

20.10.440 Land use charts.

Chart 20.10.440 Uses in land use districts – Uses in land use districts

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Residential – Nonresidential Districts

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	NMU	CB	F1	F2	F3
1	Residential												
	Single-Family Dwelling (3)	P 15	P 1	S		S	S	P 8		S	S	S	S
	Two to Four Dwelling Units per Structure (6) (20) (22)		P 1	P	P			P 8	P 8, 11	P 6	P	P	P
	Five or More Dwelling Units per Structure (6) (20) (22)		P 1	P	P			P 8	P 8, 11	P 6	P	P	P
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Notes: Uses in land use districts – Residential:

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[\(22\) See LUC 20.20.727 for modified requirements for development applications adding dwelling units within an existing building which meets the requirements of LUC 20.20.727.A.](#)

20.20.010 Uses in land use districts dimensional requirements .

Chart 20.20.010

Uses in land use districts – Dimensional Requirements

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
	DIMENSIONS	(21)	(21, 52, 54)	(21, 52, 54)	(21, 52, 54)	(21)	(21)	(21, 52, 54)	(21, 54)	(21, 52, 54)	(28, 54)	(21, 52, 54)	(21, 32, 52, 54)
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[\(54\)](#) See LUC 20.20.727 for modified requirements for development applications adding dwelling units within an existing building which meets the requirements of LUC 20.20.727.A.

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 meets all of the following criteria:

1. The existing building received a final Certificate of Occupancy at least three years before the submission of the development application.

- 2. The existing building is located in a nonresidential land use district where multifamily dwellings are either a permitted use, an administrative conditional use, or a conditional use. For the purposes of this section, a “nonresidential land use district” means any land use district except for the following: R-1, R-1.8, R-2.5, R-3.5, R-4, R-5, R-7.5, R-10, R-15, R-20, and R-30.

- 3. The development application does not expand the existing building horizontally, except for the addition of the incidental features listed below that may be necessary to accommodate residential use. However, in no case shall the horizontal expansion for incidental features increase the floor area of the structure by more than five percent.
 - a. Ramps for ADA access;

 - b. Replacement windows or sheathing;

 - c. The addition of material enabling increased insulation;

 - d. Structural features to improve safety;

 - e. Additions required to comply with construction, energy codes, or building performance standards for residential conversion;

 - f. Circulation features for fire and life safety;

 - g. Mechanical equipment;

 - h. Plumbing and ductwork; or

 - i. Awnings and bays.

- 4. The development proposal does not expand the existing building vertically except by a single story of up to 20 feet to accommodate mechanical equipment, stairs, elevator penthouses, or the addition, reconfiguration, or expansion of dwelling units, or expansion of rooftop features related to residential uses, such as common areas and rooftop decks for use by residents of the building.

- 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:

1. Residential Density. The maximum density allowed in the underlying Land Use District where the existing building is located may be modified as applicable below:
 - a. If the density of residential development is limited by dwelling units per acre, the maximum dwelling unit density allowed shall be 150% of the maximum dwelling units per acre of the underlying Land Use District.
 - b. If the density of residential development is limited by floor area ratio, the maximum floor area ratio allowed shall be 150% of the maximum floor area ratio of the underlying Land Use District.
2. Parking. Existing parking shall be retained to meet the minimum parking requirements for the Land Use District where the building is located. If the existing parking does not meet the minimum parking requirement for residential uses, no additional parking shall be required. Additional parking may be required for nonresidential uses that do not meet the minimum parking requirements.
3. No exterior design or architectural requirements apply to eligible residential development.
4. Dimensional Requirements. Eligible residential development is exempt from all applicable dimensional requirements, excluding the floor area ratio and dwelling unit per acre limitations listed in LUC 20.20.727.B.1.
5. Nonresidential Use Requirements. Ground level nonresidential use requirements do not apply, except that use requirements which apply to buildings adjoining major pedestrian corridors, as listed below, continue to apply to the redevelopment of existing buildings.

Major Pedestrian Corridors:

 - a. "A" Rights-of-Way as shown in LUC Figure 20.25A.170.B.
6. 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 20.20.560 (Nonconforming structures, uses and sites);
 - d. LUC 20.20.725 (Recycling and solid waste collection areas);
 - e. LUC 20.25A.040 (Nonconforming uses, structures and sites);
 - f. LUC 20.25D.060 (Existing conditions); or

- g. LUC 20.25Q.040.A-C (Nonconforming Uses, Nonconforming Structures and Nonconforming Sites).
- 7. Nonconforming Uses, Structures and Sites. Except in any BelRed Land Use District, any nonconforming use, nonconforming structure, or nonconforming site may continue when all of the requirements of subsection 7.a below are met. However, once a final Certificate of Occupancy is issued, such nonconformities may continue only to the extent allowed by LUC 20.20.560, LUC 20.25A.040, or LUC 20.25Q.040, whichever is applicable given the location of the development.

 - a. The nonconforming use, nonconforming structure, or nonconforming site must:

 - i. Be associated with the development application meeting the eligibility criteria provided in subsection A of this section; and
 - ii. Have existed prior to submittal of the development application meeting the eligibility criteria provided in subsection A of this section.
- 8. BelRed Existing Conditions. For eligible residential development in any BelRed Land Use District, any existing use or existing development may continue when all of the requirements of subsection 8.a below are met. However, once a final certificate of occupancy is issued for the redevelopment, such existing use or existing development may continue only to the extent allowed by LUC 20.25D.060. For the purposes of this section, the terms “existing use” and “existing development” shall have the same meaning as provided in LUC 20.25D.060.

 - a. The existing use or existing development must:

 - i. Be associated with the development application meeting the eligibility criteria provided in subsection A of this section; and
 - ii. Have existed prior to submittal of the development application meeting the eligibility criteria provided in subsection A of this section.
- 9. Prior Participation in an Amenity Incentive System. If the existing building was originally constructed using a bonus obtained through voluntary participation in an amenity incentive system contained in the land use code, then the benefit or amenity provided in exchange for receipt of that bonus must remain and be maintained following the addition of dwelling units under this section. The benefit or amenity must remain and be maintained subject to the original requirements, except that the location of the benefit or amenity may be

moved elsewhere on the site or within the existing building subject to the approval of the Director.

C. Exceptions:

1. This section does not apply to any existing building located within the Shoreline Overlay District jurisdiction described in LUC 20.25E.010. The extent to which an existing building located within Shoreline Overlay District jurisdiction can be redeveloped for multifamily residential use is governed by Part 20.25E LUC.
2. This section does not apply to 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. The extent to which an existing building located fully or partially within a critical area, critical area structure setback, or critical area buffer can be redeveloped for multifamily residential use is governed by Part 20.25H LUC.

20.25A.050 Downtown Land Use Charts.

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D. Use Charts.

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Chart 20.25A.050.D

Uses in Downtown Land Use Districts

Residential – Downtown Land Use Charts

STD LAND USE CODE REF	LAND USE CLASSIFICATIO N	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 (4)(5)	P	P	P	P	P	P
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Notes: Uses in Downtown Land Use Districts – Residential:

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[\(5\) See LUC 20.20.727 for modified requirements for development applications adding dwelling units within an existing building which meets the requirements of LUC 20.20.727.A.](#)

20.25A.060 Dimensional charts.

A. Dimensional Requirements in Downtown Land Use Districts.

Chart 20.25A.060.A.4

Dimensional Requirements in Downtown Land Use Districts

**Existing Building Redevelopment LUCA
September 25, 2024**

Downtown Land Use District	Building Type (2)(5)	Minimum Tower Setback above 80' Where Building Exceeds 100' (22)	Maximum Floor Plate Above 40' (4)(22)	Maximum Floor Plate Above 80' (4)(22)	Maximum Lot Coverage (13)(22)	Maximum Building Height/Maximum Building Height with Mechanical Equipment (17)(22)	Floor Area Ratio: Base/Maximum (3)(22)	Tower Separation Above 80' Where Building Exceeds 100' (22)	Base Building Height (22)	Trigger for Additional Height (22)
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Additional Dimensional Requirements in Downtown Perimeter Overlays

Downtown Perimeter Overlay	Building Type (2)(5)(22)	Minimum Tower Setback above 80' Where Building Exceeds 100' (22)	Minimum Setback from Downtown Boundary (1)(22)	Maximum Lot Coverage (13)(22)	Maximum Building Height/Maximum Building Height with Mechanical Equipment (17)(22)	Floor Area Ratio: Base/Maximum (3)(22)	Triggers for Additional Height (22)
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Notes: Dimensional Requirements in Downtown Land Use Districts and Perimeter Overlays:

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[\(22\) See LUC 20.20.727 for modified requirements for development applications adding dwelling units within an existing building which meets the requirements of LUC 20.20.727.A.](#)

20.25D.070 Land Use Charts.

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Charts 20.25D.070 Residential Uses in BelRed Land Use Districts

		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
STD LAND USE CODE REF	LAND USE CLASSIFICATION	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		P 2/		P 2	3	P 2	P
	Two to Four Dwelling Units per Structure (8) (9)		P/P	P	P	3	P 2	P
	Five or More Dwelling Units per Structure (5) (8) (9)		P/P	P	P	3	P 2	P
...								

Notes: Uses in BelRed Land Use Districts – Residential:

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[\(9\) See LUC 20.20.727 for modified requirements for development applications adding dwelling units within an existing building which meets the requirements of LUC 20.20.727.A.](#)

20.25D.080 Dimensional Requirements.

A. General

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Chart 20.25D.080.A Dimensional Requirement in BelRed Districts

BelRed Land Use District (19)(23)	Tower Type (1) (17)	Minimum Setbacks/Stepbacks (3) (5) (7) (8) (10)(23)			Gross SF/Floor Above 40 ft. (gsf/f) (16) (20) (21)(23)	Gross SF/Floor Above 80 ft. (gsf/f) (16) (20) (21)(23)	Maximum Impervious Surface/ Lot Coverage (6)(23)	Building Height (4)(22)(23)		Floor Area Ratio (4)(9)(23)	
		Front	Rear	Side				Base	Max.	Base	Max.
...											

Notes: Chart 20.25D.080.A Dimensional Requirement in BelRed Districts:

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[\(23\) See LUC 20.20.727 for modified requirements for development applications adding dwelling units within an existing building which meets the requirements of LUC 20.20.727.A.](#)

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	P			
Two – four dwelling units per structure (15)	P			
Five or more dwelling units per structure (15)	A			

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[\(15\) See LUC 20.20.727 for modified requirements for development applications adding dwelling units within an existing building which meets the requirements of LUC 20.20.727.A.](#)

20.25F.040 Site and design requirements.

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B. Site Requirements.

The following chart sets forth the dimensional and site requirements for each performance area in the Evergreen Highlands Design District. Each structure, development or activity in the district must comply with these requirements.

Site Requirements	Performance Area			
	EH-A	EH-B	EH-C	EH-D
1. Maximum Number of Dwelling Units Per Gross Acre (11, 12)	11	N/A	N/A	N/A

Existing Building Redevelopment LUCA
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2.	Minimum Setback of Structures (in feet): (4, 12)				
	Front/Street (1)	50/20	50/20	50/20	50/20
	Rear	25	25	15	15
	Side (minimum each side)	15	15	15	15
3.	Minimum Separation Between Buildings, Excluding Accessory Structures (in feet) (4, 12)	30	30	30	30
4.	Minimum Percentage of Pervious Surface (in percent) (7, 12)	50	45	35	35
5.	Maximum Height of Structures (in feet/stories) (12)	30/3	45/3 (5)	45/3 (3)	45/3
6.	Maximum Floor Area Ratio (2, 10, 12)	N/A	.20	.40	.30
7.	Minimum Area of Public/Private Parkland (6, 12)	1:200(8)	1:1000(9)	1:1000(9)	1:1000(9)

[\(12\) See LUC 20.20.727 for modified requirements for development applications adding dwelling units within an existing building which meets the requirements of LUC 20.20.727.A.](#)

20.25F1.040 Dimensional requirements(1)(2)(12).

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Footnotes:

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[\(12\) See LUC 20.20.727 for modified requirements for development applications adding dwelling units within an existing building which meets the requirements of LUC 20.20.727.A.](#)

20.25P.050 Land Use Chart.

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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	EG-TOD
1	Residential	
	Single-Family Dwelling	
	Two to Four Dwelling Units per Structure (5). (6)	P
	Five or More Dwelling Units per Structure (5). (6)	P
...		

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

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[\(6\) See LUC 20.20.727 for modified requirements for development applications adding dwelling units within an existing building which meets the requirements of LUC 20.20.727.A.](#)

20.25P.060 Dimensional requirements.

A. General

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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)(¹⁵)

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

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[\(15\) See LUC 20.20.727 for modified requirements for development applications adding dwelling units within an existing building which meets the requirements of LUC 20.20.727.A.](#)

20.25Q.050 Permitted Uses.

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D. Use Chart.

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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
...			
	Two or More Dwelling Units per Structure (37)(³⁸)	P	P
...			

Notes: Uses in East Main Land Use Districts:

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[\(38\) See LUC 20.20.727 for modified requirements for development applications adding dwelling units within an existing building which meets the requirements of LUC 20.20.727.A.](#)

20.25Q.060 Dimensional requirements.

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B. Dimensional Chart.

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Table 20.25Q.060.A. Dimensional Requirements in the East Main Transit-Oriented Development Districts

East Main Land Use District	East Main Transit Oriented District (Higher Density)	East Main Transit Oriented District (Higher Density)	East Main Transit Oriented District (Lower Density)	East Main Transit Oriented District (Lower Density)
	Nonresidential (1)	Residential (1)	Nonresidential (1)	Residential (1)
	EM-TOD-H Nonresidential (2)(3)	EM-TOD-H Residential (2)(3)	EM-TOD-L Nonresidential (3)	EM-TOD-L Residential (3)
Minimum Setbacks (4)(5)(6)(13)				
Front	0	0	0	0
Rear	0	0	0	0
Side	0	0	0	0
Minimum Tower Setback above 80 ft where Building exceeds 100 ft (13)	20 ft	20 ft	N/A	N/A

**Existing Building Redevelopment LUCA
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Maximum Floor Plates above 40 ft gsf/f (6)(13)	30,000 gsf/f	unlimited	30,000 gsf/f	unlimited
Maximum Floor Plates above 80 ft gsf/f (6)(13)	25,000 gsf/f	13,500 gsf/f	25,000 gsf/f	13,500 gsf/f
Base Building Height (13)	115 ft	230 ft	70 ft	70 ft
Maximum Building Height (7)(8)(9)(13)	300 ft	300 ft	100 ft	100 ft
Maximum Building Height with Mechanical Equipment (7)(8)(9)(13)	320 ft (10)	320 ft (10)	100 ft	100 ft
Base FAR (12)(13)	2.5	3.5	0.5	0.5
Maximum FAR (11)(12)(13)	5.0	5.0	1.0	1.0
Tower Separation above 80 ft where Building exceeds 100 ft (13)	60 ft	60 ft	N/A	N/A

Notes: Dimensional Requirements in East Main Land Use Districts:

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(13) [See LUC 20.20.727 for modified requirements for development applications adding dwelling units within an existing building which meets the requirements of LUC 20.20.727.A.](#)