

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.](#)

20.20.727 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 are 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. 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 non-residential uses that do not meet the minimum parking requirements.

2. No exterior design or architectural requirements apply to eligible residential development.

3. Dimensional Requirements. Eligible residential development is exempt from all applicable dimensional requirements.

4. 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 described in LUC Figure 20.25A.170.B.

5. 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).

6. Recycling and Solid Waste Collection Areas.
 - a. There shall be at least one solid waste collection area provided;
 - b. There shall be at least one recycling collection area provided;
 - c. The Director shall establish the square footage and screening requirements for recycling and solid waste collection areas; and
 - d. The Director shall determine the appropriate screening requirements for recycling and solid waste collection areas, in accordance with LUC 20.20.725.

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. The redevelopment for multifamily residential use of any existing building located within the Shoreline Overlay District jurisdiction described in LUC 20.25E.010 is subject to the requirements of Part 20.25E LUC. To the extent that any provision of this section conflicts with any requirement contained in Part 20.25E LUC, Part 20.25E LUC shall control.
- 2. The redevelopment for multifamily residential use of 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 is subject to the requirements of Part 20.25H LUC. To the extent that any provision of this section conflicts with any requirement contained in Part 20.25H LUC, Part 20.25H LUC shall control.

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 (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.

20.25D.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)(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
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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.

20.25P.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
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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.

20.25Q.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 (37),(38)	P	P
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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.