

Chapter 20.10 Land Use Districts

20.10.440 Land use charts.

Chart 20.10.440

Uses in land use districts

Residential – Residential Districts

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
	...											
	Rooming House (17)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P
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Chart 20.10.440 Uses in land use districts

Residential – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office PO	Office O	Office/Limited Business OLB	Office/Limited Business 2 OLB 2	Light Industry LI	General Commercial GC	Neighborhood Business NB	Neighborhood Mixed Use NMU	Community Business CB	Factoria Land Use District 1 F1	Factoria Land Use District 2 F2	Factoria Land Use District 3 F3
	...												
	Rooming House (17)		<u>P</u>	P	P			<u>P</u>	P	P	P	P	P

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
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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 a rooming house.

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Chapter 20.20 General Development Requirements

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20.20.590 Parking, circulation, and walkway requirements

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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
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	Use	Minimum Number of Parking Spaces Required (4)(5)	Maximum Number of Parking Spaces Allowed
q.	<u>Rooming/Bb</u> oarding <u>house</u>	1:rented room	No max.
r.	<u>Rooming house (7)</u>	<u>0.25:co-living unit</u>	<u>No max</u>
<u>sf.</u>	Wholesale, warehouse	1.5:1,000 nsf	No max.
<u>ts.</u>	Vendor cart	1:cart	No max.
<u>ut.</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.

20.20.700 Rooming houses.

A. Applicability~~Rooming houses, where permitted, shall comply with the following:~~

- ~~1. Rooming houses are allowed as a permitted use on any lot that allows at least six dwelling units by right. The rooming house shall be located in a detached single-family dwelling on its own parcel; and~~
- ~~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. The rooming house shall offer no more than four rooms for rent at any one time; and~~
- ~~3. In mixed-use development, a rooming house is only those portions of the development containing co-living units.~~

- ~~3. All rooms offered for rent shall be legally established bedrooms; and~~
- ~~4. An owner, landlord, or registered agent shall be identified as the party responsible and accountable for compliance with the provisions of this section. Said party shall be local, and the name and contact information for that party shall be filed with the City prior to establishing the rooming house; and~~
- ~~5. Legal on-site parking exists or shall be provided in a quantity equal to the number of bedrooms leased or available for lease; and~~
- ~~6. Appropriate provisions shall be made for maintenance of the property exterior; and~~
- ~~7. Appropriate provisions shall be made for refuse collection, including trash, recycling, and yard waste.~~

- B. **Definitions** ~~A rooming house shall comply with City of Bellevue noise and nuisance laws and health and safety codes, and with all other applicable City and State codes and regulations.~~

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

- C. **Standards** ~~The owner, landlord, or registered agent designated pursuant to subsection A.4 of this section shall be the “person responsible for the violation” in any civil violations proceedings under the terms of Chapter 1.18 BCC for failure to comply with this section. Tenants shall not be identified as responsible parties by virtue of signing a lease prepared by the owner, landlord, or registered agent for renting a room in a rooming house.~~

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.

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Chapter 20.25 Special and Overlay Districts

Part 20.25A Downtown

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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	Downto wn Office 1	Downto wn Office 2	Downto wn Mixed Use	Downtow n Resident ial	Downto wn Old Bellevue	Downto wn Office and Limited Busines s
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	...						
	<u>Rooming House (6)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

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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Part 20.25Q East Main Transit Oriented Development Land Use District

20.25Q.050 Permitted uses.

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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
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Std Land Use Code Ref	Land Use Classification	TOD-H	TOD-L
	<u>Rooming House (39)</u>	<u>P</u>	<u>P</u>

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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Chapter 20.50 DEFINITIONS

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20.50.014 C definitions.

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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.

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20.50.016 D definitions.

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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.

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20.50.044 R definitions.

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Rooming House. Development consisting entirely of co-living units or, in mixed-use development, the portions of development containing co-living units. A non-owner-occupied dwelling in which rooms are rented on an individual room basis. (Refer to LUC 20.20.700 for general development requirements.)

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