

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

FIFTH DRAFT: 11/12/2025

20.10.260 Office District (O).

Office Districts provide areas for business, financial, and professional service offices, as well as residential uses, located on arterial or commercial access streets. In the proximity of other major business and commercial districts, this district may serve as a buffer between lower-density residential areas and more intensive commercial districts.

20.10.280 Office and Limited Business District (OLB).

Office and Limited Business Districts provide areas for the location of integrated complexes made up of residences, offices, hotels or motels, eating establishments, and retail sales ~~accessory to permitted uses~~. Such districts are located in areas that abut, and have convenient access to, freeways and major highways.

20.10.285 Office and Limited Business District 2 (OLB 2).

The purpose of the OLB 2 District is to provide an area of integrated complexes made up of residences, offices, hotels, or motels, eating and drinking establishments, and retail sales within walking distance to support businesses, residents, and employees. The OLB 2 District has greater intensity and a larger mix of uses than the OLB District. Such districts are located in areas that abut, and have convenient access to, freeways, major highways, and transit.

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20.10.325. Mixed Use: 7 Story (MU7).

Mixed-Use: 7 Story districts provide an area with a mix of retail, service, office, and residential uses at a midrise scale and form. The district is designed to provide walkable and vibrant neighborhoods for the residents of the districts and adjacent districts.

20.10.330. Mixed Use: 16 Story (MU16).

Mixed-Use: 16 Story districts provide an area with a mix of retail, service, office, and residential uses at a midrise scale and form. The district is designed to provide walkable and vibrant neighborhoods for the residents of the districts and the city as a whole.

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20.10.360 Community Business District (CB).

Community Business Districts serve community markets and provide areas for the location of residences, services, and retail outlets, ~~other outside of~~ Downtown.

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20.10.380 — Evergreen Highlands Design District (EH).

- A. ~~Purpose. The Evergreen Highlands Design District provides an area for the location of high technology research and development facilities; associated light assembly and warehousing; other manufacturing uses with similar character, intensity and impact; support service and retail uses; office uses; corporate headquarters and residential uses. It represents a unique land resource, and is to be developed as a well integrated, mixed-use district sensitive to natural constraints and surrounding established development patterns. All development should exhibit high quality design, and maintain high performance levels.~~
- 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 insure 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 housing adjacent to the Evergreen Highlands Design District.~~
2. ~~Evergreen Highlands Performance Area B (EH-B). The purpose of this performance area is to provide a location for lower intensity office uses. It serves as a transition between the residential development in Performance Area A and the higher intensity nonresidential uses in Performance Area C. This performance area constitutes the area of highest environmental sensitivity within the Design District, and development must reflect the natural limitations of the land.~~

- ~~3. Evergreen Highlands Performance Area C (EH-C). The purpose of this performance area is to provide a location for research and development activity, office uses, and convenience retail and service uses. This performance area will serve as the focal point for the entire Design District. It must be developed in a campus-like research and development park theme, and should be compatible with nearby less intense areas.~~
- ~~4. Evergreen Highlands Performance Area D (EH-D). The purpose of this performance area is to provide a location for office uses. It serves as a transition between the concentration of research and development and office uses to the north and the surrounding land use districts.~~

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20.10.395 Factoria Land Use Districts (F).

A. Factoria ~~1 Land Use District 1 (F1).~~~~Factoria, The~~ F1 District is a mixed-use residential and regional retail center located adjacent to freeway corridors. It is to be developed as an aesthetically attractive urban village center to serve the Factoria community as well as shoppers attracted to the retail stores. Specific development areas and design guidelines apply within the district. Total size of the district is approximately 40 acres.

~~B. Factoria Land Use District 2 (F2). Factoria, F2 District provides for intensive office, movie theater, and service uses adjacent to freeway corridors in the Factoria area.~~

~~BC. Factoria Land 3 Use District 3 (F3).~~~~Factoria, The~~ F3 District provides for highly intensive office use in an integrated complex adjacent to freeway corridors in the Factoria area. This is the most intensive office district outside ~~of the~~ Downtown.

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20.10.400 Use chart described – Interpretation.

~~(Note: This section is not applicable in the Shoreline Overlay District.)~~

~~A.~~ In Chart 20.10.440, land use classifications and standard Land Use Code reference numbers are listed on the vertical axis. City of Bellevue land use districts are shown on the horizontal axis.

- ~~A1. If no symbol appears in the box at the intersection of the column and the row, then the use is not allowed in that district, except for certain short-term uses, which are regulated under Part 20.30M LUC (Temporary Use Permit), subordinate uses, which are regulated under LUC 20.20.840, and nonconforming uses, which are regulated under LUC 20.20.561. (see Temporary Use Permits, Part 20.30M LUC).~~

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- ~~B2.~~ If the symbol "P" appears in the box at the intersection of the column and row, then the use is permitted subject to all general requirements that are applicable for to the use and that are applicable in the land use district at issue.
- ~~C3.~~ If the symbol "C" appears in the box at the intersection of the column and the row, then the use is permitted subject to the Conditional Use provisions specified in Part 20.30B ~~or 20.30C~~ LUC and to all general requirements for that are applicable to the use and that are applicable in the land use district at issue.
- ~~D4.~~ If the symbol "A" appears in the box at the intersection of the column and the row, then the use is permitted subject to the Administrative Conditional Use provisions as specified in Part 20.30E LUC and to all general requirements for that are applicable to the use and that are applicable in the land use district at issue.
- ~~E5.~~ If the symbol "PD" appears in the box at the intersection of the column and the row, then the use is permitted subject to the Planned Unit Development provisions as specified in Part 20.30D LUC and to general all requirements for that are applicable to the use and that are applicable in the land use district at issue.
- ~~F6.~~ If a number appears in the box at the intersection of the column and the row, then the use is permitted through the applicable review process and also subject to the special limitation or allowance indicated in the corresponding Note.

B. Chart 20.10.440 does not apply in the following land use districts and overlays:

1. Downtown Districts. Permitted uses in Downtown land use districts are listed in LUC 20.25A.050.
2. BelRed Districts. Permitted uses in BelRed land use districts are listed in LUC 20.25D.070.
3. Shoreline Overlay District. Permitted uses in the Shoreline Overlay District are listed in LUC 20.25E.020.
4. Medical Institution (MI) District. Permitted uses in the MI land use district are listed in LUC 20.25J.020.
5. Office and Limited Business-Open Space (OLB-OS) District. Permitted uses in the OLB-OS land use district are listed in LUC 20.25L.020.
6. Camp and Conference Center (CCC) District. Permitted uses in the CCC district are listed in LUC 20.25N.040.

- 7. Eastgate TOD District. Permitted uses in the Eastgate Transit Oriented Development land use district are listed in LUC 20.25P.050.
- 8. East Main Districts. Permitted uses in East Main Transit Oriented Development Districts are listed in LUC 20.25Q.050.
- 9. Mixed-Use Land Use Districts. Permitted uses in Mixed-Use Land Use Districts subject to Part 20.25R LUC are governed by LUC 20.10.445.

20.10.440 Land use charts.

Chart 20.10.440 Uses in land use districts

Manufacturing – Residential Districts

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- ~~Permitted uses in the Shoreline Overlay District are listed in LUC 20.25E.020.~~
- ~~Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.~~
- ~~Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.~~
- ~~Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.~~
- ~~Permitted uses in the BelRed District (BR) are listed in LUC 20.25D.070.~~
- ~~Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.~~

KEY:

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

Chart 20.10.440 Uses in land use districts

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Manufacturing – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office PO	Office O	Office/Limited Business OLB	Office/Limited Business 2 2	Light Industry LI	General Commercial GC	Neighborhood Business NB	Mixed Use: 7 Story MU7	Neighborhood Mixed Use NMU	Community Business Mixed Use: 16 Story MU16	Factoria Land Use District 1 F1	Factoria Land Use District 2 F2	Factoria Land Use District 3 F3
...														
21	Food and Beverage Products Mfg.			P 6	P 6	P 5	S 5		P 6	P 6	S	P 6	S	
...														
329	Handcrafted Products Mfg.					P	P		P 7	P 7	P 7	P		P 7
...														
35	Measuring, Analyzing and Controlling Instruments, Photographic, Medical and Optical Goods; Watches and Clocks Mfg.;	P	P	P	P 7	P	S		P	P	S	P	S	P

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STD LAND USE CODE REF	LAND USE CLASSIFICATION											
		Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 7 Stor7	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Story
		PO	O	OLB	OLB 2	LI	GC	NB	MU7	NMU	CB	MU16
	Computer Software											
...												

~~Permitted uses in the Shoreline Overlay District are listed in LUC 20.25E.020.~~

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

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

~~Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.~~

~~Permitted uses in the BelRed District (BR) are listed in LUC 20.25D.070.~~

~~Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.~~

~~Permitted uses in the Eastgate Transit-Oriented Development District (EG-TOD) are listed in LUC 20.25P.050.~~

- KEY:**
- P — PERMITTED USE
 - C — CONDITIONAL USE (see Part 20.30B or Part 20.30C)
 - PD — PERMITTED subject to planned unit development only. (See Part 20.30D)

~~A – ADMINISTRATIVE CONDITIONAL USE (see Part 20.30E)~~
~~S – Permitted only as a subordinate use to a permitted or special use~~

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Chart 20.10.440 Uses in land use districts

Recreation – Residential Districts

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~~Permitted uses in the Shoreline Overlay District are listed in LUC 20.25E.020.~~

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

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

~~Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.~~

~~Permitted uses in the BelRed District (BR) are listed in LUC 20.25D.070.~~

~~Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.~~

KEY:

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~~C – CONDITIONAL USE (see Part 20.30B or Part 20.30C)~~
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Chart 20.10.440 Uses in land use districts

Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft
Option A (mandatory affordable housing approach)
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Recreation – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 7 Story	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Story	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	M U7	N M U	C B	MU16	F1	F2	F3
...															
711	Library, Museum	P	P	P	P			P	P	P	P	P	P	P	P
7113	Art Gallery	P	P	P	P			P	P	P	P	P	P	P	P
712	Nature Exhibitions: Aquariums, Botanical Gardens and Zoos	C	C	C		C	C				C		C	C	C
7212 7214 7222 7231 7232	Public Assembly (Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but Excluding School Facilities			P	A 8			A 8	A 8	A 8	P	A 8	P	P	P

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STD LAND USE CODE REF		LAND USE CLASSIFICATION	Professional Office																
			PO	O	OLB	OLB 2	LI	GC	NB	M U7	N M U	C B	MU16	F1	F2	F3			
7212	Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs			P	A				P	A	P	P	P	P	P	P			
7214																			
7218																			
...																			
	Adult Theaters (7)			P	P						P		P	P	P	P			
7223	Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks and		A8	A8	A8		C	C	A8	A8	C	A8	C						

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STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office												Factoria Land Use District 1			Factoria Land Use District 2			Factoria Land Use District 3		
		PO	O	OLB	OLB 2	LI	GC	NB	M U7	N M U	C B	MU16	F1	F2	F3							
	Skateboard Tracks																					
73	Commercial Amusements: Video Arcades, Electronic Games		P	P	P		A	A	P	P	A	P	A									
7411 7413 7422 7423 7424 7441 7449	Recreation Activities: Golf Courses, Tennis Courts, Community Clubs, Athletic Fields, Play Fields, Recreation Centers, Swimming Beaches and Pools (2,11)	C	C	C	A 8		C	C	A 8	A 8	C	A 8	C	C	C							

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STD LAND USE CODE REF	LAND USE CLASSIFICATION															
		PO	O	OLB	OLB 2	LI	GC	NB	<u>M</u> <u>U7</u>	<u>N</u> <u>M</u> <u>U</u>	<u>C</u> <u>B</u>	<u>MU16</u>	F1	<u>F2</u>	F3	
		Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 7 Story	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Story	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3	
...																
7413	Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreation Instruction		C 3	C	A 9	P 3	P 3	A 9	<u>A 9</u>	A 9	P	<u>A 9</u>	P	<u>C</u>	C	
7414																
7415																
7417																
7425																
7491	Camping Sites and Hunting Clubs	C	C	C		C	C	C			C		C	<u>C</u>	C	
7515																
76	Private Leisure and Open Space Areas Excluding Recreation Activities Above	P	P	P		P	P	P	<u>P</u>	<u>P</u>	P	<u>P</u>	P	<u>P</u>	P	

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STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office												Factoria Land Use District 1		
		PO	O	OLB	OLB 2	LI	GC	NB	Mixed Use: 7 Story	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Story		F1	F2	F3
	Public/Private Park	P	P	P		P	P	P	P	P	P	P		P	P	P
...																
	City Park	P/C 10	P/C 10	P/C 10	P	P/C 10	P/C 10	P/C 10	P/A 10 12	P/A 10 12	P/ C 10	P/A/C 10 12		P/C 10	P/C 10	P/ C 10

Permitted uses in the Shoreline Overlay District are listed in LUC 20.25E.020.

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

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~~Permitted uses in the Eastgate Transit-Oriented Development District (EG-TOD) are listed in LUC 20.25P.050.~~

KEY:

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- ~~PD – PERMITTED subject to planned unit development only. (See Part 20.30D)~~
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Chart 20.10.440 Uses in land use districts

Residential – Residential Districts

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- ~~Permitted uses in the Shoreline Overlay District are listed in LUC 20.25E.020.~~
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Residential - Nonresidential Districts

STD LAN D USE COD	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 7 Story	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Story	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB		NM U	CB		F1	F2	F3
1	Residential														
	Single-Family Dwelling (3)	P 15	P 4	S		S	S	S 8			S		S	S	S
	Two to Four Dwelling Units per Structure (6) (20)		P 4	P	P			P 8	P	P 8, 14	P 6	P	P	P	P
	Five or More Dwelling Units per Structure (6) (20)		P 4	P	P			P 8	P	P 8, 14	P 6	P	P	P	P
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions		C	A	P			C	C	C	C	C	C		C

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		PO	O	OLB	OLB 2	LI	GC	NB		NM U	CB		F1	F2	F3
	and Excluding Secure Community Transition Facilities (16)														
	Rooming House (17)		P	P	P				P	P	P	P	P	P	P
	Senior Citizen Dwellings (4, 7)	P	P	P	P			P 8	P	P 8, 11	P	P	P	P	P
13 15	Hotels and Motels			P	P				P	P	C	P	C	P	P
	Congregate Care Senior Housing (4, 7, 16)	P	P	P	P			P	P	P	P	P	P	P	P
6516	Nursing Home (7, 16)	C	P	P				C	P	P	P	P	P	P	P

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		PO	O	OLB	OLB 2	LI	GC	NB		NM U	CB		F1	F2	F3
	Assisted Living (4, 7)	C	P	C	P			C	P	P	P	P	P	C	C
	Accessory Dwelling Unit (9)	S	S	S		S	S	S			S		S	S	S
	Supportive Housing (18)	C	P	P	P			P 8	P	P 8, 14	P	P	P	P	P

...

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~~C – CONDITIONAL USE (see Part 20.30B or Part 20.30C)~~

~~PD – PERMITTED subject to planned unit development only. (See Part 20.30D)~~

~~A – ADMINISTRATIVE CONDITIONAL USE (see Part 20.30E)~~

~~S – Permitted only as a subordinate use to a permitted or special use~~

Notes: Uses in land use districts – Residential:

~~(1) No more than 50 percent of the gross floor area of the structure shall be devoted to residential use in O Districts, unless Conditional Use Permit approval is obtained and the applicable Comprehensive Plan policies do not discourage multifamily uses. Intentionally deleted.~~

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~~(4) An agreement must be recorded with the King County Recorder's Office, or its successor agency, and filed with the Bellevue City Clerk, restricting senior citizen dwellings, congregate care senior housing, or assisted living to remain for the life of the project. Intentionally deleted.~~

...

~~(6) Multifamily development in Planning Districts A and B of the Crossroads Subarea is not allowed. Multifamily development in Planning District E of the Crossroads Subarea north of NE 8th Street may be allowed through a Council-approved development agreement that is consistent with Chapter 36.70B RCW and includes design guidelines that are consistent with the vision of Comprehensive Plan Policies S-CR-79 and S-CR-81 regarding the creation of mixed-use developments with pedestrian connections, park connections where appropriate, and public open space. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E. Intentionally deleted.~~

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~~(8) These residential uses are permitted in NB and NMU Districts only if located on the second floor and above the permitted ground floor nonresidential uses. Intentionally deleted.~~

...

~~(10) 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. Intentionally deleted.~~

~~(11) Intentionally deleted. The Director may allow a departure from the requirement to provide ground floor neighborhood serving pedestrian-oriented (nonresidential) uses in multifamily developments; provided, that the departure is necessary to mitigate an economic hardship that would preclude project viability. A departure may be granted where the applicant demonstrates that:~~

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~~(a) The required neighborhood-serving pedestrian-oriented uses do not front on an arterial;~~

~~(b) Visual and physical access to the required neighborhood-serving uses pedestrian-oriented uses is limited by topography or other site-specific obstacles;~~

~~(c) The required neighborhood pedestrian-oriented serving uses would not be visible from other development located in the NMU District, adjacent neighborhoods, nearby arterials or highways.~~

~~A departure may be allowed for all sides of the building or some portion thereof, provided, that the approved departure is consistent with the NMU Land Use District definition included in the Comprehensive Plan and LUC Part 20.10.35020.25I LUC. If a departure is granted, ancillary residential uses such as a meeting room, leasing office, kitchen, daycare child care services, and work-live space are preferred over occupied residential living space.~~

...

~~(19) Intentionally deleted.~~

...

~~(21) Multiple dwelling units per structure are permitted on properties with an AH suffix when consistent with the requirements of LUC 20.20.128.I. Intentionally deleted.~~

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Chart 20.10.440 Uses in land use districts

Resources – Residential Districts

...

~~Permitted uses in the Shoreline Overlay District are listed in LUC 20.25E.020.~~

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KEY:

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

FIFTH DRAFT: 11/12/2025

~~P~~ — PERMITTED USE

~~C~~ — CONDITIONAL USE (see Part 20.30B or Part 20.30C)

~~PD~~ — PERMITTED subject to planned unit development only. (See Part 20.30D)

~~A~~ — ADMINISTRATIVE CONDITIONAL USE (see Part 20.30E)

~~S~~ — Permitted only as a subordinate use to a permitted or special use

Chart 20.10.440 Uses in land use districts

Resources – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 7 Stories	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Stories	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	MU7	NMU	CB	MU16	F1	F2	F3
...															
81	Agriculture, Production of Food and Fiber Crops, Dairies, Livestock and Fowl, Excluding Hogs	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1
...															
8221	Veterinary Clinic and Hospital (5)	P	P	P 8	P 8	P	P	P 3	P	P 8	P	P	P		P 8

CODE	LAND USE
REF	CLASSIFICATION

...

Permitted-uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft
Option A (mandatory affordable housing approach)
FIFTH DRAFT: 11/12/2025

~~Permitted uses in the Eastgate Transit-Oriented Development District (EG-TOD) are listed in LUC 20.25P.050.~~

KEY:

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

Notes: Uses in land use districts – Resources:

(1) In the R-2.5, R-3.5, R-4, R-5, R-7.5, R-10, R-15, R-20, R-30, NB, PO, O, OLB, OLB 2, F1, ~~F2~~, F3, LI, GC and CB Districts agriculture is limited to the production of food and fiber crops.

...

Chart 20.10.440 Uses in land use districts

Services – Residential Districts

...

~~Permitted uses in the Shoreline Overlay District are listed in LUC 20.25E.020.~~

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

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~~Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.~~

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Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft
Option A (mandatory affordable housing approach)
FIFTH DRAFT: 11/12/2025

Chart 20.10.440 Uses in land use districts

Services – Nonresidential Districts

[illegible]

FIFTH DRAFT: 11/12/2025

[illegible]

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

FIFTH DRAFT: 11/12/2025

STD LAND USE CODE REF		LAND USE CLASSIFICATION														
			Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 7 Stories	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Stories	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
			PO	O	OLB	OLB 2	LI	GC	NB (16)	MU7	NMU	CB	MU16	F1	F2	F3
634	Building Maintenance and Pest Control Services				<u>P 31</u>	P 31	P	P				P		P		<u>P</u>
...																
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools				S	<u>P</u>	P 6	P	A 18	<u>P</u>	P	P 7	<u>P</u>	P 7	<u>S</u>	S
641	Auto Repair and Washing Services (26)				<u>S</u>	<u>P</u>	P	P	A 19	<u>P</u>	P	P	<u>P</u>	P		
649	Repair Services: Watch, TV,				<u>P 31</u>	P 31	P	P	P	<u>P</u>	P 31	P	<u>P</u>	P		<u>P</u>

FIFTH DRAFT: 11/12/2025

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 7 Stories	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Stories	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB (16)	MU7	NMU	CB	MU16	F1	F2	F3
	Electrical, Upholstery														
	Professional Services: Medical Clinics and Other Health Care Related Services	P	P	P	P 30		P	P	<u>P</u>	P 30	P	<u>P</u>	P	<u>P</u>	P
	Professional Services: Other	P	P	P	P	P 9	P	<u>P</u>	<u>P</u>	P	P	<u>P</u>	P	<u>P</u>	P
	Pet Grooming and Day Care (29)		<u>P</u>	<u>P</u>	P			<u>A</u>	<u>P</u>	P	<u>A</u>	<u>P</u>	<u>P</u>		<u>P</u>
6513	Hospitals	C	C	C	<u>C</u>	C	C				C		C	<u>C</u>	C
...															
671	Governmental Services:	C	C	C	A			<u>C</u>	<u>A</u>	A	C	<u>A</u>	C	<u>C</u>	C

**STD
LAND
USE
CODE LAND USE
REF CLASSIFICATION**

[illegible]

STD	
LAND	
USE	
CODE	LAND USE
REF	CLASSIFICATION

[illegible]

Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft
Option A (mandatory affordable housing approach)
FIFTH DRAFT: 11/12/2025

STD LAND USE CODE REF	LAND USE CLASSIFICATION											
		Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 7 Stories	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Stories
		PO	O	OLB	OLB 2	LI	GC	NB (16)	MU7	NMU	CB	MU16
	Barber and Beauty Schools											
691	Religious Activities (27)	P	P	P	P	P	P	C	<u>P</u>	P	P	<u>P</u>
692 (A)	Professional and Labor Organizations Fraternal Lodge	C	C	P	P		P	<u>C</u>	<u>P</u>	P	P	<u>P</u>
692 (B)	Social Service Providers	C	C	P	P	P	P	P	<u>P</u>	P	P	<u>P</u>
	Administrative Office – General	P	P	P	P	P	P	P	<u>P</u>	P	P	<u>P</u>
	Computer Program, Data Processing and	P	P	P	P	P	P	<u>P</u>	<u>P</u>	P	<u>P</u>	<u>P</u>

Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft
Option A (mandatory affordable housing approach)
FIFTH DRAFT: 11/12/2025

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office											F1	F2	F3
		PO	O	OLB	OLB 2	LI	GC	NB (16)	MU7	NMU	CB	MU16			
	Other Computer-Related Services														
	Research, Development and Testing Services	P	P	P	P	P	P	C	P	P	C	P	P	P	P
...															
	Homeless Services Uses (32)		C	C		C		C	C	C	C	C	C	C	C

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

FIFTH DRAFT: 11/12/2025

~~Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.~~

~~Permitted uses in the Eastgate Transit-Oriented Development District (EG-TOD) are listed in LUC 20.25P.050.~~

KEY:

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~~S – Permitted only as a subordinate use to a permitted or special use~~

Notes: Uses in land use districts – Services:

~~...~~

~~(8) Auto repair and washing services are permitted only if washing services are a subordinate use to a permitted or special use in Downtown-MU Districts. Intentionally Deleted.~~

~~...~~

~~(12) Nonresidential uses are permitted in Downtown-R Districts only if developed in a building which contains residential uses. Intentionally Deleted.~~

~~(13) Drive-in facilities may be permitted through Design Review, Part 20.30F LUC, at any location in the Downtown-O-2 District, or within 200 feet of NE 4th Street or NE 8th Street in the Downtown-O-1 District; but only if all the following criteria are met: Intentionally Deleted.~~

~~(a) On-site capacity for vehicle stacking of 10 spaces for 1 drive-up station and 20 spaces for 2 or more drive-up stations must be provided.~~

~~(b) The design of the vehicular access is compatible with high volume pedestrian walkways and parking access. The vehicular access will not disrupt established retail or service frontages designed to serve pedestrians, nor can the vehicular access lanes be located between the street and the main pedestrian access to the buildings.~~

~~(c) The vehicle stacking lanes must be contained within a structured parking area, or be otherwise screened.~~

~~(d) Landscaping or screening must be provided to mitigate any adverse effects on nearby property. Perimeter walkways and sidewalks must conform to the requirements of LUC 20.25A.060.~~

~~(e) Walk-up banking service, whether manned or electronically activated customer service stations, must be provided on site during regular daytime business hours for pedestrian business when there is no interior banking service.~~

Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft
Option A (mandatory affordable housing approach)
FIFTH DRAFT: 11/12/2025

...

~~(16) Other than administrative office use, each individual service use in NB Districts is limited to 5,000 square feet. Administrative office use is limited as follows: When located on the first floor of a building, administrative office use is limited to 5,000 square feet or 25 percent of the first floor footprint, whichever is less; when located above the first floor of a building, administrative office use is allowed without a limit on total aggregate square footage, so long as each individual administrative office use is limited to 5,000 square feet. In no event may administrative office uses exceed more than 50 percent of the total building square footage. Administrative conditional use approval is required for hours of operation between 12:00 midnight and 6:00 a.m. The applicant must meet the decision criteria for an Administrative Conditional Use Permit set forth in Chapter 20.30E LUC, and must demonstrate that: (a) the use will meet the requirements of the Noise Control Ordinance, Chapter 9.18 BCC; and (b) the use will meet the lighting standards of the Community Retail Design District for all lighting fixtures on the premises that would be lit between the hours of 12:00 midnight and 6:00 a.m. Businesses operating between the hours of 12:00 midnight and 6:00 a.m. on the effective date of City of Bellevue Ordinance No. 4422 are exempt from the ACUP requirements. Intentionally Deleted.~~

~~(17) Only travel agencies are permitted in NB Districts. Intentionally Deleted.~~

...

Chart 20.10.440 Uses in land use districts

Transportation and Utilities – Residential Districts

...

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Chart 20.10.440 Uses in land use districts

Transportation and Utilities – Nonresidential Districts

STD LAN D USE COD E REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 7 Story	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Story	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	MU 7	NMU	CB	MU1 6	F1	F2	F3
...															
41	Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops	C	C	C	C	C	C	C	C	C	C	C	C	C	C
42 4291	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters					P	P				P		P		

FIFTH DRAFT: 11/12/2025

[illegible]

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

FIFTH DRAFT: 11/12/2025

STD LAN D USE COD E REF	LAND USE CLASSIFICATION N	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 7 Story	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Story	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	MU 7	NM U	CB	MU1 6	F1	F2	F3
475	Radio and Television Broadcasting Studios	P	P	P	P	P 10	P 10	C	P	P	P	P	P	P	P
...															
	Highway and Street Right-of-Way (24)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Utility Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Local Utility System	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Regional Utility System	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	On-Site Hazardous			A	A	A	A	A			A		A	A	A

Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft
Option A (mandatory affordable housing approach)
FIFTH DRAFT: 11/12/2025

STD LAN D USE COD E REF		LAND USE CLASSIFICATION		Professional Office Office Office/Limited Business Office/Limited Business 2 Light Industry General Commercial Neighborhood Business Mixed Use: 7 Story Neighborhood Mixed Use Community Business Mixed Use: 16 Story Factoria Land Use District 1 Factoria Land Use District 2 Factoria Land Use District 3											
				PO	O	OLB	OLB 2	LI	GC	NB	MU 7	NM U	CB	MU1 6	F1
	Waste Treatment and Storage Facility (7)														
...															
	Essential Public Facility (20)	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Regional Light Rail Transit Systems and Facilities (25)	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P
	Wireless Communication Facility (WCF)	16	16	16	16	16	16	16	16	16	16	16	16	16	16
	Communication, Broadcast and	16	16	16	16	16	16	16	16	16	16	16	16	16	16

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

FIFTH DRAFT: 11/12/2025

STD LAN D USE	LAND USE	CLASSIFICATION	E REF	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 7 Story	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Story	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
				PO	O	OLB	OLB 2	LI	GC	NB	MU 7	NM U	CB	MU1 6	F1	F2	F3
	Relay Towers that are not WCFs																
	Satellite Dishes (18)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Electrical Utility Facility (22)	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22

...

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

FIFTH DRAFT: 11/12/2025

~~Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.~~

~~Permitted uses in the Eastgate Transit-Oriented Development District (EG-TOD) are listed in LUC 20.25P.050.~~

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

...

~~(4) The location of an off-site parking facility must be approved by the Director of the Development Services Department. See LUC 20.25A.050.H. Intentionally Deleted.~~

...

~~(13) Design Review approval, Part 20.30F LUC, or a Change of Use Permit is required to establish a commercial parking facility. Refer to LUC 20.25A.050.E for additional development requirements. Intentionally Deleted.~~

...

Chart 20.10.440 Uses in land use districts

Wholesale and Retail – Residential Districts

...

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...														
	Recycling Centers					P	P	P	<u>P</u>	P	P	<u>P</u>	P	
...														
5251	Hardware, Paint, Tile and Wallpaper (Retail)		<u>P</u>	<u>P</u>	P	S 35	P	P	<u>P</u>	P	P	<u>P</u>	P	
...														

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

FIFTH DRAFT: 11/12/2025

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 7 Story	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Story	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB (5)	MU7	NMU	CB (36)	MU16	F1	F2	F3
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)		P	P	P			A	P	P	P	P	P		P
54	Grocery, Food and Convenience Store (Retail) (27)		P	P	P		P	P	P	P	P	P	P		P
5511	Autos (Retail)			P 6	43	A 4, 35	P		C	P 6	C	C	C		C
...															
553	Gasoline Service Stations (34, 40)			A 34	A	P 34, 35	P	P	A	AP	P	A	P	A 34	A 34

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

FIFTH DRAFT: 11/12/2025

STD LAND USE CODE REF		LAND USE CLASSIFICATION		Professional Office											Factoria Land Use District 1		
				PO	O	OLB	OLB 2	LI	GC	NB (5)	MU7	NMU	CB (36)	MU16	F1	F2	F3
56	Apparel and Accessories (Retail)		P	PS	P		P	P	P	P	P	P	P	P	SP	SP	
57	Furniture, Home Furnishing (Retail)		P	P	P	P 11, 35	P	P	P	P	P	P	P	P		P	
58	Eating and Drinking Establishments (37)		P 13	P 14	P 28	P 15, 29, 35	P	P 16, 28	P 28	P 28	P	P 28	P	P 14	P	P 14	
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video		P 17	SP	P		P	P 19	P	P	P	P	P	P	S	SP	

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

FIFTH DRAFT: 11/12/2025

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		PO	O	OLB	OLB 2	LI	GC	NB (5)	MU7	NMU	CB (36)	MU16	F1	F2	F3
	Rentals and Computer Supplies														
	Adult Retail Establishments (31)			S							P		P	S	S
59	Marijuana Retail Outlet						A 41, 42				A 41, 42		A 41, 42		A 41, 42
...															
5996	Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries and					P 35	P	P 20			P 20		P 20		P 20

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

FIFTH DRAFT: 11/12/2025

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 7 Story	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Story	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB (5)	MU7	NMU	CB (36)	MU16	F1	F2	F3
	Light Supplies and Tools														
5999	Pet Shop (Retail and Grooming)		P	P	P	P 26, 35	P 26	P	P	P	P	P	P		P
	Computers and Electronics (Retail)		P	P	P	P 12, 35	P 12	P	P	P	P	P	P		P

...

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

FIFTH DRAFT: 11/12/2025

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~~PD – PERMITTED subject to planned unit development only. (See Part 20.30D)~~

~~A – ADMINISTRATIVE CONDITIONAL USE (see Part 20.30E)~~

~~S – Permitted only as a subordinate use to a permitted or special use~~

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

...

~~(5) Each individual wholesale and retail use in NB Districts, except retail food stores and miscellaneous retail trade, is limited to 5,000 square feet. Wholesale and retail uses intending to operate between the hours of 12:00 midnight and 6:00 a.m. must obtain administrative conditional use approval. The applicant must meet the decision criteria for an Administrative Conditional Use Permit set forth in Chapter 20.30E LUC, and must demonstrate that: (a) the use will meet the requirements of the Noise Control Ordinance, Chapter 9.18 BCC; and (b) the use will meet the lighting standards of the Community Retail Design District for all lighting fixtures on the premises that would be lit between the hours of 12:00 midnight and 6:00 a.m. Businesses operating between the hours of 12:00 midnight and 6:00 a.m. on the effective date of the ordinance codified in this chapter are exempt from the ACUP requirements. Intentionally Deleted.~~

~~(6) Retail auto sales are permitted only in the following locations:~~

~~(a) The west side of 116th Avenue NE between NE 8th Street and the SE 8th Street off-ramp from northbound I-405;~~

~~(b) Along SE 36th Street west of the ravine located at the approximate alignment of 133rd Avenue SE and east of 132nd Avenue SE; and~~

~~(c) Fronting on SE 37th Street in the NMU District where the subject property was zoned General Commercial prior to the adoption of Ordinance No. 6366 on August 15, 2017.~~

...

~~(13) Eating and drinking establishments are excluded in transition areas in O-Districts. Intentionally Deleted.~~

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~~(14) Eating and drinking establishments are permitted in the OLB, F2 and F3 Districts subject to the following criteria: Intentionally Deleted.~~

~~(a) Such uses are physically integrated within a structure primarily used as a hotel or motel; office building; charitable, social, professional and labor organization; fraternal lodge; recreational facility or institution such as a public assembly (indoor);~~

~~(b) Such uses do not exceed 20 percent of the gross floor area of the structure or structures;~~

~~(c) The entire site complex has a unity of design in terms of wall and roof materials, roof slopes and window patterns.~~

...

~~(17) Other retail trade is limited to drugstores only in O Districts. Intentionally Deleted.~~

...

~~(19) Except for drugstores, all miscellaneous retail uses combined cannot exceed 10,000 square feet and each individual use cannot exceed 3,000 square feet. Intentionally Deleted.~~

...

~~(26) Only pet grooming is permitted in the LI and GC Districts. Intentionally deleted.~~

...

(36) Retail uses in CB Districts in the following subareas, as designated in the Comprehensive Plan, are limited in size to 100,000 gross square feet or less: Bridle Trails, ~~Evergreen Highlands~~, Newcastle, North Bellevue, Northeast Bellevue, Richards Valley, South Bellevue, Southeast Bellevue, and Wilburton; provided, that in CB Districts in the Wilburton Subarea, retail uses may be allowed to exceed 100,000 gross square feet through a Council-approved development agreement that is consistent with Chapter [36.70B](#) RCW and includes design guidelines that (a) address the potential impacts of that scale of retail use, and (b) are consistent with the ~~vision of Comprehensive Plan Policy S-WI-3 regarding the creation of a "retail village" on the commercial area west of 120th Avenue NE.~~

...

20.20.005 Chart of dimensional requirements described.

~~Chart 20.20.010 sets forth the dimensional requirements for each land use district except: the Downtown Land Use Districts, the Evergreen Highlands Design District, the Evergreen Highlands Subarea Transportation Improvement Overlay District, the Medical Institution District, the OLB-OS Land Use District, and the BelRed Land Use Districts. All structures and~~

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~~activities in the City not located in the above districts shall conform to the dimensional requirements in Chart 20.20.010. Dimensional requirements for the Downtown Land Use Districts are found in LUC 20.25A.060. Dimensional requirements for the Evergreen Highlands Design District are found in Part 20.25F LUC. Dimensional requirements for the Evergreen Highlands Subarea Transportation Improvement Overlay District are found in Part 20.25G LUC. Dimensional requirements for the Medical Institution District are found in Part 20.25J LUC. Dimensional requirements for the OLB-OS Land Use District are found in LUC 20.25L.030. Dimensional requirements for the BelRed Land Use Districts are found in LUC 20.25D.080. Dimensional requirements for the Eastgate Transit Oriented Development Land Use District are found in LUC 20.25P.060.A. Additional special dimensional requirements for designated areas of the City are contained in other parts of the Code as follows:~~

~~A. Chart 20.20.010 sets forth the dimensional requirements generally applicable to structures or development located in the following land use districts: residential land use districts, PO, O, OLB, OLB-2, LI, GC, NB, NMU, CB, F3, MU7, MU16, UC, MU-H, MU-M, and MUR-M.~~

~~B. Additional special dimensional requirements for designated areas of the City are contained in other parts of the Code as follows:~~

~~A. Part 20.25B LUC – Transition Areas;~~

~~B. Part 20.25C LUC – OLB Districts;~~

~~1C. Part 20.25E LUC – Shoreline Overlay District;~~

~~2D. Part 20.25H LUC – Critical Areas Overlay District;~~

~~3E. Part 20.45A LUC – Platting and Subdivisions;~~

~~4F. Part 20.45B LUC – Short Plats and Short Subdivisions.~~

~~C. Chart 20.20.010 does not apply in the following land use districts:~~

- ~~1. Downtown Districts. Dimensional requirements for structures or development located in Downtown land use districts are listed in LUC 20.25A.060.~~

2. BelRed Districts. Dimensional requirements for structures or development located in BelRed land use districts are listed in LUC 20.25D.080.
3. Factoria 1 District. Dimensional requirements for structures or development located in the Factoria 1 land use district are listed in LUC 20.25F1.040
4. Medical Institution (MI) District. Dimensional requirements for structures or development located in the MI land use district are listed in LUC 20.25J.030.
5. Office and Limited Business-Open Space (OLB-OS) District. Dimensional requirements for structures or development located in the OLB-OS land use district are listed in LUC 20.25L.030.
6. Camp and Conference Center (CCC) District. Dimensional requirements for structures or development located in the CCC land use district are listed in LUC 20.25N.040.
7. Eastgate TOD District. Dimensional requirements for structures or development located in the Eastgate Transit Oriented Development land use district are listed in LUC 20.25P.060.
8. East Main TOD Districts. Dimensional requirements for structures or development located in East Main Transit Oriented Development land use districts are listed in LUC 20.25Q.060.

20.20.010 Uses in land use districts dimensional requirements.

...

~~NOTE: Dimensional Requirements for Downtown are found in Part 20.25A LUC.~~

~~Additional dimensional requirements for Shoreline Overlay Districts are found in Part 20.25E LUC.~~

~~Dimensional Requirements for Evergreen Highlands Design District (EH-A, EH-B, EH-C, EH-D) are found in Part 20.25F LUC.~~

~~Dimensional Requirements for Office and Limited Business – Open Space (OLB-OS) are found in Part 20.25L LUC.~~

~~Dimensional Requirements for Medical Institution District (MI) are found in Part 20.25J LUC.~~

~~Dimensional Requirements for BelRed Land Use Districts are found in Part 20.25D LUC.~~

Uses in land use districts – Dimensional Requirements

ST D LA ND US E CO DE RE F	LAND USE CLASSIFIC ATION														
		Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 7 Story	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Story	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		P O	O	OL B	O LB 2	LI	G C	NB	M U7	NM U	CB	MU 16	F 4	F 2	F3
	DIMENSI ONS	(2 1)	(21, 52, 54)	(21 , 52, 54)	(2 1, 52 54 , 54)	(2 1)	(2 1)	(21, 52, 54)	(2 1, 52, 54)	(21, 54)	(21 , 52, 54)	(21, 52, 55)	(2 8)	(2 1, 3 1, 5 2)	(21, 32, 52, 56)
	Minimum Setbacks of Structures (feet) Front Yard (18) (20)	3 0	300 0	50 0	0	1 5	1 5	0	0	0	0	0		5 0	200
	Rear Yard (17) (18) (20)	2 5	0/25 0	50 0	0	(2 1 7)	(2 1 7)	0 (2)	0	0	0(2)	0		3 0	50

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		(1 7)				(1 7)								
Side Yard (17)(18) (20)	2 0 (1 7)	020 0	03 0	0	(2 1 7)	(2 1 7)	0(2)	0	0	0(2)	0		3 0	50
2 Side Yards (17) (18) (20)	4 0 (1 7)	400 0	60 0	0	(2 1 7)	(2 1 7)	0(2)	0	0	0(2)	0		6 0	100
Floor Area Ratio	(8)	1(8, 50)	1 (8)	2 1	(8)	(8)	20	3	41 (49)	(8) 2.5	5		.7 5	4
Minimum Lot Area Acres (A) or Thousand s-of Sq. Ft. (3)			2A										2 A	2A
Dwelling Units per Acre (15) (22) (53)	1 0 (2 3)	20 (23)	30 (23)				15 (23)			30 (23)			3 0 (2 3)	30 (23)
Minimum Dimensio ns (feet) Width of Street Frontage			20 0										2 0 0	200

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	Width Required in Lot (4)			20 0										2 0 0	200
	Depth Required in Lot (4)														
	Maximum in Building Height (feet) (10)	2 0	30 40 55 (55)	45 60 (60) 55	75	4 5 (9)	3 0	20 45 60 (25) 55	80	110 75	60 45 (46)	170		7 5	75 135 (33, 345 5)
	Maximum Lot Coverage by Structures (percent) (13) (14) (16)	3 5 (2 4)	35 (24)	35 (24))	35	5 0		35 (24)		35 (24)				3 5 (2 4)	40 (24)
	Maximum Hard Surface Coverage (percent) (37) (47)	8 5	85	85	85	9 0	8 5	80	85	85	85	85		8 5	85
	Maximum Impervious Surface	6 0	60	60	60	6 5	6 5	60	65	65 0	65	65		6 0	65 0

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

NOTE: Dimensional Requirements for Downtown are found in Part 20.25A LUC.

Additional dimensional requirements for Shoreline Overlay Districts are found in Part 20.25E LUC.

Dimensional Requirements for Evergreen Highlands Design District (EH-A, EH-B, EH-C, EH-D) are found in Part 20.25F LUC.

Dimensional Requirements for Office and Limited Business – Open Space (OLB-OS) are found in Part 20.25L LUC.

Dimensional Requirements for Medical Institution District (MI) are found in Part 20.25J LUC.

Dimensional Requirements for BelRed Land Use Districts are found in Part 20.25D LUC.

Dimensional Requirements for Eastgate Transit Oriented Development District are found in Part 20.25F LUC.

Notes: Uses in land use districts – Dimensional requirements*:

...

(8) Any office building or any office portion of a building in the PO, ~~O, OLB, LI, or~~ GC, ~~NB, CB or F1~~ Districts shall comply with the following limitations on Floor Area Ratio:

(a) At 0.5 FAR, no office building or office portion of a building may exceed 50,000 square feet of gross floor area; and

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(b) For any office building or office portion of a building greater than 50,000 square feet in gross floor area, the following sliding scale shall be observed as interpolated and extrapolated below:

(i) At 0.3 FAR, no office building or office portion of a building may exceed 100,000 square feet of gross floor area; and

(ii) At 0.1 FAR, no office building or office portion of a building may exceed 150,000 square feet of gross floor area.

~~(c) In an O-District, north of Factoria Mall and directly adjacent to an F2-District, any office building or any office portion of a building may have a Floor Area Ratio greater than 0.50, not to exceed a Floor Area Ratio of 0.75 FAR. In this district, the sliding FAR scale does not apply.~~

This footnote 8 shall not apply to sites in the Critical Areas Overlay District. Density/intensity on sites in the Critical Areas Overlay District is calculated pursuant to LUC [20.25H.045](#).

...

~~(25) The maximum building height for structures is increased to 30 feet only if residential uses or administrative office uses are provided on the second floor, and provided the structure does not exceed 2 stories. For purposes of this note, a story is defined pursuant to the International Building Code, Section 202, as adopted and amended by the City of Bellevue. Intentionally deleted.~~

...

~~(31) Any office building or any office portion of a building in the F2-District may not exceed a Floor Area Ratio of 0.75 FAR. Intentionally deleted.~~

~~(32) The maximum FAR for the combined properties in the F3 Land Use District, regardless of use, shall be 1.26 FAR; provided, that individual parcels or portions of property lying within the F3 Land Use District may have FAR for those individual parcels or portions which exceed an FAR of 1.26; provided, that the FAR calculated for the entire aggregated property within the F3 Land Use District shall not exceed 1.26. The maximum FAR permitted herein is based on a maximum total development, including existing and new development of 950,000 square feet, calculated in the same manner as provided for in the calculation of FAR. In the event of an inconsistency between the FAR maximum of 1.26 and the maximum total development amount of 950,000 square feet, the latter shall control. Intentionally deleted.~~

~~(33) In no event shall building height exceed 324 feet above sea level, based on North American Vertical Datum, 1988 (NAVD – 88). Intentionally deleted.~~

~~(34) Maximum building height south of the F3 Land Use District Separation Line shall be 135 feet, with structural elements not intended for habitation above 135 feet, so long as structural elements do not exceed 275 feet above sea level based on NAVD – 88. Intentionally deleted.~~

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...

~~(46) Maximum building height in CB Districts of the Wilburton Subarea that are located between 116th Ave NE and the BNSF Corridor is 75 feet. Intentionally deleted.~~

...

(49) Up to one FAR of floor area dedicated to on-site affordable housing shall not be counted for the purposes of calculating the FAR of a project; provided, that:

~~(a) The ratio of affordable housing is 42.5 market-rate units per market rate gross square foot to 1.0 affordable housing units per gross square foot at 80 percent AMI or less;~~

~~(b) The general development requirements contained in LUC 20.20.128 do not apply;~~

~~(c) The bedroom mix and exterior finishes of affordable housing units shall be generally comparable to the market rate units, but interior design, unit size, amenities and interior finishes may vary; and~~

~~(d) An agreement in a form approved by the City will be executed by the applicant and recorded with the King County Record's Office, or its successor organization, requiring the affordable housing to remain for the life of the project. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.~~

...

(52) See LUC 20.20.128.F20.15.070 for modified dimensional requirements ~~for affordable housing when the requirements of LUC 20.20.128 are met~~ that may be applicable when affordable housing is included in the development.

(54) See LUC 20.251 for additional standards related to this land use district.

(55) The alternative maximum building height shall only be allowed if at least 15 percent of the total residential dwelling units are dedicated to affordable housing. This requirement may be met through the payment of a fee-in-lieu equal to the applicable per-square-foot fee specified in Table 20.15.150.B multiplied by the total square footage of new nonexempt gross floor area equal to 15 percent of the total dwelling units contained in the building.

...

20.20.540 Multifamily play areas.

A. New multifamily developments ~~containing~~ 10 or more dwelling units or more and located in a residential land use district shall be required, as a condition of Building Permit approval, to

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provide a minimum of 800 square feet of unpaved, usable open space with lawn or other soft surface for an outdoor children's play area, plus an additional 50 square feet of usable open space for each additional unit beyond the initial 10 units, up to a maximum of 10,000 square feet, except that this requirement does not apply to multifamily development ~~downtown in any other land use district~~ or to developments devoted exclusively to senior citizen dwellings as defined at LUC [20.50.046](#).

...

20.20.561 Nonconforming uses, structures, and sites – Mixed-Use Land Use Districts-

The Land Use Code currently contains seven separate sections governing nonconforming uses, structures, and sites: LUC 20.25A.040 (Downtown), LUC 20.25D.060 (BelRed), LUC 20.25Q.040 (East Main), LUC 20.20.561 (Wilburton TOD), LUC 20.20.560 (General), LUC 20.25H.065 (Critical Areas), LUC 20.25E.040 (Shoreline). To both reduce confusion and provide greater consistency of how nonconforming uses, structures, and sites are regulated within the City, the HOMA LUCA, regardless of whether Option A or B is selected, proposes to consolidate the following five sections into LUC 20.20.561: LUC 20.25A.040 (Downtown), LUC 20.25Q.040 (East Main), LUC 20.20.561 (Wilburton TOD), LUC 20.20.560 (General), and LUC 20.25H.065 (Critical Areas). As part of the BelRed Look Forward LUCA, staff anticipates proposing consolidation of LUC 20.25D.060 into LUC 20.20.561. As part of a future update to the Shoreline Overlay, staff anticipates exploring consolidation of LUC 20.25E.040 into LUC 20.20.561. See the separate Nonconforming Strike #Draft for details of the consolidation proposed through the HOMA LUCA.

20.20.590 Parking, circulation and walkway requirements.

...

...

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

1. Applicability.

- a. For affordable housing, frequent transit service shall be defined as:

...

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- ii. 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~~
 - iii. Within one-half mile of a ~~future~~ light rail or bus rapid transit station ~~scheduled to begin service within 2 years; or~~
 - iv. Within one-half mile of a future light rail or bus rapid transit station scheduled to begin service within 2 years.
- b. For market rate multifamily dwellings and senior housing, frequent transit service shall be defined as:
- i. Within one-half mile of a transit stop that receives transit service at least 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; or~~
 - iii. Within one-half mile of a future light rail or bus rapid transit station scheduled to begin service within 2 years.

...

2. Standards.

Use	Minimum Number of Parking Spaces Required
Affordable Housing with Frequent Transit Service (Transit service at least two times per hour)	0. 75 5:unit

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Use	Minimum Number of Parking Spaces Required
Affordable Housing (Transit s Service at least four times per hour <u>or current or future light rail or bus rapid transit</u>)	0. 50 :unit (1)
Market Rate Multifamily Dwelling	0. 75 :unit
Senior Housing	0:bed or unit (12)

~~(1) The minimum requirement for up to and including one-bedroom apartment units available to households earning 60 percent or less of the median income as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area is 0.25 spaces per unit. An agreement in a form approved by the City shall be executed by the applicant and recorded with the King County Recorder's Office, or its successor organization, requiring the affordable housing to remain for the life of the project. This agreement shall be a covenant running with the land, binding on the assigns, heirs, and successors of the applicant.~~

~~(12)~~ Parking shall be required only for staff and visitors per the existing use standards of the specific land use district. The Director of the Development Services Department may consider the criteria in LUC [20.20.590.F.2.a](#) through [c](#) in establishing alternative parking requirements for staff and visitors.

M. Required Bicycle Parking.

1. Bicycle parking. Developments shall provide bicycle parking as follows:

a. Required amount.

i. Nonresidential uses over 20,000 net square feet.: one (1) space per 10,000 net square feet.

ii. Residential uses: one (1) space per five (5) dwelling units.

iii. Hotels, motels, and transient lodging: one (1) space per five (5) rooms.

b. Location.

i. Short-term bicycle parking. At least 15 percent of the required bicycle parking areas shall be provided as outdoor bicycle parking located within 25 feet of building entries.

ii. Long-term bicycle parking. Bicycle parking for residential tenants or commercial employees of a development shall be provided as follows:

(1) Bicycle parking areas shall be located on the same floor level as a primary building entry for pedestrians and must be accessible from a primary building entry for pedestrians;

(2) Bicycle parking areas shall be in an enclosed, secure area that can be locked from the outside, or within individual lockers that can completely conceal and enclose a bicycle;

(3) Bicycle parking areas may be in parking garages, provided it is on a ground level with direct access outdoors, and so that bicycle users may access the bicycle parking without crossing vehicular circulation areas or using vehicular garage entries. The Director may allow for an alternative parking location within a parking garage if the alternate location is accessible for cyclists, with clear signage and ramps that can accommodate bikes.

c. Size requirements. Each required bicycle parking space shall be accessible without moving another bicycle.

d. Charging options for battery operated or assisted bicycles shall be provided in the bicycle storage area. This amount will be provided at a rate determined by owner based on site context.

20.20.900 Tree retention and replacement.

...

B. Applicability.

...

4. This section is inapplicable in the following circumstances.

...

h. This section does not apply to Development Activity in the F1 Land Use District established under LUC 20.10.020 and described in LUC 20.10.395.

...

E. Minimum Tree Density

...

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. If 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	<u>Mixed Use.</u> Commercial, Office, Light Industrial, and All Other Nonresidential Land Uses
LL-1	5	4	1

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Land Use District	One Dwelling Unit per Lot	Two or More Dwelling Units per Lot	<u>Mixed Use,</u> Commercial, Office, Light Industrial, and All Other Nonresidential Land Uses
LL-2 SR-1			
SR-2 SR-3 SR-4	2	1.5	0.75
All Other Land Use Districts	1	0.75	0.5

Part 20.25A Downtown

20.25A.010 General.

...

B. Organization of Part 20.25A LUC.

...

- Land Use Districts. Each parcel of land in Downtown is classified to determine uses, dimensional requirements (including Floor Area Ratio), and requirements for participation in the Amenity Incentive System. Specific sections of the Downtown code, Part [20.25A LUC](#), apply to the following Land Use Districts. See Figure 20.25A.060.A.2 for a map of the Downtown Land Use Districts.

...

- b. Downtown-Office 2 (DT-O-2). The purpose of the Downtown-O-2 District is to provide an area for intensive business, financial, retail, hotel, entertainment, institutional, and urban residential uses and to serve as a transition between the more intensive Downtown-O-1 District and the less intensive Downtown-Mixed Use District. The Downtown-O-2 District includes different maximum building heights for areas north of NE 8th Street, east of 110th Avenue NE, west of Bellevue Way NE, and south of NE 4th Street based on proximity to the Downtown Core and access to the regional freeway system and transit, creating the Downtown O-2 Districts North, East, West, and South (DT-O-2 North, DT-O-2 East, and DT-O-2 South and West).

...

20.25A.020 Definitions.

A. Definitions Specific to Downtown.

...

~~**DT – Project Limit:** A lot, portion of a lot, combination of lots, or portions of combined lots treated as a single development parcel for purposes of the Land Use Code.~~

...

~~**DT – Tower:** Any building with a minimum height of 100 feet or greater.~~

...

~~**DT – Transparency:** Ability to see through a window or door at the pedestrian eye level. The pedestrian eye level is 30 inches to eight feet up from the sidewalk, following the adjacent sidewalk slope.~~

...

~~**DT – Weather Protection:** A continuously covered area projecting from a building that functions as weather protection or a canopy projecting from the elevation of the~~

~~building that is designed to provide pedestrians protection from the elements.
Weather protection includes, but is not limited to, marquees and awnings that are
made of durable materials.~~

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.

...

~~**Building Height – Transition Area Design Districts.** [LUC 20.50.012.](#)~~

...

~~**Grand Connection.** [LUC 20.50.022.](#)~~

...

~~**Project Limit.** [LUC 20.50.040.](#)~~

...

20.25A.060 Dimensional charts.

A. Dimensional Requirements in Downtown Land Use Districts.

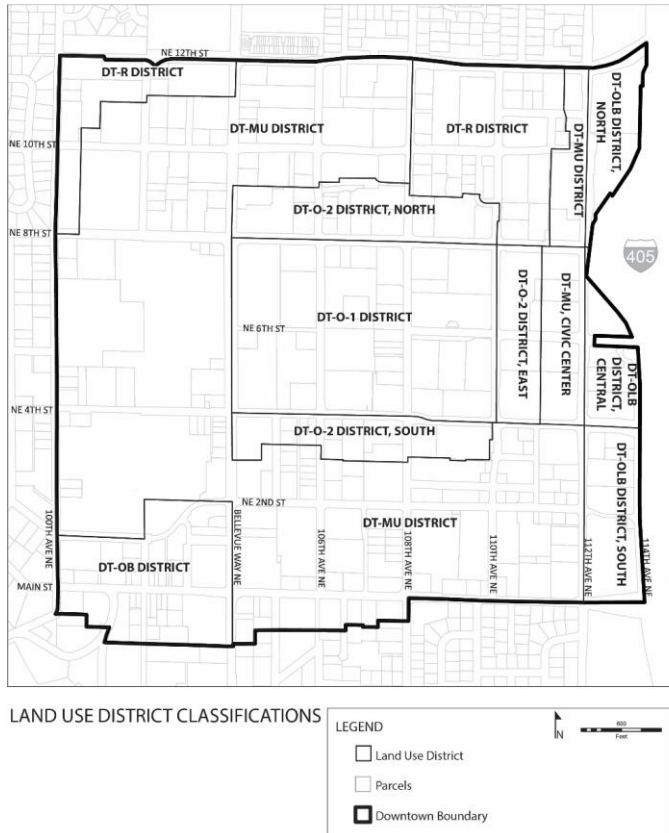
...

2. Land Use District Map. Figure 20.25A.060.A.2 illustrates the locations of the Downtown Land Use Districts. The Land Use District Map should be viewed together with the Perimeter Overlay Map below for a complete overview of the zoning applicable on any specific site.

Figure 20.25A.060.A.2

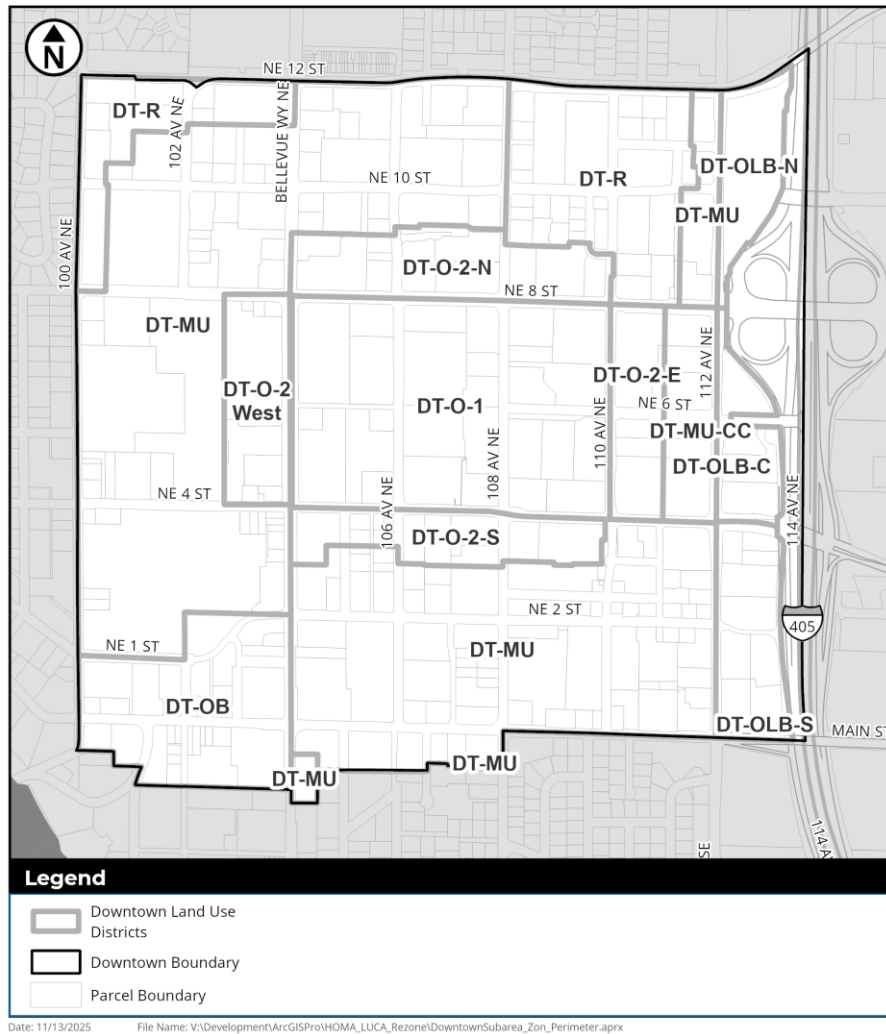
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Commented [A1]: Note: Figure 20.25A.060.A.2 & Figure 20.25A.060.A.3 are replaced with updated Figures showing the proposed DT-O-2 West District.

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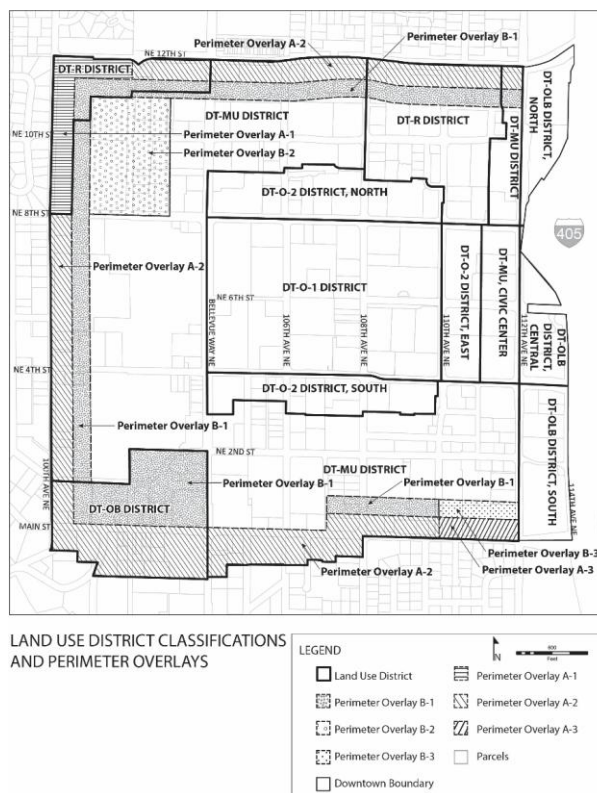
3. Perimeter Overlay Map. Figure 20.25A.060.A.3 illustrates the locations of the

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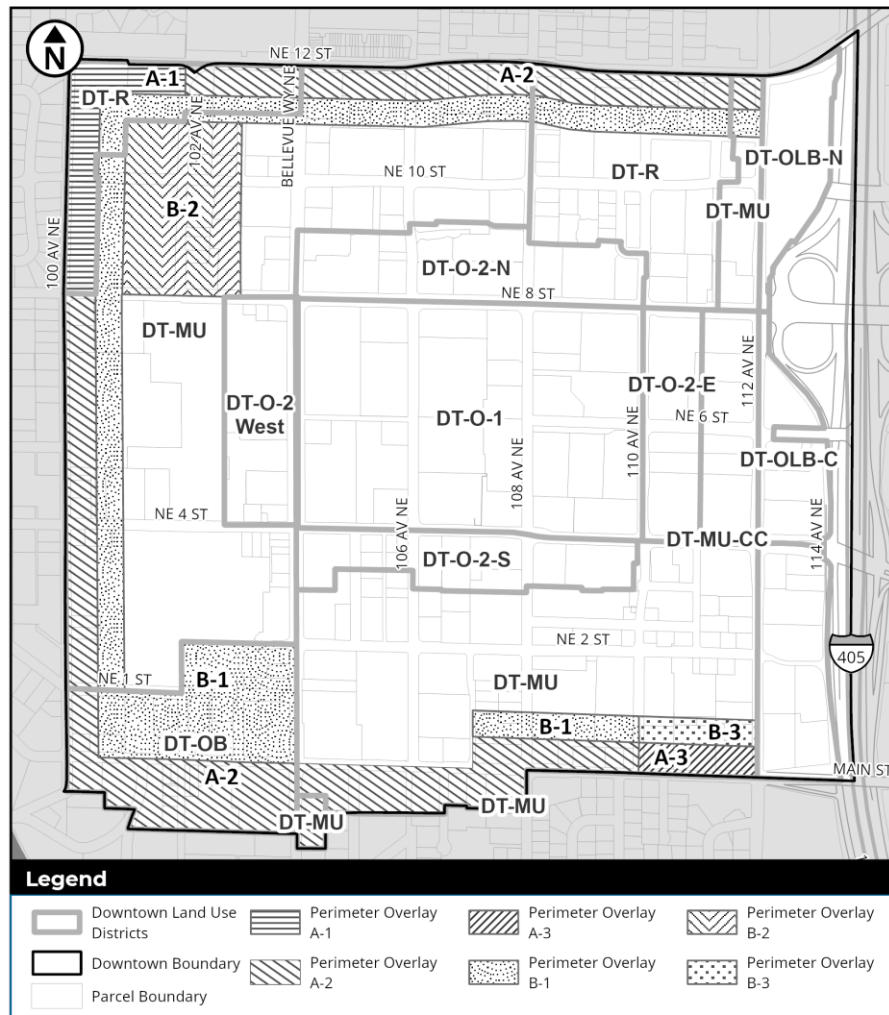
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Downtown Perimeter Overlays in relationship to the Downtown Land Use Districts. The Perimeter Overlay Map should be viewed together with the Land Use District Map above for a complete overview of the zoning applicable on a site. In addition to the applicable Land Use District, a site may be governed partially or entirely by a Perimeter Overlay.

Figure 20.25A.060.A.3



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Date: 11/13/2025 File Name: V:\Development\ArcGISPro\HOMA_LUCA_Rezone\DowntownSubarea_Zon_Perimeter.aprx

Housing Opportunities in Mixed-use Areas (HOMA) Strike Draft
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4. Dimensional Chart. Chart 20.25A.060.A.4 sets forth the dimensional requirements applicable to each Land Use District and Perimeter Overlay that is mapped in Figures 20.25A.060.A.2 and 20.25A.060.A.3.

Note: For the purposes of this dimensional chart, the DT-O-2, DT-MU, and DT-OLB are divided into smaller areas. The rest of this Part [20.25A](#) LUC does not divide these districts into smaller areas.

Chart 20.25A.060.A.4 Dimensional Requirements in Downtown Land Use Districts

Downtown Land Use District	Building Type (2)(5)	Minimum Tower Setback above 80' Where Building Exceeds 100'	Maximum Floor Plate Above 40' (4)	Maximum Floor Plate Above 80' (4)	Maximum Lot Coverage (13)	Maximum Building Height /Maximum Building Height with Mechanical Equipment (17)	Floor Area Ratio: Base/Maximum (3)	Tower Separation Above 80' Where Building Exceeds 100'	Base Building Height	Trigger for Additional Height
....										
DT-O-2 South of NE	Nonresidential	20' (14)	24,000 gsf/f	24,000 gsf/f	100%	345'/365' (18)	5.4/6.0	60' (14)	288'	288' (7)

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4th and West of Bellevue Way NE	Residential	20' (14)	22,000 gsf/f	13,500 gsf/f	100%	345'/3 65' (18)	5.4/6.0	60' (14)	288'	288'
	Above-Grade Parking	20' (14)	20,000 gsf/f	20,000 gsf/f	100%	100' (9)/100'	NA	60' (14)	N/A	N/A (10)
...										

Notes: Dimensional Requirements in Downtown Land Use Districts and Perimeter Overlays:

...

B. Exceptions to Dimensional Requirements.

...

3. Perimeter Overlay FAR Flexibility.

- a. Unutilized FAR from land area in a Downtown perimeter overlay may be utilized for development outside of the perimeter overlay in another perimeter overlay or in the DT-MU Land Use District, provided that all of the following conditions are met:
 - i. The land area of the available FAR in a Downtown perimeter overlay and the development utilizing the FAR in the DT-MU are within a single project limit;
 - ii. The available FAR from land area in the perimeter overlay may be utilized for development in another perimeter overlay or in the DT-MU only, and only if the areas within the sending perimeter overlay are developed as residential uses;
 - iii. -The utilization of available FAR from a sending perimeter overlay in a receiving perimeter overlay is only permitted when such utilization does not exceed shall not result in exceeding the applicable maximum FAR in anythe receiving perimeter overlay;

- iv. Utilization of available FAR as provided in this Section shall count towards the maximum FAR for the single project limit, except that, dDevelopment in DT-MU may exceed the maximum FAR for DT-MU in LUC 20.25A.060.A.4 provided that the additional FAR for the project limit is utilized consistent with this section; and
- v. Where the utilization of available FAR under subsection B.3 of this section results in the development in DT-MU and/or perimeter overlay exceeding the base FAR for the DT-MU, then the development within DT-MU and/or perimeter overlay must participate in the Amenity Incentive Program for that District and earn amenity incentive points equal to the square footage above the applicable base FAR in accordance with the procedures for calculating amenity incentive points under LUC 20.25A.070.

20.25A.070 Amenity incentive system and floor area ratio.

...

C. FAR Exemptions, Special Dedications, and Conversion of Previously Approved Exempt Retail Activity Space.

...

2. Affordable Housing Development Flexibility. A maximum of 1.0 FAR of floor area may be exempted to support the provision of affordable housing, minimum parking may be reduced, and additional development flexibility allowed, as provided below.
 - a. In the land use district the building is located in, uUp to 50 percent of the base FAR for the gross floor area containing the residential development described below in this subsection C.2.a 1.0 FAR of floor area dedicated to supporting the creation of on-site affordable housing shall not be counted for the purposes of calculating the FAR of a project; as provided below, up to a maximum equal to 50 percent of the applicable base FAR, that:
 - i. For every 1.0 square foot of affordable housing provided, 2.5 square feet is allowed for market-rate housing not to exceed a maximum of 1.0 FAR total; and
 - ii. The bedroom mix and exterior finishes shall be comparable to the market rate units, but interior design, unit size, amenities and interior finishes may vary.
 - b. i. 4.0 square feet of market-rate housing for every 1.0 square foot of

affordable housing provided.

- ~~b. Reduced Minimum Parking Ratio for Affordable Units. Affordable studio and one-bedroom units located in projects meeting the requirements of subsection C.2.a of this section shall have a minimum parking ratio of 0.5 stalls per unit.~~
- c. Additional Development Flexibility. Projects that provide 0.5 FAR or greater of the exempt floor area earned through the provisions of on-site affordable housing may:
- i. Increase the maximum lot coverage by five percent in Perimeter Overlay Districts A-1, A-2, A-3, B-1, and B-2; ~~and~~
 - ii. ~~Except in the Fo~~ buildings that are not located in the Perimeter Overlay.
~~Decrease the upper-level stepbacks required under~~ LUC 20.25A.075.C by a maximum of five feet; ~~and~~
 - ~~iv. -~~ iii. For buildings that are both less than 100 feet in height and located within the Perimeter Overlay, decrease the required upper-level stepbacks required under LUC 20.25A.075 by a maximum of fifteen feet; and
 - iv. For buildings located within the Perimeter Overlay, increase maximum building heights listed in Chart 20.25A.060.A.4 by 25 feet for buildings within the Perimeter Overlay; and
 - v. Exempt buildings that are both less than 80 feet in height and located in the Perimeter Overlay from the maximum floor plate above 40 feet requirements listed in Chart 20.25A.060.A.4.

...

D. Specific Amenity Incentive System Requirements.

...

2. Development within a project limit may only exceed its base FAR or base building height by providing amenities as described in Chart 20.25A.070.D.4 and this subsection.

...

- b. Allocation of Amenities. The Amenity Incentive System has a focus on affordable housing and public open space features.
- i. It is required that the first 25 percent of a project's amenity points shall be earned from the provision of on-site affordable housing. In-lieu fees may also

be utilized to meet this requirement.

ii. It is required that 5075 percent ~~or more~~ of a project's amenity points shall be earned from one or more of the following amenities: Grand Connection and Major Public Open Space, Outdoor Plaza, Donation of Park Property, Improvement of Public Park Property, Enhanced Streetscape, Active Recreation Area, Enclosed Plaza or Alleys with Addresses.

iii. The remaining 25 percent of a project's required amenity points may be earned from any other amenity on the amenity list.

~~iv.~~ **Exception:** DT-Small Sites may utilize any combination of amenity incentive points from the standard list to earn all required amenity points.

c. In-Lieu Fees. In-lieu fees may be used for up to 50 percent of a project's required amenity incentive points. ~~The in-lieu fee as of October 24, 2017, is \$28.00 per amenity point. In-lieu fees shall be assessed and collected at building permit issuance.~~ In-lieu fees collected by the City shall be placed in a dedicated account and used exclusively for the provision of affordable housing or the acquisition or improvement of publicly accessible open space within, adjacent to, or connected to Downtown as determined by the Parks and Community Services Director. The amenity incentive system in-lieu fee rate, published in the City's fee rate schedule, shall be reviewed annually, and, effective January 1st of each year, may be administratively increased or decreased 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. In-lieu fees shall be assessed as follows:

i. As of [Insert Effective Date of Ordinance], the fee shall be \$13.00 per amenity point for affordable housing.

ii. As of [Insert Effective Date of Ordinance], the fee shall be \$38.65 per amenity point for all amenities other than affordable housing.

...

4. Amenity Incentive System.

Chart 20.25A.070.D.4 Amenity Incentive System

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LIST OF BONUSABLE AMENITIES	APPLICABLE NEIGHBORHOODS AND BONUS RATIOS						
	Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
PUBLIC OPEN SPACE FEATURE AMENITIES							
1. Affordable Housing: The provision of housing meeting the definition of affordable housing in LUC 20.50.010.	<u>4:1</u>	<u>4:1</u>	<u>4:1</u>	<u>4:1</u>	<u>4:1</u>	<u>4:1</u>	<u>4:1</u>
	4:1 bonus points per square foot of affordable housing provided within a single project limit.						
24. Grand and Major Public Open Spaces: The Grand Connection and Public Open Spaces as depicted in LUC 20.25A.175.A.1.				16:1			
	16:1 bonus points per square foot of Pedestrian Corridor or Major Public Open Space constructed.						
	DESIGN CRITERIA: 1. Grand Connection and Major Public Open Space improvements comply with the requirements of LUC 20.25A.175.						
32. Outdoor Plaza: A publicly accessible, continuous open space, predominantly open from above, and	9.3:1	9.3:1	8.4:1	9.3:1	8.4:1	8.4:1	8.4:1
	8.4 bonus points per square foot of outdoor plaza in Priority Neighborhoods; 9.3 bonus points per square foot in High Priority Neighborhoods.						
DESIGN CRITERIA:							

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designed to relate to the surrounding urban context. Outdoor plazas prioritize pedestrian use and serve as	<ol style="list-style-type: none">1. Minimum plaza size is 3,000 square feet with a maximum bonusable area of 20 percent of the gross lot area; provided, that the minimum plaza size for a DT-Small Site is 1,500 square feet. Plazas larger than 10,000 square feet may earn 10 percent additional bonus points if they are designed in a manner to provide for activities to promote general public assembly.2. Minimum plaza size may be met through the linking of smaller plaza spaces in a cohesive, logical manner with a strong design narrative.3. Minimum seating provided shall be one linear foot of seating space per 30 square feet of plaza space.4. A minimum of 20 percent of the area eligible for bonus amenity points in the plaza shall be landscaped.5. Plaza amenities to enhance the users' experience shall be provided, e.g., art and water elements.6. <u>To ensure visual and physical connectivity into the plaza from the adjacent right-of-way, at least one Plaza entrance shall about be located within 30 inches in elevation of the adjacent sidewalk grade, and shall provide physical and visual access from the adjacent right-of-way. The elevation of the rest of the plaza may vary, provided a minimum of one access point meets this requirement.</u>7. Provide for sense of security to users through well-lit and visible spaces.8. Directional signage shall be provided to identify circulation routes for all users and inform the public that the space is accessible to the public at all times. The signage shall be visible from all points of access. The Director shall require signage as provided by the City of Bellevue Transportation Department Design Manual. If the signage requirements are not feasible, the applicant may propose an alternative that is consistent with this provision and achieves the design objectives for the building and the site may propose an alternative that is consistent with this provision and achieves the design objectives for the building and the site.
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	<p>9. Plazas shall be open to the public at all times and require an easement for public right of pedestrian use in a form approved by the City.</p> <p>10. Plazas shall meet all design criteria for design standards for public open spaces.</p> <p>11. Square footage for purposes of calculating amenity points shall not include vehicle or loading drive surfaces.</p>
<p>43. Donation of Park Property: Property that is donated to the City, with no restriction, for park purposes.</p>	<p>Forty-five bonus points for every \$1,000 of the appraised value of property donated for park purposes if the property is located in Northwest Village or East Main Neighborhood. Forty bonus points for every \$1,000 of the appraised value if property is located in any other Downtown Neighborhood. Park property donation may occur in Downtown Neighborhoods that are different from where the development project occurs.</p>
	<p>DESIGN CRITERIA:</p>

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	<div>1. The need for such property in the location proposed shall be consistent with City-adopted policies and plans.</div> <div>2. The minimum size of a donated park parcel is 4,000 square feet.</div> <div>3. Donated park parcels shall be located within Downtown, but need not be contiguous with the site for which development is proposed.</div>						
<div>54. Improvement of Public Park Property:</div> <div>Improvements made to City-owned community, neighborhood, and miniparks within Downtown.</div>	<div>Forty-five bonus points for every \$1,000 of public park property improvement if the park is located in Northwest Village or East Main Neighborhood. Forty bonus points for every \$1,000 of public park property improvement if it is located in any other Downtown Neighborhood. Park property improvement may occur in Downtown Neighborhoods that are different from where the development project occurs.</div>						
	DESIGN CRITERIA:						
	<div>1. Improvements made to a City-owned community, neighborhood, or mini-park shall be consistent with the Downtown Subarea Plan.</div> <div>2. Improvements made to City-owned parks shall be constructed by the developer consistent with applicable City plans, and approved by the Director of the Parks and Community Services Department.</div>						
<div>65. Enhanced Streetscape: A continuous space between the back of the curb and the building face, which</div>	7:1	7:1	7:1	7:1	7.8:1	7.8:1	7.8:1
	<div>Seven bonus points per square foot of enhanced streetscape constructed;</div> <div>7.8 bonus points per square foot if part of Lake-to-Lake Trail in Old Bellevue, City Center South, and East Main neighborhoods.</div>						
	DESIGN CRITERIA:						

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allows internal activities to be externalized or brought out to the sidewalk. This space is provided along the building front, and activated by residential patios or stoops, small retail, restaurant, and other commercial entries.	<ol style="list-style-type: none"> 1. Space between back of curb and building face shall meet the minimum sidewalk and landscape dimensions. This amenity bonus is intended for an additional four- to eight-foot frontage zone that is above and beyond the minimum requirements. 2. Frontage zone shall contain street furniture, including movable tables and chairs, and may be used for retail and food vendor space. 3. The applicant shall comply with three of the five design standards below: <ol style="list-style-type: none"> a. Additional landscaping such as seasonal pots and plantings. b. Decorative paving. c. Small artistic elements. d. Additional weather protection. e. Other features suggested that assist in activating the space. 4. Visual access shall be provided to abutting commercial spaces. For residential use, this may be provided through a private patio or stoop. 						
76. Active Recreation Area: An area that provides active recreational facilities and is open to the general public. Does not include health or athletic clubs.	2:1	2:1	2:1	2:1	2:1	2:1	2:1
	Two bonus points per square foot of active recreation area provided.						
	DESIGN CRITERIA:						
	<ol style="list-style-type: none"> 1. May be located indoors or outdoors. 2. Recreational facilities include, but are not limited to, sport courts, child play areas, climbing wall, open space for play, and dog relief areas. 3. There may be a fee for use, but may not be used exclusively by the membership. 4. The maximum bonusable area is 1,500 square feet. 						
87. Enclosed Plaza: A	4:1	4:1	4:1	4:1	4:1	4:1	4:1

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vehicular street grid that provide an intimate pedestrian experience through a combination of residential, small retail, restaurant, and other commercial entries with meaningful transparency along the frontage building walls. This area does not have a “back of house” feel.	<ol style="list-style-type: none">1. Shall be open to the public 24 hours a day, seven days a week, and require an easement for public right of pedestrian use in a form approved by the City.2. May not be enclosed.3. Shall provide a finer-scaled building design at the pedestrian level to emphasize the pedestrian realm and to provide scale relief from the primary massing.4. Alley frontage shall meet standards for “C” Rights-of-Way, Mixed Streets in LUC 20.25A.170.B.5. Residential use must provide a strong connection to the alleyway through the use of patios or stoops.6. Shall provide pedestrian-scaled lighting.7. Shall provide signage to show open to the public and the hours8. Automobile access and use shall be secondary to pedestrian use and movement.9. Shall meet design standards at LUC 20.25A.170.C.10. Square footage for purposes of calculating amenity points shall not include vehicle or loading drive surfaces.						
109. Freestanding canopies at street corners and transit stops (nonbuilding weather protection)	40:1	40:1	40:1	40:1	40:1	40:1	40:1
	Forty bonus points per every \$1,000 of investment in freestanding canopies. Maximum 1,000 bonus points per freestanding canopy.						
	DESIGN CRITERIA:						
	Location of freestanding canopies shall be approved by Transportation Department. Design shall be consistent with the design adopted through a Transportation Director's Rule.						
110. Pedestrian Bridges: Pedestrian bridges over the		250:1		250:1		250:1	
	Two hundred fifty bonus points per linear foot of pedestrian bridge constructed.						

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	Bellevue Arts Program. 6. Maintenance of the art is the obligation of the owner of that portion of the site where the public art is located for the life of the project.						
143. Water Feature: A fountain, cascade, stream water, sculpture, or reflection pond. The purpose is to serve as a focal point for pedestrian activity.	40:1	40:1	40:1	40:1	40:1	40:1	40:1
	Forty bonus points per every \$1,000 of appraised value of the water feature, or actual construction cost, whichever is greater.						
	DESIGN CRITERIA:						
	1. Shall be located outside of the building, and be publicly visible and accessible at the main pedestrian entrance to a building, alongside a perimeter sidewalk or pedestrian connection. 2. Water shall be maintained in a clean and noncontaminated condition. 3. Water shall be in motion during daylight hours.						
154. Historic Preservation of Physical Sites/ Buildings: Historic and cultural resources	40:1	40:1	40:1	40:1	40:1	40:1	40:1
	Forty bonus points per every \$1,000 of documented construction cost to protect historic façades or other significant design features.						
	DESIGN CRITERIA:						

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are those identified in the City's resource inventory, or identified by supplemental study submitted to the City.	1. Voluntary protection of historic façades or other significant design features when redevelopment occurs.						
165. Historic and Cultural Resources Documentation: Historic and cultural resources are those identified in the City's resource inventory, or identified by supplemental study submitted to the City.	40:1	40:1	40:1	40:1	40:1	40:1	40:1
	Forty bonus points per every \$1,000 of documented cost of plaques/ interpretive markers or construction cost of space dedicated to collect, preserve, interpret, and exhibit items.						
	DESIGN CRITERIA:						
176. Neighborhood Serving Uses: Allocation of space for noncommercial	1. Use plaques and interpretive markers to identify existing and past sites of historic and cultural importance. 2. Space dedicated to collect, preserve, interpret, and exhibit items that document the history of Downtown Bellevue.						
	8:1	8:1	8:1	8:1	8:1	8:1	8:1
	Eight bonus points per square foot of space dedicated to neighborhood serving uses.						
	DESIGN CRITERIA:						

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<p>neighborhood serving uses that bolster livability for residents (e.g., community meeting rooms and nonprofit child care).</p>	<ol style="list-style-type: none"> 1. Bonusable neighborhood serving uses include child care, community meeting rooms, or nonprofit space. 2. Up to 5,000 square feet per project are eligible for this bonus, any floor area beyond that limit shall not be eligible for amenity bonus points. 3. The floor area delineated for these uses shall be required to remain dedicated to neighborhood serving uses for the life of the project. 4. Applicant shall record with King County Recorder's Office and provide a copy to the Director of a binding document allocating those spaces only for neighborhood serving uses for the life of the building. 5. No other uses shall be approved for future tenancy in those spaces if they are not consistent with the uses outlined in the definition of neighborhood serving uses in LUC 20.25A.020.A. 6. Tenant spaces shall remain open to the public and may not require fees or admissions to enter. 7. Spaces shall provide visual access from the street.
<p>187. Sustainability Certification: The City has a vested interest in supporting sustainable building practices and provides amenity bonus points</p>	<p>Tier 1: Living Building Net Zero Energy; Built Green 5-Star; or LEED Platinum; 0.25 FAR Bonus.</p> <p>Tier 2: Passivhaus PHIUS+2015 Verification; Built Green 4-Star; or LEED Gold; 0.2 FAR Bonus.</p> <p>Note: Other Sustainability Certifications with an expected public benefit equal to or in excess of Tier 1 or Tier 2 may be pursued under the Flexible Amenity provisions.</p> <p>DESIGN CRITERIA:</p>

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commensurate with the level of sustainability provided in each building. Bonus FAR points shall be earned according to the level of rating an applicant completes. Building practices are rapidly evolving and sustainability features are becoming mainstream. The purpose of this amenity is to incentivize performance significantly above the industry norm.	<ol style="list-style-type: none">1. Buildings shall meet minimum criteria for LEED, Built Green, or Living Building Challenge certification in the chosen category.2. A performance bond equivalent to the value of the bonus shall be provided to the City by the developer. In the event the project does not achieve the planned rating within 18 months of project completion, the bonded fund shall be used for environmental improvements within Downtown identified by the City.
FLEXIBLE AMENITY	
198. Flexible Amenity: For proposed amenities not identified in items 1 through 17 of this list, the Flexible	Values for this amenity shall be set through the City Council Departure process in LUC 20.25A.030 and require a Development Agreement. May be pursued in all Downtown Neighborhoods. This amenity may be used on DT-Small Sites to earn necessary amenity bonus points needed to exceed base FAR.
	DESIGN CRITERIA:

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<p>Amenity allows an applicant the opportunity to propose an additional amenity that would substantially increase livability in Downtown. Credit shall be determined on a case-by-case basis; it is expected that the public benefit shall equal or exceed what would be provided by amenities on the standard list provided above. The Flexible Amenity may also be used to determine a mix of amenities that is appropriate for a DT-Small Site when the application of standard list would not provide it with the development rights permitted to other similarly situated properties.</p>	<ol style="list-style-type: none"> 1. The bonus proposal shall be approved by City Council through a Legislative Departure and Development Agreement. 2. The proposed bonus shall have merit and value to the community. 3. The proposed bonus shall be outside of the anticipated amenity bonus structure. 4. The proposed bonus shall not be in conflict with existing Land Use Code regulations.
	<p>TECHNICAL REVIEW:</p>
	<p>The City may require the applicant to pay for an independent technical review, by a consultant retained by the City, of materials submitted by the applicant to support the requested departures contained within a requested Development Agreement. Consultant services may include, but are not limited to, economic evaluation of public benefits, impacts on property values, review of construction valuations, documentation related to constructability, and other input deemed necessary by the City Council to support its legislative decision making.</p>

...

20.25A.075 Downtown tower requirements and upper-level setbacks.

A. Requirements for Additional Height.

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...

2. Floor Plate Reduction Requirement.

...

- b. The reduction shall be applied on all floor plates above the trigger for additional height. The applicable percent reduction may be averaged among all floor plates above ~~80-100~~ feet, but no single floor plate shall exceed the maximum floor plate size above ~~80-100~~ feet.

...

3. Outdoor Plaza Space Requirement. Buildings with heights that exceed the trigger for additional height shall provide outdoor plaza space in the amount of ~~10-7~~ percent of the site; provided:

- a. ~~That the outdoor plaza space shall be no less than 3,000 square feet in size (or 1,500 square feet on DT-Small Sites). In no event shall the outdoor plaza space be required by the Director to exceed one acre in size. The open space shall be provided within 30 inches of the adjacent sidewalk and shall comply with the requirements for outdoor plazas in the Amenity Incentive System of LUC 20.25A.070.D.2. Vehicle and loading drive surfaces shall not be counted as outdoor plaza space.~~
- b. That to ensure visual and physical connectivity into the plaza from the adjacent right-of-way, at least one entrance shall be located within 30 inches in elevation of the adjacent sidewalk. The elevation of the rest of the plaza may vary, provided a minimum of one access point meets this requirement.

C. Upper-Level Stepbacks.

- 1. Upper-Level Stepback. Each building façade depicted in Figure 20.25A.075.C.2 shall incorporate a minimum 15- or 20-foot-deep stepback at a height ~~between 25 feet and the level of the first floor plate above 40 feet~~ no greater than the first full building story above 110 feet in facade height. The required depth of the stepback is shown in Figure 20.25A.075.C.2. This required stepback may be modified or eliminated if the applicant demonstrates through Design Review (Part 20.30F LUC) that:

...

- b. The modification is necessary to achieve design elements or features in the

design standards of LUC 20.25A.140 through 20.25A.180, and the modification does not interfere with preserving view corridors. ~~Where a modification has been granted under LUC 20.25A.060.B.2.c, the upper level stepback may be incorporated between 25 feet and the level of the first floor plate above 45 feet; or~~

...
20.25A.080 Parking standards.
...

B. Minimum/Maximum Parking Requirement by Use – Specified Uses.

This subsection supersedes LUC [20.20.590.F.1](#). Subject to LUC [20.20.590.G](#), [20.20.590.H](#), and [20.20.590.L](#), the property owner shall provide at least the minimum and may provide no more than the maximum number of parking stalls as indicated below unless modified pursuant to applicable departure allowances contained in this section:

Downtown Parking Requirements

		Downtown Land Use Districts			
Land Use	Unit of Measure	-O-1, -O-2		-R, -MU, -OB, -OLB	
		Min.	Max.	Min.	Max.
...					
k. Residential (6) (8)	per unit	0	2.0	1.00 0.5 (5) (7)	2.0
...					

nsf = net square feet (see LUC [20.50.036](#))

Notes to Parking Requirements:

- ...
- (5) The ~~re is no~~ minimum requirement ~~for for studio apartment units available affordable to~~

~~persons earning 60-80 percent or less than of the area median income as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area, is 0.25 stalls per unit affordable housing.~~

- (6) Visitor parking shall be provided in residential buildings at a rate of one stall per 20 units, but in no case shall the visitor parking be less than one stall. For affordable housing and market rate multifamily dwelling uses with frequent transit service, the required visitor parking per unit shall be proportionately reduced for a combined number of resident and visitor parking per unit to not exceed a parking ratio of 0.75:unit.

...

20.25A.135 Downtown neighborhood specific standards.

...

B. Downtown – Old Bellevue Neighborhood.

1. Development Requirements. Development within the Old Bellevue Neighborhood shall comply with the following if the property abuts the named streets:
 - B. ~~Pedestrian-oriented~~Active use frontage shall include display windows having mullions that are spaced two to six feet apart.

...

~~**Part 20.25C Office and Limited Business (OLB) and Office and Limited Business 2 (OLB 2) Districts**~~

Part 20.25C is deleted in its entirety. Elements of this part have been consolidated into LUC 20.25I.

~~**Part 20.25F Evergreen Highlands Design District**~~

Section deleted in its entirety. The remaining parcels in the Evergreen Highlands Design District are proposed to be rezoned as Neighborhood Mixed Use and will be subject to the requirements of LUC 20.25I.

~~**Part 20.25G Evergreen Highlands Subarea Transportation Improvement Overlay District**~~

Part 20.25G is deleted in its entirety.

Part 20.25F1 Factoria 1

...

20.25F1.015 Street Designations

...

~~Area IV portions of Factoria Boulevard are not designated. City pedestrian and transportation infrastructure improvements have been made. Only modest expansions and remodels are expected to occur. Frontage expectations will be developed at such time as a Land Use Code amendment is processed to allow additional development potential in Area IV. Prior to that time, new stand-alone development and additional frontage improvements are not anticipated.~~

~~20.25F1.030 Development intensity and phasing of required improvements.~~

~~A. District-Wide Intensity Limitation.~~

~~The development limitations set forth in this section establish the total amount of development that may occur in the F1 Land Use District.~~

~~1. Retail/Service Development. The total amount of retail and service development permitted in DA I, II and III shall not exceed 681,100 gross square feet. Square footage associated with minor expansions permitted to existing buildings located in DA IV will not be counted as retail or service development for the purposes of imposing this limitation. Uses classified as recreation pursuant to Chart 20.10.440 will not be counted as retail or service development for the purposes of imposing this limitation.~~

~~2. Residential Dwelling Units. The total number of residential dwelling units permitted in DA I, II and III is limited to 685. No residential development is permitted in DA IV.~~

~~B. DA IV Specific Intensity Limitation.~~

~~New development may be permitted in DA IV, but is limited to expansions of an existing structure by no more than 20 percent of existing building floor area in that structure and to development of structured parking necessary to support retail or service-related development permitted in DA I, II and III.~~

~~AC. Phasing Plan.~~

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~~A phasing plan for installation of site improvements, landscaping and amenities necessary to support each phase of development must be approved as part of the Master Development Plan as required by Part 20.30V LUC.~~

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

F1 Land Use District	Minimum Setback (23)(34)(45)			Building Height (6)	FA R	Maximum Impervious Surface	Stepback		
	Type A Street	Type B Street	Type C Street				Type A Street	Type B Street	Type C Street
DA I	N/A	N/A	N/A 30'	170'60'	5	85%	N/A	N/A	10' (6)
DA II	10'	N/A	10'	40'75'80' (7)	3	85%	N/A	N/A	10' (8) N/A
DA III	N/A	N/A 10'0' (9)	N/A 10'	170'75'	5	85%	N/A	N/A 0'10' (10)	10' (6)
DA IV	(11)	(11)	(11)	170'45'	5	85%	N/A	N/A	N/A

Footnotes:

~~(1) Footnote (8) of the dimensional requirements contained in LUC 20.20.010 controls.~~

~~(2) Maximum impervious surface in all development areas is limited to 85 percent. See LUC 20.20.460 for exceptions and performance standards relating to impervious surface.~~

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~~(31)~~ Minimum setbacks are subject to development of required landscaping pursuant to LUC 20.25F1.050.

~~(42)~~ Measured from the property line.

~~(53)~~ No parking or vehicle access lane is permitted between the required sidewalks on perimeter streets and pedestrian entrances and building frontages.

~~(6)~~ Maximum building height shall be measured from average existing grade as measured to the highest point of the structure, including pitched roof areas and penthouse equipment screening.

~~(7)~~ On Type C streets located in DA II, no more than 50 percent of the street frontage may be developed with buildings whose height exceeds four stories or 40 feet above the sidewalk grade adjacent to the building front, whichever is less. For the purposes of this requirement, building height is measured to a depth of 20 feet.

~~(84)~~ At a height no greater than ~~110~~30 feet above the sidewalk grade adjacent to the building front. No stepback is required for portions of buildings limited to 40 feet in height pursuant to footnote (7) above.

~~(9)~~ Buildings or portions of buildings that provide a setback of less than 10 feet are required to meet the Type B street frontage design guidelines of the F1 Land Use District Design Guidelines.

~~(10)~~ No stepback is required if landscape setback is provided pursuant to LUC ~~20.25F1.050~~.

~~(11)~~ A 15-foot setback from the right-of-way line of Factoria Boulevard is required for development in DA IV.

20.25F1.050 Landscape requirements.

- A. The provisions of LUC 20.20.520, except as they conflict with this section, apply to development within the F1 Land Use District. ~~The tree retention provisions of LUC 20.20.900 shall not apply to applications for development in the F1 Land Use District.~~
- The following landscaping provisions are required:

...

20.25F1.070 Sidewalks and pedestrian paths.

...

C. Pedestrian Paths

1. Minimum Width. The minimum width of pedestrian paths shall be ~~12-14~~ feet inclusive of the planter strip. Parking spaces adjacent to pedestrian paths must be designed to ensure that the minimum sidewalk width is maintained free of vehicle encroachments.

...

20.25F1.110 Design Review Criteria

...

B. Site Design.

1. Connectivity and Site Circulation.

...

- b. Provide pedestrian paths to connect all major ~~tenant and mall~~ entrances with the perimeter street system and to accommodate pedestrian connections through parking lots that separate uses.

...

- e. Provide a second mid-block crossing ~~to the adjacent offices and cinema north of the F1 Land Use District~~ across SE 38th Street prior to occupancy of any new building developed in DA III, provided it is technically feasible.

- f. Provide a mid-block crossing ~~to the adjacent residential area south of the F1 Land Use District~~ across SE 41st Place prior to occupancy of any new building developed in DA II, provided it is technically feasible.

...

C. Building Design.

...

~~7. Provide building modulation to break down the scale of the residential frontages above 30 feet as measured from the sidewalk grade.~~

~~78.~~ Building tops shall be well expressed. All HVAC, flues, antennas, satellite dishes, etc., on roofs of new buildings shall be screened from view from Factoria Boulevard SE and perimeter streets designated in LUC 20.25F1.015. Screen shall be a continuous integral part of the building architecture, not isolated around each HVAC unit.

~~89.~~ Parking Structures.

...

d. Limit visual exposure from perimeter streets to the interior of retail parking garages located in DA III and IV to 50 percent of the ground floor perimeter.

~~Openings should be limited to a maximum width of 10 feet, unless screened with landscaping.~~

D. Gateways and Gathering Places.

1. Gateway Guidelines.

...

e. Northeast Corner. Provide crosswalks in both directions and weather protection from the corner to the ~~Factoria Mall~~structure entry.

f. Southeast Corner. Provide crosswalks in both directions. Use the entrance plaza and adjoining building spaces to create a predominantly weather-protected path to the ~~Factoria Mall~~structure entries.

...

~~h. Provide handicapped accessibility.~~

...

20.25F1.115 Factoria TownSquare Building/Sidewalk Design Guidelines.

...

C. Perimeter Street Standards.

...

2. Type B – Retail Street with Moderate Pedestrian Orientation.

...

b. Standards.

- i. Street frontage provided in lieu of landscaped setbacks required pursuant to LUC 20.25F1.050 shall incorporate the following characteristics:

...

~~(2) In mixed use buildings, provide a 10-foot stepback at a height of 30 feet above the sidewalk grade or at the first floor that the mix of uses changes between parking or retail and residential above, whichever is less.~~

~~(23)~~ Avoid blank facades. A blank facade consists of a windowless area that is larger than 1,000 square feet. In non-tenant space facades, mitigation for blank walls should be provided through the addition of planting, modulation, materials variation, artwork or other features that would cover at least 50 percent of the blank facade area.

- ~~ii. Street frontages with landscaped setbacks provided pursuant to LUC 20.25F1.050 shall incorporate the following characteristics:~~

~~(1) Provide ground floor building elements that are accessible and comfortable to pedestrians through use of human-scale design elements, such as planters, benches, variations in paving materials and lighting features.~~

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~~(2) Provide weather protection at gathering places through use of sheltered walkways or sidewalks.~~

...

3. Type C – Neighborhood Streets.

...

b. Standards.

...

~~iv. Provide landscaping in the setback for residential frontages that includes green borders, low garden walls, landscaping and pedestrian amenities to define the building edge at the back of the sidewalk.~~

...

20.25F1.120 FAR Exemptions.

The following uses shall be exempt from a development's total FAR calculation, provided all applicable Land Use Code requirements are satisfied:

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

1. Grocery stores.

2. Child care services.

3. Non-profit organizations.

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4. Affordable commercial space that, if located in a Mixed-Use Land Use District, would meet the requirements to earn bonus points under as defined LUC 20.25R.050.D.2.h.

B. Affordable Housing. For every one (1) square foot reserved for permanent affordable housing four (4) square feet of market rate housing is exempt from a development's total FAR calculation, up to a maximum of one (1) FAR exempt square footage.

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

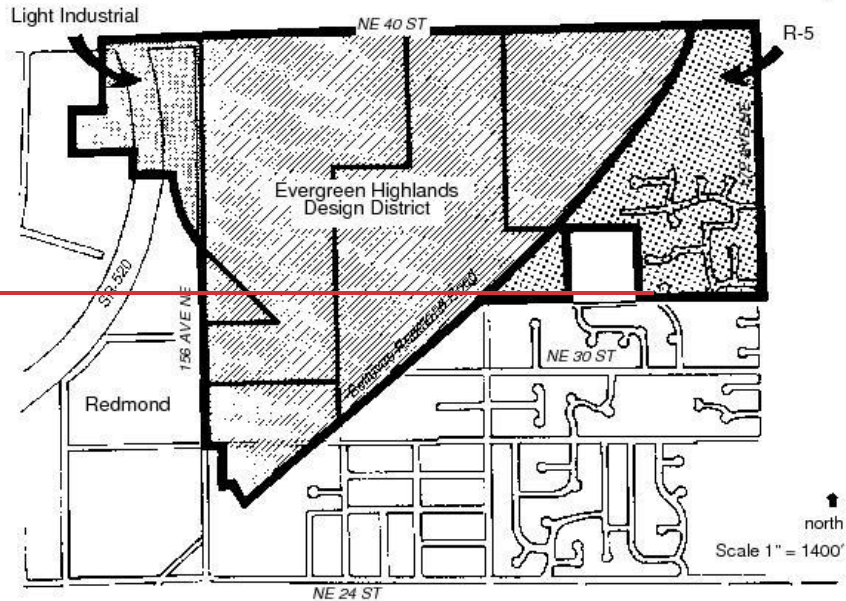
~~Part 20.25G—Evergreen Highlands Subarea Transportation Improvement Overlay District~~

~~20.25G.010—Purpose and creation.~~

~~The Evergreen Highlands Subarea Transportation Improvement Overlay District is established for the area delineated on the following map for the purpose of implementing phased transportation improvements to mitigate the adverse impacts of development on the pre-existing circulation system. Phased development with associated transportation improvements and limited access to NE 40th Street, Bellevue-Redmond Road and 156th Avenue NE will result in an efficient transportation system for the subarea and surrounding properties. (Policies 21.V.9.070-.083)~~

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20.25G.020 Required improvements—General.

Each development within the Evergreen Highlands Subarea Transportation Improvement Overlay District shall either:

- A. Provide for individual improvements as required by LUC 20.25G.030; or
- B. Provide an irrevocable commitment from a sufficient number of property owners to insure a Local Improvement District can proceed for the design and construction of

~~improvements 1 through 11 as defined in LUC 20.25G.030 prior to the issuance of any Clearing and Grading Permit, Building Permit or other permit authority construction or site modification of any kind.~~

~~20.25G.030 —Improvement phasing option.~~

~~A. If the applicant chooses to develop and provide individual transportation improvements pursuant to LUC 20.25G.020, A, the following phasing schedule must be met:~~

Evergreen Highlands Transportation Improvement Phasing			
Location	Percentage of Development Allowed (9)	Arterial Connection	Necessary Improvements by Section to Arterial System Before Occupancy Allowed (see Transportation Improvement Phasing Map)
EH-A	50%	NE 40th (1)	1,2,4
	50%	Bel-Red Road (1)	5,6
EH-B	40%	NE 40th (1)	1,2,3,4

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Evergreen Highlands Transportation Improvement Phasing			
Location	Percentage of Development Allowed (9)	Arterial Connection	Necessary Improvements by Section to Arterial System Before Occupancy Allowed (see Transportation Improvement Phasing Map)
EH-C	40%	Bel-Red Road (1, 3)	5,6
	20%	38th St. off-ramp (4)	11
	40%	NE 40th (1)	1,2,3,4
	40%	156th Ave. NE (2, 5)	1,2,3,7,8,9,10
	20%	38th St. off-ramp (4)	11
EH-D	40%	Bel-Red Road (1, 6)	6,7
	40%	156th Ave. NE (1, 6)	7,8,9

Evergreen Highlands Transportation Improvement Phasing			
Location	Percentage of Development Allowed (9)	Arterial Connection	Necessary Improvements by Section to Arterial System Before Occupancy Allowed (see Transportation Improvement Phasing Map)
	20%	38th St. off-ramp (4)	11
East of Bel-Red Rd.	100%	None	None
Between 156th Ave. NE and SR 520	80%	156th Ave. NE (2, 7)	1,2,9,10
	20%	38th St. off-ramp (4)	11
West of SR 520	100%	NE 40th Street (1, 8)	4

Improvement Phasing Option—Notes:

(1) Only one access from the location is permitted from the named street.

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~~(2) No more than two accesses from the location are permitted from the named street.~~

~~(3) Must be located north of the intersection of NE 30th Street and Bellevue-Redmond Road.~~

~~(4) This requirement does not apply if a City petition for an off-ramp is rejected by the State Highway Commission.~~

~~(5) Access points must be aligned with NE 31st Street and the proposed off-ramp from SR 520.~~

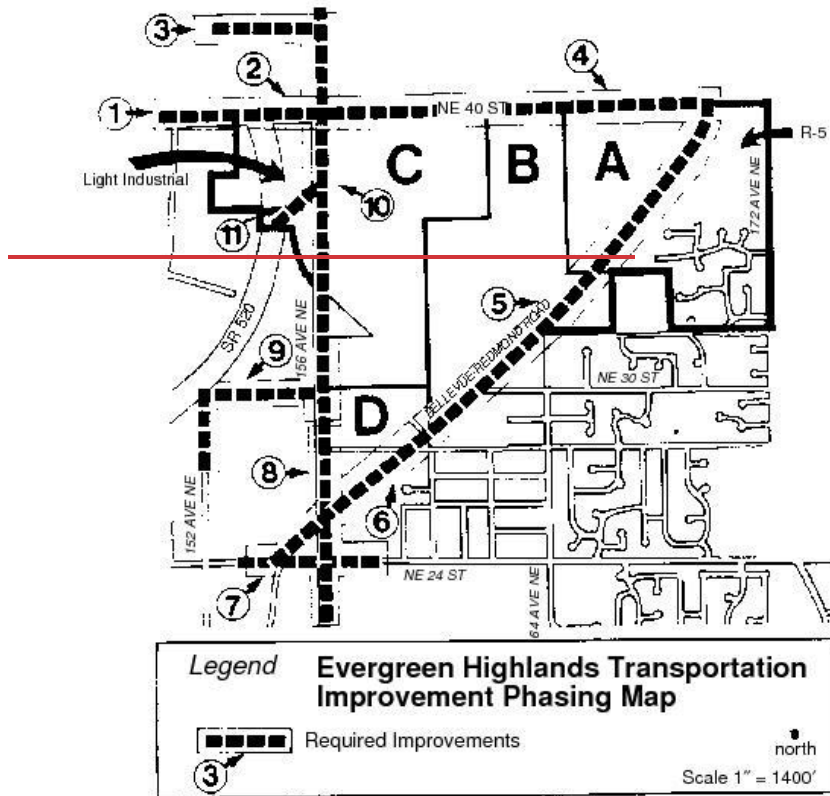
~~(6) Additional access points may be allowed if in the judgment of the Transportation Director connection to a single major access point cannot be developed.~~

~~(7) All development must be compatible with the future construction of improvement # 11. Minimum setback from the future right-of-way is at least 50 feet.~~

~~(8) Development must be consistent with the future development of an on-ramp from approximately NE 40th Street to SR 520 (westbound) and a minimum setback of 50 feet from such necessary right-of-way.~~

~~(9) Measured in allowable floor area or number of dwelling units.~~

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B. Improvement Commitment Required.

No Clearing and Grading Permit, Building Permit or other permit authorizing construction or site modification may be issued until:

1. A Local Improvement District has been successfully formed for each required improvement; or
2. A construction contract has been signed and filed with the City for each required improvement.

~~C. Construction Completion Requirement.~~

~~No Certificate of Occupancy or Temporary Certificate of Occupancy may be issued for a structure on the subject property until all improvements required for that development have been completed and approved by the Transportation Director or other appropriate department head.~~

20.25G.040 — Exempt development.

~~No construction or provision for transportation improvements pursuant to this part, other than participation in a Local Improvement District formed pursuant to LUC 20.25G.020.B, is required if the subject property:~~

~~A. Is less than two acres; and~~

~~B. Existed as a separate lot on the effective date of this provision; and~~

~~C. Is not part of a contiguous ownership of two or more acres.~~

Part 20.25I Community ~~Retail-Mixed-Use~~ Design District

20.25I.010 Purpose.

The purpose of the Community ~~Retail-Mixed-Use~~ Design District (CMURDD) is to ensure that development within the retail districts outside the Downtown exhibits a high quality of design in support of their role as the retail/service centers of the surrounding residential areas. Development in the district should incorporate architectural, landscape and pedestrian features, which are compatible with and provide identification for the surrounding area.

20.25I.020 Community ~~Retail-Mixed-Use~~ Design District defined.

The Community ~~Retail-Mixed-Use~~ Design District includes all properties located within the Community Business Districts, all Neighborhood Mixed Use Districts, Office and Limited

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Business, Office and Limited Business 2, Office, Mixed Use: 7 Story, Mixed Use: 16 Story, Factoria 3, and all properties within Neighborhood Business Land Use Districts.

20.251.030 ~~Design~~ Review required.

A. Applicable Criteria and Standards.

The Director shall use this Part 20.251 LUC and all applicable provisions of Chapter 20.10 LUC and Chapter 20.20 LUC in reviewing an application for a Master Development Plan or Design Review approval for development in the Community Mixed-Use Design District.

B. Master Development Plan.

1. When Required. An applicant for a project with multiple buildings proposed to be constructed at different times within a single project limit shall submit a Master Development Plan for approval by the Director, pursuant to Part 20.30V LUC. An applicant for a single building project shall submit a Master Development Plan for approval by the Director pursuant to Part 20.30V LUC when building construction is proposed to be phased.
2. Scope of Approval. Master Development Plan review (Part 20.30V LUC) is a mechanism by which the City shall ensure that the site development components of a multiple building meet all applicable development standards. Design, architecture, and amenity standards and guidelines shall be met as a component of the Design Review (Part 20.30F LUC). Master Development Plan approvals required pursuant to subsection B of this section shall identify proposed building placement within the project limit and demonstrate compliance with all applicable dimensional standards and development regulations.
3. An approved Master Development Plan may be modified pursuant to LUC 20.30V.160.

C. Design Review.

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All development activity within the Community ~~Retail-Mixed-Use~~ Design District must be reviewed by the Director of the Development Services Department using the Design Review process, Part 20.30F LUC.

D. Procedural Merger.

Within the Community Mixed-Use Design District, any administrative decision required by this Part 20.25I or by this Code, including but not limited to the following, may be applied for and reviewed as a single Process II Administrative Decision, pursuant to LUC 20.35.200 through 20.35.250:

1. Master Development Plan, Part 20.30V LUC;
2. Administrative Conditional Use Permit, Part 20.30E LUC;
3. Design Review, Part 20.30F LUC;
4. Variance From the Land Use Code, Part 20.30G LUC; and
5. Critical Areas Land Use Permit, Part 20.30P LUC.

20.25I.050 Design standards.

A. ~~Special Corner Feature.~~ **Ground Floor Use Requirements.**

1. The following requirements shall apply to the ground floor of any site in the Community Mixed-Use Design District sites in the NB, CB, MU7, NMU, and MU16 land use districts:-
 - a. In the NB and CB districts, pedestrian--oriented frontage shall be provided along at least 50 percent of the total linear footage of any public right-of-way.
 - b. In the MU7, NMU, and MU16 land use districts, pedestrian--oriented frontage shall be provided along at least 66 percent of the total linear footage of any public right-of-way.
 - c. Pedestrian--oriented frontage required by this section shall be no more than 10 feet from the back of the sidewalk. This requirement may be waived by the Director if the construction of a building is impossible in this location due

to a physical impediment which exists on the site and so long as the physical impediment did not come into existence due to the actions or omissions of any current or prior owner of the property.

d. Ground floor use requirements shall not apply to lots with a square footage of less than 20,000 square feet.

2. Departure

a. The Director may allow a departure from the requirement to provide pedestrian oriented uses in multifamily developments; provided, that the departure is necessary to mitigate an economic hardship that would preclude project viability. A departure may be granted where the applicant demonstrates that:

i. The required pedestrian-oriented uses do not front on an arterial;

ii. Visual and physical access to the required pedestrian-oriented uses is limited by topography or other site-specific obstacles; and

iii. The required neighborhood serving uses would not be visible from other development located in adjacent neighborhoods, nearby arterials or highways.

b. A departure may be allowed for all sides of the building or some portion thereof; provided, that the approved departure is consistent with Part 20.25I LUC. If a departure is granted, ancillary residential uses such as a meeting room, leasing office, kitchen, and work-live space are preferred over occupied residential living space.

If the property is located at the intersection of two arterial streets, the site development shall incorporate a corner feature at the corner of the site. A corner feature can be a landscape feature, seasonal color planting area, sculpture, or water feature. The feature should provide a visual landmark and some amount of seating area. If the property is not

~~located at an intersection, a similar feature should be considered in conjunction with a transit stop or at the primary access point to the site.~~

B. Building Design Standards.

- ~~1. Uses in any required pedestrian-oriented frontage shall have publicly accessible entrances accessible from the public right-of-way. The sides of a building facing a public street shall include public entrances to the building and windows to provide visual access to the activity within the building.~~
- ~~2. A minimum of 50 percent of the first story of any building fronting a public right-of-way shall provide transparency to pedestrians.~~
- ~~3. The sides of a building facing an adjoining property, but not a public street, shall include elements such as windows, doors, color, texture, landscaping or wall treatment to prevent the development of a long continuous blank wall.~~
- ~~4. Publicly accessible entrances fronting a public right-of-way shall provide transparency and weather protection.~~
- ~~5. Except for mass timber buildings, a 15 foot stepback shall apply to the first full building story above 110 feet in facade height facing any public right-of-way.~~
- ~~3. Building design shall provide for architecturally integrated signage. Signs shall be in proportion to the development and oriented to the main direction access and to pedestrian movement. Signs shall meet the requirements of Chapter 22B.10 BCC, Sign Code.~~

C. Site Design Standards.

1. Where a perimeter landscape area required under LUC 20.20.520.F may be relocated under Note (1) of that section, some or all of the relocated area shall be used to provide a landscaped courtyard. Any relocated landscape area shall be visible from the public street. The courtyard should be protected from wind on two sides and in sun during part of the day. Seating shall be provided.
2. The landscape design for the site shall include plantings which emphasize the major points of pedestrian and vehicular access to the site.

3. The Natural Environment.

- a. The following existing natural environments and connections shall be protected and incorporated into new development or redevelopment:

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- i. Active and passive gathering places and walkways oriented toward parks and open, natural spaces.
 - ii. Clear and direct public access to open space amenities.
 - iii. Open spaces and/or public access points to local and regional trails where feasible.
 - iv. The minimum landscape development requirements of LUC 20.20.520 apply, and site development shall maximize the retention of existing vegetation.
- ~~3.4.~~ Site features such as fences, walls, refuse and recycle enclosures, and light fixtures shall be designed to be consistent with the scale and architectural design of the primary structure(s). Such site features shall be designed and located to contribute to the pedestrian environment of the site development
- ~~4.5.~~ Loading areas shall not be located between the building and the street unless there is no alternative location possible. Loading areas, if located between the building and the street, shall be oriented away from the street and screened to minimize views of the loading area from the street and sidewalk. Loading areas shall not be located on the side of a building which faces a neighboring residential use.
- ~~5.6.~~ In multiple-building complexes, buildings shall be located to facilitate safe and comfortable pedestrian movement between buildings. On sites which are adjacent to other properties within the Community Mixed-Use Design District, building location shall be chosen to facilitate pedestrian and vehicular connections to buildings on those adjacent properties.
- ~~6.7.~~ Provide safe, convenient, and pleasant pedestrian connections to existing transit facilities. Where needed, shelters and lay-bys for transit vehicles shall be incorporated into the site development.
8. At-grade or rooftop mechanical equipment shall be sight-screened from adjoining properties and public rights-of-way.
9. Outdoor display or storage of vehicles for retail auto sales uses shall meet the following requirements:
- a. Auto display areas shall meet the Type V landscaping requirements of LUC 20.20.520.F
 - b. Vehicle storage yards shall meet the requirements of LUC 20.20.520.F.2.c.

c. Auto display areas and vehicle storage yards shall not be located between the building façade closest to the public right-of-way and the public right-of-way.

10. Fences.

a. No fences shall be allowed along the street frontage.

b. Prohibited Fences. The following types of fences are prohibited:

i. Barbed wire.

ii. Electric fences.

c. Chain link fences are not permitted on any street frontage except as follows:

i. To secure a construction site or area during the period of construction, site alteration, or other modification; or

ii. In connection with any approved temporary or special event use

11. Build Compatible Parking Structures and Lots.

a. Intent. Guideline. Parking structures should be designed so that their streetscape interface has a consistent form, massing and use of materials with the vision for the area. Preference is given to parking structures that do not face public sidewalks. However, if due to site constraints, there are sidewalk-facing parking structures, those frontages facing the sidewalk should be designed to appear like other occupied buildings in the area. The horizontal garage form can be broken down by adding more wall surface and usable retail space, while retaining adequate garage ventilation.

b. Standards.

i. Surface parking shall not be located between the front façade of the building closest to the public right-of-way and the public right-of-way

ii. Surface parking shall be accessible via an internal street, alley, or shared driveway to minimize curb cuts.

iii. Parking structures shall feature the following elements:

(1) All above-grade floors shall be horizontal with a floor-to-ceiling height of at least 10 feet to accommodate future adaptive reuse of the space, except for ramps providing circulation between floors.

(2) Any façade of the parking garage facing a public right of way shall screen views of parked automobiles through building design, public art, green walls, windows, or other forms of screening deemed appropriate by the Director.

iv. Parking areas shall be designed to minimize conflicts between pedestrian and vehicular movements. Parking area landscaping should be used to define and separate parking, vehicular access, and pedestrian areas within parking lots.

v. Parking lot landscaping shall meet LUC 20.20.520 requirements for Type V landscaping. Any parking areas located along a street or pathway should be buffered by five feet of Type III landscaping per LUC 20.20.520.

vi. Parking areas shall be designed to minimize conflicts between pedestrian and vehicular movements.

vii. Internal parking lot landscaping shall meet LUC 20.20.520.F requirements for Type V landscaping.

vii. Parking areas located along a street or pathway shall be buffered by five feet of Type III landscaping per LUC 20.20.520.F.

D. Internal Walkways.

The following design standards apply within the Community Retail Design District:

~~1. Walkways, of six feet in width minimum, shall be provided from the public sidewalk or right-of-way to the building. At a minimum, walkways shall be located to connect focus points of pedestrian activity such as transit stops and street crossings to the major building entry points.~~

~~2. Walkways shall be provided to connect with walkways or potential walkway locations on adjoining properties in the district to create an integrated internal walkway system along the desired lines of pedestrian travel. The width of the walkway shall be six feet unless otherwise approved by the Director.~~

~~On the sides of the building which provide public access into the building, the walkway shall be wide enough to allow for sidewalk seating area or window gazing as well as pedestrian travel. Weather protection of the building walkway shall be provided at the entrance area and along the entire building walkway.~~

~~3. Internal walkway surfaces shall be designed to be distinguishable from driving~~

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~~surfaces by using durable, low-maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort.~~

~~E. Other Development Standards.~~

- ~~1. Rooftop equipment shall be visually screened pursuant to LUC 20.20.525. The design and color of rooftop mechanical equipment should be integrated with the building architectural style.~~
- ~~2. The outdoor display of building materials and similar bulky products shall be screened from view from the public street, sidewalk, and properties outside the district with a durable, solid wall or fence, or an evergreen hedge or a combination of the above. The screening requirement does not apply to the display of seasonal products of a decorative nature such as bedding plants, Halloween pumpkins, and holiday greens.~~
- ~~3. Bicycle racks shall be provided on site. Facilities for a minimum of 10 bicycles shall be provided for developments having 100 or fewer parking stalls. For each 100 additional stalls, facilities for 5 additional bicycles shall be provided.~~

~~**20.251.060 — Additional design guidelines for the Neighborhood Mixed Use District.**~~

~~The following design guidelines apply to development in the Neighborhood Mixed Use (NMU) District in addition to the CRDD guidelines contained in LUC 20.251.040 and the standards contained in LUC 20.251.050:~~

~~**A. Site Development Guidelines.**~~

~~Purpose. These site development guidelines address the qualities that make the Neighborhood Mixed Use District unique. They describe what makes an area a special, distinct place, not simply a group of individual buildings and streets.~~

- ~~1. Integrate the Natural Environment.
 - ~~a. Intent. Integrate new landscape areas, natural drainage/LID features, sustainable design elements and green open spaces. Reinforce existing~~~~

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~~linkages and orient buildings to the existing natural and landscaped features of the surrounding neighborhood.~~

~~b. Guideline. Site and building design should capitalize on existing significant elements of the natural environment, such as parks and open spaces, trails, riparian corridors and wetlands. Designs should also integrate new natural features, such as street trees, natural drainage systems and open space amenities for residents, employees and visitors. Depending on the location, this may be accomplished through integration of the natural environment with new development or providing a smooth transition between the natural and built environments.~~

~~c. Recommended.~~

~~i. The following existing natural environments and connections should be protected and incorporated into new development or redevelopment:~~

~~(1) Active and passive gathering places and walkways oriented toward parks and open, natural spaces.~~

~~(2) Clear and convenient public access to open space amenities.~~

~~(3) Open spaces and/or access points to local and regional trails.~~

~~ii. The minimum landscape development requirements of LUC 20.20.520 apply, and site development should maximize the retention of existing vegetation.~~

~~iii. Where a perimeter landscape area required under LUC 20.20.520.F may be relocated under Note (1) of that section, some or all of the relocated area should be used to provide a landscaped courtyard. Any relocated landscape area should be visible from the public street. The courtyard should be protected from wind on two sides and in sun during part of the day. Seating should be provided.~~

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~~iv.—Developments and design features that promote environmental sustainability such as natural drainage techniques, preservation and enhancement of critical areas, green walls and green roofs are encouraged.~~

~~2.—Promote Community Gathering.~~

~~a.—Intent. A comfortable, well-designed site provides an inviting and attractive area for community gathering.~~

~~b.—Guideline. Gathering spaces are well-defined, inviting, secure, and attractive. They provide space for both active use and areas of respite for employees, general public and visitors to the site. All areas should be welcoming to pedestrians and provide space for special events.~~

~~c.—Recommended.~~

~~i.—Outdoor gathering spaces should be incorporated into areas near active ground floor uses to provide opportunity for a variety of activities as well as areas for stopping, sitting, and viewing. Spaces should be accessible, safe, and usable in all seasons.~~

~~ii.—Trees, shrubs, and plants should define walkways, gathering spaces, and amenities.~~

~~iii.—Site features such as fences, walls, and light fixtures should be designed and located to contribute to the pedestrian environment and community gathering spaces. Refuse and recycling enclosures should be designed in a manner consistent with the architecture of the adjacent buildings, and not be located adjacent to public gathering spaces or walkways.~~

~~iv.—Incorporate public art the design of which:~~

~~(1)—Responds or relates to the unique characteristics of the surrounding area;~~

~~(2) Utilizes durable, vandal-resistant materials; and~~

~~(3) Ensures that the art will age well.~~

~~3. Build Compatible Parking Structures and Lots.~~

~~a. Intent. Use design elements to enhance the compatibility of parking structures with the urban streetscape.~~

~~b. Guideline. Parking structures should be designed so that their streetscape interface has a consistent form, massing and use of materials with the vision for the area. Preference is given to parking structures that do not face public sidewalks. However, if due to site constraints, there are sidewalk-facing parking structures, those frontages facing the sidewalk should be designed to appear like other occupied buildings in the area. The horizontal garage form can be broken down by adding more wall surface and usable retail space, while retaining adequate garage ventilation.~~

~~c. Recommended:~~

~~i. Parking structures should include space at the street level to accommodate uses when located adjacent to pedestrian walkways or public open space. In other areas, active ground floor uses facing streets or walkways are strongly encouraged.~~

~~ii. Surface parking must be located behind the building and accessible via an internal street, alley or shared driveway to minimize curb cuts.~~

~~iii. Parking structures should feature the following elements:~~

~~(1) Small openings that may be glazed to function as windows;~~

~~(2) Stairways, elevators and parking entries and exits that occur at mid-block;~~

~~(3) Single auto exit/entry control point to minimize number and width of driveway openings (entry and exit points may be separated);~~

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~~(4) Vertical expression of building structure; and~~

~~(5) Cladding to disguise sloped floors from the outside view.~~

~~iv. Parking areas should be designed to minimize conflicts between pedestrian and vehicular movements. Parking area landscaping should be used to define and separate parking, vehicular access, and pedestrian areas within parking lots.~~

~~v. Parking lot landscaping should meet LUC 20.20.520 requirements for Type V landscaping. Any parking areas located along a street or pathway should be buffered by five feet of Type III landscaping per LUC 20.20.520.~~

DB. Pedestrian Emphasis Standards.

...

1. The Pedestrian System.

...

b. Standards.

i. The pedestrian network shall ~~include~~:

- (1) Minimize~~al~~ curb cuts along pedestrian routes for pedestrian safety and comfort; internal drives between sites should be continuous; and

...

vi. Internal streets shall meet the following requirements:

- (1) Landscap~~ing~~e allows visibility and access and does not block pathway~~s~~.

...

EC. Architectural Standards.

Purpose. The architectural standards promote high-quality development while reinforcing the area's sense of place ~~by encouraging innovative design, construction techniques, and materials.~~

...

2. Residential Entries.

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a. Standards.

- i. Ground-related individual unit entries shall be provided on ground floor space not used by storefronts or a multifamily lobby. Where there are ground-related individual entries, a clear transition between public, semi-private, and private space shall be delineated with one or more of the following techniques:

~~(1) Moderate change of grade (two to five feet is preferred) from sidewalk level to entry.~~

~~(12)~~ Provision of a porch or deck at least six feet wide by four feet deep. A covered porch is preferred;

~~(23)~~ Private open space at least 10 feet wide;

~~(34)~~ A low fence, rail, or planting two to four feet high. (This option is recommended in combination with any of the above.); or

~~(45)~~ Other transition design measure(s) that adequately protects the privacy and comfort of the residential unit and the attractiveness and usefulness of the pathway at least as effectively as a combination of the above, as determined by the Director.

...

~~3. Retail and Commercial Entries.~~

- ~~a. Intent. Design retail and commercial entries should create an open atmosphere that draws customers inside. Primary entries to retail and commercial establishments should be frequent and transparent, allowing pedestrians to see the activity within the building and bring life and vitality to the street. Architectural detail should be used to help emphasize the building entry.~~

~~c. Standards.~~

- ~~i. The sides of a building facing a public street shall include public entrances to the building.~~

- ~~ii. Entrances shall one or more of the following elements:~~

~~(1) Doors with a minimum of 50 percent window area; or~~

~~(2) Building lighting that emphasizes entrances.~~

~~4. Ground Floor Retail and Commercial Windows.~~

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~~a. Intent. Use transparency to enhance visual interest and to draw people into retail and commercial uses, and provide views inside and outside.~~

~~7~~

~~b. Standard. Clear window glazing that provides visual access to the activity within the building shall be provided on ground floor facades.~~

...

20.251.060 FAR exemptions.

The following uses shall be exempt from a development's total FAR calculation, provided all applicable Land Use Code requirements are satisfied:

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

1. Grocery stores.

2. Child care services.

3. Non-profit organizations.

4. Affordable commercial space as defined that, if located in a Mixed-Use Land Use District, would meet the requirements to earn bonus points under LUC 20.25R.050.D.2.h.

B. Affordable Housing. For every one (1) square foot reserved for permanent affordable housing four (4) square feet of market rate housing is exempt from a development's total FAR calculation, up to a maximum of one (1) FAR exempt square footage.

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

20.251.070 Transition standards.

- A. Intent. Transition standards provide a buffer between residential uses in a residential land use district and commercial uses in mixed-use land use districts which permit development of higher intensity.
- B. Applicability. Applies to all properties within the CMUDD that directly abut a ~~residential zone~~ residential land use district unless there are no non-residential uses within 150 feet of the abutting property line.
- C. Standards.
1. Where side or rear property lines directly abut properties in a ~~residential zone~~ residential land use district, a 25 foot landscape buffer shall be provided.
 - a. All landscaping shall comply with the applicable standards set forth in LUC 20.20.520. The provisions of 20.20.520J are applicable to this section.
 - b. All significant trees within 15 feet of the abutting property line shall be retained.
 - c. The buffer shall be planted with the following, and shall include at least 50 percent native species in the required plantings:
 - i. 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 C.1.c.ii and iii of this section to effectively buffer development from adjacent residential properties;
 - ii. Evergreen shrubs, a minimum 42 inches in height at planting, at a spacing no greater than 3 feet on center; and
 - iii. Living groundcover planted to cover the ground within three years.
 - 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.
 2. If a structure greater than 80 feet in building height is within 50 feet of a property in a ~~residential zone~~ residential land use district, then a 15-foot stepback shall apply to the first full building story above 80 feet in facade height for any facade facing the residential zone.

20.25I.090 Phased parking.

A. Parking spaces may be provided in phases pursuant to a phasing plan, Part 20.30V LUC.

Each phased parking installation must include the approved minimum to meet the parking requirements for the completed phases of the development for which the parking is provided. The phasing schedule must specifically indicate when all required parking will be completed.

1. Location. Phased parking may be located off-site if the criteria of Section 20.20.590.J are met.

2. Assurance Device. The Director may require an assurance device pursuant to LUC 20.40.490 to ensure compliance with the requirements and intent of this section.

Part 20.25K Factoria

Section deleted in its entirety. Elements of this section have been consolidated into LUC 20.25I.

Part 20.25P Eastgate Transit Oriented Development Land Use District

20.25P.010 General.

A. Applicability.

...

2. The following general development requirements of Chapter 20.20 LUC do not apply in the EG-TOD:

...

k. LUC 20.20.125;

~~l. LUC 20.20.128;~~

~~lm. LUC 20.20.135;~~

~~ma. LUC 20.20.400; and~~

~~o. Part 20.25B LUC;~~

~~p. Part 20.25I LUC; and~~

~~14.~~ LUC 20.30V.170.

...

20.25P.020 Review required.

A. Applicable Review and Guidelines.

The Director shall use this Part 20.25P LUC ~~as currently adopted or subsequently amended or superseded~~ in reviewing an application for a Master Development Plan or Design Review approval in the EG-TOD.

B. Master Development Plan.

1. Scope of Approval. Master Development Plan review (Part 20.30V LUC) is a mechanism by which the City shall ensure that the site development components of a multiple-building or phased single-building proposal are consistent with the Comprehensive Plan and meet all applicable site development standards. Design, architecture, and amenity standards shall be met as a component of the Design Review (Part 20.30F LUC). Master Development Plan approvals required pursuant to subsection B.2 of this section shall identify proposed building location(s) within the project limit and demonstrate compliance with the following site development, standards:
 - a. Residential Requirement in EG-TOD. The Master Development Plan shall establish a residential phasing requirement for the project limit to ensure that the intended housing emphasis of the EG-TOD area is met. The residential phasing requirements shall provide that no office development in excess of 600,000 square feet may be approved in the EG-TOD until at least 100 residential dwelling units are under construction.

~~b. Phasing.~~

- ~~i. The first phase of any Master Development Plan for the EG-TOD shall include the pedestrian street required to support that phase; a minimum of 20,000 square feet of retail, services, and financial service uses fronting on the~~

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~~pedestrian street; and a maximum of 600,000 square feet of office development; and~~

~~ii. The second phase of any Master Development Plan for the EG-TOD shall include a minimum of 300 units of multifamily housing;~~

~~be.~~ Dimensional requirements pursuant to LUC 20.25P.060 as listed below:

...

~~cd.~~ Landscape development pursuant to LUC 20.25P.070;

~~de.~~ Parking, circulation, and internal walkway requirements pursuant to LUC 20.25P.080;

~~ef.~~ EG-TOD street development standards pursuant to LUC 20.25P.090; and

~~fg.~~ Site development standards pursuant to LUC 20.25P.100.B.

...

20.25P.030 Permitted uses.

...

~~**20.25P.040 Reserved.**~~

20.25P.050 Land Use Chart.

The following charts apply to EG-TOD. The use charts contained in LUC 20.10.440 do not apply within the EG-TOD.

...

Chart 20.25P.050 Recreation Uses in Eastgate Transit Oriented Development Land Use District

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STD LAND USE CODE REF	Recreation – Eastgate Transit Oriented Development Land Use District	Eastgate Transit Oriented Development Land Use District
	LAND USE CLASSIFICATION	EG-TOD
7	Cultural Entertainment and Recreation	P
...		

...

**Chart 20.25P.050 Residential Uses in Eastgate Transit Oriented Development Land
Use District**

STD LAND USE CODE REF	Residential – Eastgate Transit Oriented Development Land Use District	Eastgate Transit Oriented Development Land Use District
	LAND USE CLASSIFICATION	EG-TOD
...		
6516	Nursing Home	P
...		

...

**Chart 20.25P.050 Service Uses in Eastgate Transit Oriented Development Land Use
District**

STD LAND USE CODE REF	Services – Eastgate Transit Oriented Development Land Use District ⁽⁹⁾	Eastgate Transit Oriented Development Land Use District
	LAND USE CLASSIFICATION	EG-TOD
...		
624410	Family Child Care Home in Residence	<u>P</u>
...		

Chart 20.25P.050 Wholesale and Retail in Eastgate Transit Oriented

Development Land Use District

STD LAND USE CODE REF	Wholesale and Retail – Eastgate Transit Oriented Development Land Use District ⁽¹⁾	Eastgate Transit Oriented Development Land Use District
	LAND USE CLASSIFICATION	EG-TOD
...		
5251	Hardware, Paint, Tile and Wallpaper (Retail)	<u>P</u>
...		

20.25P.060 Dimensional requirements.

A. General.

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

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

	Eastgate Transit Oriented Development Land Use District
LAND USE CLASSIFICATION	EG-TOD
DIMENSIONS	(¹)
Minimum Setbacks of Structures (feet)	0 (²) (³) (⁴)
Front Yard	
Minimum Façade Separation (feet) (setback/stepback)	10 (⁴⁵)
Rear Yard (feet)	5-0 (²) (³) (⁴)
Side Yard (feet)	5-0 (²) (³) (⁴)
2 Side Yards	
Floor Area Ratio	42 .0 (¹)
Maximum in Building Height (feet)	160/ 55 (⁵⁶)

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	Eastgate Transit Oriented Development Land Use District
LAND USE CLASSIFICATION	EG-TOD
DIMENSIONS	(¹)
Maximum Lot Coverage by Structures (percent) (⁷) (⁸) (⁹) (¹⁴)	35
Maximum Hard Surface Coverage (¹¹⁷) (¹²⁸)	85
Maximum Impervious Surface (percent) (¹⁰⁶) (¹¹⁷)	60
Alternative Maximum Impervious Surface (percent) (¹⁰⁶) (¹¹⁷) (¹³⁹)	80

Notes: Chart 20.25P.060.A Dimensional Requirements in Eastgate Transit Oriented Development Land Use District

(1) ~~See LUC 20.25H.045 for calculation of density/intensity on sites in the Critical Areas Overlay District. Underground buildings as defined in LUC 20.50.050 are excluded from gross floor area when calculating FAR.~~

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

(3) See LUC 20.25H.035 for additional critical area setbacks.

~~**(4)** If the setback abuts a street right-of-way, access easement or private road, the minimum dimension is 10 feet unless a greater dimension is specified.~~

(45) Façade Separation: Where building height exceeds 110~~45~~ feet, the façade of any building that fronts on the streets shown on the figure in LUC 20.25P.090.A.3 shall have a minimum façade separation of 10 feet that shall be measured from the back of the required sidewalk dimension to all portions of the building located above 110~~40~~ feet.

~~(56)~~ Standalone parking garages shall have a maximum building height of 55 feet.

~~(7)~~ Lot coverage is calculated after subtracting all critical areas and stream critical area buffers; provided, that coal mine hazards (LUC 20.25H.130) and habitat associated with species of local importance (LUC 20.25H.150) shall not be subtracted.

~~(8)~~ Maximum lot coverage by structures is determined after public right-of-way and private roads are subtracted from the gross land area.

~~(9) Exceptions to Lot Coverage:~~ Although not considered structures for purposes of calculating lot coverage, the following may be considered impervious surfaces subject to the impervious surface limits. See LUC 20.20.460 and 20.50.026.

~~(640)~~ See LUC 20.20.460 for exceptions and performance standards relating to impervious surface.

~~(744)~~ Maximum hard surface and, 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.

~~(812)~~ See LUC 20.20.425 for exceptions and performance standards relating to hard surfaces.

~~(913)~~ Maximum impervious surface limit only for sites where the use of permeable surfacing techniques is determined to be infeasible according to the criteria in the 2014 Department of Ecology Stormwater Management Manual for Western Washington, now or as hereafter amended.

~~(14)~~ Lot coverage within EG TOD Districts may be increased to 50 percent for mixed use development which includes residential uses comprising at least 1/2 the square footage of the building footprint. Underground parking in excess of 50 percent of the site area shall not be included in lot coverage calculations.

B. Exceptions to Dimensional Requirements.

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~~1. Impervious Surface. See LUC 20.20.460 for exceptions and performance standards relating to impervious surface.~~

~~12. -Exempted Floor Area Ratio. A maximum of 21.0 FAR (floor area ratio) may be exempted for affordable housing, public restrooms, open space, grocery stores, child care services, non-profit uses, and special dedications as provided below. Provided, neither the combination nor the singular use of any of these methods shall exceed an exception of 1.0 FAR. Underground buildings as defined in LUC 20.50.050 are not structures for the purpose of calculating floor area. In the EG-TOD land use district, the FAR dedicated to the following amenities shall be exempt from a development's total FAR calculation, provided both all applicable Land Use Code requirements are satisfied and no more than a total of 2.0 FAR is exempted by operation of this subsection:~~

- a. ~~In the EG-TOD land use district, up to 1.0 FAR of floor area~~ dedicated to on-site affordable housing ~~shall not be counted for the purposes of calculating the FAR of a project,~~ provided, that:
 - i. The affordable housing is provided at a ratio of 2.5 market rate units to 1 affordable housing unit; and
 - ~~ii. The affordable housing meets all applicable requirements of Chapter 20.15 LUC.~~
 - ~~ii., The bedroom mix and exterior finishes shall be comparable to the market rate units, but interior design, unit size, amenities and interior finishes may vary.~~
- b. ~~In the EG-TOD Land Use District, up to 1.0 FAR of floor area~~ dedicated to on-site public restrooms ~~shall not be counted for the purposes of calculating FAR of a project,~~ provided, that:
 - i. ~~The FAR dedicated for us a public restrooms shall be reserved exclusively for such use for the life of the project;~~

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- ii. ~~At a minimum, t~~The restrooms are open to the public ~~during regular business hours from 8 AM to 5 PM, Monday through Friday; and-~~
- iii. ~~The applicant shall execute and record a legal agreement in accordance with subsection B.2 of this section. -An agreement in a form approved by the City will be executed by the applicant and recorded with the King County Recorder's Office, or its successor organization, requiring the public restrooms to remain for the life of the project. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.~~
- c. ~~In the EG TOD Land Use District, up~~Up to 1.0 FAR of floor area dedicated to on-site grocery stores ~~shall not be counted for the purposes of calculating FAR of a project;-, provided, that:~~
 - i. ~~The FAR dedicated for use as a grocery store shall be reserved exclusively for such use for a minimum of 25 years from the date that a certificate of occupancy is issued for the building containing the dedicated floor area; and~~
 - ii. ~~The applicant shall execute and record a legal agreement in accordance with subsection B.2 of this section. An agreement in a form approved by the City will be executed by the applicant and recorded with the King County Recorder's Office requiring the grocery store to remain for a minimum of 25 years. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.~~
- d. ~~In the EG TOD Land Use District, up~~Up to 1.0 FAR of floor area dedicated to on-site child care services, ~~shall not be counted for the purposes of calculating FAR of a project; provided, that:~~
 - i. ~~The FAR dedicated for child care services shall be reserved exclusively for such use for the life of the project; and~~
 - ii. ~~The applicant shall execute and record a legal agreement in accordance with subsection B.2 of this section. An agreement in a form approved by the City~~

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~~will be executed by the applicant and recorded with the King County Recorder's Office requiring the child care use to remain for the life of the project. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.~~

~~e. In the EG-TOD Land Use District, up to 1.0 FAR of floor area dedicated to non-profit uses, shall not be counted for the purposes of calculating FAR of a project; provided, that:~~

~~i. The FAR dedicated for non-profit use shall be reserved exclusively for such use for the life of the project; and~~

~~ii. The applicant shall execute and record a legal agreement in accordance with subsection B.2 of this section. An agreement in a form approved by the City will be executed by the applicant and recorded with the King County Recorder's Office requiring the non-profit use to remain for the life of the project. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.~~

~~f. In the EG-TOD Land Use District, up to 1.0 FAR of floor area dedicated to affordable commercial space, as defined under LUC 20.25R.050.D.2.h., shall not be counted for the purposes of calculating FAR of a project; provided, that:~~

~~i. The FAR dedicated for use as affordable commercial space, as defined under LUC 20.25R.050.D.2.h, shall be reserved exclusively for such use for the life of the project; and~~

~~ii. The applicant shall execute and record a legal agreement in accordance with subsection B.2 of this section. An agreement in a form approved by the City will be executed by the applicant and recorded with the King County Recorder's Office requiring the affordable commercial space to remain for the life of the project. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.~~

g. Floor Area Earned from Special Dedications and Transfers.

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- i. General. Land that is dedicated to the City of Bellevue for right-of-way or to accommodate the linear alignment of an RLRT system, or open space, without compensation to the owner, may be used for the purpose of computing maximum FAR notwithstanding the definition of floor area ratio in LUC 20.50.020; provided, that the requirements of subsection [B.1.g.ii or B.1.g.iii](#)~~B.2.c.ii or iii~~ of this section are met. The Director shall calculate the amount of square footage earned for transfer. Transferable floor area shall only be used in the EG-TOD.
- ii. Right-of-Way and Linear Alignment of an RLRT System – Special Dedications. The special dedication provisions of LUC 20.30V.170.B do not apply in the EG-TOD.

...

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

- iii. Open Space Transfers.

...

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

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

- a. The agreement shall be a covenant running with the land and shall be binding on the assigns, heirs, and successors of the owner of the property;
- b. That the FAR dedicated for a particular use shall be reserved exclusively for such use for the applicable time period stated in subsections B.1.b through B.1.f of this section; and
- c. Any other terms and conditions that are reasonably necessary to ensure the dedicate FAR is used

20.25P.070 Landscape development and fence standards.

...

~~C. Interior Property Line Development.~~

~~1. Purpose/Intent. The landscape development required by this section is necessary to provide visual separation of uses so as to soften the appearance of parking areas and building elevations.~~

~~2. Where Required. A 10-foot landscape buffer shall be provided along an interior property not regulated elsewhere.~~

~~3. Applicable Standard.~~

- ~~a. Evergreen and deciduous trees, with no more than 50 percent being deciduous, a minimum of 6 feet in height, and planted at intervals no greater than 30 feet on center; and~~

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~~b. If planted to buffer a building elevation, shrubs, a minimum of three and one-half feet in height, and living ground cover planted so that the ground will be covered within three years; or~~

~~c. If planted to buffer a parking area, access, or site development other than a building, any of the following alternatives may be used unless otherwise noted:~~

~~i. Shrubs, a minimum of three and one-half feet in height, and living ground cover must be planted so that the ground will be covered within three years.~~

~~ii. Earth mounding, an average of three and one-half feet in height, planted with shrubs or living ground cover so that the ground will be covered within three years.~~

~~iii. A combination of earth mounding and shrubs to produce a visual barrier at least three and one-half feet in height.~~

~~D. Tree Retention and Replacement.~~

~~LUC 20.20.900.A, B, C, D and F shall apply in the EG-TOD.~~

~~EC. Fences.~~

...

20.25P.085 Required ground floor uses.

A. Required Ground Floor Uses.

...

3. Applicable Standards for Ground Floor Uses.

...

- b. Continuous retail storefronts shall be provided for ~~100-75~~ percent of the building frontage on a designated street except as provided in subsection A.3.c of this section.

...

20.25P.100 Design standards.

A. Introduction.

The Eastgate design standards implement the community vision described in the Eastgate Subarea Plan that is part of the City's adopted Comprehensive Plan. The design standards are a tool for quality and innovative development. Each standard must be met, but there are many ways to achieve the outcome intended by a particular standard.

Each standard provides the following detail:

1. Intent. Explanatory text describing the objective of the standard.
2. Standards. Requirements for development consistent with the intent.

~~Visual examples are included as models for design and review purposes. They are intended to provide a means to effectively judge a building or project relative to the design criteria; they are not intended to be specific examples to be replicated.~~

B. Site Standards.

...

2. The Pedestrian System.

...

- b. Standards.

...

- iv. Pedestrian walkways shall meet the following requirements:

...

- (2) Walkways shall be paved with high-quality, durable materials, such as concrete, brick, or stone.

...

C. Pedestrian Emphasis Standards.

Purpose. The pedestrian emphasis guidelines promote an environment where pedestrians are a priority. The highest consideration should be given to the ease and comfort of pedestrian movement and creation of desirable gathering places.

1. Define the Pedestrian Environment.

...

- b. Standards.

- i. The following design elements shall be incorporated into buildings that front on required local streets. Refer to the figure in LUC 20.25P.090.A.3.

...

- (2) At least 50% transparent windows or window displays at the street level.

...

Chapter 20.50 DEFINITIONS

...

20.50.020 F definitions.

...

~~**Factoria Land Use District 1 (F1).** The following described property shall be known as the F1 Land Use District:~~

~~That portion of Sections 9 and 16, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:~~

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~~Beginning at the intersection of the South line of said Section 9 and the LW-Line, as shown on the S.R. 405, Bagley Lane to Wilburton Right of Way Plans, sheet 3 of 7, dated March 31, 1959 and the S.R. 90, East Channel Bridge to Richards Road Right of Way Plans, sheet 5 of 20, dated August 17, 1965; thence Northerly along said LW-Line to the Northwesterly extension of the centerline of S.E. 38th Street; thence Southeasterly along said Northwesterly extension and centerline to the centerline of 128th Avenue S.E.; thence Southerly along the centerline of 128th Avenue S.E. to the Easterly extension of the Northerly margin of S.E. 41st Street; thence Westerly along said Easterly extension, Northerly margin and the Westerly extension thereof to the Westerly margin of 124th Avenue S.E.; thence Northerly along said Westerly margin to the South line of said Section 9; thence Westerly along said South line to the Point of Beginning.~~

Factoria Land Use District 2 (F2). The following described property shall be known as the F2 Land Use District:

That portion of the Southeast quarter of Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the Northeast corner of the Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 9; thence North $87^{\circ}22'54''$ West along the North line thereof 82.21 feet; thence North $1^{\circ}13'20''$ East 163.66 feet to the True Point of Beginning; thence South $1^{\circ}13'20''$ West 163.66 feet; thence South $1^{\circ}15'48''$ West to the centerline of S.E. 38th Street; thence Southeasterly along said centerline to the East line of the Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 9; thence Northerly along said East line to the Southwest corner of Parcel E, King County Lot Line Adjustment No. 8810004; thence Easterly along the Southerly line thereof, the Southerly line of Parcel F of said lot line adjustment and the Easterly extension of said Southerly line to the centerline of 128th Avenue S.E.; thence Northerly along said centerline and Rel. Richards Road Line, as shown on the S.R. 90, East Channel Bridge to Richards Road Right of Way Plans, sheet 5 of 20, dated August

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~~17, 1965 to the Southerly margin and prohibited access line of S.R. 90, as shown on said S.R. 90 Right of Way Plans; thence Westerly along said Southerly margin to a line which bears North 1°16'05" East from the True Point of Beginning; thence South 1°16'05" West along said line to the True Point of Beginning.~~

Factoria Land Use District 3 (F3). The following described property shall be known as the ~~F3~~ Land Use District:

~~That portion of the Southeast quarter of Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:~~

~~Beginning at the Southeast corner of Lot 2, King County Short Plat No. 278125 Revised, as filed under Recording No. 8112079004; thence Westerly along the Southerly line thereof to the East line of the West 222.00 feet of the Southeast quarter of the Southeast quarter of said Section 9; thence Southerly along said East line to the North line of the South 12.00 feet of the North half of the Southeast quarter of the Southeast quarter of said Section 9; thence Westerly along said North line to the centerline of 128th Avenue S.E.; thence Southerly along said centerline to the South line of the North half of the Southeast quarter of the Southeast quarter of said Section 9; thence Easterly along said South line to the Northwest corner of Parcel B, King County Lot Line Adjustment No. 1085098; thence Southerly along the Westerly line thereof and the Southerly extension of said Westerly line to the South line of the North half of the North half of the South half of the Southeast quarter of the Southeast quarter of said Section 9; thence Easterly along said South line to the Southeast corner of said Parcel B; thence Northerly along the Easterly line thereof to the South line of the North half of the Southeast quarter of the Southeast quarter of said Section 9; thence Westerly along said South line to the Southwest corner of Lot A, King County Lot line Adjustment No. 8903018; thence Northerly along the Westerly line thereof to the Northwest corner of said Lot A; thence Easterly along the Northerly line thereof to the East line of the Southeast quarter of said Section 9; thence Northerly along said East line to a line 30.00 feet Southerly of the LL-Line, as shown on the S.R. 90, Richards Road to Lake Sammamish Right of Way and Limited Access Plan, sheet 3 of 25, dated June 12, 1969~~

~~and the S.R. 90, East Channel Bridge to Richards Road Right of Way Plans, sheet 5 of 20, dated August 17, 1965 (Bellevue City Limits, established by City of Bellevue Ordinance No. 676); thence Westerly along said line to the Northerly extension of the Easterly line of Lot 2 of said King County Short Plat No. 278125 Revised; thence Southerly along said Northerly extension and the Easterly line thereof to the Point of Beginning.~~

~~**F3 Land Use District Separation Line.** A line, lying within the Southeast quarter of Section 9, Township 24 North, Range 5 East, W.M., in King County Washington, described as follows:~~

~~Beginning at the Southwest corner of Lot 4, King County Short Plat No. 487008, as filed under Recording No. 8809220297; thence Easterly along the South line thereof to the Northwest corner of Lot A, King County Lot Line Adjustment No. 8903018 and the Terminus.~~

...

20.50.022 G definitions.

Grocery Store. A retail store that sells primarily household foodstuffs for off-site consumption. Grocery stores must sell a variety of fresh produce, including but not limited to: fresh vegetables and fruits, meats, poultry, fish, deli products, dairy products, canned foods, dry foods, beverages, baked foods, or prepared foods. Other household supplies or other products must be secondary to the primary purpose of food sales.

...

20.50.040 P definitions.

Pedestrian-Oriented Frontage Uses. Building frontage devoted to uses which stimulate pedestrian activity at the ground ~~and or~~ upper levels. Uses which compose pedestrian-oriented frontage include, but are not limited to, ~~specialty~~ retail stores, personal service uses, grocery ~~storesies~~, drug stores, ~~shoe repair shops, cleaning establishments, floral shops, beauty shops, barber shops, department stores,~~ hardware stores, apparel shops, art galleries, travel agencies, restaurants and theaters. ~~Banks and financial institutions are not pedestrian-oriented uses.~~

...

20.50.048 T definitions.

Tower. Any building with a minimum height of greater than 100 feet ~~or greater~~.

Transparency. Ability to see through a window or door at the pedestrian eye level. The pedestrian eye level is 30 inches to eight feet up from the sidewalk, following the adjacent sidewalk slope.

Transition Area. ~~An area of a higher intensity use district which is close to a lower-intensity use district, in which special design and other criteria are applied in order to protect the lower intensity uses from effects of the higher intensity uses.~~

...

20.50.054 W definitions.

Weather Protection. A continuously covered area projecting from a building that functions as weather protection or a canopy projecting from the elevation of the building that is designed to provide pedestrians protection from the elements. Weather protection includes, but is not limited to, marquees and awnings that are made of durable materials.