structure.~~

~~D. Height Limitations.~~

Detached accessory structures are limited to a maximum height of 15 feet except as otherwise provided in paragraph F.1. of this section.

~~E. Limitations on Location and Lot Coverage.~~

...

2. Detached accessory structures are required to comply with the front and side setbacks required for the primary structure and are required to maintain a five-foot setback from the rear lot line except as otherwise provided in subsection F.3 of this section.

Note: The International Residential Code as adopted and amended by the City of Bellevue contains additional fire protection requirements that are applicable to some structures constructed within a side or rear yard setback.

...

~~F.E.~~ Exception Process.

...

20.20.127 Adult entertainment uses.

- A. Adult entertainment uses are prohibited within 660 feet of any Residential Land Use District ~~(R-1—R-30LL-1—MDR-2)~~, single or multiple-family residence, public or private school (preschool – twelfth grade), religious facility, public park, child care service, child day care center, public library, community youth center, massage parlor, or other adult entertainment use.
- ...
- C. The 660-foot distance shall be a straight, horizontal line, measured from the nearest point of that portion of a lot proposed to be used for an adult entertainment use (generally, the enclosed building or indoor leased space, excluding, for example, parking areas, landscaping or tenant common areas) to the nearest point of:

...

3. A Residential Land Use District ~~(R-1—R-30LL-1—MDR-2)~~.

...

20.20.128 Affordable housing.

- A. Purpose and Administration

...

5. Annual Adjustments for Inflation. The Director is both authorized and directed to annually increase or decrease the fees listed below by an adjustment necessary to reflect the then-current published annual change in the Seattle Consumer Price Index for Wage Earners and Clerical Workers:

- a. The in-lieu fees contained in Table 20.20.128.J.4; ~~and~~
- b. The in-lieu fee for nonresidential development contained in Chart 20.25Q.070.D.4.; ~~and~~
- c. The in-lieu fee for mixed-income middle housing development contained in Table 20.20.128.E.2.b.

...

B. Definitions.

1. “Mixed-income multifamily development” means ~~a multifamily development project consisting of attached or detached multifamily dwellings~~ that includes both market rate and affordable housing dwellings ~~in any land use district that permits multifamily.~~

...

3. "Affordable housing suffix" means a suffix consisting of AH and a number, enclosed in parentheses and appended to the Land Use District classification applied to a property. These suffixes correspond to alternate ~~multifamily~~ Land Use Districts where multifamily housing attached or detached multifamily dwellings are permitted which are applicable to affordable housing development when consistent with the requirements of subsection I of this section.

...

D. Eligibility.

1. Density Bonus. The following residential development, including both new development and rehabilitation projects, shall be eligible to receive a density bonus and other modifications as provided in this section:
 - a. Mixed-Income Multifamily Development. Mixed-income multifamily development in any ~~applicable~~ land use district that permits attached or detached multifamily dwellings multifamily housing when the development includes affordable housing; ~~and~~
 - b. Middle Housing Development. Middle housing development on a lot in any residential land use district where the maximum density would not otherwise allow six dwelling units; and
 - ~~b.c.~~ Affordable Housing Development. The following ownerships and locations of residential development consisting entirely of affordable housing when all housing units are affordable housing. For the purposes of this subsection, development consists entirely of affordable housing even where the development also contains one or more manager's units; Provided, that the manager's units are reserved exclusively for occupancy of an onsite manager serving the project and said manager's household.
 - i. Owned or controlled by a religious organization at the time that the land use application is deemed complete and located in ~~Single-Family~~ any of the following land use districts: LL-1, LL-2, SR-1, SR-2, SR-3, SR-4, or LDR-1 ~~Residential Land Use Districts LL-1 through LDR-1~~; and
 - ii. Owned or controlled by a religious organization, nonprofit organization, or public agency, except for Bellevue Parks Department, Bellevue Community Development Department, or any public utility entity, and located in all land use districts in which attached or detached multifamily dwellings are permitted, including property with an affordable housing suffix.
2. Affordable Housing Suffix Rezone. The following ownerships and locations of property shall be eligible to be rezoned under Part 20.30A LUC, adding an affordable housing suffix for ~~multifamily~~ development of affordable housing consisting of attached or detached multifamily dwellings and other modifications as provided in this section:

- a. Owned or controlled by a religious organization at the time that the land use application is deemed complete; and
- b. Located in ~~any Single-Family~~ any of the following land use districts: LL-1, LL-2, SR-1, SR-2, SR-3, SR-4, LDR-1 ~~Residential Land Use Districts LL-1 through LDR-1~~; and
- c. Located within 500 feet of a Land Use District where commercial uses or attached or detached multifamily housing dwellings or commercial uses are permitted; and
- d. Located on an arterial street or located at one of the following locations:
 - i. Within one-half mile of a transit stop that receives 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 or a future light rail or bus rapid transit station scheduled to begin service within two years; or
 - iii. Within one-quarter mile of a transit stop that receives service at least two times per hour for 12 or more hours per day.

...

E. Density Bonus.

1. Mixed-income multifamily development, as ~~provided described~~ in subsection D.1.a of this section, may exempt 1 bonus market rate dwelling unit for each equivalent-sized dwelling unit of affordable housing unit provided, up to 15 percent above the maximum density allowed in the underlying land use district.
2. Middle housing development, as described in subsection D.1.b of this section, may develop up to six dwelling units where the applicant proposing the middle housing development complies with at least one of the following options:
 - a. Performance Option. At least two of the dwelling units are affordable to households as follows:
 - i. For dwelling units intended for rent, the dwelling unit shall be affordable to households earning up to, and including, 60 percent of the area median income.
 - ii. For dwelling units intended for sale, the dwelling unit shall be affordable to households earning up to, and including, 80 percent of the area median income.
 - b. Payment Option. The applicant provides a cash payment of an in-lieu fee to the City as follows:
 - i. In-lieu fees shall be both assessed and collected at building permit issuance.
 - ii. The payment amount shall be calculated as a flat fee, in accordance with Table 20.20.128.E.2.B, per market rate dwelling unit that would otherwise be required to be affordable under the Performance Option.

Table 20.20.128.E.2.b

<u>Land Use District</u>	<u>In-Lieu Fee</u>
<u>All residential land use districts</u>	<u>\$150,000 per dwelling unit</u>

c. Compliance through a Combination of Performance and Payment Options. To achieve the maximum of six dwelling units, the applicant may provide one affordable dwelling unit by operation of the Performance Option and a provide a cash payment in lieu of a second affordable dwelling unit by operation of the Payment Option.

23. Affordable housing development as provided in subsection D.1.b-c of this section that does not consist of middle housing may receive a bonus of 50 percent above the maximum density allowed in the underlying land use district.

F. Dimensional Standard Modification.

- Mixed-Income Multifamily Development, as provided described in subsection D.1.a of this section, may replace the nonresidential applicable dimensional requirements in LUC Chart 20.20.010 for the LDR-2, LDR-3, MDR-1, and MDR-2 land use districts with those in Chart 20.20.128.F.1. All other applicable dimensional requirements in LUC Chart 20.20.010 but not included in Chart 20.20.128.F.1 shall continue to apply, including applicable footnotes.

Chart 20.20.128.F.1

Modified Dimensional Requirements for Mixed-Income Multifamily Development

		Residential										
STD LAND USE CODE REF	LAND USE CLASSIFICATION	R-1 <u>LL-1</u>	R-1.8 <u>LL-2</u>	R-2.5 <u>SR-1</u>	R-3.5 <u>SR-2</u>	R-4 <u>SR-3</u>	R-5 <u>SR-4</u>	R-7.5 <u>LDR-1</u>	R-10 <u>2</u>	R-15 <u>3</u>	R-20 <u>MD</u> <u>R-1</u>	R-30 <u>MD</u> <u>R-2</u>
	DIMENSIONS											
	Minimum Lot Area (Thousands of Sq. Ft.)	30.4	17.4	11.7	8.7	7.4	6.3	4.1	8.5	8.5	8.5	8.5
	Dwelling Units per Acre	1.2	2.1	2.9	4.0	4.6	5.8	8.6	11.5	17.3	23	34.5
	Maximum Lot Coverage by Structures (percent)	35	35	35	35	40	40	40	40	40	40	40
	Maximum Hard Surface Coverage (percent)	75	75	75	75	80	80	90	90	90	90	90
	Maximum Impervious Surface (percent)	45	45	45	45	55	55	55	70	70	70	70

Residential – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	O	OLB	OLB 2	NB	CB	F2	F3
	DIMENSIONS							
	Minimum Lot Area (Thousands of Sq. Ft.)	30.4	17.4	11.7	8.7	7.4	6.3	4.1
	Dwelling Units per Acre	1.2	2.1	2.9	4.0	4.6	5.8	8.6
	Maximum Lot Coverage by Structures (percent)	35	35	35	35	40	40	40
	Maximum Hard Surface Coverage (percent)	75	75	75	75	80	80	90
	Maximum Impervious Surface (percent)	45	45	45	45	55	55	55

...

2. Affordable housing development ~~as provided~~ described in subsection D.1.b-c of this section may replace the ~~applicable~~ dimensional requirements in LUC Chart 20.20.010 with those in Chart 20.20.128.F.2. Applicable dimensional requirements in LUC Chart 20.20.010 but not included in Chart 20.20.128.F.2 shall continue to apply, including applicable footnotes.

Table-Chart 20.20.128.F.2.

Modified Dimensional Requirements for Affordable Housing Development

	Residential										
LAND USE CLASSIFICATION	R-1 <u>LL-1</u>	R-1.8 <u>LL-2</u>	R-2.5 <u>SR-1</u>	R-3.5 <u>SR-2</u>	R-4 <u>SR-3</u>	R-5 <u>SR-4</u>	R-7.5 <u>LDR-1</u>	R-10 <u>LDR-2</u> (AH-1)	R-15 <u>LDR-3</u> (AH-2)	R-20 <u>MDR-1</u> (AH-3)	R-30 <u>MDR-2</u> (AH-4)
DIMENSIONS											
Minimum Lot Area (Thousands of Sq. Ft.)	23.3	13.3	9.0	6.7	5.7	4.8	3.1	8.5	8.5	8.5	8.5
Dwelling Units per Acre	1.5	2.7	3.8	5.3	6.0	7.5	11.3	15.0	22.5	30.0	45.0
Maximum Lot Coverage by Structures (percent)	35	35	35	40	40	40	40	40	40	40	40

	Residential										
LAND USE CLASSIFICATION	R-1 <u>LL-1</u>	R-1.8 <u>LL-2</u>	R-2.5 <u>SR-1</u>	R-3.5 <u>SR-2</u>	R-4 <u>SR-3</u>	R-5 <u>SR-4</u>	R-7.5 <u>LDR-1</u>	R-10 <u>LDR-2</u> (AH-1)	R-15 <u>LDR-3</u> (AH-2)	R-20 <u>MDR-1</u> (AH-3)	R-30 <u>MDR-2</u> (AH-4)
DIMENSIONS											
Maximum Hard Surface Coverage (percent)	75	75	75	75	80	80	90	90	90	90	90
Maximum Impervious Surface (percent)	45	45	45	55	55	55	65	70	70	70	70

	Residential – Nonresidential Districts						
LAND USE CLASSIFICATION	O	OLB	OLB 2	NB	CB	F2	F3
DIMENSIONS							
Dwelling Units per Acre	30.0	45.0		22.5	45.0	45.0	45.0
Maximum Lot Coverage by Structures (percent)	40%	40%	40%	50%		40%	40%
Maximum Building Height (feet)	45	60	75	30	60	75	75/135
Floor Area Ratio			1.5				

G. Modification of Other Applicable Requirements.

For eligible residential development as provided in subsection D of this section, the following requirements of this Code may be modified through the procedures outlined in subsection C of this section, to the extent necessary to accommodate affordable housing-dwelling units on site:

...

- Building Height. Except in ~~transition areas and~~ the Shoreline Overlay District, the maximum building height in the R-10LDR-2, R-15LDR-3, R-20MDR-1, and R-30MDR-2 Land Use Districts and for properties with an AH suffix may be increased by up to 12 feet for those portions of the building(s) at least 20 feet from any property line.

...

~~H. Attached Housing Within Subdivisions.~~

Affordable housing development as provided in subsection D.1.b of this section may be permitted as attached multifamily dwelling units in single family land use districts when meeting the following criteria:

1. ~~The attached multifamily dwelling units shall be reviewed through a subdivision, Chapter 20.45A LUC, or short subdivision, Chapter 20.45B LUC, process, provided nothing in this subsection shall affect the allowance to build attached multifamily dwelling units through a planned unit development, Part 20.30D LUC;~~
2. ~~Multifamily dwelling units within a subdivision or short subdivision may be considered as unit lot subdivision, with each lot accommodating attached multifamily dwelling units as a parent lot and individual unit lots created for the attached multifamily dwelling unit, and shall also be reviewed for compliance with LUC 20.45A.065 for subdivisions or LUC 20.45B.057 for short subdivisions;~~
3. ~~A proposal to create a Unit Lot Subdivision with a Parent Lot and Unit Lots may be reviewed as part of a single proposal for a subdivision or short subdivision;~~
4. ~~An attached multifamily dwelling unit shall not be placed on or across any parent lot line within the subdivision or short subdivision;~~
5. ~~The attached multifamily dwelling units may only be duplexes and triplexes;~~
6. ~~No more than 50 percent of the units within the subdivision or short subdivision shall be attached multifamily dwelling units; and~~
7. ~~The attached multifamily dwelling structure shall comply with all applicable dimensional requirements.~~

H. Affordable Housing Suffix.

1. Purpose. The purpose of the affordable housing suffix is to allow [the development of multifamily affordable housing consisting of attached or detached multifamily dwellings development](#) subject to the requirements of this subsection.
- ...
3. Rezone Criteria. Owners of property meeting all eligibility criteria of subsection D.2 of this section may apply for a rezone, under Part 20.30A LUC, to append an affordable housing suffix to the property's existing Land Use District.
- ...

Table 20.20.128.I.1.
Affordable Housing Suffix Eligibility

Reference Land Use District	Associated Affordable Housing Suffix
R-10 <u>LDR-2</u> , PO	(AH-1)
R-15 <u>LDR-3</u> , NB	(AH-2)
R-20 <u>MDR-1</u> , O, GC	(AH-3)
R-30 <u>MDR-2</u> , BR-CR, BR-ORT, BR-RC, CB, DT (Any), EG-TOD, EM (Any), F1, F2, F3, LI, NMU, OLB, OLB 2, NMU	(AH-4)

4. Development with Suffix.

- a. Increased Density. Development on a property with an affordable housing suffix may conform to the associated ~~multifamily~~ Land Use District identified in Chart 20.20.128.I.2, including associated dimensional standard modifications identified in subsection F.2 of this section, instead of the underlying Land Use District when all housing dwelling units are affordable housing.

Table 20.20.128.I.2.

Alternate Land Use Districts Associated with Affordable Housing Suffixes

Affordable Housing Suffix	Associated Land Use District
(AH-1)	R-10 <u>LDR-2</u>
(AH-2)	R-15 <u>LDR-3</u>
(AH-3)	R-20 <u>MDR-1</u>
(AH-4)	R-30 <u>MDR-2</u>

20.20.170 Child care service use.

D. Child Day Care Center.

2. Review or Registration Required.

- a. If located in an ~~R-10~~LDR-2 or ~~R-15~~LDR-3 Land Use District, a child day care center requires a Conditional Use Permit prior to the initiation of the use.

20.20.190 Churches, clubs, and similar use structures.

In Residential Land Use Districts (~~LL-1~~ MDR-2), churches, institutions, clubs, and community recreation buildings shall have side and rear yard required setbacks of a minimum of 50 feet each. Automobile traffic to and from such a use and its parking area shall be from an arterial street, unless other access is approved through a Conditional Use Permit.

20.20.195 Communication, broadcast, and relay facilities.

E. Development Requirements for Wireless Communications Facilities.

a. Allowed Locations.

- i. In ~~the Residential Land Use Districts~~ (~~R-1LL-1~~ through R-30MDR-2) and BR-R Land Use Districts, WCFs may only be deployed in the following locations:

(5) Undeveloped sites and sites developed with residential or mixed uses in the ~~R-20~~MDR-1 and ~~R-30~~MDR-2 Land Use Districts.

- ii. WCFs located outside of Residential Land Use Districts (~~R-1LL-1~~ through R-30MDR-2) and BR-R Land Use Districts may be deployed in any location, subject to the requirements under this section.

20.20.250 Cottage, ~~guest~~ Housing Development.

~~One detached cottage for the use of guests or domestic employees or the residents of the main residence may be permitted on any lot having at least 13,500 square feet in lot area and having a single-family residence as the principal use of the lot.~~

A. General.

1. The size of a cottage unit shall be limited to 1,750 square feet of total floor area, however:
 - a. Up to an additional 25% of lot coverage and impervious surface coverage may be permitted for site area that is used for covered porches in cottage housing developments.
2. The density of cottage housing development on a lot is controlled by maximum floor area ratio by lot size and not by dwelling units per lot or dwelling units per acre. Therefore, there is no limit on the maximum dwelling units per lot, or dwelling units per acre, for cottage housing development. Cottage housing development is subject to the otherwise applicable development regulations contained in this section and in LUC 20.20.538 and the maximum floor area ratio for single-family and middle housing set forth in LUC 20.20.390.

B. Site Design Standards.

1. Total Open Space. Total open space includes all of the open space provided on-site for a cottage housing development subject to the following requirements:
 - a. Total open space shall be provided at a minimum of 20% of the lot size. This may include common open space, private open space, setbacks, critical areas, or other open space; and
 - b. Total open space shall be consolidated into a common area to the maximum extent possible.
2. Common Open Space. Common open space shall be included in the calculation of the total open space. Common open space shall be provided subject to the following requirements and is intended for common use by the residents of a cottage housing development:
 - a. A minimum of 100 square feet provided per cottage as common open space;
 - b. Common open space shall be bordered by cottages on at least one side for developments with four or fewer cottages and at least two sides for developments with five or more cottages;
 - c. Common open space shall not include critical areas, critical area buffers, or critical area structure setbacks;
 - d. Common open space shall have a minimum dimension of 15 feet on any side; and
 - e. Common open space shall be developed consistent with LUC 20.20.520, including a mix of landscaping, pedestrian paths, and other amenities. Impervious surfaces shall be limited to 75% of the total open space.
 - f. For cottage housing developments with four or fewer units, area used for driveway access may be utilized as common open space.

3. Private open space. Any designated private open space areas shall have a minimum dimension of 5 feet on any side.
4. The minimum required distance between cottages shall be limited to the minimum required by building and fire code.
5. On-site required parking shall be consolidated to the maximum extent feasible.

20.20.252 Courtyard Housing Development.

A. General

1. Courtyard housing developments shall be subject to both the requirements of this subsection and LUC 20.20.538.
2. Courtyard housing shall be in an L- or U-shaped configuration.

B. Site Design Standards.

1. Courtyard housing shall include a central courtyard area providing primary or secondary access to all units.
2. The central courtyard shall have a minimum dimension of 20 feet in any direction.
3. The central courtyard shall be developed consistent with LUC 20.20.520, including a mix of landscaping, pedestrian paths, and other amenities. Impervious surfaces shall be limited to 75% of the total open space.
3. On-site required parking shall be consolidated to the maximum extent feasible

...

20.20.255 Electrical utility facilities.

...

C. Required Review.

For new or expanding electrical utility facilities proposed on sensitive sites as described by Figure UT-76 of the Utilities Element of the Comprehensive Plan, the applicant shall obtain Conditional Use Permit approval under Part 20.30B LUC. For expansions of electrical utility facilities not proposed on sensitive sites as described by Figure UT-76, the applicant shall obtain Administrative Conditional Use Permit approval under Part 20.30E LUC.

1. **Conditional Use Permit.** In addition to the requirements set forth in Part 20.30B LUC ~~and Part 20.25B LUC (if applicable)~~, the applicant shall:
2. **Administrative Conditional Use.** In addition to the requirements set forth in Part 20.30E LUC ~~and Part 20.25B LUC (if applicable)~~, the applicant shall comply with all decision criteria and design standards set forth in this section, provided the applicant is not required to complete the alternative siting analysis set forth in subsection D of this section.

...

D. Alternative Siting Analysis.

In addition to the requirements set forth in Part 20.30B LUC, ~~Part 20.25B LUC (if applicable)~~, and the decision criteria and design standards set forth in this section, the applicant shall identify alternative sites, provide required content showing analysis relating to identified sites, describe technologies

considered, and describe community outreach conducted for proposals relating to new or expanding electrical utility facilities on sensitive sites as described in this section.

...

2. Content of Alternative Siting Analysis. Upon submittal of the Conditional Use Permit application required pursuant to subsection C of this section, the applicant shall submit results of the siting analysis which:

...

- b. Map the location of the sites identified in subsection D.1 of this section and depict the proximity of the sites to Neighborhood Business Land Use Districts, and Residential Land Use Districts, ~~and Transition Areas~~.
- c. Describe which of the sites analyzed are considered practical or feasible alternatives by the applicant, and which of the sites analyzed are not considered practical or feasible, together with supporting information that justifies the conclusions reached. For sites located within a Neighborhood Business Land Use District, Residential Land Use District, and/or Transition Area ~~(including the BelRed Office/Residential Transition (BR-ORT))~~, the applicant shall:

...

- d. Identify a preferred site from the alternative locations considered for the proposed new or expanding electrical utility facility. The following location selection hierarchy shall be considered during identification of the preferred site alternative: (i) nonresidential land use districts ~~not providing transition~~, (ii) ~~nonresidential Transition Areas (including the BelRed Office/Residential Transition (BR-ORT))~~, and (iii) residential areas. The applicant may identify a preferred site alternative in a Residential Land Use District or Transition Area ~~(including the BelRed Office/Residential Transition (BR-ORT))~~ upon demonstration that the location has fewer site compatibility impacts than a nonresidential land use district location.

...

E. Decision Criteria.

In addition to the requirements set forth in Part 20.30B LUC, Part 20.30E LUC, ~~Part 20.25B LUC (if applicable)~~, and other applicable provisions of this section, all proposals to locate or expand electrical utility facilities shall comply with the following:

...

F. Design Standards.

In addition to the requirements set forth in Part 20.30B LUC, Part 20.30E LUC, ~~Part 20.25B LUC (if applicable)~~, and other applicable provisions of this section, all proposals to locate or expand an electrical utility facility shall comply with the following:

...

20.20.350 Essential public facilities (EPF).

C. Decision Criteria.

In addition to the decision criteria applicable to any permit required to construct or modify the EPF, the City may approve, or approve with modifications, a proposal to construct or modify an EPF if:

...

4. An EPF may be permitted in a Neighborhood Business or Residential Land Use District ~~(R-1 through R-30)~~, only if there is an operational or other need that requires locating in that district to achieve the purpose or function of the EPF;

...

20.20.390 Floor Area Ratio, Single-Family and Middle Housing.

A. Applicability.

The requirements of this section apply to the following:

1. All new single-family, middle housing developments, and detached accessory dwelling units. Attached accessory dwelling units are exempt from floor area ratio provisions and do not count towards the number of dwelling units in subsection B.1 of this section; and
2. Additions to an existing detached single-family dwelling that result in a 20 percent or greater increase in gross square feet.

B. Maximum Floor Area Ratio for Single-Family and Middle Housing.

The maximum residential floor area ratio as defined in LUC 20.50.020, Floor Area Ratio (FAR) – Single-Family and Middle Housing Dwelling, for qualifying development is listed in Table 20.20.390.B.1, and shall be determined by the quantity of dwelling units on the lot, which shall include any detached accessory dwelling units. For development consisting of attached or detached multifamily dwellings, floor area ratio shall be determined by the dimensional requirements in Chart 20.20.010 or, where applicable, as regulated by a special or overlay district.

Table 20.20.390.B.1
Maximum Floor Area Ratio for Single-Family and Middle Housing

<u>Number of dwelling units(1)</u>	<u>Floor Area Ratio for Lots 10,000 Square Feet or Less</u>	<u>Floor Area Ratio for Lots Greater than 10,000 Square Feet</u>
<u>1</u>	<u>0.5</u>	<u>0.3/0.5(2)</u>
<u>2</u>	<u>0.6</u>	<u>0.5</u>
<u>3</u>	<u>0.8</u>	<u>0.6</u>
<u>4</u>	<u>1</u>	<u>0.7</u>
<u>5</u>	<u>1.2</u>	<u>0.75</u>
<u>6</u>	<u>1.5 (3)</u>	<u>0.9(3)</u>

(1) Up to 300 square feet per unit of middle housing used for parking or unheated storage space shall be exempt from FAR.

(2) For lots that are greater than 10,000 square feet, 0.5 FAR shall apply to the first 10,000 square feet, and square footage over 10,000 square feet shall be subject to the 0.3 FAR.

(3) Cottage housing developments may utilize the highest FAR applicable based on the size of the lot. The density of cottage housing development on a lot is controlled by maximum floor area ratio by lot size and not by dwelling units per lot or dwelling units per acre. Therefore, there is no limit on the maximum dwelling units per lot, or dwelling units per acre, for cottage housing development. Cottage housing development is subject to the otherwise applicable development regulations contained in LUC 20.20.250 and LUC 20.20.538.

...

20.20.400 Fences.

...

C. Electric Fences.

Electric fences are not permitted in a ~~an~~ Residential Land Use District, except where additional fencing or other barriers prevent access to the fence by small children on the adjacent property. Otherwise, electric fences are permitted provided they comply with the following requirements: (1) An electric fence using an interrupted flow of current at intervals of about one second on and two seconds off shall be limited to 2,000 volts at 17 milliamp, current; (2) An electric fence using continuous current shall be limited to 1,500 volts at 7 milliamp, current. All electric fences shall be posted with permanent signs a minimum of 36 square inches in area at intervals of 15 feet stating that the fence is electrified. Electric fences sold as a complete and assembled unit can be installed by an owner if the controlling elements of the installation are certified by an A.N.S.I. approved testing agency.

...

20.20.460 Impervious Surface Coverage

...

D. Exemptions.

The following are exempted from determining maximum impervious surface. These exemptions do not apply to any other Land Use Code requirement, including setbacks and limits on maximum lot coverage by structure, building code, utilities code or other applicable City of Bellevue codes or regulations.

...

4. Landscape Features. Fences, arbors with lattice or open roof materials and similar structures, individual stepping stones placed in the ground but not cemented or held together with an impervious material, ~~and gravel mulch~~ shall be exempt from the maximum impervious surface limits.

...

20.20.520 Landscape development.

...

B. Applicability.

The requirements of this section shall be imposed any time a permit, approval, or review including land alteration or land development including subdivisions, short subdivisions or planned unit developments, a change in lot coverage or impervious surface, or a change in the area devoted to parking and circulation is required by this Code, or by the International Building Code, as adopted and amended by the City of Bellevue. ~~However, t~~This section does not apply to a permit for a single-family dwelling or middle housing projects as defined in LUC 20.50.034, except where required for open space in cottage and/or courtyard housing developments unless restrictions on the removal of significant trees on individual single-family lots have been imposed through prior City approval.

...

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 subsections F.2 and F.6 of this section; or in conformance with subsection J of this section.

Perimeter Landscaping Requirements for Use Districts

Land Use District in Which the Subject Property is Located ³	Street Frontage (Type and Minimum Depth)	Interior Property Lines (Type and Minimum Depth) ¹
R-10LDR-2, 15LDR-3, 20MDR-1, 30MDR-2	Type III, 10' but if located in a transition area, and directly abutting S/F² abutting a single-family use , see Part 20.25B LUC for requirements subsection F.9 of this section.	Type III, 8' but if located in a transition area, and directly abutting S/F² abutting a single-family , see Part 20.25B LUC for requirements subsection F.9 of this section.
NB, PO, O, OLB, OLB-2, OLB-OS	Type III, 10' but if located in a transition area, and directly abutting S/F², R-10, 15, 20 or 30 abutting a single-family use , see Part 20.25B LUC for requirements subsection F.9 of this section. ⁴	Type III, 10' but if located in a transition area, and directly abutting S/F², R-10, 15, 20 or 30 abutting a single-family use , see Part 20.25B LUC for requirements subsection F.9 of this section. ⁴
LI, GC, CB, NMU	Type III, 10' but if located in a transition area, and directly abutting S/F², R-10, 15, 20 or 30 abutting a single-family use , see Part 20.25B LUC for requirements subsection F.9 of this section.	Type III, 8' but if located in a transition area, and directly abutting S/F², R-10, 15, 20 or 30 abutting a single-family use , see Part 20.25B LUC for requirements subsection F.9 of this section.

...

~~(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.~~

~~(32)~~ Notwithstanding the provisions of this paragraph, landscape development requirements for specific uses are listed in paragraph F.2 of this section.

~~(43)~~ Landscape development requirements for the OLB-OS District may be modified pursuant to Part 20.25L LUC.

2. Planting Requirements for Specific Uses. Notwithstanding the provisions of paragraph F.1 of this section, the uses listed in this paragraph require specific landscaping as follows:

...

- c. Subject to paragraph F.6 of this section, equipment and vehicle storage yards require 15 feet of Type I landscaping on all sides if ~~in a transition area, or~~ visible from a public right-of-way. Alternative landscaping may be approved by the Director of the Development Services Department if the requirements of subsection J of this section are met.

...

9. Landscaping, Open Space, and Buffers for Development Consisting of Attached or Detached Multifamily ~~Developments~~Dwellings and Developments located in PO, OLB-OS-, LI, and GC Abutting Single-Family Uses.

1a. Landscaping. All landscaping shall comply with standards set forth in LUC 20.20.520. The provisions of LUC 20.20.520.J (Alternative Landscaping Option) are applicable and, in addition, may be used to modify up to 5 feet of required street frontage landscaping.

2b. Buffer.

ai. A landscaped buffer, at least 10 feet in width, shall be provided along the entire street frontage where any portion of the street frontage is abutting a residential land use district ~~receiving transition~~ and along ~~the any~~ interior property line abutting ~~the district receiving transition~~a residential land use district.

bii. The buffer shall be planted with the following, and shall include at least 50 percent native species in the required plantings:

i(1). Evergreen and deciduous trees, of which no more than 40 percent can be deciduous. There shall be a minimum of 5 trees per 1,000 square feet of buffer area, which shall be a minimum of 10 feet high at planting, along with the evergreen shrubs and living groundcover as described in subsections ~~F.9.b.ii.(2) and (3)~~C.2.c.ii and ~~iii~~ of this section to effectively buffer development from adjacent residential properties; and

ii(2). Evergreen shrubs, a minimum 42 inches in height at planting, at a spacing no greater than 3 feet on center; and

iii(3). Living groundcover planted to cover the ground within three years; and

iv(4). Alternatively, where the street frontage landscaping will be planted to buffer a building elevation and not a parking area, driveway or site development other than a building, a lawn no less than five feet in width may be substituted for the shrubs and groundcover required in subsections ~~F.9.b.ii.(2) and (3)~~C.2.c.ii and ~~iii~~ of this section; provided, that the soil in the entire area of lawn is amended in accordance with LUC 20.20.520.F.8.

c. Where an LI, GC, or CB zoned property abuts a residential land use district on an interior property line, an evergreen hedge a minimum of four feet in height at planting and capable of achieving a continued visual screen with a height of five feet within a three-year period or a combination of shrubs and fence shall be added within the required planting area to achieve the effect of a hedge.

d. Patios and other similar ground level features and trails may be incorporated into the buffer area, except that no more than 20 percent of the area may be used for such features. Patios shall not be located within 10 feet of the property line.

...

H. Limitation of Landscaping Requirements.

1. ~~Except in a transition area, t~~he 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 subsections A, F.1 and G of this section.

...

20.20.525 Mechanical Equipment

...

C. Implementation.

1. Mechanical equipment located at or below grade may be placed within a required rear or side setback area unless that setback ~~is in a single-family residential land use districts LL-1 through LDR-1~~, directly abuts a residential land use district, ~~or that setback~~ is within a critical area, critical area buffer, or critical area structure setback required by Part 20.25H LUC, ~~or that setback is in one of the following land use districts: LL-1, LL-2, SR-1, SR-2, SR-3, SR-4, LDR-1.~~
2. Mechanical equipment associated with new ~~single-family~~ residential ~~homes development~~ and homes adding more than 1,000 gross square feet in ~~single-family residential land use districts the LL-1, LL-2, SR-1, SR-2, SR-3, SR-4, or LDR-1 land use districts LL-1 through LDR-1~~ shall be located in the rear yard or, if placed in the side yard outside of the side structure setback, shall provide sound screening to attenuate noise impacts. Mechanical equipment located in the rear yard shall not be placed less than five feet from any property line.

...

20.20.535 Marijuana uses.

...

F. Limitations on Uses.

The following limitations shall apply to all marijuana producers, processors, and retailers, unless stated otherwise:

...

2. A marijuana retailer shall not be located within 100 feet of ~~a the following land~~ residential land use districts: ~~all single-family and multifamily districts (R-1 through R-30).~~

...

6. No marijuana producer, processor, or retailer shall be allowed in ~~single-family and multifamily~~ any residential land use districts, ~~(R-1 – R-30; DT-R, and BR-R).~~

...

20.20.538 Middle Housing

A. Applicability.

This section outlines the dimensional requirements applicable to middle housing developments as defined in LUC 20.50.034. For dimensional standards applicable to single-family development and multi-family development see Chart 20.20.010 in LUC 20.20.010. For additional site design regulations for cottage housing see LUC 20.20.250. For additional site design regulations for courtyard housing see LUC 20.20.252. The provisions of this section are not applicable to lots located in the critical areas overlay, which shall be regulated by the applicable dimensional requirements in LUC 20.20.010.

B. Definitions.

1. Major Transit Stop. For the purposes of this section, major transit stop is as defined in RCW 36.70A.030

C. Standards.

1. Middle Housing Development Requirements. Middle housing developments are subject to the development requirements in Table 20.20.538.C.1.

Table 20.20.538.C.1.
Development Requirements for Middle Housing.

STD LAND USE CODE REF		Middle Housing										
		LL-1	LL-2	SR-1	SR-2	SR-3	SR-4	LDR-1	LDR-2	LDR-3	MDR-1	MDR-2
LAND USE CLASSIFICATION												
	DIMENSIONS	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
	Dwelling Units per Lot (2)(3)(4)(5)(6)	4/6	4/6	4/6	4/6	4/6	4/6	4/6	4/6	4/6	4/6	4/6
	Minimum Setbacks of Structures (feet) Front yard	25	20	10	10	10	10	10	10	10	10	10
	Rear Yard	15	15	15	15	10	10	10	10	10	10	10
	Side Yard (8)	5	5	5	5	5	5	5	5	5	5	5
	Maximum in Building Height (feet)	38	38	38	38	38	38	38	38	38	38	38
	Maximum Lot Coverage by Structures (percent)(9)	40	40	40	40	40	45	45	45	45	45	45
	Maximum Hard Surface Coverage (percent)	80	80	80	80	80	85	85	90	90	90	90
	Maximum Impervious Surface (percent)	50	50	50	50	50	60	60	65	65	65	65
	Alternative Maximum Impervious Surface (percent)	50	50	50	50	50	55	55	80	80	80	80

(1) See Chart 20.20.010 for standards related to minimum lot area, minimum street frontage width, lot width, and lot depth.

(2) If a lot is located within one-half mile walking distance of a major transit stop, then up to six dwelling units are permitted on that lot.

(3) If development on a lot meets the requirements of LUC 20.20.128.E.2 relating to housing affordability, then up to six dwelling units are permitted on that lot.

(4) If a lot is located within one-quarter mile walking distance of a Regional Growth Center or Countywide Growth Center, as both are mapped in the Land Use Element of the Comprehensive Plan, then up to six dwelling units are permitted on that lot.

(5) Up to two accessory dwelling units may be developed per lot subject to the provisions of LUC 20.20.120. Detached accessory dwelling units shall count towards the maximum dwelling units per lot allowed under Table 20.20.538.C.1. Attached accessory dwelling units shall not count towards the maximum dwelling units per lot allowed under Table 20.20.538.C.1.

(6) The density of cottage housing development on a lot is controlled by maximum floor area ratio by lot size and not by dwelling units per lot or dwelling units per acre. Therefore, there is no limit on the maximum dwelling units per lot, or dwelling units per acre, for cottage housing development. Cottage housing development is subject to the otherwise applicable development regulations contained in LUC 20.20.250 and this section and the maximum floor area ratio for single-family and middle housing set forth in LUC 20.20.390.

(7) See Chart 20.20.010 for the maximum allowable dwelling units per acre for land use districts LDR-2 through MDR-2. When calculating site density, the greater of the middle housing units per lot density or the dwelling units per acre density may be utilized.

(8) Middle housing developments located on adjacent lots may reduce the applicable side yard setbacks between structures to zero when consolidating the subject lots, when the project limit contains multiple preexisting lots, or where a unit lot subdivision or unit lot short subdivision is proposed; provided the distance between cottage housing units is regulated by LUC 20.20.250.

(9) Cottage housing developments qualify for an additional five percent lot coverage. Cottage housing developments may qualify for an additional 25% increase in lot coverage and impervious surface coverage for any site area used for covered porches per LUC 20.20.250.A.1.a.

2. Walking Distance. If a physical impediment exists that would require pedestrians to walk more than one-quarter or one-half mile to the major transit stop, regional growth center, or countywide growth center, as applicable, from the location of the middle housing dwelling units, then the Director may determine that the location does not meet the requirements of the applicable tier.

...

20.20.590 Parking, circulation, and walkway requirements.

...

F. Minimum/Maximum Parking Requirement by Use.

1. Specified Uses. Subject to subsections G, H, and L of this section, the property owner shall provide at least the minimum and may provide no more than the maximum number of parking stalls as indicated below:

	Use	Minimum Number of Parking Spaces Required	Maximum Number of Parking Spaces Allowed
--	-----	---	--

...			
m.	Residential (3):		
	Single-family detached	2:unit	No max.
	Multiple-units <u>per structure or lot</u> <u>(4):</u>	<u>1:unit</u>	<u>No max.</u>
	One-bedroom or studio unit	1.2:unit	No max.
	Two-bedroom unit	1.6:unit	No max.
	Three or more bedroom unit	1.8:unit	No max.
...			

...

(4) Middle housing projects, as defined in LUC 20.50.034, are exempt from minimum parking requirements when located within one-half mile walking distance of a major transit stop as defined in LUC 20.20.538.B.1, and subject to the walking distance requirements in LUC 20.20.538.C.2.

...

K. **Parking Area and Circulation Improvements and Design.**

Parking of vehicles for all uses is only permitted in parking areas that meet the requirements of this section; except that, vehicles on residential lots may also be parked in areas that meet the requirements of LUC 20.20.720 and 20.20.890 relating to the storage of recreational vehicles and trailers.

...

3. Driveways.

- a. Entrances and Exits. The Director of the Transportation Department shall fix the location, width, and manner of approach of vehicular ingress and egress from a parking area in conformance with Chapter 14.60 BCC. The Director of Transportation may require the property owner to alter ingress or egress as necessary to control traffic in the interest of public safety and general welfare. ~~Wherever available, the property owner shall provide access from commercial or multifamily property onto streets which do not abut R-1, R-1.8, R-2.5, R-3.5, R-4, R-5, or R-7.5 Districts.~~

...

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-10LDR-2, R-15LDR-3, R-20MDR-1, R-30MDR-2~~, NB, NMU, PO, O, OLB, OLB 2, OLB-OS, CB, LI, GC, MI, EG-TOD, or Downtown Land Use Districts, except for middle housing developments that are not cottage housing or courtyard housing developments. In addition, schools in all land use districts shall install internal walkways in each new facility or substantial remodel of an existing facility.

...

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

...

1. Applicability

...

- c. For accessory dwelling units, see the parking requirements in LUC 20.20.120. ~~frequent transit service shall be defined as:~~

- i. ~~Within one-half mile of a transit stop that receives transit service at least 4 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.~~

...

20.20.720 Recreational vehicles, watercraft, and utility trailers.

- A. Parking or storage of recreational vehicles, watercraft (whether mounted on trailers or unmounted), or utility trailers, except for loading and unloading activities completed within a three-day period within any given two-week period, is not permitted within a Residential Land Use District ~~(R-1—R-30)~~, unless there is compliance with the following:

...

- C. Parking or storage of recreational vehicles, watercraft or utility trailers for compensation is not permitted within a Residential Land Use District ~~(R-1—R-30)~~. This subsection does not apply to storage facilities provided exclusively for tenants of multifamily dwelling complexes.

...

- E. Recreational vehicles, watercraft and utility trailers which exceed 40 feet in length are not permitted in any Residential Land Use Districts ~~(R-1—R-30)~~.

...

20.20.725 Recycling and solid waste collection areas.

All new development for multifamily housing exceeding ~~four-six~~ units, commercial, office, and manufacturing uses shall provide on-site collection areas for recyclable materials and solid waste, as those terms are used in Chapter 9.26 BCC, as follows:

...

20.20.730 Large satellite dish antennas.

A. Large Satellite Dish Antennas in Nonresidential Land Use Districts.

Large satellite dish antennas in all nonresidential land use districts ~~(all land use districts except R-1 through R-30)~~ shall be screened in accordance with the requirements of LUC 20.20.525.C for mechanical equipment screening.

B. Large Satellite Dish Antennas in Residential Land Use Districts.

The requirements for screening of large satellite dish antennas in residential land use districts ~~(R-1 through R-30)~~ shall depend upon the nature of use and building type of the development.

1. Large satellite dish antennas in any residential development other than ~~detached or~~ single-family attached or middle housing shall be screened in accordance with the requirements of LUC 20.20.525.C for mechanical equipment screening.
 2. Large satellite dish antennas in any residential development consisting of ~~detached or~~ single-family attached or middle housing shall be screened in accordance with subsection C of this section.
- C. Large satellite dish antennas in any residential development consisting of ~~detached or~~ single-family attached or middle housing as specified in subsection B.2 of this section are permitted subject to the following criteria, provided the Director may modify setback and screening requirements upon proof that strict application of the requirements is infeasible or renders use of an antenna impossible:

...

20.20.740 Schools

- A. Public and private schools are permitted as indicated by the charts in LUC 20.10.440 and use charts applicable to specific land use districts contained in Chapter 20.25 LUC, "Education: Primary and Secondary," provided the following standards are met:

...

5. Perimeter Landscaping. In lieu of the Perimeter Landscaping Requirements set forth in LUC 20.20.520.F.1, schools shall provide the following landscaping, subject to LUC 20.20.520.F.6:
- a. Schools in Residential Districts or ~~in Transition Areas as Described in Part 20.25B LUC and in~~ the BelRed Office/Residential Transition (BR-ORT) Land Use District.

...

- i. Ten feet of landscaping meeting the following requirements ~~of LUC 20.25B.040.C.2.c~~ along interior property lines, unless more stringent requirements apply pursuant to this section.
- (1) At least 50 percent native species;
- (2) Evergreen and deciduous trees, of which no more than 40 percent can be deciduous. There shall be a minimum of 5 trees per 1,000 square feet of buffer area, which shall be a minimum of 10 feet high at planting, along with the evergreen shrubs and living groundcover as described in subsections A.5.a.i.(3) and (4) of this section to effectively buffer development from adjacent residential properties;
- (3) Evergreen shrubs, a minimum 42 inches in height at planting, at a spacing no greater than 3 feet on center;
- (4) Living groundcover planted to cover the ground within three years; and
- (5) Alternatively, where the street frontage landscaping will be planted to buffer a building elevation and not a parking area, driveway or site development other than a building, a lawn no less than five feet in width may be substituted for the shrubs and groundcover required in subsections A.5.a.i.(3) and A.5.a.i.(4) of this section; provided, that the soil in the entire area of lawn is amended in accordance with LUC 20.20.520.F.8.

...

7. Design Guidelines for Schools in Residential Districts ~~and in Transition Areas~~. Schools in residential land use districts ~~and in Transition Areas~~ shall meet the following site and building design standards ~~set forth in LUC 20.25B.040.D through G and 20.25B.050-:~~
- a. **Site Design.**
- i. Surface parking lots shall be screened from street level views and from ground level views of an abutting residential district by berms, hedges, walls, or combinations thereof. Surface parking lots shall be located away from adjacent properties unless no other location is feasible.
- ii. Site features such as fences, walls, refuse enclosures, light fixtures, carports, and storage units shall be designed to be integrated with the architectural design of the primary structure.
- iii. In addition to the minimum requirements of LUC 20.20.520, site development shall maximize the retention of existing significant vegetation in order to soften the visual impact on adjacent uses.
- b. **Building Design.**
- i. Building surfaces facing adjoining residential districts shall be clad with materials which are similar to, or compatible with, surrounding uses and which minimize reflecting lighting.

ii. Building facades shall incorporate elements such as stepbacks, offsets, angled facets, deep roof overhangs, recesses, and other architectural features which serve to break down the scale. The larger the building, the greater the number and variety of such elements that may be necessary to achieve the effect of diminishing scale.

c. Mechanical Equipment.

Except in the OLB 2 and NMU Districts, mechanical equipment which is located on the roof shall be incorporated into the pitched or stepped roof form, and not appear as a separate penthouse or box. In the OLB 2 and NMU Districts, the rooftop mechanical equipment shall be fully screened and accommodated within the maximum height limit.

d. Refuse Containers.

All refuse and recycling containers shall be contained within structures enclosed on all four sides and utilize lids made of molded plastic or other sound buffering material.

e. Signs.

Signs shall meet the requirements of Chapter 22.10 BCC, Sign Code.

...

20.20.760 Shelters and storage facilities – Temporary.

A. Purpose.

The purpose of this section is to prohibit use of temporary shelters or storage facilities in ~~Single-Family~~ Land Use Districts LL-1 through LDR-1, which are predominately visible from the right-of-way or any public or private street.

B. General.

Temporary shelters or storage facilities are not permitted in ~~Single-Family~~ Land Use Districts LL-1 through LDR-1 if predominately visible from the right-of-way or any public or private street.

...

20.20.800 Short term stay uses – Limitations and general requirements.

A. Definition.

Short Term Stay Use. Transient lodging provided in a Planned Unit Development or multifamily dwelling unit located in a Residential ~~(R-1 through R-30)~~ land use district. Boarding houses and bed and breakfasts permitted to operate in Residential districts pursuant to a valid Home Occupation Permit, Part 20.30N LUC, group homes for children sited pursuant to the Group Home for Children Community Involvement Process, Chapter 9.19 BCC, and institutions housing persons under legal restraint or requiring medical attention or care are not included within the scope of this definition.

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20.20.845 Supportive Housing.

...

D. Use Requirements.

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2. The following requirements apply to Supportive Housing in ~~Single-Family~~ Land Use Districts ~~(RLL-1 to LDR-7.51)~~:
 - a. Alterations to the interior or exterior of the structure which change its ~~single-family~~ residential appearance ~~or character~~ shall not be permitted, except that any alterations to improve accessibility per the Americans with Disabilities Act shall be permitted.

...

20.20.900 Tree Retention and Replacement

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B. Applicability.

1. The requirements of this section shall be imposed any time a permit, approval, or review for Development Activity is required by the Bellevue City Code or Land Use Code.
2. The requirements of this section alone shall not reduce maximum allowed density, number of allowed lots, or preclude required access and utility connections.
3. ~~Tree removal that is not associated with development activity is regulated by the Clearing and Grading Code (Chapter 23.76 BCC).~~
4. Trees subject to the requirements of this section that are growing within or overhanging any public right-of-way are also subject to the requirements of Chapter 14.06 BCC.
5. ~~Exceptions~~ This section is inapplicable in the following circumstances:-
 - a. If there is not a permit, approval, or review for Development Activity, then this section does not apply. Tree removal, retention, or replacement that is not associated with development activity is regulated by Chapter 23.76 BCC, Clearing the Grading Code except as otherwise provided.
 - ~~a~~b. This section does not apply to development activity in the vegetation conservation area, as defined by LUC 20.25E.065.F.5, within the Shoreline Overlay District. The retention and replacement of trees ~~Trees located in the Shoreline Overlay District~~ within the vegetation conservation area are is regulated by Part 20.25E LUC, Shoreline Overlay District.
 - ~~b~~c. This section does not apply to development activity in critical areas, critical area buffers, or critical area structure setbacks. The retention and replacement of trees ~~Trees located in critical areas, critical area buffers, or critical area structure setbacks or their associated buffers are is~~ regulated by Part 20.25H LUC, Critical Areas Overlay District.
 - ~~c~~d. This section does not apply to trees located entirely within any public right-of-way. The retention and replacement of trees located within any public right-of-way is regulated by Chapter 14.06 BCC. The portions of this section which require retention of Significant Trees or the planting of new trees are not applicable in any Downtown Land Use District or in the East Main Transit Oriented Development Land Use District.
 - e. This section does not apply to Development Activity in any Downtown Land Use District established under LUC 20.10.020 and described in LUC 20.25A.010.
 - f. This section does not apply to Development Activity in any East Main Transit Oriented Development Land Use District established under LUC 20.10.020 and described in LUC 20.25Q.010.

C. Definitions.

The following definitions are specific to this section. Where a term defined below is used in this section its meaning shall be as defined below.

- ~~1. “Development Activity” means any alteration or development regulated by the Bellevue City Code or Land Use Code , including subdivisions, short subdivisions, planned unit developments, changes in lot coverage, changes in the area devoted to parking and circulation, and additions to impervious surface areas that exceed 20 percent.~~

1. “Development Activity” means the following:

- a. Any alteration or development regulated by the Bellevue City Code or Land Use Code proposed to occur through one or more of the following:

i. An application for a subdivision under Chapter 20.45A LUC;

ii. An application for a short subdivision under Chapter 20.45B LUC; or

iii. An application for a planned unit development under Part 20.30D LUC.

- b. Any alteration or development regulated by the Bellevue City Code or Land Use Code proposed to occur through one or more of the following:

i. Any application that proposes changes in lot coverage that exceed 20 percent of the existing lot coverage;

ii. Any application that proposes changes in the area devoted to parking and circulation; or

iii. Any application that proposes additions to impervious surface areas that exceed 20 percent of existing impervious surface areas.

- c. If an application listed under subsection C.1.a was deemed complete on or after July 16, 2024, and was determined to be in compliance with this section, then subsequent applications listed under subsection C.1.b of this section for alterations or development on lots created or otherwise governed by the application reviewed and approved under subsection C.1.a shall not constitute “Development Activity” for the purposes of this section.

...

3. “Hazardous Tree” means a tree that, in the written opinion of a Qualified Tree Professional who also has the International Society of Arboriculture (ISA) Tree Risk Assessment Qualification (TRAQ), meets all of the following criteria:

- a. The tree has a combination of structural defects, disease, or both structural defects and disease that makes it subject to a high probability of failure;
- b. The location of the tree is in proximity to areas where, with moderate to high frequency, persons or property are likely to be located that could be injured or damaged by tree failure;
- c. The assessed tree has a high to extreme risk rating using the International Society of Arborists Tree Risk Assessment Qualification method in its most current form; and
- d. The hazard condition of the tree cannot be lessened with reasonable and proper arboricultural practices.

...

5. “Tree Canopy Site Area” means, for the purpose of determining the minimum tree density required for a site, the area of a site remaining after subtracting the following areas from the gross site area:

- a. Critical areas, critical area buffers, and critical area structure setbacks and their buffers (as may be modified pursuant to Part 20.25H LUC, if applicable); ~~and~~
- b. Shoreline vegetation conservation areas; ~~and~~
- c. Public rights-of-way; ~~and~~
- d. Private roads in separate tracts; ~~and~~
- e. Submerged lands (lands waterward of the ordinary high water mark); and
- f. Utility easements.

...

E. Minimum Tree Density

- 1. The applicant shall maintain in the Tree Canopy Site Area at least the minimum tree density, measured in tree credits, as provided in this subsection E. Tree credits may be provided by retained Significant Trees, retained Landmark Trees, planted trees, or a combination of the foregoing.
- 2. Minimum Tree Credits by Land Use District. Minimum tree credits are determined based on the Land Use District, Land Use, and Tree Canopy Site Area. The minimum tree credits required are calculated by dividing the Tree Canopy Site Area, measured in square feet, by 1,000 then multiplying by the applicable rate identified in Table 20.20.900.E.1. If this calculation would result in a fractional requirement, and that fraction is 0.5 or greater, then the number of required tree credits shall be equal to the next higher whole number. Otherwise, where that fraction is less than 0.5, then the number of required tree credits shall be equal to the next lower whole number.

Table 20.20.900.E.1.
Minimum Tree Credits per 1,000 Square Feet of Tree Canopy Site Area

Land Use District	One Dwelling Unit per Lot	Two or More Dwelling Units per Lot	Commercial, Office, Light Industrial, and All Other Nonresidential Land Uses
<u>R-1LL-1</u>	5	4	1

Land Use District	One Dwelling Unit per Lot	Two or More Dwelling Units per Lot	Commercial, Office, Light Industrial, and All Other Nonresidential Land Uses
R-1.8LL2 R-2.5SR-1			
R-3.5SR-2 R-4SR-3 R-5SR-4	2	1.5	0.75
All Other Land Use Districts	1	0.75	0.5

a. Tree Credit Reductions for Cottage Housing Developments. Cottage housing development meeting the requirements of LUC 20.20.250 may, as an alternative to the applicable rate that would otherwise normally apply, utilize the applicable minimum tree credit rate identified in Table 20.20.900.E.1 for commercial, office, light industrial, and all other nonresidential land uses.

b. Accessory Dwelling Units. A detached accessory dwelling unit shall constitute a dwelling unit for the purposes determining the applicable rate identified in Table 20.20.900.E.1. In contrast, attached accessory dwelling units shall not constitute a dwelling unit for the purposes of determining the applicable rate identified in Table 20.20.900.E.1.

...

4. Retained Trees.

...

- b. Tree Credits for Retained Trees. Each retained Significant Tree provides a tree credit value determined by its d.b.h. or Landmark Tree classification, as identified in Table 20.20.900.E.2. When determining tree credits for a Significant Tree that is an alder or cottonwood, the applicable tree credit value identified in Table 20.20.900.E.2 shall be reduced by 50 percent.

Table 20.20.900.E.2. Tree Credits for Retained Trees

DBH	6"-10"	Larger than 10" and up to 12"	Larger than 12" and up to 14"	Larger than 14" and up to 16"	Larger than 16" and up to 18"	Larger than 18" and up to 20"	Larger than 20" and up to 22"	Larger than 22" and less than 24"	24" or greater and all Landmark Trees

Tree Credits	2	3	4	5	6	7	8	9	10
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c. Exceptions. The following shall not provide any tree credits if retained:

i. Invasive or Noxious Species.

ii. Trees located outside the Tree Canopy Site Area.

iii. Trees in areas devoted to access and sight areas as defined in the Transportation Code (Chapter 14.06 BCC).

iv. Trees located wholly or partially on a property line.

d. Trees on Property Lines. A Significant Tree located wholly or partially on a property line may only be removed if all of the following criteria are satisfied:

i. The Significant Tree constitutes a Hazardous Tree; and

ii. All property owners with an ownership interest in the Significant Tree provide written certification, in a form acceptable to the Director, that they consent to the removal; Provided, that the Director may waive this requirement where, in the written opinion of a Qualified Tree Professional, the tree poses an imminent danger to the public health, safety, or welfare.

...

6. Planted Trees.

...

a. Tree Credits for Planted Trees. Each planted tree that is a minimum of two inches Caliper (for deciduous trees) or six feet in height (for conifer trees) provides one tree credit, except Alders and Cottonwoods, which provide no tree credits when planted. Planted trees below these minimum sizes provide no tree credits.

i. If a Qualified Tree Professional demonstrates in writing that the number of trees required to be planted to meet the required minimum tree credits would negatively affect the viability of the planted trees, then the Director may award more tree credits per planted tree to achieve the maximum number of trees that can be planted and, in the written opinion of a Qualified Tree Professional, still be viable.

...

e. Relationship to Other Requirements. ~~Any trees planted or retained to meet other Bellevue City Code or Land Use Code requirements within the Tree Canopy Site Area, including LUC 20.20.520, shall count towards the minimum required tree credits. The number of trees required to be planted or retained to meet other requirements shall not be reduced if exceeding the required minimum tree credits.~~

i. Any significant tree retained to meet other Bellevue City Code or Land Use Code requirements within the Tree Canopy Site Area, including LUC 20.20.520, may provide

tree credits towards the minimum required tree credits in an amount calculated pursuant to subsection E.4 of this section.

- ii. Any tree planted to meet other Bellevue City Code or Land Use Code requirements within the Tree Canopy Site Area, including LUC 20.20.520, may provide tree credits towards the minimum required tree credits in an amount calculated pursuant to subsection E.6.a of this section.
- iii. The number of trees required to be planted or retained to meet other Bellevue City Code or Land Use Code requirements within the Tree Canopy Site Area shall not be reduced if exceeding the required minimum tree credits.

...

h. Locations. Planted trees providing credit toward the required minimum tree density shall be planted within the Tree Canopy Site Area in locations suitable for the planted trees to reach maturity, in the following order of priority:

- i. Within required setbacks and transition areas.
- ii. Adjacent to existing Groves.
- iii. Other locations within the Tree Canopy Site Area.

~~iv~~i. In-Lieu Fee. If the applicant demonstrates that all planting options have been considered and are infeasible, for each additional tree credit required, the applicant shall pay a fee-in-lieu equivalent to the cost of a tree meeting the requirements of this section for planted trees, installation (labor and equipment), maintenance for three years, and fund administration.

~~(1)~~i As of July 16, 2024, the in-lieu fee rate shall be \$1,300 per tree credit. This rate shall be published in the City's fee rate schedule, shall be reviewed annually, and, effective January 1st of each year, the Director may administratively increase or decrease the rate by an adjustment to reflect the current published annual change in the Seattle Consumer Price Index for Wage Earners and Clerical Workers as needed in order to maintain accurate costs for the region.

~~(2)~~ii In-lieu fee monies shall be used to support Bellevue's tree canopy and related initiatives including, but not limited to, one or more of the following: planting and maintaining individual trees (including supporting infrastructure), restoration activities, urban forestry education, or the purchase of land for reforestation or preservation.

7. Alternative Tree Density Option

- a. An applicant may request a modification of the minimum tree density requirement when the proposed Land Use is classified within transportation or utilities in the land use charts contained in LUC 20.10.440.

...

F. Tree Protection.

...

2. Tree Protection Covenant. When a modification to development standards is granted under subsection E.5 of this section to avoid development within a TPZ, the applicant shall record with the King County Division of Records and Elections a covenant, in a form approved by the City Attorney's Office, prohibiting development on or within any portion of a TPZ located on the site that was avoided through the modification to development standards. The covenant shall include a site plan, prepared by a qualified professional, clearly delineating the TPZ(s) located wholly or partially on the site that were avoided through the modification to development standards. To the extent that any Significant Tree or Landmark Tree protected by the covenant becomes a Hazardous Tree, the covenant shall allow for the removal of Hazardous Trees and the planting of replacement trees within the Tree Canopy Site Area in a manner consistent with the ratios established in subsection E.6.d of this section.
 - a. The applicant shall record with the King County Recorder's Office a covenant in the following circumstances:
 - i. When a modification to development standards is granted under subsection E.5 of this section to avoid development within a TPZ; or
 - ii. When required as a condition of approval for an application for a Subdivision, Short Subdivision, Unit Lot Subdivision, or Unit Lot Short Subdivision.
 - b. The covenant shall be in a form approved by the Director and shall contain the following terms:
 - i. Where a modification to development standards is granted under subsection E.5. of this section to avoid development within a TPZ, the covenant shall prohibit development on or within any portion of a TPZ located on the site that was avoided through the modification to development standards.
 - ii. The covenant shall include a site plan, prepared by a qualified professional, clearly delineating the location of all retained or planted trees in the Tree Canopy Site Area. Where applicable, the site plan shall delineate the TPZ(s) located wholly or partially on the site that were avoided through the modification to development standards under subsection E.5 of this section.
 - iii. To the extent that any Significant Tree or Landmark Tree protected by the covenant becomes a Hazardous Tree, the covenant shall allow for the removal of Hazardous Trees and the planting of replacement trees within the Tree Canopy Site Area in a manner consistent with the ratios established in subsection E.6.d of this section.
 - iv. Any other terms and conditions that the Director finds to be reasonably necessary.

...

Part 20.25A Downtown

...

20.25A.020 Definitions.

...

B. General Definitions Not Applicable to Downtown.

The general definitions contained in Chapter 20.50 LUC apply unless specifically listed below as inapplicable to Downtown.

Active Recreation Area. LUC 20.50.010.

Alley. LUC 20.50.010.

Building Height. LUC 20.50.012.

~~**Building Height – Transition Area Design Districts.** LUC 20.50.012.~~

...

Part 20.25B Transition Area Design District

Part 20.25B deleted in full

...

Chapter 20.30 Permits and Decisions

...

Part 20.30D Planned Unit Development

...

20.30D.150 Planned Unit Development plan – Decision criteria.

...

~~**D.** The perimeter of the Planned Unit Development is compatible with the existing land use or property that abuts or is directly across the street from the subject property. Compatibility includes but is not limited to size, scale, mass and architectural design of proposed structures; and~~

~~**E**~~**D.** Landscaping within and along the perimeter of the Planned Unit Development is superior to that required by this code, LUC 20.20.520 and landscaping requirements applicable to specific districts contained in Chapter 20.25 LUC, and enhances the visual compatibility of the development with the surrounding neighborhood; and

~~**F**~~**E.** At least one major circulation point is functionally connected to a public right-of-way; and

~~**G**~~**F.** Open space, where provided to meet the requirements of LUC 20.30D.160.A.1, within the Planned Unit Development is an integrated part of the project rather than an isolated element of the project; and

~~H. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity; and~~

~~I. That part of a Planned Unit Development in a transition area meets the intent of the transition area requirements, Part 20.25B LUC, although the specific dimensional requirements of Part 20.25B LUC may be modified through the Planned Unit Development process; and~~

GJ. Roads and streets, whether public or private, within and contiguous to the site comply with Transportation Department guidelines for construction of streets; and

KH. Streets and sidewalks, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project; and

LJ. Each phase of the proposed development, as it is planned to be completed, contains the required parking spaces, open space, recreation space, landscaping and utility area necessary for creating and sustaining a desirable and stable environment.

...

Part 20.30F Design Review

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20.30F.175 Modification or addition to an approved Design Review project or decision.

C. Land Use Exemption for Design Review Approval.

...

2. The Director may determine that a new development outside the Downtown is exempt from review as a new application; provided, that the building form and scale of the new building or addition, regardless of size, is not visible from the right-of-way, or a public park ~~or zoned and developed single family residential property.~~

...

Chapter 20.45A Platting and Subdivisions

...

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

...

C. Conventional Subdivision.

...

2. Site Design.

...

- d. Critical areas, and critical area buffers, ~~and retained significant trees~~ shall be placed in Native Growth Protection Easements (NGPE) designated on the final plat document. The

final plat shall contain the following restrictions for use, development, and disturbance of the NGPE in a format approved by the City Attorney:

...

20.45A.065 Special requirements for unit lot subdivisions.

A. Applicability.

1. The provisions of this section apply exclusively to the unit lot subdivision of land proposed to be developed with ~~in all land use districts in which multifamily dwellings are permitted~~ one or more of the following:

a. Attached multifamily dwellings;

b. Detached multifamily dwellings;

c. Middle housing; or

d. A primary structure with at least one attached or detached accessory dwelling unit permitted under LUC 20.20.120 to be located on the parent lot.

2. To be eligible for a unit lot subdivision, proposed development listed under subsection A.1 of this section ~~consisting of attached multifamily dwellings or middle housing~~ must meet all of the following requirements:

a. Each dwelling unit must extend from the foundation to the ceiling; and

b. Each dwelling unit must have ~~a separate front or rear exterior access to the ground floor.~~

~~B. Definitions Specific to This Section.~~

~~1. "Dwelling, attached multifamily" means a multifamily dwelling unit constructed in a group of two or more units attached by a common wall or walls in which each unit extends from foundation to roof.~~

~~2. "Lot, parent" means a lot which is subdivided into unit lots through the unit lot subdivision process.~~

~~3. "Lot, unit" means a subdivided lot within a development as created from a parent lot and approved through the unit lot subdivision process.~~

~~C. General Requirements.~~

...

4. Within the parent lot, required parking ~~for an attached multifamily dwelling unit~~ may be provided on a different unit lot than the lot with the dwelling unit if the right to use that parking is formalized by an easement recorded with the King County Recorder's Office.

...

~~D. Notes on Plat.~~

...

Chapter 20.45B Short Plats and Short Subdivisions

...

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

...

C. Conventional Short Subdivision.

...

2. Site Design.

...

- d. Critical areas, and critical area buffers, ~~and retained significant trees~~ shall be placed in Native Growth Protection Easements (NGPE) designated on the final short plat document. The final short plat shall contain the following restrictions for use, development, and disturbance of the NGPE in a format approved by the City Attorney:

...

20.45B.057 Special requirements for unit lot short subdivisions.

A. Applicability.

1. The provisions of this section apply exclusively to the unit lot short subdivision of land proposed to be developed with ~~in all land use districts in which multifamily dwellings are permitted~~ one or more of the following:

- a. Attached multifamily dwellings;

- b. Detached multifamily dwellings;

- c. Middle housing; or

- d. A primary structure with at least one attached or detached accessory dwelling unit permitted under LUC 20.20.120 to be located on the parent lot.

2. To be eligible for a unit lot short subdivision, proposed development listed under subsection A.1 of this section consisting of attached multifamily dwellings or middle housing must meet all of the following requirements:

- a. Each dwelling unit must extend from the foundation to the ceiling; and

- b. Each dwelling unit must have ~~a~~ separate front or rear exterior access to the ground floor.

~~B. Definitions Specific to This Section.~~

- ~~1. "Dwelling, attached multifamily" means a multifamily dwelling unit constructed in a group of two or more units attached by a common wall or walls in which each unit extends from foundation to roof.~~

2. ~~“Lot, parent” means a lot which is subdivided into unit lots through the unit lot short subdivision process.~~

3. ~~“Lot, unit” means a subdivided lot within a development as created from a parent lot and approved through the unit lot subdivision process.~~

CB. General Requirements.

...

4. Within the parent lot, required parking ~~for an attached multifamily dwelling unit~~ may be provided on a different unit lot than the lot with the dwelling unit if the right to use that parking is formalized by an easement recorded with the King County Recorder’s Office.

...

DC. Notes on Short Plat.

...

Chapter 20.50 Definitions

20.50.010 A Definitions.

Accessory Dwelling Unit. A ~~subordinate~~ dwelling unit that is, either attached or detached from a primary residential ~~incorporated within a single family~~ structure.

...

Accessory Structure, Detached. Buildings or structures which are secondary to and associated with a primary single family or multifamily structure. Detached accessory structures do not include accessory dwelling units.

...

20.50.012 B definitions.

...

Building Height. The vertical distance measured from the average elevation of the finished grade around the building or building segment to the highest point of a flat roof, or to the mean height between the eaves and ridge of a pitched roof. Specifically excluded from this definition and from the regulation of maximum building height are structural elements not intended for habitation and not exceeding 15 feet above the maximum building height including penthouses for mechanical and elevator equipment, chimneys, wireless communication facility antenna arrays, smoke and ventilation stacks, flagpoles, mechanical and elevator equipment, and parapet walls designed solely to screen mechanical and elevator equipment. This definition does not apply to projects located within ~~a Transition Area Design District (refer to LUC 20.25B.040),~~ the Shoreline Overlay District (refer to LUC 20.25E.280 – “Height”), ~~Single-Family~~ Land Use Districts LL-1 through LDR-1 (refer to the definition of “Building Height – ~~Single-Family Residential~~ Land Use Districts” contained in this section; see also LUC 20.10.440, Note (16), and to the F1 Land Use District (refer to LUC 20.25F1.040, Footnote (6)).

...

Building Height – Single-Family ~~and Middle Housing~~ Uses in ~~Single-Family~~ Residential Land Use Districts

. The vertical distance measured from the average elevation of the existing grade around the building to the highest point of a flat roof, or to the ridge of a pitched roof, provided this measurement does not apply to chimneys, wireless communication facility antenna arrays, shortwave radio antennas, smoke and ventilation stacks, and flag poles. This definition applies only to single-family ~~and middle housing~~ residential structures, and structures accessory thereto, located in a ~~single-family~~ residential land use district. For all other structures, regardless of land use district, see the definition of Building Height contained in this section.

~~**Building Height – Transition Area Design Districts.** See LUC 20.25B.040.A.1 – Transition Area Design District Building Height definition.~~

...

20.50.014 C definitions.

...

~~**Cottage Housing, Guest.** See Guest Cottage, Guest House. Cottage-d~~ Dwelling units clustered on a lot with a common open space area that is either: (a) owned in common; or (b) has individual dwelling units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space.

~~**Courtyard Housing.** Attached dwelling units arranged on two to three sides of a shared central courtyard.~~

...

20.50.016 D Definitions.

...

~~**Dwelling, Multifamily Attached.** A building structure designed to house two containing seven or more families living independently of each other primary dwelling units, or where seven or more primary dwelling units share common walls on one or more sides where each unit extends from the foundation to the ceiling, and that provides separate front or rear access for each unit. A residential development consisting of a single primary structure containing seven or more dwelling units with each dwelling unit sharing a common wall with at least one other dwelling unit within the primary structure.~~

~~**Dwelling, Multifamily Detached.** A development site containing seven or more detached structures that are not located on fee simple lots. Residential development consisting of multiple primary structures with each primary structure containing one or more dwelling units, but with no single primary structure containing all of the dwelling units in the development.~~

...

20.50.020 F Definitions.

...

Floor Area, Gross. The area included within the inside finished wall surface of the surrounding exterior walls of a building, excluding interior openings in floor plates (e.g., vent shafts, stair wells, and interior atriums), outdoor courts, courtyards, and exterior balconies.

...

Floor Area Ratio (FAR) – Single-Family and Middle Housing Dwelling. A measure of development intensity equal to the gross floor area divided by net on-site land area (square feet). Included in the calculation of gross floor area is the floor area of the ground floor plus that of any additional stories of all buildings on the lot, including accessory structures. High-volume spaces – 18 feet or greater in height – are counted twice. Excluded in the calculation of gross floor area is the floor area or partially exposed lower levels that are less than five feet above finished grade, attic areas which are unfinished and nonhabitable, and carports, porches, and decks that are open on at least two sides. See also LUC 20.20.010, Note (43).

...

20.50.032 L Definitions.

...

Lot, Parent. A lot that is subdivided into unit lots through the unit lot subdivision process or the unit lot short subdivision process.

Lot, Unit. A lot subdivided within a development created from a parent lot and approved through the unit lot subdivision process or the unit lot short subdivision process.

...

20.50.034 M Definitions.

...

Middle Housing. Residential buildings or developments that contain between two and six attached, stacked, or clustered dwelling units including townhouses, stacked flats, and courtyard apartments, and cottage housing. Middle housing includes all cottage housing developments, regardless of the number dwelling units contained in the cottage housing development.

...

20.50.040 P Definitions.

...

Primary Structure. The structure on a site that houses the principal use. For residential uses, the primary structure houses the dwelling unit(s) or, for the purposes of applying development regulations relating to accessory dwelling units, constitutes the “principal unit” as defined under RCW 36.70A.696. For nonresidential uses, the primary structure houses the use undertaken on the site, as classified by LUC 20.10.440 and district-specific land use charts contained in Chapter 20.25 LUC. Primary structures do not include structures that contain only certain functions or equipment that support the principal use, such as sheds, garages, or mechanical equipment structures.

...

20.20.700 R Definitions.

...

Residential Land Use District. Residential land use districts are those described in LUC 20.10.180 and include LL-1, LL-2, SR-1, SR-2, SR-3, SR-4, LDR-1, LDR-2, LDR-3, MDR-1, and MDR-2.

...

20.50.046 S Definitions.

...

Subordinate Use. A use which is secondary or incidental to a permitted or principal use. These uses are governed pursuant to LUC 20.20.840, [except that accessory dwelling units are governed pursuant to LUC 20.20.120.](#)

...

20.50.048 T Definitions

...

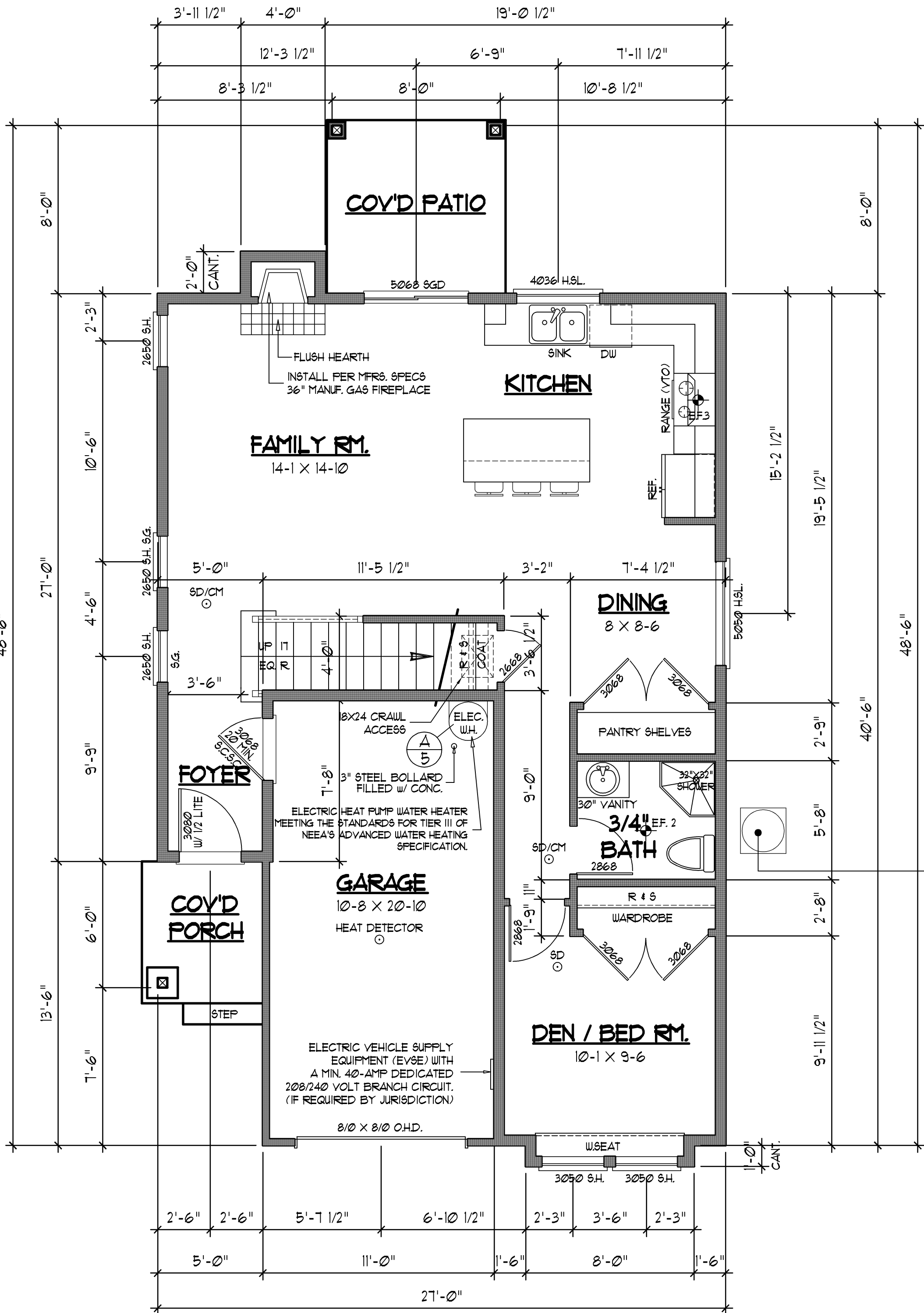
Townhouse. Buildings that contain multiple primary structures that are attached, which extend from the foundation to the roof and have a yard or public way on at least two sides. The definition has the same meaning as defined in RCW 36.70A.030.

...

~~**Tree, Large Diameter.** A tree having a mature spread of at least 50 feet.~~

~~**Tree, Small Diameter.** A tree having a mature spread of less than 50 feet.~~

...



MAIN FLOOR PLAN

© 2025 NORTHWEST HOME DESIGNING, INC.

SCALE : 1/4" = 1'-0"

AREA SUMMARY

MAIN FLOOR ... 191 SF.
UPPER FLOOR ... 884 SF.
TOTAL ... 1,075 SF.
COV'D PORCH / COV'D PATIO ... 94 SF.
GARAGE ... 222 SF.
GLASS AREA ... 211.5 SF.
GLAZING PERCENTAGE (GL / FL) ... 12.6 %

SAPPHIRE HOMES, NW
TROY SCHMEIL
LIMITED LICENSE # 96146

VENTILATION REQUIREMENTS

1	"PANASONIC" FV-11VK3 110CFM .8 SONES OR EQUIVALENT	112 CFM @ .25 WS 110 CFM @ .1 WS
2	"PANASONIC" FV-08VK3 80CFM .4 SONES OR EQUIVALENT	79 CFM @ .25 WS 80 CFM @ .1 WS
3	"BROAN" BCSQ130SS / UNDER 2 SONES OR EQUIVALENT	375 CFM 160 CFM MIN.

NOTES: 1. USE PANASONIC FV-11VK3 (100 CFM MIN.) @ ALL UTILITY & WHOLE HOUSE FAN.
2. USE PANASONIC FV-08VK3 (50 CFM MIN.) @ ALL BATHROOM LOCATIONS.
3. USE BROAN BCSQ130SS (375 CFM / 160 CFM MIN.) @ KITCHEN RANGE.
4. ALL FANS TO VENT DIRECTLY TO OUTSIDE.
5. ALL OTHER REQUIREMENTS OF WSEC MUST BE MET.

RANGE HOOD: M150321 DOMESTIC OPEN-TOP BROILER UNITS SHALL BE PROVIDED WITH A METAL EXHAUST HOOD HAVING A MINIMUM THICKNESS OF 0.051 INCH (0.350 MM) (NO. 28 GAGE). SUCH HOODS SHALL BE INSTALLED WITH A CLEARANCE OF NOT LESS THAN 1/4 INCH (6.4 MM) BETWEEN THE HOOD AND THE UNDERSIDE OF COMBUSTIBLE MATERIAL OR CABINETS. A CLEARANCE OF NOT LESS THAN 24 INCHES (610 MM) SHALL BE MAINTAINED BETWEEN THE COOKING SURFACE AND THE COMBUSTIBLE MATERIAL OR CABINETS. THE HOOD WIDTH SHALL NOT BE LESS THAN THE WIDTH OF THE BROILER UNIT AND SHALL EXTEND OVER THE ENTIRE UNIT.

EXCEPTIONS:
1. BROILER UNITS THAT INCORPORATE AN INTEGRAL EXHAUST SYSTEM, AND THAT ARE LISTED AND LABELED FOR USE WITHOUT AN EXHAUST HOOD, SHALL NOT BE REQUIRED TO HAVE AN EXHAUST HOOD.
2. BROILER UNITS PERMANENTLY INSTALLED OUTSIDE THE BUILDING ENVELOPE AND HAVING THE COOKING SURFACE AT LEAST 5 FEET (524 MM) BELOW A 1-HOUR FIRE-RESISTANCE-RATED CEILING SHALL NOT BE REQUIRED TO HAVE AN EXHAUST HOOD.

EXHAUST OPENINGS: M15043 AIR EXHAUST OPENINGS SHALL TERMINATE AS FOLLOWS:
1. NOT LESS THAN 3 FEET (914 MM) FROM PROPERTY LINES.
2. NOT LESS THAN 3 FEET (914 MM) FROM GRAVITY AIR INTAKE OPENINGS, OPERABLE WINDOWS AND DOORS.
3. NOT LESS THAN 10 FEET (3048 MM) FROM MECHANICAL AIR INTAKE OPENINGS EXCEPT WHERE EITHER OF THE FOLLOWING APPLY:
3.1. THE EXHAUST OPENING IS LOCATED NOT LESS THAN 3 FEET (914 MM) ABOVE THE AIR INTAKE OPENING.
3.2. THE EXHAUST OPENING IS PART OF A FACTORY-BUILT INTAKE/EXHAUST COMBINATION TERMINATION FITTING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, AND THE EXHAUST AIR IS DRAINED FROM A LIVING SPACE.
4. OPENINGS SHALL COMPLY WITH SECTIONS R3023.2 AND R3023.6.

EXHAUST DUCTING: M15033 DOMESTIC COOKING EXHAUST EQUIPMENT SHALL DISCHARGE TO THE OUTDOORS THROUGH A DUCT. THE DUCT SHALL HAVE A SMOOTH INTERIOR SURFACE, SHALL BE AIR-TIGHT, SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER AND SHALL BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS. DUCTS SERVING DOMESTIC COOKING EXHAUST EQUIPMENT SHALL NOT TERMINATE IN AN ATTIC OR CRAWL SPACE OR AREAS INSIDE THE BUILDING.

FIREBLOCKING: R30211 FIREBLOCKING IN COMBUSTIBLE CONSTRUCTION FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 11. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 12. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, AND COVE CEILING.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R3021.1.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E814 REQUIREMENTS.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.3.
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

M15052 RECIRCULATION OF AIR. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR CIRCULATED TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS, TOILET ROOMS, AND KITCHENS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. THIS SECTION SHALL NOT PROHIBIT THE INSTALLATION OF DUCTLESS RANGE HOODS IN ACCORDANCE WITH THE EXCEPTION TO SECTION M15033.
M15033 EXHAUST EQUIPMENT.

M160141 JOINTS, SEAMS AND CONNECTIONS. LONGITUDINAL AND TRANSVERSE JOINTS, SEAMS AND CONNECTIONS IN METALLIC AND NONMETALLIC DUCTS SHALL BE CONSTRUCTED AS SPECIFIED IN SMACNA HVAC DUCT CONSTRUCTION STANDARDS. METAL AND FLEXIBLE AND NAHMA FIBROUS GLASS DUCT CONSTRUCTION STANDARDS. JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS, AND CONNECTIONS IN DUCTWORK SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), PLASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS, LIQUID SEALANTS OR TAPES. TAPES AND MASTICS USED TO SEAL FIBROUS GLASS DUCTWORK SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A AND SHALL BE MARKED "181A-R" FOR PRESSURE-SENSITIVE TAPE, "181 A-M" FOR MASTIC OR "181 A-H" FOR HEAT-SENSITIVE TAPE. TAPES AND MASTICS USED TO SEAL METALLIC AND FLEXIBLE AIR DUCTS AND FLEXIBLE AIR CONNECTORS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED "181 B-F" FOR PRESSURE-SENSITIVE TAPE OR "181 B-M" FOR MASTIC. DUCT CONNECTIONS TO FLANGES OF AIR DISTRIBUTION SYSTEM EQUIPMENT SHALL BE SEALED AND MECHANICALLY FASTENED. MECHANICAL FASTENERS FOR USE WITH FLEXIBLE NONMETALLIC AIR DUCTS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED "181C-C" JOINTS FOR ROUND METALLIC DUCTS SHALL HAVE A CONTACT LAP OF NOT LESS THAN 1 INCH (25 MM) AND SHALL BE MECHANICALLY FASTENED BY MEANS OF NOT LESS THAN THREE SHEET-METAL SCREWS OR RIVETS EQUALLY SPACED AROUND THE JOINT. CLOSURE SYSTEMS USED TO SEAL ALL DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

E60555 DOORS: R312 EGRESS DOOR NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

R313 FLOORS AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 INCH VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).

GARAGE/DWELLING DOOR: R30251 OPENING PROTECTION. OPENINGS FROM A SHARED ACCESSORY ROOM OR AREA DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE SHARED ACCESSORY ROOM OR AREA SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR A FIRE DOOR ASSEMBLY WITH A 20-MINUTE FIRE-PROTECTION RATING, EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE.

R30842 GLAZING ADJACENT TO DOORS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (524 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
1. WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
2. WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES (3/4 RAD) FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

R30216 DWELLING-GARAGE FIRE SEPARATION. THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R3021.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R3023. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R1002.3.5. THE WALL SEPARATION PROVISIONS OF TABLE R3021.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

TABLE R3021.6 DWELLING-GARAGE SEPARATION

FROM THE RESIDENCE AND ATTICS: NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE

FROM HABITABLE ROOMS ABOVE THE GARAGE: NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT

STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION: NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT

GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT: NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA.

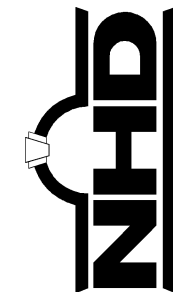
WSEC-R4041 R4041 LIGHTING EQUIPMENT. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES.

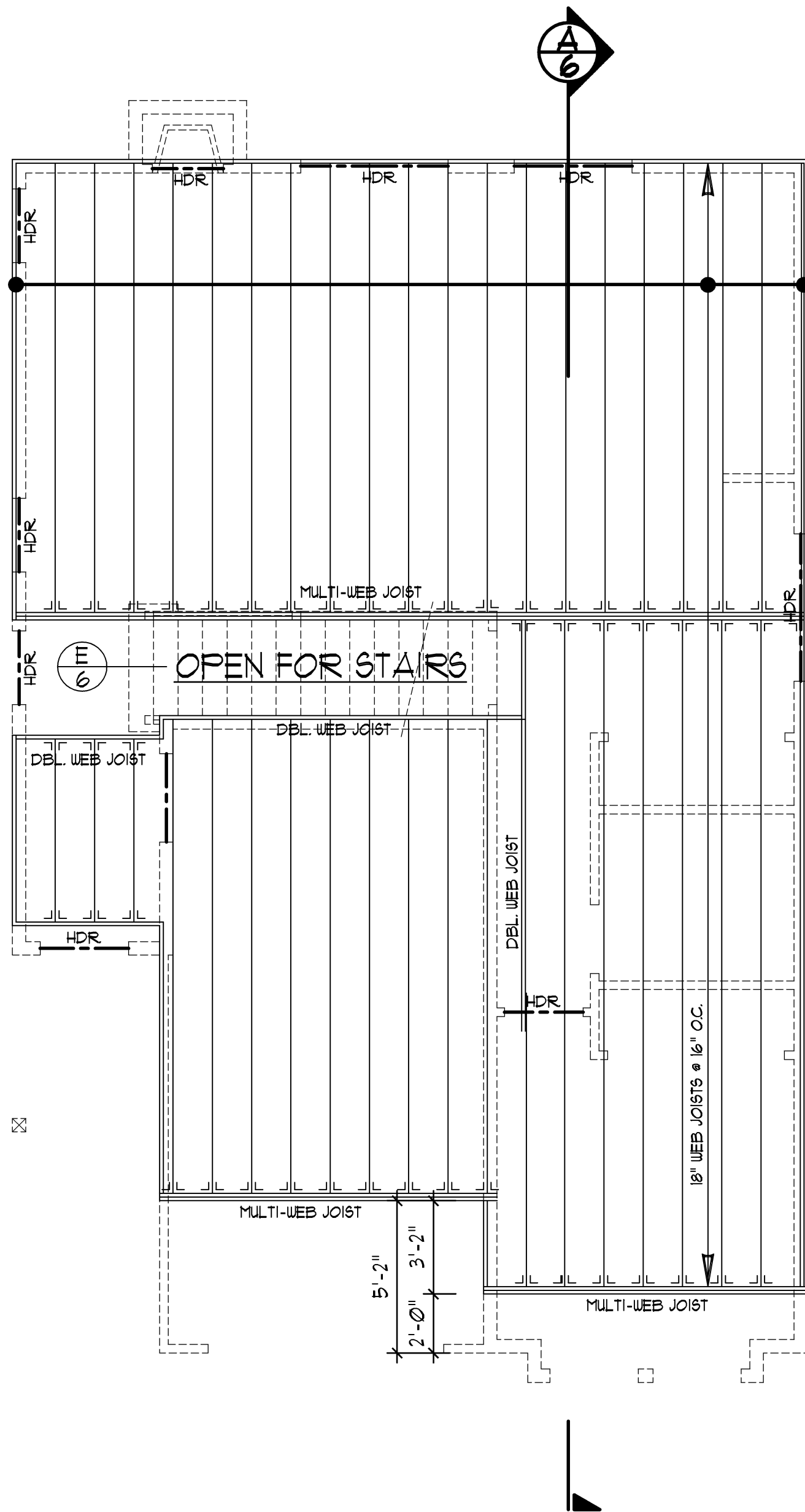
UPC 6082 FOR WATER PRESSURE HIGHER THAN 80 PSI AN APPROVED PRESSURE REDUCING VALVE (PRV) SHALL BE INSTALLED.

NOTE:
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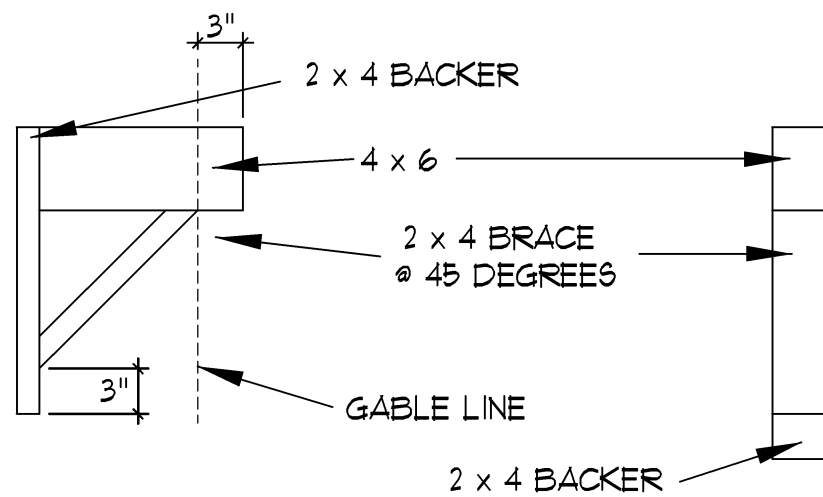
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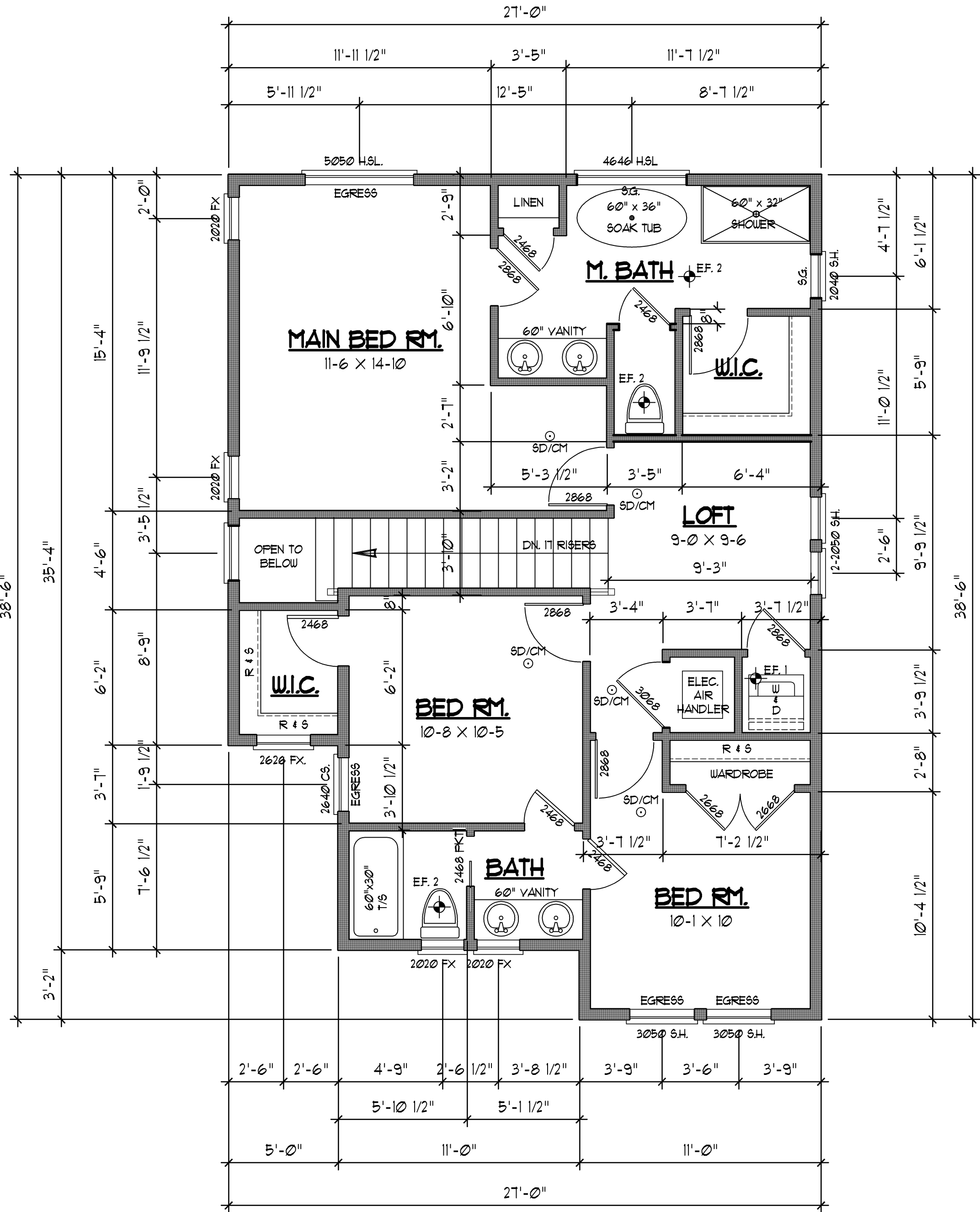
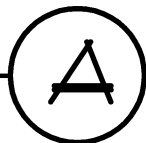


UPPER FLOOR FRAMING PLAN

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GABLE BRACE DETAIL



UPPER FLOOR PLAN

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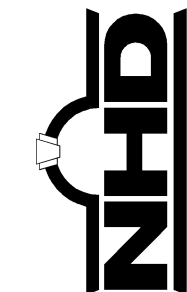
SAPPHIRE HOMES, NW
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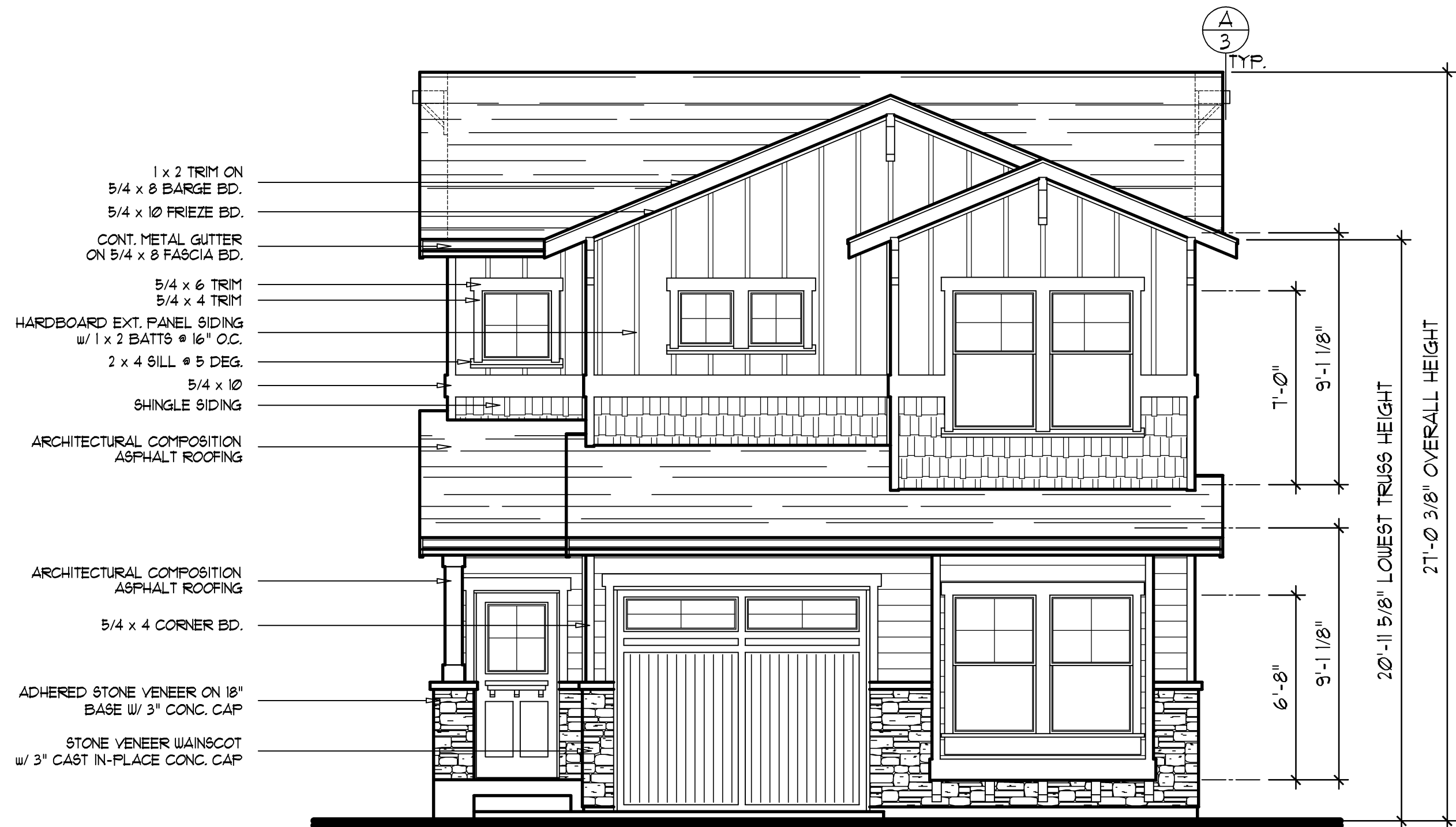
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- R314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3.
 5. IN NAPPING AREAS IN A FAMILY HOME CHILD CARE.
 6. IN THE HALLWAY AND IN THE ROOM OPEN TO THE HALLWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO A HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610 MM) OR MORE.
 7. WITHIN THE ROOM TO WHICH A LOFT IS OPEN, IN THE IMMEDIATE VICINITY OF THE LOFT.
- R315.3 LOCATION. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH LEVEL OF THE DWELLING AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
- R315.4 COMBINATION ALARMS. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.
- R303.1 NATURAL LIGHT. ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS.
- EXCEPTION: THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.
- R310.2.1 MINIMUM SIZE. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2).
- EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR GRADE-LEVEL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE 5 SQUARE FEET (0.465 M2).
- R310.2.2 MINIMUM DIMENSIONS. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.
- R312.1 WINDOW OPENING HEIGHT. IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES (305 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. OPERABLE WINDOW OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH WHERE THE OPENINGS ARE IN THEIR LARGEST OPENED POSITION.
 2. OPERABLE WINDOWS ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES OR FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
- USEC R402.2.4.1 ACCESS HATCHES AND DOOR INSULATION. INSTALLATION AND RETENTION. VERTICAL OR HORIZONTAL ACCESS HATCHES AND DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE LEATHERSTRIPPED. ACCESS THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION SHALL BE PROVIDED TO ALL EQUIPMENT. WHERE LOOSE-FILL INSULATION IS INSTALLED, A WOOD FRAMED OR EQUIVALENT Baffle OR RETAINER, OR DAM SHALL BE INSTALLED TO PREVENT THE LOOSE-FILL INSULATION FROM SPILLING INTO THE LIVING SPACES, FROM HIGHER TO LOWER SECTIONS OF THE ATTIC AND FROM ATTICS COVERING CONDITIONED SPACES TO UNCONDITIONED SPACES. THE Baffle OR RETAINER SHALL PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALL R-VALUE OF THE LOOSE-FILL INSULATION.
- R301.2 BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
- SHOWER AREAS: R301.1 SHOWERS SHALL BE A MINIMUM SIZE OF 30" BY 30" WITH A 24" IN. CLEARANCE IN FRONT OF OPENING.
- WATER CLOSET CLEARANCES: IRC R301.1 WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH. THE CLEAR SPACE IN FRONT SHALL NOT BE LESS THAN 21".
- WATERPROOF WALL BOARD: ALL WALLS AND CEILINGS OF BATH TUB AND SHOWER ENCLOSURE AREAS SHALL BE COVERED WITH APPROVED WATERPROOF MATERIAL.
- UTILITY ROOM WALL BOARD: ALL SURFACES IMMEDIATELY ADJACENT TO WASHERS, DRYERS, AND LAUNDRY TUBS SHALL BE SURFACED WITH APPROVED WATERPROOF MATERIAL.
- R102.3.1 WATER-RESISTANT GYPSUM BACKING BOARD. GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER REQUIRED NONABSORBENT FINISH MATERIAL SHALL CONFORM TO ASTM C1178, C1179 OR C1396. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILINGS. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS 1 OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.
- R102.3.1.1 LIMITATIONS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.

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FRONT ELEVATION

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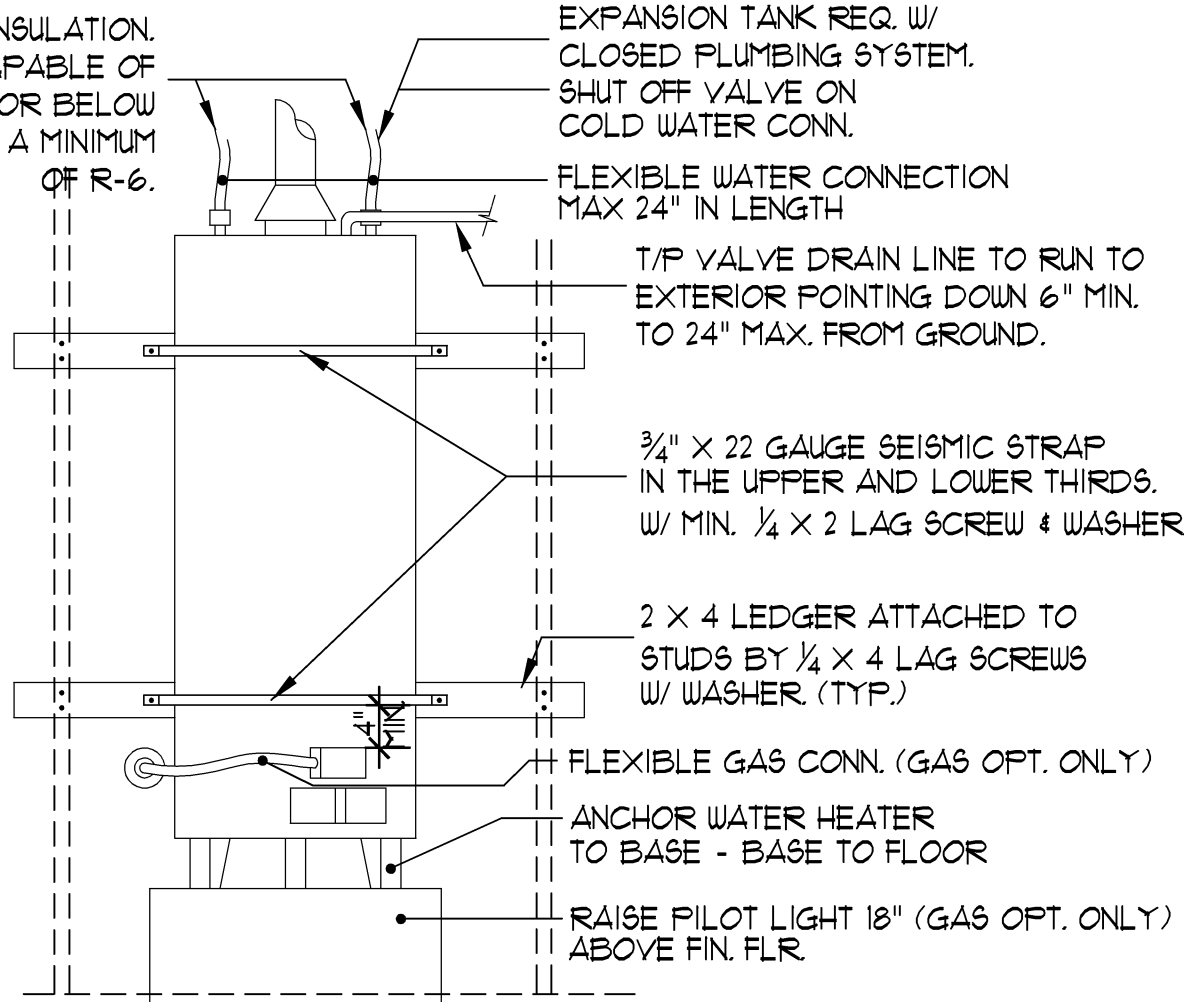
SCALE : 1/4" = 1'-0"

EXPLANATION OF HEIGHT

OVERALL HEIGHT - "X": 21'-0 3/8"
LOUEST TRUSS POINT - "Y": 20'-11 5/8"
21'-0 3/8" (X) - 20'-11 5/8" (Y) = 6'-0 3/4" (Q)
6'-0 3/4" (Q) / 2 = 3'-0 3/8"
20'-11 5/8" (Y) + 3'-0 3/8" = 24'-0"

AVERAGE HEIGHT = 24'-0"

R403.4 MECHANICAL SYSTEM PIPING INSULATION. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105°F (41°C) OR BELOW 55°F (13°C) SHALL BE INSULATED TO A MINIMUM OF R-6.



WATER HEATER SUPPORT

USEC R403.5 WATER HEATER INSTALLATION LOCATION. SERVICE HOT WATER SYSTEMS SHALL BE INSTALLED WITHIN THE BUILDING THERMAL ENVELOPE.

- EXCEPTIONS:
- WHERE THE HOT WATER SYSTEM EFFICIENCY IS GREATER THAN OR EQUAL TO 2.0 UEF.
 - TANKLESS WATER HEATERS.
 - GAS HEAT PUMP WATER HEATERS INTENDED FOR EXTERIOR INSTALLATION.
 - ATMOSPHERIC VENTED GAS WATER HEATERS.
- R403.5.6 WATER HEATER INSULATION. ALL TANK-TYPE WATER HEATERS IN UNCONDITIONED SPACES, OR ON CONCRETE FLOORS IN CONDITIONED SPACES, SHALL BE PLACED ON AN INSULATED SURFACE WITH A MINIMUM THERMAL RESISTANCE OF R-10, AND A MINIMUM COMPRESSIVE STRENGTH OF 40 PSI OR ENGINEERED TO SUPPORT THE APPLIANCE.

R103.4.1 FLASHING INSTALLATION AT EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO A WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 103.2 FOR SUBSEQUENT DRAINAGE. AIR SEALING SHALL BE INSTALLED AROUND ALL WINDOW AND DOOR OPENINGS ON THE INTERIOR SIDE OF THE ROUGH OPENING GAP. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712.



RIGHT ELEVATION

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REAR ELEVATION

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NOTE: THE PRESCRIPTIVE PATH METHOD OF THE IRC WAS NOT FOLLOWED IN THE DESIGN OF THIS RESIDENCE. ALL LATERAL AND GRAVITY DESIGN SOLUTIONS SHALL BE PROVIDED BY THE ENGINEER OF RECORD.

R311.1 LOCATION REQUIRED. PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AIAA 112.

1. IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETRY OF THE BUILDING FOUNDATION WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD COLUMNS WHERE CLOSER THAN 8 INCHES (204 MM) TO EXPOSED GROUND.

2. WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.

3. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

4. THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOP, SIDES AND ENDS.

5. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.

6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.

7. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

8. PORTIONS OF WOOD STRUCTURAL MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHERE THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.

EXCEPTION: SAWN LUMBER USED IN BUILDINGS LOCATED IN A GEOGRAPHICAL REGION WHERE EXPERIENCE HAS DEMONSTRATED THAT CLIMATIC CONDITIONS PRECLUDE THE NEED TO USE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD WHERE THE STRUCTURE IS EXPOSED TO THE WEATHER.

9. WOOD COLUMNS IN CONTACT WITH BASEMENT FLOOR SLABS UNLESS SUPPORTED BY CONCRETE PIERS OR METAL FEDESTALS PROJECTING NOT LESS THAN 1 INCH (25 MM) ABOVE THE CONCRETE FLOOR AND SEPARATED FROM THE CONCRETE PIER BY AN IMPERVIOUS MOISTURE BARRIER.

R502.6 BEARING. THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1/2 INCHES (13 MM) OF BEARING ON WOOD OR METAL, HAVE NOT LESS THAN 3 INCHES OF BEARING (76 MM) ON MASONRY OR CONCRETE OR BE SUPPORTED BY APPROVED JOIST HANGERS. ALTERNATIVELY, THE ENDS OF JOISTS SHALL BE SUPPORTED ON A 1-INCH BY 4-INCH (25 MM BY 102 MM) RIBBON STRIP AND SHALL BE NAILED TO THE ADJACENT STUD. THE BEARING ON MASONRY OR CONCRETE SHALL BE DIRECT, OR A BILL PLATE OF 2-INCH-MINIMUM (51 MM) NOMINAL THICKNESS SHALL BE PROVIDED UNDER THE JOIST, BEAM OR GIRDER. THE BILL PLATE SHALL PROVIDE A MINIMUM NOMINAL BEARING AREA OF 48 SQUARE INCHES (30 865 MM²).

R502.4 JOISTS UNDER BEARING PARTITIONS. JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD. DOUBLE JOISTS, SIZED TO ADEQUATELY SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS SHALL BE FULL-DEPTH SOLID BLOCKED WITH LUMBER NOT LESS THAN 2 INCHES (51 MM) IN NOMINAL THICKNESS SPACED NOT MORE THAN 4 FEET (1219 MM) ON CENTER. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS OR PARTITIONS MORE THAN THE JOIST DEPTH UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD.

R502.3.2 TOP PLATE. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET NOT LESS THAN 24 INCHES (610 MM). JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE NOT LESS THAN 2-INCHES (51 MM) NOMINAL THICKNESS AND HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STUDS.

EXCEPTION: A SINGLE TOP PLATE USED AS AN ALTERNATIVE TO A DOUBLE TOP PLATE SHALL COMPLY WITH THE FOLLOWING:

1. THE SINGLE TOP PLATE SHALL BE TIED AT CORNERS, INTERSECTING WALLS, AND AT IN-LINE SPLICES IN STRAIGHT WALL LINES IN ACCORDANCE WITH TABLE R502.3.2.

2. THE RAFTERS OR JOISTS SHALL BE CENTERED OVER THE STUDS WITH A TOLERANCE OF NOT MORE THAN 1 INCH (25 MM).

3. OMISSION OF THE TOP PLATE IS PERMITTED OVER HEADERS WHERE THE HEADERS ARE ADEQUATELY TIED TO ADJACENT WALL SECTIONS IN ACCORDANCE WITH TABLE R502.3.2.

R502.10 FRAMING OF OPENINGS. OPENINGS IN FLOOR FRAMING SHALL BE FRAMED WITH HEADER AND TRIMMER JOISTS WHERE THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET (1219 MM). THE HEADER JOIST SHALL BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. SINGLE TRIMMER JOISTS SHALL BE USED TO CARRY A SINGLE HEADER JOIST THAT IS LOCATED WITHIN 3 FEET (914 MM) OF THE TRIMMER JOIST BEARING WHERE THE HEADER JOIST SPAN EXCEEDS 4 FEET (1219 MM). THE TRIMMER JOISTS AND THE HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER.

STRUCTURAL PROPERTIES FOR HORIZONTAL MEMBERS. THE PRESCRIPTIVE PATH METHOD OF THE IRC WAS NOT FOLLOWED IN THE DESIGN OF THIS RESIDENCE. ALL LATERAL AND GRAVITY DESIGN SOLUTIONS SHALL BE PROVIDED BY THE ENGINEER OF RECORD.

R312.1.2 HEIGHT. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS.

EXCEPTIONS:

1. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34 INCHES (864 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.

2. WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM) AS MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.

3. IN AREAS WITH CEILING HEIGHTS OF 7 FEET (2134 MM) OR LESS IN LOFTS CONSTRUCTED IN ACCORDANCE WITH SECTION R303, GUARDS SHALL NOT BE LESS THAN 36 INCHES (914 MM) IN HEIGHT OR ONE-HALF OF THE CLEAR HEIGHT FROM THE LOFT FLOOR TO THE LOFT CEILING, WHICHEVER IS LESS.

R312.1.3 OPENING LIMITATIONS. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER.

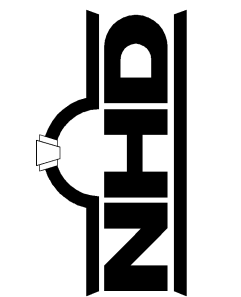
EXCEPTIONS:

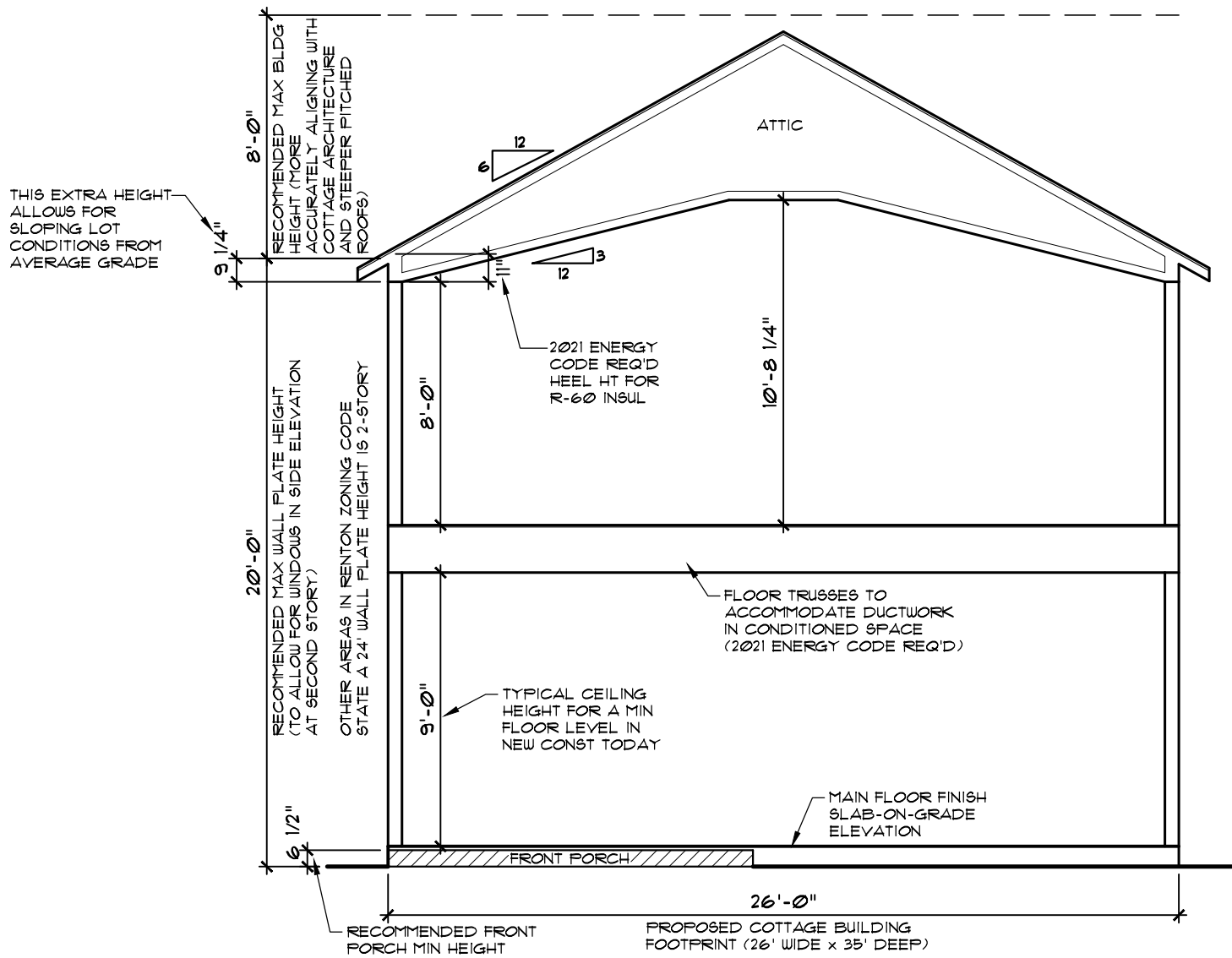
1. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES (153 MM) IN DIAMETER.

2. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 43/8 INCHES (111 MM) IN DIAMETER.

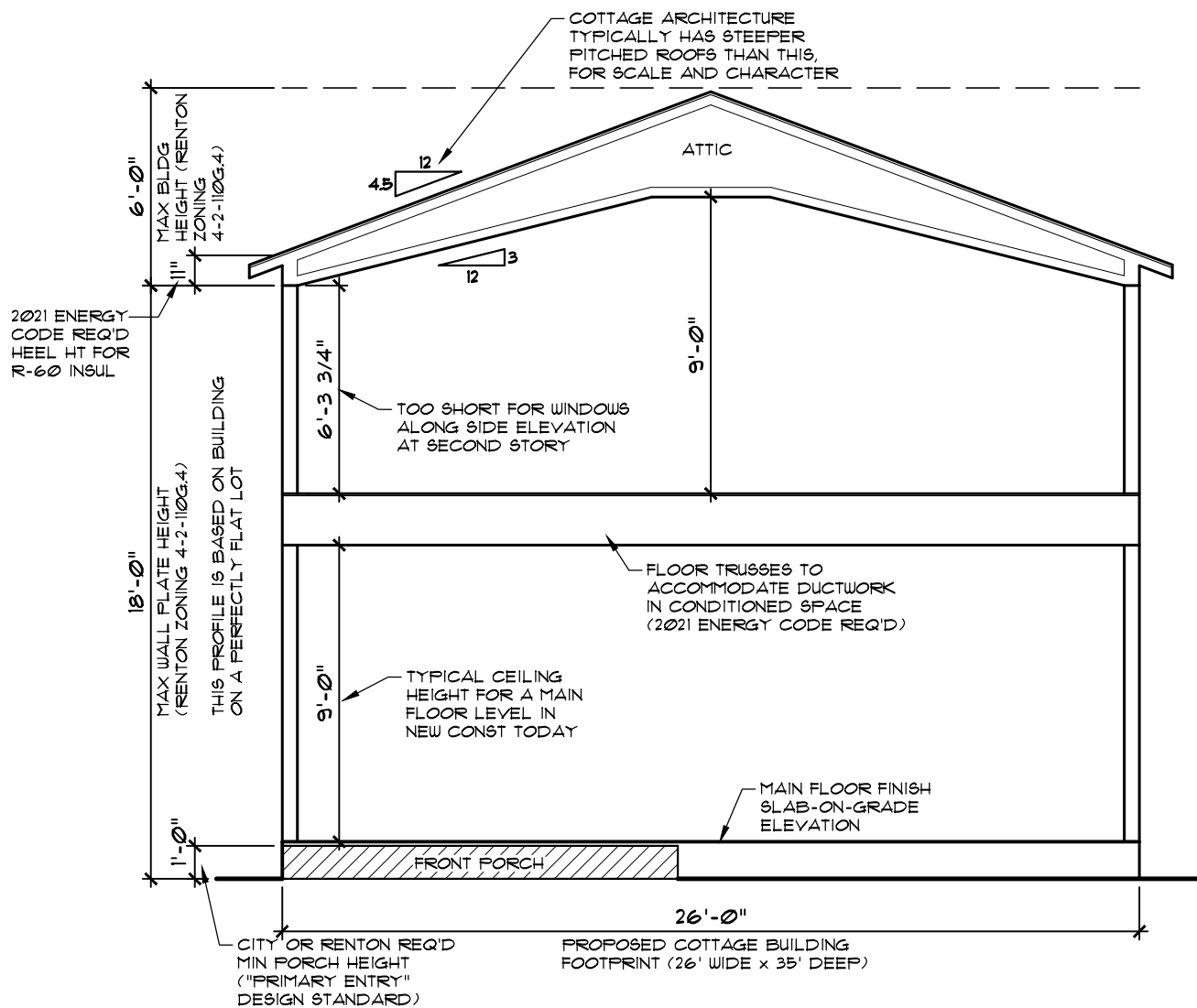
NORTHWEST HOME DESIGNING, INC.
P.O. BOX 88103, STEILACOOM, WA 98388 (253) 584-6309
www.NHDHomePlans.com

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5 OF 6





RECOMMENDED COTTAGE BUILDING PROFILE



COTTAGE BUILDING PROFILE BASED ON CODE

Nesse, Katherine

From: Parmacek (US), Brett <Brett.Parmacek@boeing.com>
Sent: Tuesday, June 24, 2025 8:05 AM
To: Council Inquiry; Council; Robinson, Lynne; Malakoutian, Mo; Bhargava, Vishal; Lee, Conrad; Nieuwenhuis, Jared; Sumadiwiryra, Claire; Hamilton, Dave; City of Bellevue; Sumadiwiryra, Claire
Subject: Successful option for more affordable housing. The right way!!!
Importance: High
Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL] Use caution when clicking links or opening attachments.

Hello Council and Mayor,

Here is an idea to review. It would need Federal or County, or City to buy in. But this is the way to build out the city. Maybe getting some of the companies (Google, Microsoft, Amazon, etc) to participate would be great as the companies stand to benefit as these will be “their” workers living here.

<https://www.npr.org/2025/06/15/nx-s1-5400642/affordable-housing-environment-vienna-climate-change>

Thank you,

**Brett Parmacek –
Rockwood / Lancaster Neighborhood.**

Nesse, Katherine

From: The Cottage Company <info@cottagecompany.com>
Sent: Tuesday, June 24, 2025 10:51 AM
To: 'Johnathan Kurth'; clee@bellevuewa.com; Council@bellevuewa.com; lrobinson@bellevuewa.gov; Whipple, Nicholas; PlanningCommission; Horner, Rebecca D; tpratt@bellevuewa.com; gschrader@bellevuewa.com; Gallant, Kristina; Mandt, Kirsten; dlong@bellevuewa.com
Cc: troy@sapphirehomesnw.com; 'Veronica Shakotko'; 'Ryan Gillis'; 'John Hansen'; 'Jacob Young'; 'Craig Pontius'; 'Callidus Development'; 'Matt LaLande'
Subject: RE: HIGH PRIORITY - Needed Review for Councilmen Conrad Lee's Motion & Needed Amendment from Nick Whipple for the new Cottage Housing Type
Attachments: Press Release. The Cottage Company Gold Nugget w.photo 2025.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from info@cottagecompany.com. [Learn why this is important](#)

[EXTERNAL EMAIL] Use caution when clicking links or opening attachments.

Hello Johnathan,

I am not sure we have ever met, or why I was looped into this email string. But I was.

My name is Linda Pruitt and I own The Cottage Company. I reviewed your email and attached plans with interest, but I disagree with your recommendation. Our website is www.cottagecompany.com.

A cottage is essentially a 1 and ½ story single family detached home with the second floor tucked under the roof framing. Builders often get it wrong when they build the second floor with an 8' or 9' plate height, then set the roof on top. It then becomes a tall skinny house, not a cottage. Important not to confuse the aesthetics. Our homes are built with 'stick framed' roof systems, not trusses and not attics. Our typical second floor side walls have a 4' plate.

It's certainly possible to build a smaller version of the typical 3,000 SF single family detached home with attached garage. BUT it's not a cottage when the second floor becomes so tall. It becomes just a scaled down version of a more typical suburban tract house. It would be wrong to call it a cottage, because it's not and it's not the public perception and expectation of a cottage. It's just a smaller single family detached home with attached garage. It's always wrong to confuse the home buying public. Also, our garages are typically detached, thus providing more site flexibility, open space and room for great landscaping.

If you'd like to understand the work that we do and our newest Built Green 5-Star Net Zero possible community, Thornton Creek Commons, please see more here: <https://www.cottagecompany.com/Communities/Thornton-Creek-Commons.aspx>

Also, our latest community, Thornton Creek Commons, won TWO GRAND Awards at PCBC's Gold Nugget awards last week in Anaheim. See attached Press Release.

We do hope our work serves to inspire others to 'do better'. I'm hopeful the City of Bellevue can adopt codes that encourage innovation and inspiration.

Thanks,

Linda

Linda A. Pruitt

Owner

The Cottage Company® – Real Estate Development

Designated Broker/Owner

The Cottage Company® – Real Estate Brokerage

www.cottagecompany.com

P.O. Box 15405, Seattle WA 98115

O) 206-525-0835

C) 206-852-3755



From: Johnathan Kurth <johnathan.kurth@gmail.com>

Sent: Monday, June 23, 2025 12:21 AM

To: clee@bellevuewa.com; Council@bellevuewa.com; llrobinson@bellevuewa.gov; Whipple, Nicholas <NWhipple@bellevuewa.gov>; planningcommission@bellevuewa.gov; rhorner@bellevuewa.gov; tpratt@bellevuewa.com; gschrader@bellevuewa.com; kgallant@bellevuewa.gov; Mandt, Kirsten <KMandt@bellevuewa.gov>; dlong@bellevuewa.com

Cc: troy@sapphirehomesnw.com; Veronica Shakotko <vshakotko@mbaks.com>; Ryan Gillis <ryan@gillisrealestate.com>; John Hansen <john@meydenbauergroup.com>; Jacob Young <jyoung@collaborativeco.com>; Craig Pontius <cpontius@collaborativeco.com>; Callidus Development <callidusland@comcast.net>; Matt LaLande <matt@meydenbauergroup.com>

Subject: HIGH PRIORITY - Needed Review for Councilmen Conrad Lee's Motion & Needed Amendment from Nick Whipple for the new Cottage Housing Type

Greetings Nick Whipple, Mayor, City Council & Planning commission-

Myself and a number of builders & developers including the MBA have been in contact with your teams since your last Middle Housing marathon City Council meeting which I attended with other developers/builders & our MBA advocate. We very much appreciated Councilman Conrad Lee's willingness to bring up a motion to continue the dialog around the new cottage housing type code being voted on this coming Tuesday night. I wanted to lay out some of our results from these meetings and conversations with the community. I grew up in Bellevue and attended BCC now BC and have developed and built many cottages and homes. I have met all of my cottage home buyers and asked them what they care the most about regarding design and desired amenities. Below are our group's unified findings as a

local community that very much cares about being a part of building the missing middle and giving Bellevue residents more options to buy attainable housing for future Bellevue generations.

Engagement

- Councilman Conrad and I had spoken at length the previous week regarding his thoughts and ideas around his motion he wants to bring to the next City Council meeting. I also shared with him the developer/builder collective thoughts and ideas to help make the new cottage housing type a success for both the City and the community & the developer/builder community.
- This last week I met with Councilman Conrad, Troy Schmeil and a Bellevue resident who advocates for responsible LU issues to help create better cottage housing. Councilman Conrad wanted to get all sides of the issues out onto the table for an in-person discussion. We met up and had a very productive meeting. After much dialogue discussing all of the major issues related to cottage housing including heights, square footage, lot coverages, impervious surfaces, porches, open space, trees, and the very long entitlement/permitting process, high costs, etc., I'm happy to report we came to an almost 100% unified agreement of what we believe will best serve Bellevue's residents in adopting the new cottage housing type code. We know it's not perfect but we are all trying hard to get it right and do the best we can.
- Councilman Conrad called me Saturday to discuss a plan for how we can bring an amendment (from Nick Whipple & the planning team) for the cottage housing type code from the motion he plans to bring up at next Tuesday evening's City Council meeting.
- At the last BDC meeting the previous week, Nick Whipple and I had a good discussion afterwards regarding the design issues & constraints with the current proposed cottage housing type code. Mayor Lynne Robinson also joined us in our conversation and I was able to share with her the design issues & development constraints under the current proposed amendment. After the discussion she asked Nick and his team to look into it and to help bring clarity to the next City Council meeting regarding these code amendment items.

Next Steps

- Councilman Conrad would like to set up a meeting sometime on Monday or Tuesday before the City Council meeting on Tuesday night to allow the elected officials and City staff to meet with Councilmen Conrad, me & the developer/builder community to dialog on the issues that the City Council raised and had questions on regarding the new cottage housing tye code. **Nick Whipple & Councilman Conrad, can you please help in coordinating a brief 1 hour meeting with the elected officials and City staff and provide us a room at City Hall where we can all try and come together for one last good effort to try and finalize the best possible cottage housing code that will best serve the residents of Bellevue?** It would be great if we can try for later in the day on Monday and or anytime on Tuesday before the City Council meeting.
- Councilman Conrad would also like to direct Nick and the planning team to update the cottage housing type code and bring a new amendment before The City Council to vote on this Tuesday. This is a result from the motion he tried to bring up at the last middle housing City Council meeting. Councilman Conrad asked me to help him with sending out this email to all stakeholders to help him with this difficult and sometimes confusing and complicated LU code process. Please confirm with him if need be.

Reasonings Why For A New or Updated Amendment

- 1500 sqft is a little too small to allow for starter home families. We cannot get 3 bedrooms upstairs with a laundry room and 2 full bathrooms. We also cannot get a flex office/bedroom on the 1st floor with the kitchen and main living area to work.
- 1750 sqft will allow for all of the desired amenities desired by starter home & senior buyers. Young families desire to have all of their kids' bedrooms on the same floor as the parents bedroom. Also, when the grandparents come to visit & help their young families they can stay in the flex room on the main floor. The flex room is also a good spot for an office for folks to have the option to work from home. Lots of working professionals now prefer this when possible. Plus, this can allow dual income providers to have the option to work from home & run a small business or work remote while helping to care for young children or an elderly parent. Seniors will also be able to live on the main floor and have the extra rooms up stairs for their visiting grandchildren. This size home is also a good size for resident's that are ready to sell and move down from a larger 3500 sqft home to a smaller home. If 1500 sqft is adopted many of these desired amenities will have to be forgone due to minimum square footage requirements for these desired amenities. Buyers today expect these amenities when paying for a new construction home.
- The 24 foot building height proposed is too low to allow for Architectural desired designs. At 24 feet, we cannot obtain the minimum desired 8 foot head height from floor to ceiling when doing a gabled roof or a shed roof. New state energy requirements have created much larger floor cavities and bigger roof cavities to fit in more insulation and the need to now install mechanical devices and venting into the floor. These devices can no longer go on outside walls and must now go into the upper floors making the floor cavities larger. Another big issue is the way height is calculated. The height is calculated using the average grade of the building footprint across the building lot. Meaning, if we do not have a flat site and have a sloping site we lose height and we have an even harder time getting an 8 foot floor to ceiling height to work.
- We have found that the most desired finished floor to ceiling height that our buyers love is 9 feet. This height really helps cottages/smaller homes feel much more spacious and more livable. This type of home also sells much better than homes with 8 feet or less. A 24 foot height requirement will create most cottages/smaller homes to have a floor to ceiling height to be less than 8 feet on at least one floor or both floors when there's a decent slope on the building site which is nowadays for most building sites.
- The City Council brought up 3 stories as one of their main issues for the new cottage housing type at the last middle housing City Council meeting. The development/building community & MBA agree that 3 stories is not a desired or needed design for this new housing type. We believe 2 stories is the right size for the new cottage housing type in Bellevue's residential neighborhoods. Nick Whipple mentioned that it would take a director's rule to change the code to say 2 stories vs using a max building height. Below we have provided code language from our Design/Architect firm that has designed many cottages for developers/builders in many of the local City jurisdictions. Using the proposed language should not require a director's rule and would allow for 2 stories and disallow for 3 story cottage housing type homes and the flexibility to allow for different Architectural styles along with the ability to deal with sites that have sloping & grade issues.
- Currently right now there are no 1750 sqft new construction smaller detached cottage homes on the market on the eastside. We have been tracking whenever a new construction 1750 sqft home comes onto the market and when they do they are purchased almost immediately. The only new construction 1750 sqft smaller homes that have been built and sold in the last year have been in Kirkland. Kirkland was the first eastside city to allow multiple 1750 sqft smaller home cottages on one lot and their residents have been buying them at a very rapid pace even

in this hard and softening RE market. That size of a home is much more attainable to buy and gives most residents everything they need & want. The supply is currently zero at this housing size and the demand is very high for wanting it.

Cottage Housing Amendment Proposal

- Below are the ideas discussed during the community engagements and the ideas shared with Councilmen Conrad that he has agreed to in principle for the amendment to the cottage housing code being proposed. Our hope and desire is to have these items to be adopted for the new cottage housing code. Also, Councilman Conrad would like to propose and direct the planning department to do a study in 3-4 years from when the new code goes into effect to review the pros & cons of how well the new cottage housing projects have been built and implemented for Bellevue's residents. After the study, the planning staff can present their findings to the City Council and make suggestions of potential adjustments to the cottage housing type codes to make them even better for Bellevue's residents.
 - **Building Height - "30 foot height or two stories, whichever is less"**
 - **Livable Square Footage - 1750**

Building Height Code Language To Keep Cottage Housing Type At Two Stories

- We would like to combine the max building height of 30 feet & to borrow the term "story" as is defined in the IBC, so the city can use this approach and borrow that definition when writing their code. The main advantage of this approach is that it actually limits story count, which can be useful if the city is more interested in ensuring buildings are actually two stories. We suggest that the city combine the "30 foot height or two stories, whichever is less" language to the code amendment.

Visual Examples Below - (Also attached to this email for download to review in better detail - From Troy Schmeil)

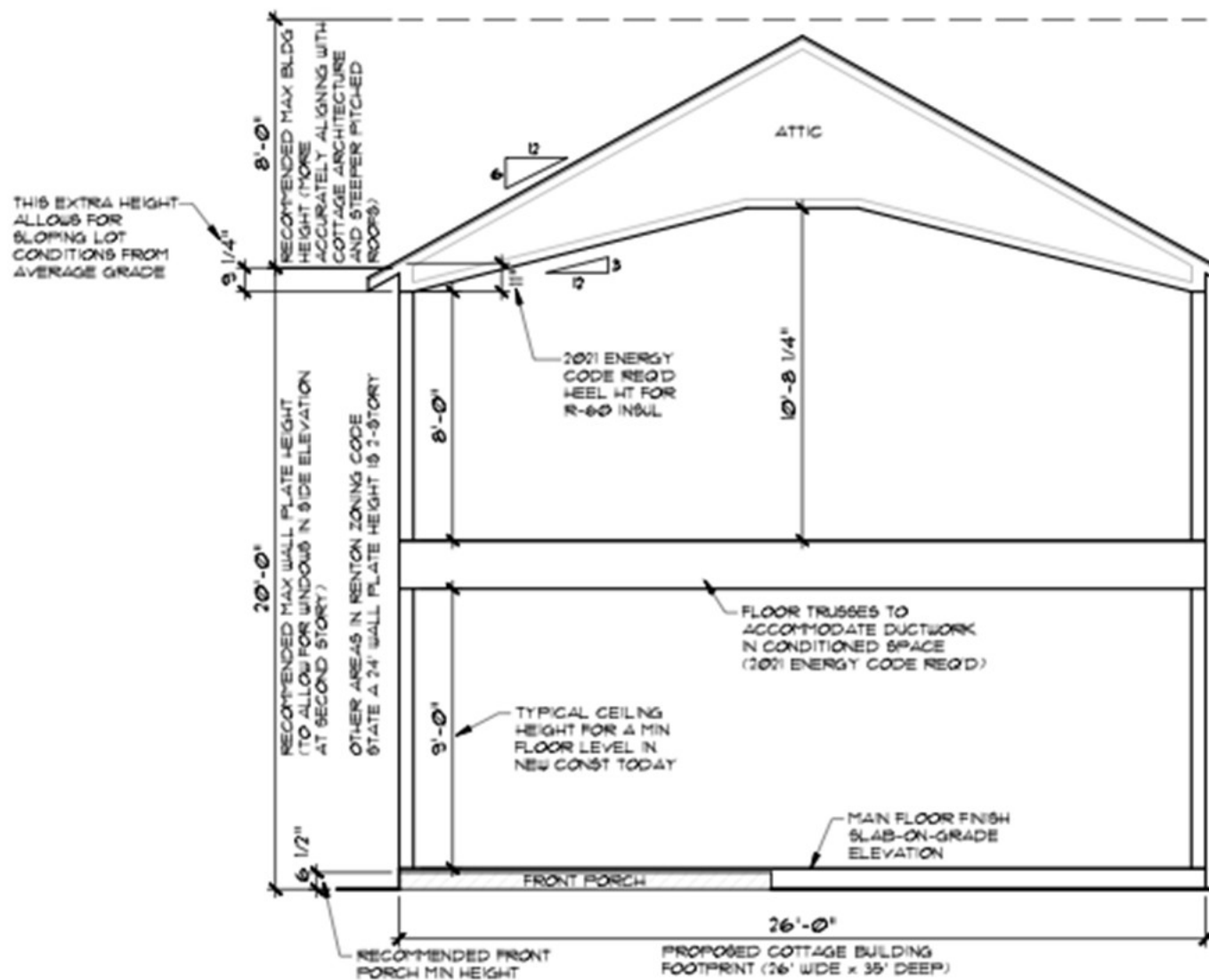
- First example shows a typical cottage working with 28 feet. Adding 2 extra feet to allow for a 30 foot max height allows for sloped and grade challenged sites. Plus, it allows for added a little extra finished floor to ceiling heights to help the smaller spaces feel bigger & roomier.
- Second example shows a cottage using a 24 foot height max where the cottage will have issues with ceiling heights and energy requirements. Plus, it gives no extra room to deal with sloped & grade challenged sites.
- Third & Fourth Visual Example are floor plans with just under 1700 sqft - it shows how we can just barely fit in all of the desired buyer amenities. Providing 1750 sqft will give us a little bit of extra design flexibility to do different layouts for different lot sizes. Plus, the visual massing of 1750 vs 1500 will hardly be noticable when standing out in front of both homes side by side. This sizing will fit nicely into Bellevues neighborhoods vs the newer and now typical big 3 story McMansions going in everywhere on 1 for 1 spot lots.
- Some of my favorite developers/builders that I take my New Urbanism ques from are Casey Roloff the founder and builder of Seabrook on the Wa coast and Lynn White the owner and builder of The Cottage Company. She has built many cottage style homes around a common amenity area in the NW.

Thank you for taking the time to review and to try and meet up with us and Councilman Conrad this coming Monday or Tuesday to discuss this very important new housing type for Bellevue's residents. Please reach out to me or Councilman Conrad to discuss your thoughts or ideas or please ask us any questions and we'll be happy to discuss and help out.

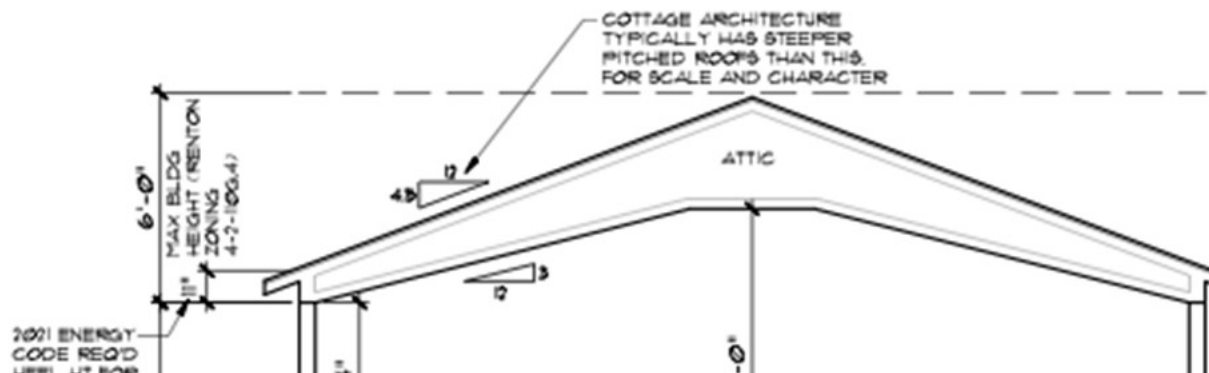
Humbly submitted,

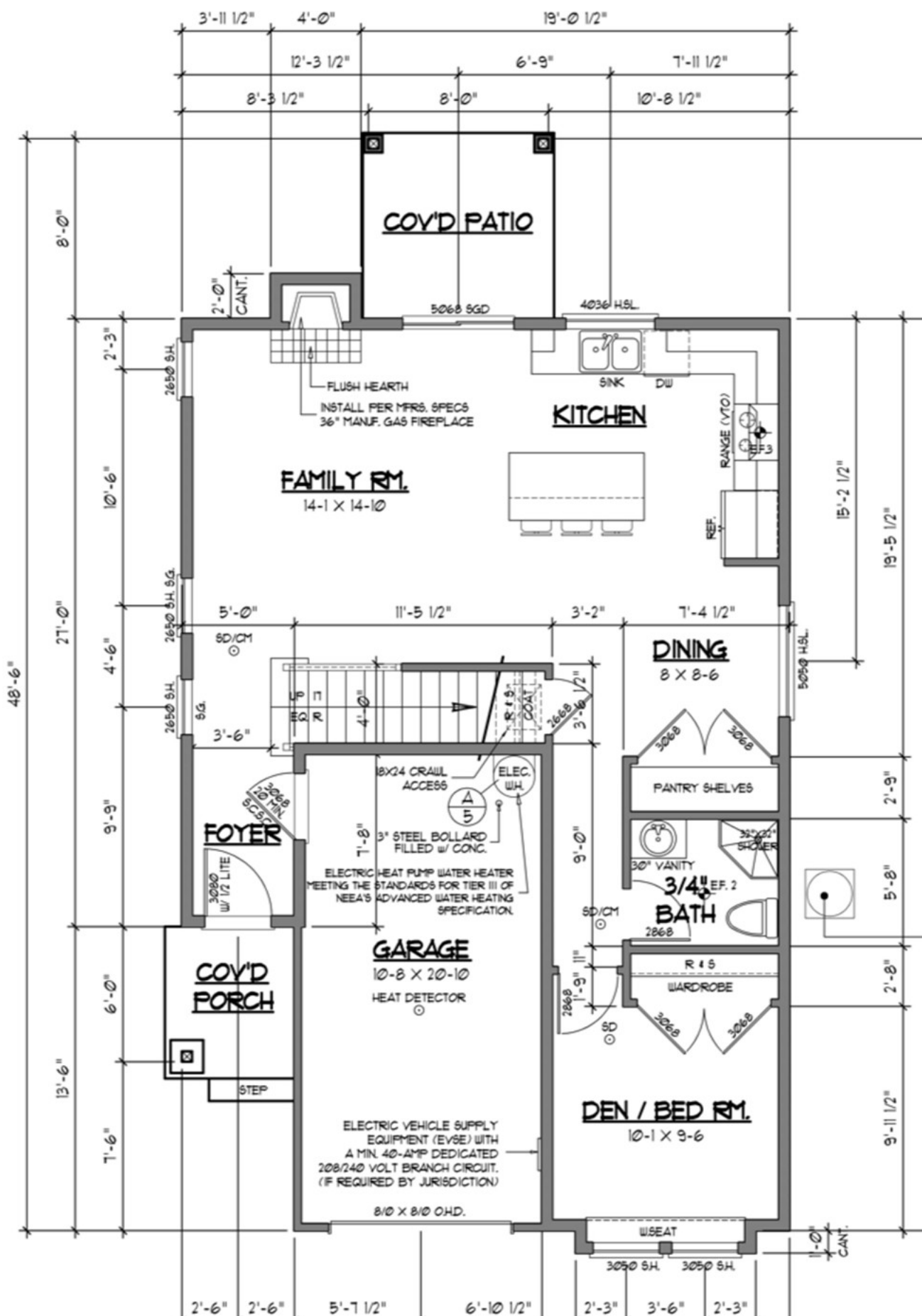
Johnathan Kurth

206.954.5200



RECOMMENDED COTTAGE BUILDING PROFILE







Simple. Smart. Sustainable.

Contact: *Linda Pruitt*

The Cottage Company

206-525-0835

linda@cottagecompany.com

Gold Nugget Awards/The Cottage Company

FOR IMMEDIATE RELEASE:

The Cottage Company® Earns Coveted Gold Nugget Grand Award Honors

Seattle, WA, 13 June 2025 — Judges for the Pacific Coast Builders Conference 2025 Gold Nugget Awards have named The Cottage Company as the **Grand Award** winner in two categories in its annual competition, which honors architectural design and planning excellence and drew nearly 700 entries from throughout the United States and internationally. The Cottage Company earned its **Grand Award** honors for development of **Thornton Creek Commons**, located in Northeast Seattle WA., which was honored for **“Best Single Family Detached Home Under 2000 Square Feet,”** and **“Best Infill Solution.”**

The homes in Thornton Creek Commons are clustered on a 2 ½ AC property within a North East Seattle neighborhood, demonstrating how moderate density fits comfortably into an existing Single-Family neighborhood.



Formerly the site of St. George Episcopal Church, the community is 3 blocks to farmers' market, post office, library, grocery, bakery, banks, buses and walk to Link Light rail stop.

The homes cluster on 1 acre of the property, and includes an additional 1 ½ acres of green space bordering Thornton Creek as a private park, including wooded and open space, an off-leash dog park, fire pit, gardens and access to Thornton Creek.

The nine detached Single Family homes, constructed in 2024, include three floor plans ranging from 1583 – 2365 square feet. Plans in the gated community provide single-level living, support work from home, and provide multi-generational options. Six of the nine homes feature 'flex' spaces with private entry, bath, laundry, kitchenette & enable multi-generational livability.

Prior to building the homes, the 1959-era St. George Church was 'deconstructed,' diverting 90% of the building material for reuse/recycle in the 9 homes. Recovered lumber was reused in framing; paneling was milled into ¾ inch tongue and groove solid wood flooring; and the hand split cedar siding was cleaned and reused as siding for the detached garages. Relics including stone benches & plaques and mature plantings were used in the gardens.

Heritage trees envelope the homes, creating a rich private oasis. The Built Green 5-Star all-electric homes perform at minimum 30% savings compared to a new home built to rigorous Washington State codes, include a Level II EV charger, and are Net Zero possible.

Developed by The Cottage Company, and designed by Charles Wenzlau, Wenzlau Architects, these striking, high-design homes advance The Cottage Company's philosophy of



'better, rather than bigger', close in, walkable pocket neighborhoods, community focused living, and offer innovative, high efficiency, simple and sustainable designs.

Please visit The Cottage Company's website at www.cottagecompany.com for photos and additional details on this award-winning project.

"Gold Nugget Award winners reflect our industry's best, brightest and most innovative architects, planners and builder/developers," said Judging Chairman and Gold Nugget ceremonies administrator Lisa Parrish."

Now in its' 62nd year, Gold Nugget Awards is the largest and most prestigious competition of its kind in the nation. It honors design and planning achievements in community and home design, green-built housing, site planning, commercial, retail, mixed-use development and specialty housing categories. Winners this year were chosen from nearly 700 entries from around the world. The Gold Nugget Awards recognize those who improve our communities through exceptional concepts in design, planning and development.

Since its inception, in 1996, The Cottage Company has been nationally recognized as a leader by providing new models for sustainable living and smart housing choices — without giving up an ounce of style. The Cottage Company pioneered sustainable communities where homes are more than houses and neighborhoods are more than zip codes.

Co-Founder and owner of The Cottage Company, Linda Pruitt explains "we strive to be good stewards of the earth, as well as creating homes that are crafted with character & charm. Our high-quality communities of compact, energy-efficient single-family homes in pocket



Simple. Smart. Sustainable.

neighborhoods are unique & powerful because they are created by related layers of privacy and connectivity. Intrinsic within that undertaking is connecting with people and environment in a simple, life-sustaining way. And, our over-riding theme is to create new housing choices that offer beautiful places where people choose to live their lives.”



Simple. Smart. Sustainable.

2025 Grand Award, Best Single Family Detached Home Under 2000 Square Feet
and
2025 Grand Award, Best Infill Solution



Thornton Creek Commons, Seattle WA

Developer: The Cottage Company

Builder: The Cottage Company

Architect/Designer: Charles Wenzlau

Geotech: Nelson Geotechnical Engineers


Civil Engineering: Core Design Inc.

Landscape Design: City Garden Services

Interior Design: The Cottage Company

Photographers: Ryan Slimak, Derrick Louie, Chris
Neir, Clarity NW





PCBC Presents Grand Award Honors
In Recognition of Excellence
For

BEST INFILL SOLUTION
SUBURBAN

Thornton Creek Commons
Seattle WA

The Cottage Company
Wenzlau Architects
Core Design Inc.

Nesse, Katherine

From: Jodie Alberts <jodie@bellevuechamber.org>
Sent: Tuesday, June 24, 2025 1:48 PM
To: Villaveces, Andres; Ferris, Carolyn; Goepppele, Craighton; Khanloo, Negin; Lu, Jonny; PlanningCommission; Kennedy, Mariah; Nilchian, Arshia
Cc: Joe Fain; Nikki Stuck
Subject: PLUSH Comments | Critical Areas Update
Attachments: PLUSH Critical Areas Letter_06.24.2025.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL] Use caution when clicking links or opening attachments.

Chair Goepppele and Planning Commissioners,

On behalf of the Chamber's PLUSH Committee, please find the attached comment letter regarding the proposed updates to Bellevue's Critical Areas Ordinance. We appreciate the Commission's thoughtful work on this important effort and hope our feedback is well received as you continue deliberations.

Please don't hesitate to reach out with any questions.
Jodie

Jodie Alberts | Vice President of Government Affairs

Bellevue Chamber of Commerce

M: 901.834.4261 | O: 425.213.1206 | E: jodie@bellevuechamber.org

330 112th Ave. NE, Suite 100, Bellevue, WA 98004



PLUSH COMMITTEE

Permitting, Land Use, Sustainability, & Housing

bellevuechamber.org

425-454-2464

staff@bellevuechamber.org



June 24, 2025

Planning Commission
City of Bellevue
P.O. Box 90012
Bellevue, WA 98009

RE: Recommendation on Critical Areas Ordinance Update

Dear Chair Goeppeler and Commissioners,

We appreciate the Commission's work to update Bellevue's critical areas ordinance. As you consider changes to stream buffer regulations and other standards, we urge you to support a performance-based approach that reflects the realities of Bellevue's urban environment—particularly in areas like Bel-Red.

Current standards are often rigid and based on conditions more appropriate for greenfield sites. In urbanized areas with long-degraded streams and compromised buffers, applying these requirements fails to improve ecological function and often obstructs redevelopment. This results in underutilized land, infeasible site plans, and abandoned projects—effectively downzoning infill areas at a time when the city is striving to meet ambitious growth, affordability, and climate goals.

Habitat restoration in these areas depends on redevelopment. Without it, there is no funding or mechanism to restore degraded streams or regrade artificial slopes created by past industrial uses. These outdated standards can inadvertently lock in degraded conditions and discourage reinvestment. We also support the City's efforts to eliminate regulatory barriers associated with man-made steep slopes—another common legacy of prior industrial uses—and to enable safe, engineered solutions on natural slopes that allow viable redevelopment to proceed.

We encourage the Commission to support a performance-based framework that evaluates actual site conditions and requires measurable ecological improvements. Backed by the consultant's Best Available Science review, this approach secures real environmental outcomes while enabling housing and reinvestment. Expanding prescriptive buffer widths would increase non-conformities and reduce feasibility. A performance-based model better aligns with Bellevue's urban form and redevelopment realities.

We urge the Commission to advance this reform across all critical area categories. Bellevue's ecological health and housing affordability are not in conflict—they are fundamentally connected.

Sincerely,

A handwritten signature in black ink that reads "Jodie Alberts". The signature is fluid and cursive, with the first name "Jodie" and last name "Alberts" clearly distinguishable.

Jodie Alberts
Vice President, Government Affairs



Nesse, Katherine

From: Callidus <callidusland@comcast.net>
Sent: Tuesday, June 24, 2025 3:09 PM
To: Council Office; PlanningCommission
Cc: callidusland@comcast.net
Subject: Middle Housing or Mansions - that is the choice.

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from callidusland@comcast.net. [Learn why this is important](#)

[EXTERNAL EMAIL] Use caution when clicking links or opening attachments.

Tonight the Bellevue City council will decide about future housing in Bellevue. The Planning Commission recommendation was reasonable, but the council has already rolled back several things that will lead to less middle housing being built in the city of Bellevue.

If the Council chooses to adopt the 1500 square feet and 24 feet in height instead of the preferred 1750 square feet and 28 feet in height they are saying in affect, we want mansions over middle housing

The justification for 1750' and 28' is:

- 1- Bellevue has one of the highest land costs in the area even as proposed by Planning Commission middle housing builders will lose many land deals to Mansion builders, not fixing the cottage size is another nail in the coffin against middle housing.
- 2- Kirkland who had several years of doing middle housing has settled on the 1750 size as they have seem what the buyers and market want.
- 3- Neighborhood will not see the difference in 1500 and 24 versus 1750 and 28 as electeds from other jurisdictions have pointed out. The main thing is 2 story which most in the industry are OK with as it fits in.

Please let us build the housing that Bellevue needs and the customers want.

Regards,
Troy Schmeil
Resident of Bellevue and owner of Sapphire Homes.