

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6931

AN ORDINANCE relating development regulations; Amending LUC 20.10.440, LUC 20.10.445, LUC 20.15.030, LUC 20.15.050, LUC 20.15.120, LUC 20.15.130, LUC 20.20.010, LUC 20.20.120, LUC 20.20.390, LUC 20.20.525, LUC 20.20.538, LUC 20.20.727, LUC 20.25A.170, LUC 20.25A.180, LUC 20.25D.070, LUC 20.25D.105, LUC 20.25D.130, LUC 20.25D.150, LUC 20.25P.100, LUC 20.25Q.070, LUC 20.25Q.150, LUC 20.25Q.160, LUC 20.25R.030, LUC 20.25R.040, LUC 20.25R.050, LUC 20.45A.065, and LUC 20.45B.057; Amending Chapter 20.20 LUC to include new LUC 20.20.536; Providing for Severability; and setting an effective date.

WHEREAS, on February 3, 2026, the City Council initiated work on the 2026 Omnibus Amendments; and

WHEREAS, the 2026 Omnibus Amendments package a collection of relatively small, discrete text amendments to both the Land Use Code and the Bellevue City Code into a single legislative process for administrative efficiency; and

WHEREAS, this Ordinance contains the text amendments to the Land Use Code of development regulations included within the 2026 Omnibus Amendments; and

WHEREAS, on April 8, 2026, the Planning Commission held a study session on the 2026 Omnibus Amendments and reviewed the text amendments to the Land Use Code contained in this Ordinance; and

WHEREAS, on April 29, 2026, a notice of a public hearing on the text amendments to the Land Use Code contained in this Ordinance was published in the Seattle Times and in the City's Weekly Permit Bulletin; and

WHEREAS, on May 13, 2026, the Planning Commission held a public hearing on the 2026 Omnibus Amendments, including the text amendments to the Land Use Code contained in this Ordinance; and

WHEREAS, on May 13, 2026, following the public hearing, the Planning Commission unanimously recommended that the City Council adopt the text amendments to the Land Use Code included in 2026 Omnibus Amendments; and

WHEREAS, on June 9, 2026, the City Council held a study session on the 2026 Omnibus Amendments and reviewed the text amendments to the Bellevue City Code contained in this Ordinance; and

WHEREAS, in accordance with Chapter 43.21C RCW and Chapter 22.02 BCC, the Environmental Coordinator for the City of Bellevue determined that the text amendments to the Land Use Code contained in this Ordinance will not result in any probable, significant, adverse impact and issued a final threshold determination of non-significance on April 29, 2026; and

WHEREAS, in accordance with RCW 36.70A.370, the City has reviewed the guidance provided by the Washington State Attorney General's Office and evaluated the proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property; and

WHEREAS, notice was provided to the Washington State Department of Commerce in accordance with RCW 36.70A.106; and

WHEREAS, in reviewing this Ordinance, the City Council has considered and weighed the goals outlined in the Washington State Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, the City Council finds that the proposed text amendments to the Land Use Code contained in this Ordinance meet the decision criteria of LUC 20.30J.135 in that the amendments: (A) are consistent with the Comprehensive Plan; (B) enhance the public health, safety, and welfare; and (C) are not contrary to the best interests of the citizens and property owners of the City of Bellevue; Now, therefore:

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

**Section 1.** The foregoing recitals are hereby adopted by the City Council as findings of fact supporting and explaining the legislative intent behind the adoption of this ordinance.

**Section 2.** Section 20.10.440 of the Land Use Code, including Chart 20.10.440, is hereby amended to read as follows, with all other provisions of Section 20.10.440 and Chart 20.10.440 that are omitted below, as indicated by an ellipsis, remaining unchanged:

**20.10.440 Land use charts**

...

**Chart 20.10.440**  
**Uses in land use districts**

**Residential – Residential Land Use Districts**

| STD<br>LAND<br>USE<br>CODE<br>REF | LAND USE<br>CLASSIFICATION              | LL-1 | LL-2 | SR-1 | SR-2 | SR-3 | SR-4 | LDR<br>-1 | LDR<br>-2 | LDR<br>-3 | MDR<br>-1 | MDR<br>-2 |
|-----------------------------------|-----------------------------------------|------|------|------|------|------|------|-----------|-----------|-----------|-----------|-----------|
| 1                                 | Residential                             |      |      |      |      |      |      |           |           |           |           |           |
|                                   | One to Four Dwelling Units per Lot      | P    | P    | P    | P    | P    | P    | P         | P (6)     | P (6)     | P (6)     | P (6)     |
|                                   | Five or More Dwelling Units per Lot (2) | P    | P    | P    | P    | P    | P    | P         | P         | P         | P         | P         |
| ...                               |                                         |      |      |      |      |      |      |           |           |           |           |           |

**Chart 20.10.440**  
**Uses in land use districts**

**Residential – Commercial and Mixed-Use Land Use Districts**

| STD<br>LAND<br>USE<br>CODE<br>REF | LAND USE<br>CLASSIFICATION | Professional Office | Office | Office/Limited Business | Office/Limited Business 2 | Light Industry | General Commercial | Neighborhood | Mixed Use: 8 Story | Neighborhood Mixed Use | Community Business | Mixed Use: 16 Story | Factoria Land Use District 1 | Factoria Land Use District 3 |
|-----------------------------------|----------------------------|---------------------|--------|-------------------------|---------------------------|----------------|--------------------|--------------|--------------------|------------------------|--------------------|---------------------|------------------------------|------------------------------|
|                                   |                            | PO                  | O      | OLB                     | OLB 2                     | LI             | GC                 | NB           | MU8                | NMU                    | CB                 | MU16                | F1                           | F3                           |
| 1                                 | Residential                |                     |        |                         |                           |                |                    |              |                    |                        |                    |                     |                              |                              |
|                                   | Single-Family Dwelling     |                     |        |                         |                           |                |                    |              |                    |                        |                    |                     |                              |                              |
| ...                               |                            |                     |        |                         |                           |                |                    |              |                    |                        |                    |                     |                              |                              |

**Notes: Uses in land use districts – Residential:**

...

(3) Intentionally deleted.

...

(6) If a lot located in the LDR-2, LDR-3, MDR-1, or MDR-2 land use district contains a residential use, then that lot must contain at least two dwelling units, excluding any accessory dwelling units. This requirement does not apply to unit lots located in the LDR-2, LDR-3, MDR-1, or MDR-2 land use districts.

...

**Section 3.** Subsection 20.10.445.C of the Land Use Code is hereby amended to read as follows:

C. Prohibited Uses.

The following land uses are prohibited as both principal and subordinate uses, except as otherwise noted:

1. Agricultural production of animals and animal products.
2. Agricultural processing.
3. Drive-in businesses and drive-throughs.
4. Hazardous waste treatment and storage facilities (both on or off site), unless associated with medical or life science uses and meeting all applicable standards for safe storage and handling of hazardous waste.
5. Junk yards.
6. Marijuana producers and marijuana processors, as defined in LUC 20.20.535.
7. Any use containing outdoor storage or outdoor displays, except:
  - a. Outdoor storage for florists and other horticultural uses, including nurseries;
  - b. Temporary outdoor display of retail products; and
  - c. As provided in subsection B.5.b of this section.
8. Recycling centers, solid waste collection areas, or solid waste disposal facilities, except those qualifying as subordinate uses under LUC 20.20.725 or meeting the requirements of LUC 20.20.820.

9. Warehousing and storage services.
10. Single-family dwellings.
11. Any land use prohibited under LUC 20.10.410.

**Section 4.** Subsection 20.15.030.B of the Land Use Code is hereby amended to read as follows:

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

1. The in-lieu fees contained in Table 20.15.150.B;
2. The in-lieu fee contained in Chart 20.25Q.070.D.4; and
3. The in-lieu fee for middle housing development contained in Table 20.15.080.B.2.b.

**Section 5.** Section 20.15.050 of the Land Use Code is hereby amended to include a new Subsection 20.15.050.H to read as follows, and the City Clerk is hereby authorized to codify this new subsection in Section 20.15.050 in a manner that maintains an alphabetical listing of subsections:

H. Generally Applicable.

1. In any land use district, the following development shall not be required to provide façade modulation or upper-level setbacks in the building design:
  - a. New development consisting entirely of affordable housing, as defined in LUC 20.15.020.A; or
  - b. Conversions of existing buildings into development consisting entirely of affordable housing, as defined in LUC 20.15.020.A.

**Section 6.** Subsection 20.15.120.B.3 of the Land Use Code is hereby amended to read as follows:

3. If the operation of this section would result in a fractional requirement, and that fraction is 0.5 or greater, then the number of dwelling units of affordable housing

required at the applicable area median income shall be equal to the next higher whole number. If that fraction is less than 0.5, then the number of dwelling units of affordable housing required at the applicable area median income shall be rounded down to the next lower whole number. If that fraction is less than 0.5, and would round down to 0, then the applicant may either provide one affordable housing dwelling unit at the applicable area median income or use the payment option.

**Section 7.** Subsection 20.15.130.B.3 of the Land Use Code is hereby amended to read as follows:

3. If the operation of this section would result in a fractional requirement, and that fraction is 0.5 or greater, then the number of dwelling units of affordable housing required at the applicable area median income shall be equal to the next higher whole number. If that fraction is less than 0.5, then the number of dwelling units of affordable housing required at the applicable area median income shall be rounded down to the next lower whole number. If that fraction is less than 0.5, and would round down to 0, then the applicant may either provide one affordable housing dwelling unit at the applicable area median income or use the payment option.

**Section 8.** Section 20.20.010 of the Land Use Code, including Chart 20.20.010, is hereby amended to read as follows, with all other provisions of Section 20.20.010 and Chart 20.20.010 that are omitted below, as indicated by an ellipsis, remaining unchanged:

**20.20.010 Dimensional requirements.**

**Chart 20.20.010  
Dimensional Requirements in Land Use Districts**

|                                                                                  | <b>Residential Land Use Districts</b> |             |             |             |             |             |                   |                   |                   |                   |                   |
|----------------------------------------------------------------------------------|---------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|                                                                                  | <b>LL-1</b>                           | <b>LL-2</b> | <b>SR-1</b> | <b>SR-2</b> | <b>SR-3</b> | <b>SR-4</b> | <b>LDR<br/>-1</b> | <b>LDR<br/>-2</b> | <b>LDR<br/>-3</b> | <b>MDR<br/>-1</b> | <b>MDR<br/>-2</b> |
| <b>DIMENSIONS</b>                                                                | (43,<br>52)                           | (43,<br>52) | (43,<br>52) | (43,<br>52) | (43,<br>52) | (43,<br>52) | (43,<br>52)       | (43,<br>52)       | (43,<br>52)       | (43,<br>52)       | (43,<br>52)       |
| ...                                                                              |                                       |             |             |             |             |             |                   |                   |                   |                   |                   |
| Rear Yard Minimum<br>Setback of Structures<br>(feet) (11) (18) (20) (38)<br>(39) | 25                                    | 25          | 25          | 25          | 20          | 20          | 20                | 20                | 20                | 20                | 20                |
| Side Yard Minimum<br>Setback of Structures                                       | 5                                     | 5           | 5           | 5           | 5           | 5           | 5                 | 5                 | 5                 | 5                 | 5                 |

|                                                                           |    |    |    |    |    |    |    |    |    |    |    |
|---------------------------------------------------------------------------|----|----|----|----|----|----|----|----|----|----|----|
| (feet) (7) (11) (18) (20) (38) (39)                                       |    |    |    |    |    |    |    |    |    |    |    |
| 2 Side Yards Minimum Setback of Structures (feet) (7) (18) (20) (38) (39) | 20 | 15 | 15 | 15 | 15 | 15 | 10 | 10 | 10 | 10 | 10 |
| ...                                                                       |    |    |    |    |    |    |    |    |    |    |    |

...

**Notes: Dimensional requirements – Residential, commercial, and mixed-use land use districts:**

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**(17)** Intentionally deleted.

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**(43)** See LUC 20.20.390 for FAR requirements for single-family and middle housing developments. LUC 20.20.390 is not applicable to attached or detached multifamily dwellings located in the LDR-2, LDR-3, MDR-1, or MDR-2 land use districts.

...

**Section 9.** Subsection 20.20.120.C.1 of the Land Use Code is hereby amended to read as follows:

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

**Section 10.** Subsection 20.20.390.A.2 of the Land Use Code is hereby amended to read as follows:

2. Additions to an existing detached single-family dwelling that result in a 20 percent or greater increase in the square feet of gross floor area permitted under the original approval.

**Section 11.** Section 20.20.525 of the Land Use Code is hereby amended to include a new Subsection 20.20.525.D to read as follows, and the City Clerk is hereby authorized to codify this new subsection in Section 20.20.525 in a manner that maintains an alphabetical listing of subsections:

- D. Allowable Projections Above Maximum Height for Solar Energy Panels. Any building may exceed the maximum building height by at least 48 inches and up to the maximum amount necessary to accommodate roof-mounted solar energy panels.

**Section 12.** Chapter 20.20 of the Land Use Code is hereby amended to include a new Section 20.20.536 to read as follows,

**20.20.536 Mass timber, modular construction, and passive house**

**A. Applicability**

This section applies to any one or more of the following types of development:

1. New construction, or retrofits of existing buildings, to meet passive house requirements;
2. Mass timber construction; or
3. Modular construction.

**B. General Requirements.**

Any development, or phase of a development, meeting the applicability requirements of subsection A of this section are not required to comply with the following:

1. Otherwise applicable façade modulation requirements;
2. Otherwise applicable upper-level stepback requirements; and
3. Otherwise applicable off-street parking requirements.

**C. Passive House.**

In addition to the regulation exemptions in subsection B of this section, new construction, or the retrofit of existing buildings, to meet passive house requirements are also subject to the following:

1. Any required setback shall be measured from the outside face of the foundation;



2. The portion of the exterior wall assemblies that include insulation shall be allowed to project up to eight inches into any required setback;
3. The building may exceed the maximum allowable roof height by eight inches only where required to accommodate additional insulation; and
4. For the purposes of this subsection, gross floor area shall be measured from the interior face of the exterior walls, including drywall.

**Section 13.** Subsection 20.20.538.C.1 of the Land Use Code, including Table 20.20.538.C.1, is hereby amended to read as follows, with all other provisions of Subsection 20.20.538.C.1 and Table 20.20.538.C.1 that are omitted below, as indicated by an ellipsis, remaining unchanged:

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

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

|                                                  | LL-1 | LL-2 | SR-1 | SR-2 | SR-3 | SR-4 | LDR-1 | LDR-2      | LDR-3      | MD R-1     | MD R-2     |
|--------------------------------------------------|------|------|------|------|------|------|-------|------------|------------|------------|------------|
| <b>DIMENSIONS</b>                                | (1)  | (1)  | (1)  | (1)  | (1)  | (1)  | (1)   | (1)        | (1)        | (1)        | (1)        |
| Dwelling Units per Lot<br>(2)(3)(4)(5)(6)        | 4/6  | 4/6  | 4/6  | 4/6  | 4/6  | 4/6  | 4/6   | 4/6<br>(7) | 4/6<br>(7) | 4/6<br>(7) | 4/6<br>(7) |
| ...                                              |      |      |      |      |      |      |       |            |            |            |            |
| Maximum Impervious Surface (percent)             | 50   | 50   | 50   | 50   | 50   | 60   | 60    | 65         | 65         | 65         | 65         |
| Alternative Maximum Impervious Surface (percent) | 55   | 55   | 55   | 55   | 55   | 60   | 65    | 80         | 80         | 80         | 80         |

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**Section 14.** Section 20.20.727 of the Land Use Code is hereby amended to read as follows, with all other provisions of Section 20.20.727 that are omitted below, as indicated by an ellipsis, remaining unchanged:

**20.20.727    Redevelopment of existing buildings.**

- A. Except as provided in subsection C of this section, this section applies to all development applications that both add dwelling units within an existing building and meet all of the following criteria:

...

2. The existing building is located on a site in a land use district where residential uses are a permitted use, an administrative conditional use, or a conditional use.

...

- B. For development applications meeting all of the requirements of subsection A of this section, the normal requirements of this Code shall apply during the land use or building permit review required for the application except as such requirements are modified below by this subsection:

...

3. Dimensional Requirements.

- a. If the existing building is located on a site in a land use district where attached or detached multifamily dwellings are a permitted use by right for all development, then the eligible residential development is exempt from all applicable dimensional requirements.
- b. If the existing building is located on a site in a land use district where attached or detached multifamily dwellings are not a permitted use by right for all development, then the eligible residential development is exempt from all applicable dimensional requirements except for the applicable dwelling units per acre under LUC 20.20.010 or the applicable dwelling units per lot under LUC 20.20.538, whichever provides for the greater density of dwelling units.

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5. The following sections of the Land Use Code, now or as hereafter amended, do not apply:

- a. LUC 20.20.070 (Lots nonconforming as to area, street frontage, width or depth – Status);
- b. LUC 20.20.540 (Multifamily play areas);
- c. LUC 20.20.561 (Nonconforming structures, uses and sites);

- d. LUC 20.20.725 (Recycling and solid waste collection areas); and
- e. LUC 20.25D.060 (Existing conditions).

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#### C. Exceptions.

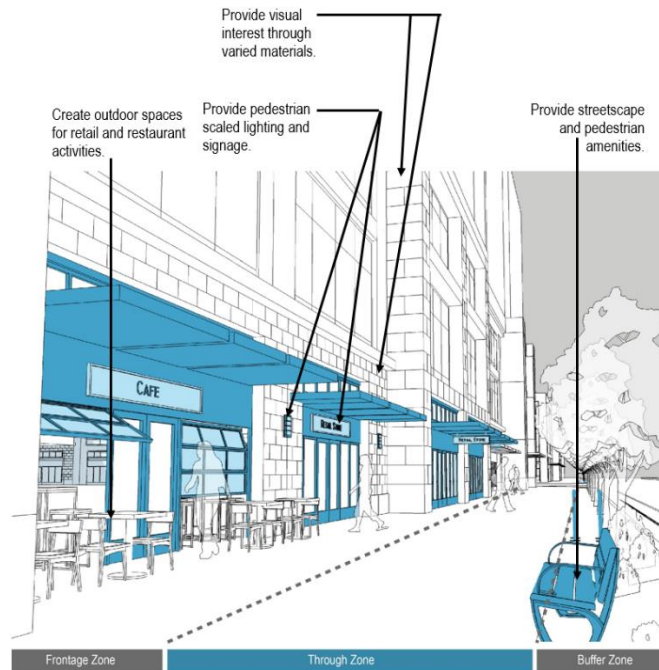
1. The redevelopment of any existing building located within the Shoreline Overlay District jurisdiction described in LUC 20.25E.010 is subject to the requirements of Part 20.25E LUC. To the extent that any provision of this section conflicts with any requirement contained in Part 20.25E LUC, Part 20.25E LUC shall control.
2. The redevelopment of any existing building located fully or partially within a critical area, critical area structure setback, or critical area buffer designated or established under Part 20.25H LUC is subject to the requirements of Part 20.25H LUC. To the extent that any provision of this section conflicts with any requirement contained in Part 20.25H LUC, Part 20.25H LUC shall control.
3. The redevelopment of any existing building for supportive housing, as defined by LUC 20.20.845, is subject to the requirements of LUC 20.20.845. To the extent that any provision of this section conflicts with any requirement contained in LUC 20.20.845, LUC 20.20.845 shall control.
4. The redevelopment of any existing building for a homeless services use, as defined by LUC 20.20.455, is subject to the requirements of LUC 20.20.455. To the extent that any provision of this section conflicts with any requirement contained in LUC 20.20.455, LUC 20.20.455 shall control.
5. This section does not apply to the development of accessory dwelling units, which are governed by LUC 20.20.120.

**Section 15.** Subsection 20.25A.170.A.1.b of the Land Use Code is hereby amended to read as follows:

#### b. Standards.

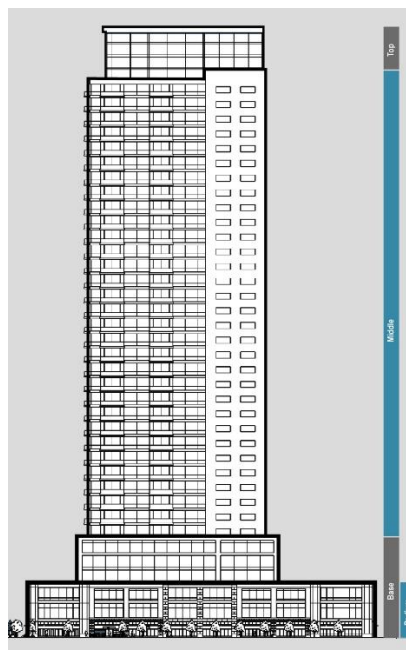
- i. Windows shall be transparent at the street level;
- ii. Facades shall include bays, columns, pilasters, or other articulation at the street level; and

iii. Weather protection, where required, shall define the pedestrian realm

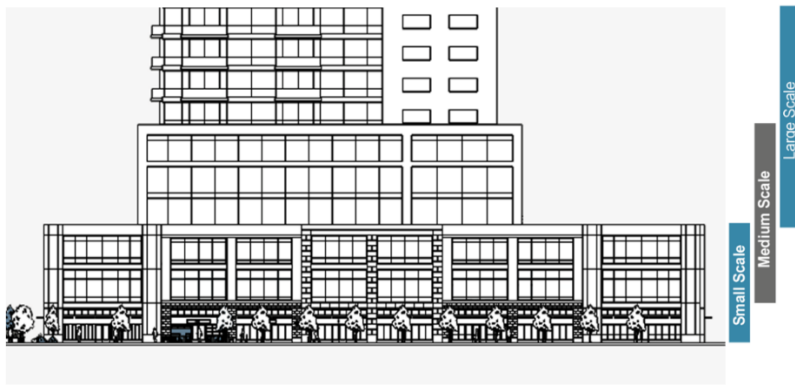


**Section 16.** Subsection 20.25A.180.B of the Land Use Code is hereby amended to read as follows:

**B. Building Massing.**



1. Intent. Use scale-defining articulation and other techniques to break up the longitudinal dimensions of buildings, creating a comfortable sense of enclosure and human scale by establishing a dynamic, continuous street edge.
2. Standards.
  - a. The length and breadth of a building shall be pedestrian-scaled. Portions of a large building mass shall be broken into smaller, appropriately scaled modules, with changes in plane indicated by bold projections and recesses; and
  - b. Buildings shall exhibit a vertically articulated tripartite façade division – base, middle, and top through material and scale.



**Section 17.** Section 20.25D.070 of the Land Use Code, including Chart 20.25D.070, is hereby amended to read as follows, with all other provisions of Section 20.25D.070 and Chart 20.25D.070 that are omitted below, as indicated by an ellipsis, remaining unchanged:

#### **20.25D.070 Land Use Charts.**

The following charts apply to BelRed. The use charts contained in LUC 20.10.440 do not apply within the BelRed land use districts.

#### **Chart 20.25D.070 Residential Uses in BelRed Land Use Districts**

| STD<br>LAND<br>USE<br>CODE<br>REF | LAND USE<br>CLASSIFICATION | Residential – BelRed Districts |                                    |                                        |                    |                              |                                  |                                         |
|-----------------------------------|----------------------------|--------------------------------|------------------------------------|----------------------------------------|--------------------|------------------------------|----------------------------------|-----------------------------------------|
|                                   |                            | BelRed Medical<br>Office/Node  | BelRed Office<br>Residential/Nodes | BelRed Residential<br>Commercial Nodes | BelRed Residential | BelRed General<br>Commercial | BelRed Commercial<br>Residential | BelRed Office<br>Residential Transition |
|                                   |                            | BR-<br>MO/<br>MO-1             | BR-<br>OR/<br>OR-1<br>OR-2         | BR-<br>RC-1<br>RC-2<br>RC-3            | BR-R               | BR-GC                        | BR-CR                            | BR-<br>ORT                              |
| 1                                 | Residential (1)            |                                |                                    |                                        |                    |                              |                                  |                                         |
|                                   | Single-Family<br>Dwelling  |                                |                                    |                                        |                    |                              |                                  |                                         |
| ...                               |                            |                                |                                    |                                        |                    |                              |                                  |                                         |

...

**Section 18.** Subsection 20.25D.105.D.1 of the Land Use Code is hereby amended to read as follows:

1. Applicable BelRed Land Use District Sections Incorporated by Reference.  
Predictability and certainty with respect to substantive Land Use Code requirements ensures that an OMSF design is sensitive to the context of the underlying land use district, and that temporary and permanent impacts are appropriately mitigated. The following BelRed Land Use District sections of the Land Use Code are expressly incorporated into the provisions of this section and made applicable to an OMSF within that land use district:
  - a. LUC 20.25D.010 – General;
  - b. LUC 20.25D.020 – Definition Specific to BelRed;
  - c. LUC 20.25D.030 – Review Required;
  - d. LUC 20.25D.050 – Permitted Uses;

- e. LUC 20.25D.070 – Transportation and Utilities Use in BelRed Land Use Districts;
- f. LUC 20.25D.110.B, D, E, F – Various Landscape Standards;
- g. LUC 20.25D.110.H – Fences;
- h. LUC 20.25D.120 – Parking, Circulation and Internal Walkway Requirements;
- j. LUC 20.25D.150 – Design Guidelines.

**Section 19.** Subsection 20.25D.130.D.4 of the Land Use Code is hereby amended to read as follows:

- 4. Applicable Standards for Building Design.
  - a. Building facades shall incorporate elements including but not limited to stepbacks, offsets, roof overhangs, and recesses with a minimum depth of 18 inches. Incorporated recess and offset elements should generally occur along the building facade at intervals no greater than 30 feet.
  - b. A building facade visible from abutting residential properties shall not exceed 150 feet.
  - c. The maximum building height of 45 feet above average existing grade may be reached only when incorporating pitched or stepped roof forms, except that the maximum building height may exceed 45 feet by 48 inches to accommodate a roof-mounted solar energy panel.
  - d. Communication dishes greater than 1 meter (3.28 feet) in diameter shall not be visible from adjacent residential districts.

**Section 20.** Subsection 20.25D.130.E of the Land Use Code is hereby repealed in its entirety.

**Section 21.** Subsection 20.25D.150.C.1.b of the Land Use Code is hereby amended to read as follows:

- b. Standards.
  - i. Windows shall be transparent at the street level;

- ii. Facades shall include bays, columns, pilasters, or other articulation at the street level;
- iii. Lighting at the ground level shall be human scale;
- iv. Walls that face the pedestrian right of way shall not be blank, flat, or nondescript; and
- v. The entire block face shall not be treated uniformly.

**Section 22.** Subsection 20.25D.150.D of the Land Use Code is hereby amended to read as follows, with all other provisions of Subsection 20.25D.150.D that are omitted below, as indicated by an ellipsis, remaining unchanged:

D. Architectural Standards.

Purpose. The architecture standards promote high quality development while reinforcing the area's sense of place and Northwest provenance by promoting innovative design, construction techniques and materials that reflect the industrial roots of the area while emphasizing the emerging urban character of BelRed.

1. Building Massing.

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2. Rooftops

...

3. Residential Entries.

...

4. Retail and Commercial Entries.

...

5. Ground Floor Retail and Commercial Windows.

...

6. Parking Structures.



...

**Section 23.** Subsection 20.25P.100.C.1.b.ii of the Land Use Code is hereby amended to read as follows:

- ii. Buildings and streetscapes shall incorporate the following elements to better define the pedestrian environment:
  - (1) Continuous buildings along a street front that frame the pedestrian portion of the right-of-way.
  - (2) Façades that provide articulation at the street level by using bays, columns, pilasters or treatments.
  - (3) Signs and lighting at the ground level that complement the human scale.

**Section 24.** Subsection 20.25Q.070.D.4 of the Land Use Code, including Chart 20.25Q.070.D.4, is hereby amended to read as follows, with all other provisions of Subsection 20.25Q.070.D.4 and Chart 20.25Q.070.D.4 that are omitted below, as indicated by an ellipsis, remaining unchanged:

4. Amenity Incentive System.

**Chart 20.25Q.070.D.4**

| List of Bonusable Amenities | Applicable Land Use Districts and Bonus Ratios                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |             |                                                              |             |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------|-------------|
|                             | East Main Transit-Oriented District Higher Density (EM-TOD-H)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             | East Main Transit-Oriented District Lower Density (EM-TOD-L) |             |
|                             | Nonresidential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Residential | Nonresidential                                               | Residential |
| Affordable Housing          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 3.2:1       |                                                              | 3.2:1       |
|                             | <b>Criteria:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |                                                              |             |
|                             | 1. Threshold bonus for residential/Mixed-Use Development at up to 80 percent area median income (AMI) level for rental and up to 80 percent AMI level for ownership.<br><br>2. The remaining 20 percent of a project's required amenity points as provided in LUC 20.25Q.070.D.2.b may be earned through Affordable Housing at 100 percent AMI for ownership.<br><br>3. Affordable Housing units shall be dispersed throughout any residential project that combines affordable and market rate units.<br><br>4. Design shall be generally consistent with associated market rate housing; provided, that unit size, amenities, and interior finishes may vary |             |                                                              |             |

|     |                                                                                                                                                                                                   |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <p>from market rate units; and further provided, that the bedroom mix and exterior finishes shall be comparable to the market rate units.</p> <p>5. Fee-in-lieu is \$38.80 per sf bonus area.</p> |
| ... |                                                                                                                                                                                                   |

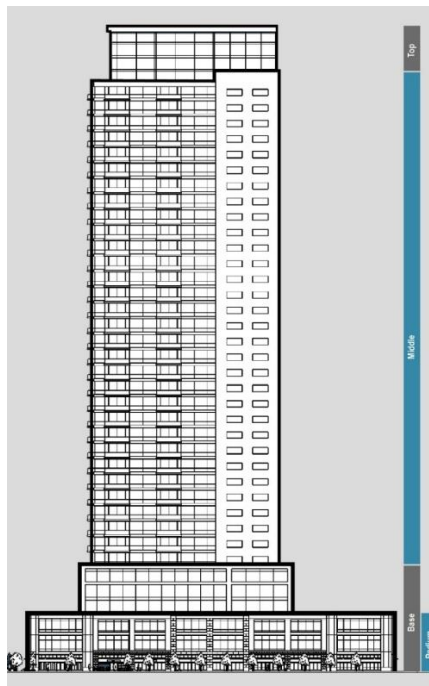
**Section 25.** Subsection 20.25Q.150.A.1.b of the Land Use Code is hereby amended to read as follows:

b. Standards.

- i. Windows shall be transparent at the street level;
- ii. Façades shall include bays, columns, pilasters, or other articulation at the street level; and
- iii. Signs and lighting at the ground level shall be Pedestrian Scale.

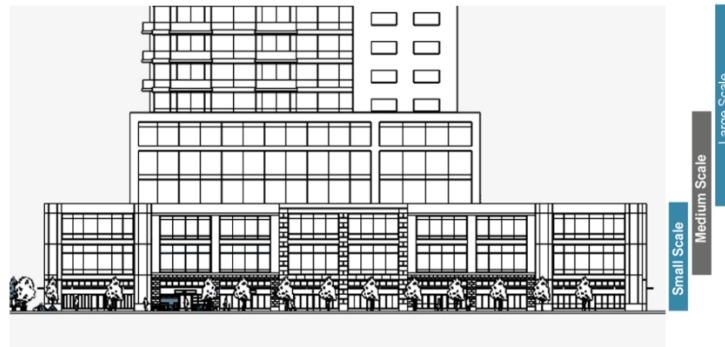
**Section 26.** Subsection 20.25Q.160.B of the Land Use Code is hereby amended to read as follows:

**B. Overall Building Design.**



1. Building Massing.

- a. Intent. Use scale-defining articulation and other techniques to break up the longitudinal dimensions of Buildings, creating a comfortable sense of enclosure and human scale by establishing a dynamic, continuous street edge.
- b. Standards.
  - i. The length and breadth of a Building shall be Pedestrian-Scaled. Portions of a large Building mass should be broken into smaller, appropriately scaled modules, with changes in plane indicated by bold projections and recesses; and
  - ii. Buildings shall exhibit a vertically articulated tripartite façade division – base, middle, and top through material and scale.



**Section 27.** Subsection 20.25R.030.C.9 of the Land Use Code is hereby amended to read as follows:

- 9. Landscaping. Landscaping shall be required as provided in this subsection and may contribute to the open space required under subsection C.2 of this section, subject to the following requirements:
  - a. The provisions of LUC 20.20.520, except as they conflict with this section, apply to development in Mixed-Use Land Use Districts.
  - b. A landscape buffer with type III landscaping, as described in LUC 20.20.520, shall be provided as follows:
    - i. Where surface parking is adjacent to an access corridor and also located within the project limit, a landscape buffer of at least eight feet in width shall be provided.

- ii. Where surface parking is adjacent to the rear or side yard of a lot and also located within the project limit, a landscape buffer of at least five feet in width shall be provided.
- c. Plantings in landscape area shall be installed as follows:
  - i. Deciduous and evergreen trees shall be planted in natural groupings, with an average of 1 tree every 20 lineal feet of landscape area.
    - (1) Deciduous trees shall have a minimum caliper of two inches measured four and one-half feet above the soil surface.
    - (2) Evergreen trees shall be minimum height of six feet.
    - (3) Small and medium shrubs, planted in groupings, shall provide coverage that equals 75 percent of the planting area within 3 years of planting.
    - (4) Ground cover shall be planted under deciduous trees, shrubs and other open areas not covered by larger plant material so that the plantings provide 90 percent coverage within 3 years of planting.
- d. An alternative landscaping option may be approved by the Director as provided in LUC 20.20.520.

**Section 28.** Subsection 20.25R.030.D.2.b.ii of the Land Use Code is hereby amended to read as follows:

- ii. Landscaping elements and other frontage improvements in the right-of-way between the lot line and the roadway may be counted, except for landscaping strips proposed between back of sidewalk and the base of building facades.

**Section 29.** Subsection 20.25R.030.E.4 of the Land Use Code is hereby amended to include a new Subsection 20.25R.030.E.4.g to read as follows, and the City Clerk is hereby authorized to codify this new subsection in Subsection 20.25R.030.E.4 in a manner that maintains an alphabetical listing of subsections:

- g. Weather protection shall not be located above landscaping adjacent to the base of the building.

**Section 30.** Subsections 20.25R.040.D.1 and D.2 of the Land Use Code are hereby amended to read as follows:

1. Intent. Enhance pedestrian experience by clearly articulating parking structures and the building base/podium from the tower portion of all buildings with materials and details that reinforce human scale and better define the streetscape as public realm.
2. At least 10 percent of the exterior area above a building podium shall contain a green roof, consistent with the minimum requirements for green roofs in Table 20.25R.030.D.2.e.

**Section 31.** Subsection 20.25R.050.C of the Land Use Code is hereby amended to read as follows:

**C. FAR Exemptions.**

The square feet of gross floor area reserved for the following amenities shall be exempt from a development's total FAR calculation, provided all applicable Land Use Code requirements are satisfied:

1. Active Use Spaces. Except for market-rate residential units, which otherwise meet the definition of active use per LUC 20.50.010, an exemption from calculation of the maximum floor area of up to 1.0 FAR is allowed for each square foot of active use space that complies with the following design requirements:
  - a. Transparency. Seventy-five percent minimum.
  - b. Weather Protection. Seventy-five percent minimum, six feet deep.
2. Affordable commercial spaces.
3. Affordable housing.

**Section 32.** Subsection 20.25R.050.D.2.I of the Land Use Code is hereby amended to read as follows:

- I. Child Care Centers.
  - i. Eight bonus points for every 1 square foot of Child Care Center up to a maximum of 15,000 square feet, including outdoor areas dedicated exclusively for use by the Child Care Center.

- ii. The floor area, including outdoor area, delineated for Child Care Centers shall be required to remain dedicated to Child Care Center for the life of the project.
- iii. No other uses shall be approved for future tenancy in those spaces dedicated for Child Care Centers.

**Section 33.** Subsection 20.45A.065.B.2 of the Land Use Code is hereby amended to read as follows:

2. Development on individual unit lots within the unit lot subdivision need not conform to the minimum lot area, minimum density, or dimensional requirements; Provided that the overall development of the parent lot must meet the development regulations and design standards applicable in the underlying land use district.

**Section 34.** Subsection 20.45A.065.C of the Land Use Code is hereby amended to read as follows:

**C. Notes on Plat.**

Notes shall be placed on the plat recorded with the King County Recorder's Office to state the following:

1. The title of the plat shall include the phrase "Unit Lot Subdivision."
2. The individual unit lots are not separate buildable sites. Additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot.
3. Approval of the design and layout of the development was granted by the review of the development, as a whole, on the parent lot, including the applicable permit or file number for the development.
4. Subsequent platting actions, additions, or modifications to any buildings or structures may not create a nonconformity of the parent lot.
5. Additional development or redevelopment of the individual unit lots may be limited as a result of the application of development standards to the parent lot.

6. If a structure or a portion of a structure on a unit lot is damaged or destroyed, then any repair, reconstruction, or replacement of the structure shall conform to one of the following:
  - a. The approved unit lot subdivision; or
  - b. The Land Use Code and other land use control ordinances in effect on the date that vested rights are first established under LUC 20.40.500 or state law for the repair, reconstruction, or replacement.

**Section 35.** Subsection 20.45B.057.B.2 of the Land Use Code is hereby amended to read as follows:

2. Development on individual unit lots within the unit lot short subdivision need not conform to the minimum lot area, minimum density, or dimensional requirements; provided that the overall development of the parent lot must meet the development regulations and design standards applicable in the underlying land use district.

**Section 36.** Subsection 20.45B.057.C of the Land Use Code is hereby amended to read as follows:

**C. Notes on Short Plat.**

Notes shall be placed on the short plat recorded with the King County Recorder's Office to state the following:

1. The title of the short plat shall include the phrase "Unit Lot Short Subdivision."
2. The individual unit lots are not separate buildable sites. Additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot.
3. Approval of the design and layout of the development was granted by the review of the development, as a whole, on the parent lot, including the applicable permit or file number for the development.
4. Subsequent platting actions, additions, or modifications to any buildings or structures may not create a nonconformity of the parent lot.
5. Additional development or redevelopment of the individual unit lots may be limited as a result of the application of development standards to the parent lot.

6. If a structure or a portion of a structure on a unit lot is damaged or destroyed, then any repair, reconstruction, or replacement of the structure shall conform to one of the following:
  - a. The approved unit lot short subdivision; or
  - b. The Land Use Code and other land use control ordinances in effect on the date that vested rights are first established under LUC 20.40.500 or state law for the repair, reconstruction, or replacement.

**Section 37.** Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this Ordinance.

**Section 38.** Effective Date. This Ordinance shall take effect and be in force five (5) days after legal publication.

Passed by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026 and signed in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

(SEAL)

\_\_\_\_\_  
Mo Malakoutian, Mayor

Approved as to form:  
Trisna Tanus, City Attorney

\_\_\_\_\_  
Robert Sepler, Assistant City Attorney

Attest:

\_\_\_\_\_  
Charmaine Arredondo, City Clerk

Published \_\_\_\_\_