

**20.10.180 Single-Family Residential Estate Districts (R-1, R-1.8).**

Single-Family Residential Estate Districts provide for a low density residential environment (1 and 1.8 dwellings per acre) which may serve to protect steep slopes or unstable land from overdevelopment and may include agricultural uses and activities compatible with low residential density.

Properties in this district with an affordable housing (AH) suffix may provide attached residential dwellings when consistent with the requirements of LUC 20.20.128.

**20.10.200 Single-Family Residential Districts (R-2.5, R-3.5, R-4, R-5, R-7.5).**

Single-Family Residential Districts provide for residential areas of low to moderate densities (2.5, 3.5, 4, 5 and 7.5 dwellings per acre), and permit compatible, related activities.

Properties in this district with an affordable housing (AH) suffix may provide attached residential dwellings when consistent with the requirements of LUC 20.20.128.

**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                       | 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)                    | P            | P            | P            | P            | P            | P            | P            | P    | P    | P    | P    |
|                       | Two to Four Dwelling Units per Structure (6)  | PD (19) (20) | PD (19) (20) | PD (19) (20) | PD (19) (20) | PD (19) (20) | PD (19) (20) | PD (19) (20) | P    | P    | P    | P    |
|                       | Five or More Dwelling Units per Structure (6) | PD (20)      | PD (20)      | PD (20)      | PD (20)      | PD (20)      | PD (20)      | PD (20)      | P    | P    | P    | P    |

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

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(20) Multiple dwelling units per structure are permitted without a planned unit development on properties with an AH suffix when consistent with the requirements of LUC 20.20.128.I.

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## 20.20.128 Affordable Housing

### A. Purpose.

The purpose of this section is to encourage development of affordable housing by providing density bonus, dimensional standard modification, and modification of other requirements for affordable housing projects.

### B. Definitions.

1. "Mixed-income multifamily development" means a multifamily development project that includes both market rate and affordable housing units.
2. "Religious organization" means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property as defined in RCW 35A.63.300, now or as hereafter amended.

3. "Affordable housing suffix" means a suffix consisting of AH and a number, enclosed in parentheses and appended to the land use district classification applied to a property. These suffixes correspond to alternate multifamily Land Use Districts which are applicable to affordable housing development when consistent with the requirements of subsection 1 of this section.

Commented [GK1]: Topic 1. Affordable Housing (AH) Suffix

4. "Reference land use district" means the land use district located within 500 feet of a property eligible for an affordable housing suffix rezone used to determine the density available for the rezone. The reference land use district is identified using the criteria provided in subsection 1.3 of this section.

Commented [GK2]: Topic 3. AH Suffix Designation Criteria

### C. Applicable Procedures.

An application to utilize the provisions of this section shall be processed through the required land use review for the project. If a land use approval is not required for the project, the application shall be processed through the Building Permit review.

### D. Eligibility.

1. Density Bonus. The following residential development, including both new development and rehabilitation projects, shall be eligible to receive a density bonus and other modifications as provided in this section:

- a1. Mixed-Income Multifamily Development. Mixed-income multifamily development in any applicable land use district when the development includes affordable housing; and

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~~b2.~~ Affordable Housing Development. The following ownerships and locations of residential development when all housing units are affordable housing:

~~ia.~~ Owned or controlled by a religious organization and located in Single-Family Residential Land Use Districts; and

~~ijb.~~ Owned or controlled by a religious organization, nonprofit organization, or public agency, except for Bellevue Parks Department, Bellevue Community Development Department, or any public utility entity, and located in all land use districts in which multifamily dwellings are permitted, including property with an affordable housing suffix.

~~2. Affordable Housing Suffix Rezone.~~ The following ownerships and locations of property shall be eligible to be rezoned under Part 20.30A LUC, adding an affordable housing suffix for multifamily development and other modifications as provided in this section:

~~a.~~ Owned or controlled by a religious organization and located in any Single-Family Residential Land Use District; and

~~b.~~ Located on an arterial street; and

~~c.~~ Located within 500 feet of a Land Use District where multifamily housing or commercial uses are permitted; and

~~d.~~ Located:

~~i.~~ Within one-half mile of a transit stop that receives service at least four times per hour for 12 or more hours per day; or

~~ii.~~ Within one-half mile of a future light rail or bus rapid transit station scheduled to begin service within two years; or

~~iii.~~ Within one-quarter mile of a transit stop that receives service at least two times per hour for 12 or more hours per day.

~~e.~~ Exceptions.

~~i.~~ Property owned by a religious organization but not meeting all other eligibility requirements shall be eligible to be rezoned when:

~~(1)~~ Part of a contiguous ownership including property meeting all eligibility requirements; and

**Commented [GK3]: Topic 2. Eligibility Criteria**  
Establishes criteria for properties to be eligible for an AH suffix rezone

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(2) Not separated from contiguous eligible property by rights-of-way.

ii. The Director is authorized to determine that a property does not meet the eligibility criteria when access to the arterial street is not possible.

**E. Density Bonus.**

1. Mixed-income multifamily development as provided in subsection D.1.a of this section may exempt 1 bonus market rate unit for each equivalent-sized affordable unit provided, up to 15 percent above the maximum density allowed in the underlying land use district.
2. Affordable housing development as provided in subsection D.1.b2 of this section may receive a bonus of 50 percent above the maximum density allowed in the underlying land use district.

**F. Dimensional Standard Modification.**

1. Mixed-Income Multifamily Development as provided in subsection D.1.a of this section may replace the dimensional requirements in LUC Chart 20.20.010 with Chart 20.20.128.F.1. Applicable dimensional requirements in LUC Chart 20.20.010 but not included in Chart 20.20.128.F.1 shall continue to apply, including applicable footnotes.

**Chart 20.20.128.F.1 Modified Dimensional Requirements for Mixed-Income Multifamily Development**

| LAND USE CLASSIFICATION                      | Residential |       |       |       |     |     |       |      |      |      |      |
|--|-------------|-------|-------|-------|-----|-----|-------|------|------|------|------|
|  | 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 |
| <b>DIMENSIONS</b>                            |             |       |       |       |     |     |       |      |      |      |      |
| Minimum Lot Area (Thousands of Sq. Ft.)      | 30.4        | 17.4  | 11.7  | 8.7   | 7.4 | 6.3 | 4.1   | 8.5  | 8.5  | 8.5  | 8.5  |
| Dwelling Units per Acre                      | 1.2         | 2.1   | 2.9   | 4.0   | 4.6 | 5.8 | 8.6   | 11.5 | 17.3 | 23.0 | 34.5 |
| Maximum Lot Coverage by Structures (percent) | 35          | 35    | 35    | 35    | 40  | 40  | 40    | 40   | 40   | 40   | 40   |
| Maximum Hard Surface Coverage (percent)      | 75          | 75    | 75    | 75    | 80  | 80  | 90    | 90   | 90   | 90   | 90   |
| Maximum Impervious Surface (percent)         | 45          | 45    | 45    | 45    | 55  | 55  | 55    | 70   | 70   | 70   | 70   |

| LAND USE CLASSIFICATION                      | Residential – Nonresidential Districts |      |       |      |      |      |      |
|--|--|------|-------|------|------|------|------|
|  | O                                      | OLB  | OLB 2 | NB   | CB   | F2   | F3   |
| <b>DIMENSIONS</b>                            |  |      |       |      |      |      |      |
| Dwelling Units per Acre                      | 23.0                                   | 34.5 |       | 17.3 | 34.5 | 34.5 | 34.5 |
| Maximum Lot Coverage by Structures (percent) | 40%                                    | 40%  | 40%   | 50%  |      | 40%  | 40%  |

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|                         |    |    |      |    |    |    |        |
|-------------------------|----|----|------|----|----|----|--------|
| Maximum Building Height | 45 | 60 | 75   | 30 | 60 | 75 | 75/135 |
| Floor Area Ratio        |    |    | 1.15 |    |    |    |        |

- Affordable housing development as provided in subsection D.21.b of this section may replace the dimensional requirements in LUC Chart 20.20.010 with Chart 20.20.128.F.2. Applicable dimensional requirements in LUC Chart 20.20.010 but not included in Chart 20.20.128.F.2 shall continue to apply, including applicable footnotes.

**Chart 20.20.128.F.2 Modified Dimensional Requirements for Affordable Housing Development**

| LAND USE CLASSIFICATION                      | Residential |       |       |       |     |     |       |                           |                           |                           |                           |
|--|-------------|-------|-------|-------|-----|-----|-------|---------------------------|---------------------------|---------------------------|---------------------------|
|  | R-1         | R-1.8 | R-2.5 | R-3.5 | R-4 | R-5 | R-7.5 | R-10 <sub>L</sub><br>AH-1 | R-15 <sub>L</sub><br>AH-2 | R-20 <sub>L</sub><br>AH-3 | R-30 <sub>L</sub><br>AH-4 |
| <b>DIMENSIONS</b>                            |             |       |       |       |     |     |       |                           |                           |                           |                           |
| Minimum Lot Area (Thousands of Sq. Ft.)      | 23.3        | 13.3  | 9.0   | 6.7   | 5.7 | 4.8 | 3.1   | 8.5                       | 8.5                       | 8.5                       | 8.5                       |
| Dwelling Units per Acre                      | 1.5         | 2.7   | 3.8   | 5.3   | 6.0 | 7.5 | 11.3  | 15.0                      | 22.5                      | 30.0                      | 45.0                      |
| Maximum Lot Coverage by Structures (percent) | 35          | 35    | 35    | 40    | 40  | 40  | 40    | 40                        | 40                        | 40                        | 40                        |
| Maximum Hard Surface Coverage (percent)      | 75          | 75    | 75    | 75    | 80  | 80  | 90    | 90                        | 90                        | 90                        | 90                        |
| Maximum Impervious Surface (percent)         | 45          | 45    | 45    | 55    | 55  | 55  | 65    | 70                        | 70                        | 70                        | 70                        |

| LAND USE CLASSIFICATION                      | Residential – Nonresidential Districts |      |       |      |      |      |        |
|--|--|------|-------|------|------|------|--------|
|  | O                                      | OLB  | OLB 2 | NB   | CB   | F2   | F3     |
| <b>DIMENSIONS</b>                            |  |      |       |      |      |      |        |
| Dwelling Units per Acre                      | 30.0                                   | 45.0 |       | 22.5 | 45.0 | 45.0 | 45.0   |
| Maximum Lot Coverage by Structures (percent) | 40%                                    | 40%  | 40%   | 50%  |      | 40%  | 40%    |
| Maximum Building Height                      | 45                                     | 60   | 75    | 30   | 60   | 75   | 75/135 |
| Floor Area Ratio                             |  |      | 1.5   |      |      |      |        |

**G. Modification of Other Applicable Requirements.**

For eligible residential development as provided in as provided in subsection D of this section, the following requirements of this Code may be modified through the procedures outlined in subsection C of this section, to the extent necessary to accommodate affordable housing units on site:

- Parking Requirements. The percent of compact parking stalls may be increased up to 75 percent of the total required parking. Tandem parking stalls are permitted to the extent feasible to satisfy required parking ratios.

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2. Building Height. Except in transition areas and the Shoreline Overlay District, the maximum building height in R-10, R-15, R-20, and R-30 Land Use Districts and for properties with an AH suffix may be increased by up to 12 feet for those portions of the building(s) at least 20 feet from any property line.
3. Open Space. The open and recreation space requirement within a residential planned unit development may be reduced to 35 percent of gross land area. All other requirements of LUC 20.30D.160 shall continue to apply.

**H. Attached Housing Within Subdivisions.**

Affordable housing development as provided in subsection D. 1.b2 of this section may be permitted as attached multifamily dwelling units in single-family land use districts when meeting the following criteria:

1. The attached multifamily dwelling units shall be reviewed through a subdivision, Chapter 20.45A LUC, or short subdivision, Chapter 20.45B LUC, process, provided nothing in this subsection shall affect the allowance to build attached multifamily dwelling units through a planned unit development, Part 20.30D LUC;
2. Multifamily dwelling units within a subdivision or short subdivision may be considered as unit lot subdivision, with each lot accommodating attached multifamily dwelling units as a parent lot and individual unit lots created for the attached multifamily dwelling unit, and shall also be reviewed for compliance with LUC 20.45A.065 for subdivisions or LUC 20.45B.057 for short subdivisions;
3. A proposal to create a Unit Lot Subdivision with a Parent Lot and Unit Lots may be reviewed as part of a single proposal for a subdivision or short subdivision;
4. An attached multifamily dwelling unit shall not be placed on or across any parent lot line within the subdivision or short subdivision;
5. The attached multifamily dwelling units may only be duplexes and triplexes;
6. No more than 50 percent of the units within the subdivision or short subdivision shall be attached multifamily dwelling units; and
7. The attached multifamily dwelling structure shall comply with all applicable dimensional requirements.

**I. Affordable Housing Suffix.**

1. Purpose. The purpose of the affordable housing suffix is to allow multifamily affordable housing development subject to the requirements of this subsection.

2. Applicability.

- a. This subsection applies to properties meeting the eligibility criteria of subsection D.2 of this section and properties with an affordable housing suffix.
- b. Increased density provided by this subsection is only available to development proposals meeting the requirements of this subsection on property with an affordable housing suffix.

3. Rezone Criteria. Owners of property meeting all eligibility criteria of subsection D.2 of this section may apply for a rezone appending an affordable housing suffix to the property’s existing Land Use District.

- a. Reference Land Use District. The affordable housing suffix shall be determined based on the eligible property’s reference Land Use District. The reference Land Use District shall be selected in the following order:
  - i. Contiguous Land Use District. If the eligible property is contiguous to multifamily or commercial Land Use Districts, the reference Land Use District is the multifamily or commercial Land Use District sharing the longest total property line, contiguous or across a right-of-way, with the eligible property.
  - ii. Closest Land Use District. If the eligible property is not contiguous to multifamily or commercial Land Use Districts, the reference land use district is the closest multifamily or commercial Land Use District to the eligible property, measured from the property line.
  - iii. Director’s Discretion. The Director may determine the appropriate reference land use district when the selection is unclear.
- b. Suffix Available for Rezone. Chart 20.20.128.I.1 identifies the affordable housing suffixes associated with reference Land Use Districts. The applicant may request up to the highest affordable housing suffix associated with the eligible property’s reference Land Use District.

**Commented [GK4]: Topic 3. AH Suffix Designation Criteria**  
Establishes criteria for determining which AH suffix is available for an eligible property.

**Chart 20.20.128.I.1. Affordable Housing Suffix Eligibility**

| <u>Reference Land Use District</u>  | <u>Associated Affordable Housing Suffix</u> |
|---|---|
| <u>R-10, PO</u>   | <u>(AH-1)</u>                               |
| <u>R-15, NB</u>   | <u>(AH-2)</u>                               |
| <u>R-20, O, GC</u>  | <u>(AH-3)</u>                               |
| <u>R-30, BR-CR, BR-ORT, BR-RC, CB, DT (Any), EG-TOD, EM (Any), F1, F2, F3, LI, NMU, OLB, OLB 2, NMU</u> | <u>(AH-4)</u>                               |

4. Development with Suffix.

**Commented [GK5]: Topic 1. AH Suffix**  
Establishes the multifamily Land Use District associated with each AH suffix. Properties with a suffix can propose multifamily development consistent with the associated multifamily Land Use District when meeting affordability requirements.

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- a. Increased Density. Development on a property with an affordable housing suffix may conform to the associated multifamily Land Use District identified in Chart 20.20.128.I.2, including associated dimensional standard modifications identified in subsection F.2., instead of the underlying Land Use District when all housing units are affordable housing.

**Chart 20.20.128.I.2. Alternate Land Use Districts Associated with Affordable Housing Suffixes**

| <u>Affordable Housing Suffix</u> | <u>Associated Land Use District</u> |
|----------------------------------|-------------------------------------|
| <u>(AH-1)</u>                    | <u>R-10</u>                         |
| <u>(AH-2)</u>                    | <u>R-15</u>                         |
| <u>(AH-3)</u>                    | <u>R-20</u>                         |
| <u>(AH-4)</u>                    | <u>R-30</u>                         |

- b. Religious Facilities. The Director may administratively consider, approve or disapprove the redevelopment of an existing religious facility subject to the criteria set forth in Part 20.30E LUC for an Administrative Conditional Use, provided the following criteria can be met:
  - i. The proposed religious facility is part of a proposal that meets all requirements of this section; and
  - ii. The square footage of the new religious facility is equal to or less than the square footage of the religious facility it will replace.

**Commented [GK6]: Topic 4: Applicable Procedures**  
Allows for the ACUP process instead of a new CUP when an existing religious facility is being redeveloped as part of a proposal, provided the new facility does not exceed the size of the existing facility.