

20.10.440 Land use charts.

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Residential – Residential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
1	Residential											
	Single-Family Dwelling (3) (18)	P	P	P	P	P	P	P	P	P	P	P
	Two to Four Dwelling Units per Structure (6) (18)	PD	PD	PD	PD	PD	PD	PD	P	P	P	P
	Five or More Dwelling Units per Structure (6) (18)	PD	PD	PD	PD	PD	PD	PD	P	P	P	P
...												
	Hotels and Motels (18)											

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Residential – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Neighborhood Mixed Use	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	NMU	CB	F1	F2	F3
1	Residential												
	Single-Family Dwelling (3) (18)	P 15	P 1	S		S	S	P 8		S	S	S	S

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Neighborhood Mixed Use	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	NMU	CB	F1	F2	F3
	Two to Four Dwelling Units Per Structure (6) (18)		P 1	P	P			P 8	P 8, 11	P 6	P	P	P
	Five or More Dwelling Units Per Structure (6) (18)		P 1	P	P			P 8	P 8, 11	P 6	P	P	P
...													
13 15	Hotels and Motels (18)			P	P				P	C	C	P	P

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Notes: Uses in land use districts – Residential:

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(18) Permanent Supportive Housing, as defined under Chapter 36.70A RCW, and Transitional Housing, as defined under Chapter 84.36 RCW, are allowed in all Land Use Districts where residential dwellings and/or hotel and motel uses are allowed, subject to the required land use approvals listed in the above table and the density and dimensional standards of the corresponding Land Use District.

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Services – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Neighborhood Mixed Use	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB (16)	NMU	CB	F1	F2	F3
6	Services												
...													
	Homeless Services Uses (32)			C	C		C		C	C	C	C	C

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20.20.455 Homeless services uses.

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C. Definitions

1. Use Definitions

- a. Homeless Services Use. Refers to the collection of service uses defined in this subsection and established for the purpose of providing ongoing services to people experiencing homelessness.
- b. Day Services Center. A facility that offers a haven to people experiencing homelessness by providing a safe place to rest during the day. Support services for homeless populations is an integral part of a day services center use and includes but is not limited to access to food, seating, showers, laundry, restrooms, storage, a computer lab, phones, fax and a critical mailing address. Spaces for meetings and examinations are generally provided to accommodate counseling and access to medical/dental and legal assistance. Day Services Centers do not provide overnight accommodations.

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- c. Overnight Shelter: Unforeseen Emergency/Temporary. Refer to LUC 20.50.038 for this definition. These facilities are not governed by the terms of this section.
- d. Overnight Shelter: Permanent. Consistent with RCW 36.70A.030(10), any facility that is constructed for the primary purpose of providing shelter for people experiencing homelessness in general or for specific populations of people experiencing homelessness. Supportive services may or may not be provided in addition to the provision of shelter.
- e. Emergency Housing: Permanent. Consistent with RCW 36.70A.030(9), any facility that is constructed for the primary purpose of providing temporary indoor accommodations for individuals or families who are homeless, or at imminent risk of becoming homeless, that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

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20.25A.050 Downtown Land Use Charts

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D. Use Charts

The following charts apply to Downtown. The use charts contained in LUC 20.10.440 do not apply within the Downtown Land Use Districts.

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Residential – Downtown Land Use Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Two or More Dwelling Units Per Structure (3)	P	P	P	P	P	P

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
...							
13	Hotels and Motels (3)	P	P	P	P	P	P

Notes: Uses in Downtown Land Use Districts – Residential:

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(3) Permanent Supportive Housing, as defined under Chapter 36.70A RCW, and Transitional Housing, as defined under Chapter 84.36 RCW, are allowed in all Land Use Districts where residential dwellings and/or hotel and motel uses are allowed, subject to the required land use approvals listed in the above table and the density and dimensional standards of the corresponding Land Use District.

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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 LAND USE CODE REF	LAND USE CLASSIFICATION	Residential – BelRed Districts						
		BelRed Medical Office/Node	BelRed Office Residential/Nodes	BelRed Residential Commercial Nodes	BelRed Residential	BelRed General Commercial	BelRed Commercial Residential	BelRed Office Residential Transition
		BR-MO/ MO-1	BR- OR/ OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR-R	BR-GC	BR-CR	BR- ORT
1	Residential (1)							
	Single-Family Dwelling (7)		P 2/		P 2	3	P 2	P
	Two to Four Dwelling Units Per Structure (7)		P/P	P	P	3	P 2	P
	Five or More Dwelling Units Per Structure (5) (7)		P/P	P	P	3	P 2	P
...								
13 15	Hotels and Motels (7)	P/P	P/P	P		P	P	

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Notes: Uses in land use districts – Residential:

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(7) Permanent Supportive Housing, as defined under Chapter 36.70A RCW, and Transitional Housing, as defined under Chapter 84.36 RCW, are allowed in all Land Use Districts where residential dwellings and/or hotel and motel uses are allowed, subject to the required land use approvals listed in the above table and the density and dimensional standards of the corresponding Land Use District....

20.25F.010 Permitted land uses.

A. The following chart, entitled Evergreen Highlands Permitted Land Uses, indicates the permitted land uses and required review procedure for each use within each performance area:

Evergreen Highlands Permitted Land Uses

Land Use	Performance Area			
	EH-A	EH-B	EH-C	EH-D
Single-family detached (13)	P			
Two – four dwelling units per structure (13)	P			
Five or more dwelling units per structure (13)	A			
...				
Extended stay hotel (11) (13)				P
...				

(13) Permanent Supportive Housing, as defined under Chapter 36.70A RCW, and Transitional Housing, as defined under Chapter 84.36 RCW, are allowed in all Land Use Districts where residential dwellings and/or hotel and motel uses are allowed, subject to the required land use approvals listed in the above table and the density and dimensional standards of the corresponding Land Use District.

20.25L.020 Permitted land uses.

The following chart indicates the permitted land uses within the OLB-OS Land Use District.

Land Use	Process
Hotels and Motels (19)	P
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Homeless Services Uses (20)	C

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(19) Permanent Supportive Housing, as defined under Chapter 36.70A RCW, and Transitional Housing, as defined under Chapter 84.36 RCW, are allowed in all Land Use Districts where residential dwellings and/or hotel and motel uses are allowed, subject to the required land use approvals listed in the above table and the density and dimensional standards of the corresponding Land Use District.

(20) A homeless services use requires approval of a Conditional Use Permit unless the City Council agrees to negotiate a development agreement. Refer to LUC 20.20.455.D.

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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.

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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	
1	Residential	
	Single-Family Dwelling	
	Two to Four Dwelling Units Per Structure	P ⁴
	Five or More Dwelling Units Per Structure	P ⁴
...		
13 15	Hotels and Motels	P ⁴
...		

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Notes: Uses in Eastgate Transit Oriented Development Land Use District – Residential

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(4) Permanent Supportive Housing, as defined under Chapter 36.70A RCW, and Transitional Housing, as defined under Chapter 84.36 RCW, are allowed in all Land Use Districts where residential dwellings and/or hotel and motel uses are allowed, subject to the required land use approvals listed in the above table and the density and dimensional standards of the corresponding Land Use District.