

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) <a href="#">(20)</a>		P 1	P	P			P 8	P 8, 11	P 6	P	P	P
	Five or More Dwelling Units per Structure (6) <a href="#">(20)</a>		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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[\(20\) Micro-Apartments, as defined in LUC 20.50.034 and where permitted by this section, shall be eligible for the exceptions and alternative standards in LUC 20.20.537.](#)

**20.20.537 Micro-Apartments.**

**A. Applicability and Relationship to Other Regulations.**

Where noted in the general Land Use Charts in LUC 20.10.440 and Use Charts for Downtown in LUC.20.25A.050.D, BelRed in LUC 20.25D.070, Eastgate Transit Oriented Development in LUC 20.25P.050 and East Main in LUC 20.25Q.050.D, and when located within the following areas:

1. Within one-quarter mile of a transit stop that receives transit service at least two times per hour for 12 or more hours per day; or
2. Within one-half mile of a transit stop that receives transit service at least four times per hour for 12 or more hours per day; or
3. Within one-half mile of a future light rail or bus rapid transit station scheduled to begin service within two years.

Micro-Apartments shall be eligible for exceptions and modified standards in subsection B of this section. Where there is a conflict between this section and other provisions of the Land Use Code, these exceptions and modified standards shall govern.

**B. Standards.**

The following standards and exceptions apply to micro-apartments:

1. For the purposes of calculating dwelling units per acre, each micro-apartment shall be considered .25 of a dwelling unit.
2. Parking shall be provided at a ratio of .25 parking spaces per micro-apartment. Micro-apartments meeting the definition of Affordable Housing in LUC 20.50.010 shall have no parking minimum.
3. The Director may modify the minimum parking ratio for micro-apartments as set forth in subsection B.2 of this section when supported by a parking demand analysis provided by the applicant, including but not limited to:
  - a. Documentation supplied by the applicant regarding actual parking demand for the proposed use; or
  - b. Evidence in available planning and technical studies relating to the proposed use; or
  - c. Required parking for the proposed use as determined by other compatible jurisdictions.
4. Periodic Review. The Director may require periodic review of the proposed review of the reduced parking supply to ensure the terms of the approval are being met.

5. Weatherproof and secure bicycle parking shall be provided at a ratio of one bicycle parking space per every five (5) micro-apartments.

6. Micro-apartments shall be exempt from the provisions of LUC 20.20.540, Multi-Family Play Areas.

**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 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 <u>(4)</u>	P	P	P	P	P	P
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**Notes: Uses in Downtown Land Use Districts – Residential:**

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(4) Micro-Apartments, as defined in LUC 20.50.034 and where permitted by this section, shall be eligible for the exceptions and alternative standards in LUC 20.20.537.



20.25D.070 Land Use Charts.

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Charts 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			P 2/		P 2	3	P 2	P
	Two to Four Dwelling Units per Structure (8)			P/P	P	P	3	P 2	P
	Five or More Dwelling Units per Structure (5) (8)			P/P	P	P	3	P 2	P
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Notes: Uses in BelRed Land Use Districts – Residential:

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(8) Micro-Apartments, as defined in LUC 20.50.034 and where permitted by this section, shall be eligible for the exceptions and alternative standards in LUC 20.20.537.

**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 <u>(5)</u>	P
	Five or More Dwelling Units per Structure <u>(5)</u>	P
...		

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

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(5) Micro-Apartments, as defined in LUC 20.50.034 and where permitted by this section, shall be eligible for the exceptions and alternative standards in LUC 20.20.537.

**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
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	Two or More Dwelling Units per Structure <u>(37)</u>	P	P
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**Notes: Uses in East Main Land Use Districts:**

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(37) Micro-Apartments, as defined in LUC 20.50.034 and where permitted by this section, shall be eligible for the exceptions and alternative standards in LUC 20.20.537.

**20.50.034 M definitions.**

**Micro-apartments.** Individual dwelling units within a multifamily or mixed-use development with a maximum gross floor area of 320 square feet.