

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6891

AN ORDINANCE relating to Co-Living Housing; amending the Land Use Code (LUC) to establish requirements and standards for co-living housing; amending LUC 20.10.440, Land Use Charts; LUC 20.25A.050, Downtown Land Use Charts; LUC 20.25Q.050, East Main Land Use Charts; LUC 20.20.590, Parking, circulation, and walkway requirements; LUC 20.20.700, Rooming houses; 20.50.014, C definitions; 20.50.016, D definitions; and 20.50.044, R definitions; providing for severability; and establishing an effective date.

WHEREAS, in 2024, the Washington State Legislature passed, and the Governor signed into law, Chapter 180, Laws of 2024, (“HB 1998”); and

WHEREAS, HB 1998 updated the Growth Management Act (Ch. 36.70A RCW) requiring Bellevue to amend its codes to allow for co-living housing in all Land Use Districts that allow six or more dwelling units per lot by right; and

WHEREAS, on November 12, 2025, the City Council initiated work on this ordinance and, in accordance with LUC 20.30J.125 and LUC 20.35.410.A, made a finding of necessity and retained the ordinance for processing by the City Council alone with no review or recommendation by the Planning Commission; and

WHEREAS, on November 12, 2025, a notice of the co-living housing Land Use Code Amendment (LUCA) application and public hearing, including the Final State Environmental Policy Act (SEPA) Threshold Determination, was published in the City’s Weekly Permit Bulletin and the availability of the Weekly Permit Bulletin was noticed in the Seattle Times; 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 November 12, 2025; and

WHEREAS, on December 2, 2025, the City Council held a public hearing on this ordinance and reviewed the proposed amendments to the Land Use Code; and

WHEREAS, on October 3, 2025, notice was provided to the Washington State Department of Commerce in accordance with RCW 36.70A.106; 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, in reviewing this ordinance, the City Council has considered and weighed the goals outlined in the GMA; and

WHEREAS, the City Council finds that the proposed LUC amendments 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 is hereby amended to read as follows, with all other provisions of Section 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 Districts

STD LAN D USE COD E REF	LAND USE CLASSIFICATION	LL -1	LL -2	SR -1	SR -2	SR -3	SR -4	LDR -1	LDR -2	LDR -3	MDR -1	MDR -2
	...											
	Rooming House (17)	P	P	P	P	P	P	P	P	P	P	P

STD LAND USE CODE REF	LAND USE CLASSIFICATION	LL -1	LL -2	SR -1	SR -2	SR -3	SR -4	LDR -1	LDR -2	LDR -3	MDR -1	MDR -2
...												

...

Chart 20.10.440

Uses in land use districts

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	NM U	C B	F1	F2	F3
	...												
	Rooming House (17)		P	P	P			P	P	P	P	P	P
...													

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Notes: Uses in land use districts – Residential:

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(17) See LUC 20.20.700 for general development requirements for rooming houses.

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Section 3. Subsection 20.20.590.F of the Land Use Code is hereby amended to read as follows, with all other provisions of Subsection 20.20.590.F that are omitted below, as indicated by an ellipsis, remaining unchanged:

F. Minimum/Maximum Parking Requirement by Use.

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

	Use	Minimum Number of Parking Spaces Required (4)(5)	Maximum Number of Parking Spaces Allowed
...			
q.	Boarding house	1:rented room	No max.
r.	Rooming house (7)	0.25:co-living unit	No max
s.	Wholesale, warehouse	1.5:1,000 nsf	No max.
t.	Vendor cart	1:cart	No max.
u.	Mixed-Use Commercial	4.5:1,000 nsf	No max.

nsf = net square feet (See LUC 20.50.036).

Notes: Minimum/Maximum Parking by Use:

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- (6) Middle housing projects, as defined in LUC 20.50.034, are exempt from the required minimum number of parking spaces when located within one-half mile walking distance of a major transit stop as defined in LUC 20.20.538.B.1, and subject to the walking distance requirements in LUC 20.20.538.C.2.
- (7) Rooming house uses, as defined in LUC 20.50.044, are exempt from the required minimum number of parking spaces when located within one-half mile walking distance of a major transit stop as defined in LUC 20.20.700.B.1, and subject to the walking distance requirements in LUC 20.20.700.C.2.

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Section 4. Section 20.20.700 of the Land Use Code is hereby amended to read as follows:

20.20.700 Rooming houses.

A. Applicability

1. Rooming houses are allowed as a permitted use on any lot that allows at least six dwelling units by right.
2. Rooming houses shall not be allowed as a permitted use on lots where six dwelling units are only permitted through an affordable housing density bonus.
3. In mixed-use development, a rooming house is only those portions of the development containing co-living units.

B. Definitions

1. Major Transit Stop. For the purposes of this section, major transit stop is as defined in RCW 36.70A.535.

C. Standards.

The following standards apply to rooming houses:

1. For the purposes of calculating dwelling unit density, each co-living unit in a rooming house development shall be considered one-quarter of a dwelling unit.
2. Walking Distance. If a physical impediment exists that would require pedestrians to walk more than one-half mile to the major transit stop from the location of the co-living units, then the Director may determine that the location is not within one-half mile of a major transit stop.
3. Transient Lodging. Co-living units shall not be used for short term stay use or for transient lodging.

Section 5. Subsection 20.25A.050.D of the Land Use Code is hereby amended to read as follows, with all other provisions of Subsection 20.25A.050.D that are omitted below, as indicated by an ellipsis, remaining unchanged:

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
	...						
	Supportive Housing (3)	P	P	P	P	P	P
	Rooming House (6)	P	P	P	P	P	P

Notes: Uses in Downtown Land Use Districts – Residential:

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(6) See LUC 20.20.700 for general development requirements for rooming houses.

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Section 6. Subsection 20.25Q.050.D of the Land Use Code is hereby amended to read as follows, with all other provisions of Subsection 20.25Q.050.D that are omitted below, as indicated by an ellipsis, remaining unchanged:

D. Use Chart.

The following use chart applies to the East Main Transit Oriented Development Districts:

Chart 20.25Q.050.D Uses in East Main Transit Oriented Development Districts

Std Land Use Code Ref	Land Use Classification	TOD-H	TOD-L
...			
	Supportive Housing (36)	P	P
	Rooming House (39)	P	P

Notes: Uses in East Main Land Use Districts:

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(39) See LUC 20.20.700 for general development requirements for rooming houses.

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Section 7. Section 20.50.014 of the Land Use Code is hereby amended to include a new definition for “Co-Living Unit” to read as follows. The City Clerk is hereby authorized to codify this new definition in Section 20.50.014 in a manner that maintains an alphabetical listing of defined terms.

Co-living Unit. A residential unit that is independently owned or rented, lockable and provides living and sleeping space. Units must share kitchen facilities with other units in the building to be considered a co-living unit. Co-living units within a residential development shall be considered a rooming house.

Section 8. The definition of “Dwelling Unit” contained in Section 20.50.016 of the Land Use Code is hereby amended to read as follows:

Dwelling Unit. Houses, apartments, condominiums, groups of rooms, or single rooms, which are occupied, or vacant, but intended for occupancy, as separate living quarters. Specifically, there is a dwelling unit when the occupants live and eat separately from any other persons in the structure and there is either (1) direct access to the unit from the outside or through a common hall, or (2) complete kitchen facilities for the occupants’ exclusive use. A single unit providing complete, independent living facilities for one or more persons including permanent provisions of living, sleeping, eating, cooking and sanitation. For the purposes of LUC 20.20.128, a co-living unit is considered a dwelling unit.

Section 9. The definition of “Rooming House” contained in Section 20.50.044 of the Land Use Code is hereby amended to read as follows:

Rooming House. Development consisting entirely of co-living units or, in mixed-use development, the portions of development containing co-living units. (Refer to LUC 20.20.700 for general development requirements.)

Section 10. 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 11. Effective Date. This Ordinance shall take effect and be in force five (5) days after adoption and legal publication.

Passed by the City Council this _____ day of _____, 2025 and signed in authentication of its passage this _____ day of _____, 2025.

(SEAL)

Lynne Robinson, Mayor

Approved as to form:
Trisna Tanus, City Attorney

Robert Sepler, Assistant City Attorney

Attest:

Charmaine Arredondo, City Clerk

Published _____