

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE amending the Land Use Code and Bellevue City Code relating to zoning, planning and land use, amending portions of Title 20 (the Bellevue Land Use Code) of the Bellevue City Code to advance the Downtown Livability Initiative, improve clarity and usability, ensure consistency with State Law, and correct inaccuracies and outdated footnotes, which includes the following amendments: deleting Downtown use charts from LUC 20.10.440 and LUC Part 20.25A Downtown to include the Downtown use charts; amending the permitted uses and footnotes in the Downtown use charts; adopting standards for directional signage in plazas, mid-block connections, and minor publicly accessible spaces; adopting requirements for screening and location of mechanical equipment; amending the landscape and street tree requirements, adding weather protection, amending the required hours and requiring a legal agreement for minor publicly accessible spaces; and amending the definitions of Downtown and Major Pedestrian Corridor.

WHEREAS, the Council Principles adopted in January 2013 and the existing vision in the Downtown Subarea Plan served as guidance for work that was accomplished by the Downtown Livability Advisory Committee (CAC); and

WHEREAS, the CAC began its work on the Downtown Livability Initiative in May 2013 including public outreach such as open houses, community meetings and posting information on a website; and

WHEREAS, the CAC identified Land Use Code amendments that would implement the vision set forth in the Downtown Subarea and the City Councils principles and issued its final report in 2014; and

WHEREAS, on May 26, 2015, the City Council directed the Planning Commission to review the Downtown Livability CAC's recommendations and provide new land use code provisions that would further the goals of the Downtown Livability Initiative; and

WHEREAS, the Planning Commission identified a list of potential early win code amendment topics that could be adopted first and confirmed the Early Win list of amendments on September 23, 2015; and

WHEREAS, the Planning Commission, as requested by Council and consistent with guiding principles provided by the City Council, has developed draft permanent regulations for consideration by the City Council; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments on November 18, 2015 after providing legally required public notice; and

WHEREAS, the Planning Commission, after holding said public hearing, recommended that the City Council approve the proposed amendments; and

WHEREAS the City Council finds that the proposed amendments meet the decision criteria of LUC 20.30J.135 and are consistent with the Comprehensive Plan, enhance the public safety and welfare, and are not contrary to the best interest of the citizens and property owner of the City of Bellevue, as more completely analyzed in the Staff Report for the amendments dated November 18, 2015; now, therefore,

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, and the City's Environmental Procedures Code, (Chapter 22.02 BCC); now therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 20.10.440, Downtown Land Use Charts are hereby deleted as follows:

### **Chart 20.10.440**

#### **~~Uses in land use districts~~**

##### **Manufacturing — Downtown Districts**

STD LAND USE CODE REF	LAND-USE CLASSIFICATION	Downtown Office District-1	Downtown Office District-2	Downtown Mixed-Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
2 and 3	Manufacturing (1,4)						
21	Food and Beverage Products Mfg.						
22	Textile Products Mfg.						
23	Apparel, Fabric, Accessories and Leather Goods Mfg.						
24	Lumber and Wood Products Mfg.						
25	Furniture and Fixtures Mfg.						
26	Paper Products Mfg.						
27	Printing, Publishing and Allied Industries	S	S	S			
28	Chemicals and Related Products Mfg.						
31	Rubber Products Mfg.						
314	Misc. Plastic Products Mfg.						
321 322 324 325 327	Light Stone, Clay, and Glass Products Mfg.; Glass, Pottery and China Ceramic Products, Stone Cutting and Engraving						
329	Handcrafted Products Mfg.	S	S	S	S	S	S

## Manufacturing – Downtown Districts

STD LAND USE CODE REF	LAND-USE CLASSIFICATION	Downtown Office District 1	Downtown Office District 2	Downtown Mixed-Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
3427	Computers, Office Machines and Equipment Mfg.						
3433 3434 3435 3436 3437	Electrical Equipment Mfg.; Appliances, Lighting, Radio, TV Communications, Equipment and Component Parts						
3491 3492 3493 3495 3497	Fabricated Metal Products Mfg.; Containers, Hand Tools, Heating Equipment, Screw Products, Coating and Plating						
35	Measuring, Analyzing and Controlling Instruments, Photographic, Medical and Optical Goods; Watches and Clocks Mfg.; Computer Software						
3997	Signs and Advertising Display Mfg.						
3999	Misc. Light Fabrication Assembly and Mfg. Not Elsewhere Classified						

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

\* — Not effective within the jurisdiction of the East Bellevue Community Council.

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Chart 20.10.440

## -Uses in land use districts

## Recreation — Downtown Districts

STD LAND USE CODE REF	LAND-USE CLASSIFICATION	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
7	Cultural Entertainment and Recreation						
711	Library, Museum	P	P	P	A	A	P
7113	Art Gallery	P	P	P	P 4, 5	P	P
712	Nature Exhibitions: Aquariums, Botanical Gardens and Zoos	P 6	P 6	P 6			
7212 7214 7222 7231 7232	Public Assembly (Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but Excluding School Facilities	P	P	P	A 5	A	P
7212 7214 7218	Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs	P	P	P	A 5	A	P
7213	Drive-In Theaters						
	Adult Theaters (7)	P	P	P		P	P
7223 73	Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks and Skateboard Tracks						
73	Commercial Amusements: Video Arcades, Electronic Games	P	P	P			
7411 7413 7422 7423 7424 7441 7449	Recreation Activities: Golf Courses, Tennis Courts, Community Clubs, Athletic Fields, Play Fields, Recreation Centers, Swimming Beaches and Pools (2,11)				P	A	A
744	Marinas, Yacht Clubs						
7413 7414 7415 7417 7425	Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreation Instruction	A 8	A 8	P	A 5	A 8	A 8
7491 7515	Camping Sites and Hunting Clubs						
76	Private Leisure and Open Space Areas Excluding Recreation Activities Above	P	P	P	P	P	P
	Public/Private Park	P	P	P	P	P	P

	Stables and Riding Academies						
	Boarding or Commercial Kennels						
	City Park* (10)	P/C	P/C	P/C	P/C	P/C	P/C

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

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#### Chart 20.10.440

#### Uses in land use districts

##### Residential – Downtown Districts

STD LAND USE CODE REF	LAND-USE CLASSIFICATION	Downtown Office District 1	Downtown Office District 2	Downtown Mixed-Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
1	Residential						
	Single-Family Dwelling (3)	P	P	P	P	P	
	Two to Four Dwelling Units Per Structure (6)	P	P	P	P	P	
	Five or More Dwelling Units Per Structure (6)	P	P	P	P	P	
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities (16)	P	P	P	P	P	
	Rooming House (17)						
	Senior Citizen Dwellings (4,7*)	P	P	P	P	P	
13 15	Hotels and Motels	P	P	P	P	P	P
	Congregate Care Senior Housing (4,7*,16)	P	P	P	P	P	
6516	Nursing Home (7*,16)			P	P	P	

**Residential – Downtown Districts**

STD LAND USE CODE REF	LAND-USE CLASSIFICATION	Downtown Office District 1	Downtown Office District 2	Downtown Mixed-Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
	Assisted Living (4,7*)			P	P	P	
	Accessory Dwelling Unit (9)			S	S	S	

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

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**Chart 20.10.440****-Uses in land use districts****Resources – 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
8	Resource Production (Minerals, Plants, Animals Including Pets and Related Services)											
81	Agriculture, Production of Food and Fiber Crops, Dairies, Livestock and Fowl, Excluding Hogs	P	P	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1
	Marijuana Production											
8192	Other Horticultural Specialties: Medical Cannabis Collective Gardens (4)											
821	Agricultural Processing											
	Marijuana Processing											
8221	Veterinary Clinic and Hospital (5)											
8222	Poultry Hatcheries											
83	Forestry, Tree Farms and Timber Production	P	P	C	C	C	C	C	C	C	C	C
8424	Fish Hatcheries											

STD LAND USE CODE REF	LAND-USE CLASSIFICATION	Resources – Residential Districts										
		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
85	Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction	C	C	C	C	C	C	C	C	C	C	C

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

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#### Chart 20.10.440

##### —Uses in land use districts

STD LAND USE CODE REF	LAND-USE CLASSIFICATION	Services — Downtown Districts					
		Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
6	Services						
61	Finance, Insurance, Real Estate Services	P-13	P-13	P	P-11, 12	P	P
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair	P	P	P	P-11, 12	P	P-11, 20
6241	Funeral and Crematory Services						
6262	Cemeteries						
629	Child Care Services (3,4)						
	Family Child Care Home in Residence	P	P	P	P	P	P
	Child Day Care Center	P	P	P	P	P	P
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment	P	P	P	P-11, 12	P	P
634	Building Maintenance and Pest Control Services						
637	Warehousing and Storage Services, Excluding Stockyards						

## Services – Downtown Districts

STD LAND USE CODE REF	LAND-USE CLASSIFICATION	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools			P			S
641	Auto Repair and Washing Services (26)			P 8			
649	Repair Services: Watch, TV, Electrical, Upholstery	P	P	P		P	
	Professional Services: Medical Clinics and Other Health Care Related Services	P	P	P	P 11, 12	P 11	P
	Professional Services: Other	P	P	P	P 11, 12	P 11	P
6513	Hospitals			C	C		
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape						
671	Governmental Services: Executive, Legislative, Administrative and Judicial Functions	P	P	P	P 11, 12	P 11	A
672 673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops			P	C	C	A
	Limited Governmental Services: Protective Functions (21)						
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions (22)	P	P	P	P 12	P	P
674 675	Military and Correctional Institutions (27)						
	Secure Community Transition Facility (23,24)						
681	Education: Primary and Secondary (25,27)	A	A	A	A/C	A	A
682	Universities and Colleges (27)	P	P	P			
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools			P	P 11, 12	P 11	P
691	Religious Activities (27)	P	P	P	C	C	P
692 (A)	Professional and Labor Organizations Fraternal Lodge	P	P	P	C	C	P
692 (B)	Social Service Providers	P	P	P	C	C	P
	Administrative Office – General	P	P	P	P 11, 12	P	P
	Computer Program, Data Processing and Other Computer-Related Services	P	P	P	P 11, 12	P	P
	Research, Development and Testing Services	P	P	P	P 11, 12	P	P



Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

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#### Chart 20.10.440

##### -Uses in land use districts

STD LAND USE CODE REF	LAND-USE CLASSIFICATION	Transportation and Utilities – Downtown Districts					
		Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
4	Transportation, Communications and Utilities						
41	Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops						
42 4291	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters	A	A	A			A
4214 422	Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services (23)	S	S	S			S
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance	A 11	A 11	A 12			A 11
	Accessory Parking (6) (24)	P 4	P 4	P 4	P 4	P 4	P 4
46	Auto Parking: Commercial Lots and Garages (24)	P 13	P 13	P 13	A	P 13	P 13
	Park and Ride (5) (24)			A			A
475	Radio and Television Broadcasting Studios	P	P	P		P	P
485	Solid Waste Disposal (19)						
	Highway and Street Right-of-Way (24)	P	P	P	P	P	P
	Utility Facility	G	G	G	G	G	G
	Local Utility System	P	P	P	P	P	P

		Transportation and Utilities – Downtown Districts					
STD LAND USE CODE REF	LAND-USE CLASSIFICATION	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
	Regional Utility System	C	C	C	C	C	C
	On-Site Hazardous Waste Treatment and Storage Facility (7)	A	A	A	A	A	A
	Off-Site Hazardous Waste Treatment and Storage Facility (8)						
	Essential Public Facility (20)	C	C	C	C	C	C
	Regional Light Rail Transit Systems and Facilities (25)	C/P	C/P	C/P	C/P	C/P	C/P
	Wireless Communication Facility (WCF): (without WCF Support Structures)	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21
	Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding)	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16

**Chart 20.10.44****Uses in land use districts**

		Wholesale and Retail – Downtown Districts					
STD LAND USE CODE REF	LAND-USE CLASSIFICATION	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
5	Trade (Wholesale and Retail) (39)						
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following: (1)						
5111 5156 5157 5191 5192	Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum (2)						
5193	Scrap Waste Materials, Livestock						
	Recycling Centers	P	P	P	C	C	
521 522	Lumber and Other Bulky Building Materials Including Preassembled Products (3)						

## Wholesale and Retail – Downtown Districts

STD LAND USE CODE REF	LAND-USE CLASSIFICATION	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
523 524							
5251	Hardware, Paint, Tile and Wallpaper (Retail)	P	P	P	P 21, 23	P 30	
5252	Farm Equipment						
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)	P	P	P	P 22, 23	P 30	
54	Food and Convenience Store (Retail) (27)	P	P	P	P 22, 23	P 30	P 38
5511	Autos (Retail)	P 24	P 24	P			
	Trucks, Motorcycles, Recreational Vehicles (Retail)	P 24, 25	P 24, 25	P			
	Boats (Retail)	P 24	P 24	P			
552	Automotive and Marine Accessories (Retail)			P			
553	Gasoline Service Stations (40)	A, S	A, S	P			A 34, S 38
56	Apparel and Accessories (Retail)	P	P	P	P 21, 23	P 30	P 38
57	Furniture, Home Furnishing (Retail)	P	P	P	P 21, 23	P 30	
58	Eating and Drinking Establishments (37)	P 28	P 28	P 28	P 23, 28	P 28	P 28, 38
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies	P	P	P	P 21, 23	P 30	P 38
	Adult Retail Establishments (31)	P	P	P		P	S
59	Marijuana Retail Outlet	A 41	A 41	A 41		A 41	A 41
5961	Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail)						
596	Retail Fuel Yards						
5996	Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries and Light Supplies and Tools			P 20			
5999	Pet Shop (Retail and Grooming)	P	P	P	P 21, 23	P 30	P 38
	Computers and Electronics (Retail)	P	P	P	P 21, 23	P 30	

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

~~Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.~~

~~Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.~~

~~\*Not effective within the jurisdiction of the East Bellevue Community Council.~~

Section 2. Section 20.25A.010 is hereby amended to add paragraph D as follows:

**D. Interpretation of Land Use Code by Director**

1. Director's Authority. In the case of a question as to the inclusion or exclusion of a particular proposed use in a particular use category, the Director shall have the authority to make the final determination per LUC 20.10.420.

Section 3. Part 20.25A is hereby amended to add 20.25A.015 as follows:

**20.25A.015 Permitted uses**

**A. Permitted Uses**

Specific categories of uses are listed in Chart 20.25A.015.D. Section C of this section explains Chart 20.25A.015.C, and describes the applicable review procedures. The use chart description and interpretation provisions of LUC 20.10.400 do not apply to the Downtown land use districts.

**B. Prohibited Uses**

The manufacturing use table has been removed from the Downtown because there are no manufacturing uses that are generally permitted in any Downtown district unless they have been specifically added to another chart such as wholesale and retail.

**C. Use Chart Described**

In Chart 20.25A.015.D, land use classifications and standard Land Use Code reference numbers are listed on the vertical axis. City of Bellevue land use districts are shown on the horizontal axis.

1. If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for short-term uses, which are regulated under Part 20.30M LUC (Temporary Use Permits) and subordinate uses which are regulated under LUC 20.20.840.
2. If the symbol "P" appears in the box at the intersection of the column and row, the use is permitted subject to applicable general requirements of Chapter 20.20 LUC for the use and the district-specific requirements of this Part 20.25A LUC.
3. If the symbol "C" appears in the box at the intersection of the column and the row, the use is permitted subject to the Conditional Use provisions specified in Part 20.30B in addition to any applicable general requirements for the use and the land use district.

4. If the symbol "A" appears in the box at the intersection of the column and the row, the use is permitted subject to the Administrative Conditional Use provisions as specified in Part 20.30E LUC in addition to any applicable general requirements for the use and the land use district.
5. If a number appears in the box at the intersection of the column and the row, the use is permitted through the applicable review process and subject to the special limitations indicated in the corresponding Notes.

#### **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.

#### **The Manufacturing Table – Downtown Districts shall be deleted.**

Printing and Publishing has been moved to the Services Use Chart.

Handcrafted products have been moved to the Wholesale and Retail Use Chart.

#### **Culture, Entertainment, and Recreation – Downtown Districts**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Down- town Office Dis- trict 1	Down- town Office District 2	Down- town Mixed Use Dis- trict	Down- town Resid- ential District	Down- town Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
711	Library, Museum	P	P	P	A	A	P
7113	Art Gallery	P	P	P	P 4, <del>5</del> <u>3</u>	P	P
712	Nature Exhibitions: Aquariums <u>and</u> Botanical Gardens <u>and Zoos</u>	P 6	P6	P 6			
7212 7214 7222 7231 7232	Public Assembly (Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but Excluding School Facilities	P	P	P	A <del>5</del> <u>3</u>	A	P
7212 7214 7218	Motion Picture, Theaters, Night	P	P	P	A <del>5</del> <u>3</u>	A	P

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Down- town Office Dis- trict 1	Down- town Office District 2	Down- town Mixed Use Dis- trict	Down- town Resid- ential District	Down- town Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
	Clubs, Dance Halls and Teen Clubs						
7213	Drive-In Theaters						
	Adult Theaters 4	P	P	P			P
7223 73	Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go- Cart Tracks, BMX Tracks and Skateboard Tracks <u>1</u>						
73	Commercial Amusements: Video Arcades, Electronic Games	P	P	P		<u>P</u>	<u>P</u>
7411 7413 7422 7423 7424 7441 7449	Recreation Activities: <u>Miniature Golf</u> <del>Courses</del> , Tennis Courts, Community Clubs, Athletic Fields, Play Fields, Recreation Centers, Swimming <del>Beaches</del> and Pools <u>2</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P5</u>	<u>AP</u>	<u>AP</u>
744	Marinas, Yacht Clubs						
7413 7414 7415 7417 7425	Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreational Instruction	<u>AP 8</u>	AP8	P	<u>A P 3,5</u>	AP8	AP 8
7491 7515	Camping Sites and Hunting Clubs						

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Down- town Office Dis- trict 1	Down- town Office District 2	Down- town Mixed Use Dis- trict	Down- town Resid- ential District	Down- town Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
76	Private Leisure and Open Space Areas Excluding Recreation Activities Above	P	P	P	P <sub>5</sub>	P	P
	Public/Private Park	P	P	P	P <sub>5</sub>	P	P
	Stables and Riding Academies						
	Boarding or Commercial Kennels <u>6</u>						
	City Park <del>(10)</del> - <u>5</u>	P/G	P/G	P/G	P/G <sub>5</sub>	P/G	P/G

~~\*Not effective within the jurisdiction of the East Bellevue Community Council.~~

**Notes: Uses in Downtown land use districts – Culture, Entertainment, and Recreation**

~~(1) Cultural activities include only branch libraries in R-2.5, R-3.5, R-4, R-5, R-7.5, R-10, R-15, R-20 and R-30 Districts~~

~~(2) (1) For carnivals, see LUC 20.20.160.~~

~~(3) Recreation activities do not include athletic clubs in O, LI and GC Districts.~~

~~(4) (2) Limited to a maximum of 2,000 gross square feet per establishment.~~

~~(5) (3) Nonresidential uses are permitted in Downtown-R Districts only when developed in a building which contains residential uses.~~

~~(6) Excludes zoos.~~

~~(7) (4) Adult theaters are subject to the regulations for adult entertainment uses in LUC 20.20.127.~~

~~(8) Athletic and health clubs are permitted without administrative conditional use approval if subordinate to a permitted use.~~

~~(9) Recreation activities are restricted to health clubs, recreation instruction, and gymnasiums in NB Districts and the total floor area for all combined recreation activity uses may not exceed 5,000 square feet per NB site.~~

~~\*(10) (5) City parks are generally permitted in all districts. However, the following types of uses or facilities in City parks in single-family or R-10 zones require conditional administrative conditional use approval when located in the Downtown-R zone: lighted sports and play fields, sports and play fields with amplified sound, community recreation centers, motorized boat ramps, and beach parks on Lake Washington, Lake Sammamish, Phantom Lake and Larson Lake. Nonrecreation uses in City parks located in the Downtown-R district requires in all zones outside the Downtown require conditional use approval, except that the permit requirements for wireless communication facilities shall be as set forth in LUC 20.20.195. For purposes of this~~

requirement, “nonrecreation use” means a commercial, social service or residential use located on park property but not functionally related to City park programs and activities.

(5) Outdoor recreation facilities that include lighted sports and play fields or sports and play fields with amplified sound require administrative conditional use approval when located in the Downtown-R zone.

(6) Boarding and commercial kennels are allowed as subordinate uses to a veterinary clinic or hospital meeting the criteria of LUC 20.20.140.

#### **Chart 20.25A.015.D Uses in Downtown Land Use Districts**

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Residential – Downtown Districts					
		Down- town Office District 1	Down- town Office District 2	Down- town Mixed Use District	Down- town Residen- tial District	Down- town Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
	<del>Single Family Residential (3)</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	
	<del>Two to Four or more Dwelling Units Per Structure</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities	P	P	P	P	P	<del>P</del>
13 15	Hotels and Motels	P	P	P	P	P	P
	Congregate Care Senior Housing (1)(4) <del>(7*)</del>	P	P	P	P	P	<del>P</del>
6516	Nursing Home, <u>Assisted Living</u> (4) <del>(4) (7*)</del>			P	P	P	<del>P</del>
	<del>Assisted Living (4,7*)</del>			<del>P</del>	<del>P</del>	<del>P</del>	
	Accessory Dwelling Unit (9)			S	S	S	

\* ~~Not effective within the jurisdiction of the East Bellevue Community Council.~~

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



- ~~(1) No more than 50 percent of the gross floor area of the structure shall be devoted to residential use in O Districts, unless Conditional Use Permit approval is obtained and the applicable Comprehensive Plan policies do not discourage multifamily uses.~~
- ~~(2) (Deleted by Ord. 4999).~~
- ~~(3) A boardinghouse or bed and breakfast is permitted in a single-family dwelling, provided the requirements of LUC 20.20.140 are met.~~
- ~~(4) (1) An agreement must be recorded with the King County Department of Records and Elections and filed with the Bellevue City Clerk, restricting senior citizen dwellings or congregate care senior housing, or assisted living to remain in perpetuity as senior housing for the life of the project.~~
- ~~(5) Through the planned unit development process, senior citizen dwellings may include common dining and recreation facilities.~~
- ~~(6) Multifamily development in Planning Districts A and B of the Crossroads Subarea is not allowed. Multifamily development in Planning District E of the Crossroads Subarea north of NE 8th Street is not allowed. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E.~~
- ~~(7) In Planning Districts A and B of the Crossroads Subarea and in Planning District E of the Crossroads Subarea north of NE 8th Street, existing legal nonconforming multifamily uses can be converted to senior citizen housing, congregate care senior housing, assisted living or nursing homes. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E.\*~~
- ~~(8) These residential uses are permitted in NB Districts only if located on the second floor and above the permitted ground floor nonresidential uses.~~
- ~~(9) Accessory dwelling units are permitted only as subordinate to single-family dwellings and are subject to the provisions of LUC 20.20.120.~~
- ~~(10) (Deleted by Ord. 4999).~~
- ~~(11) (Deleted by Ord. 4999).~~
- ~~(12) (Deleted by Ord. 4999).~~
- ~~(13) (Deleted by Ord. 4999).~~
- ~~(14) (Deleted by Ord. 4999).~~
- ~~(15) One single-family dwelling unit, occupying no more than 25 percent of the floor area of the structure, is permitted in the PO District.~~
- ~~(16) For Single-Family Land Use Districts, "building height" is defined as the vertical distance measured from the average existing grade around the building to the highest point of a flat roof, or to the mean height between the eaves and ridge of a pitched roof, provided this measurement does not apply to flag poles and short wave radio antennas. Refer to the definition of building height for Single-Family Land Use Districts at LUC 20.50.012.~~

~~\* Not effective within the jurisdiction of the East Bellevue Community Council.~~

## Services – Downtown Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Down- town Office District 1	Down- town Office District 2	Down- town Mixed Use District	Down- town Residen- tial District	Down- town Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
61	Finance, Insurance, Real Estate Services	P <del>43</del> <u>10</u>	P <del>43</del> <u>10</u>	P <u>10</u>	P <del>11, 12</del> <u>4, 5, 11</u>	P <u>11</u>	P <u>10</u>
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair	P	P	P	P <del>11, 12</del> <u>4, 5</u>	P	P <u>4, 20</u>
6241	Funeral and Crematory Services						
6262	Cemeteries						
	Family Child Care Home in Residence <u>1</u>	P	P	P	P	P	P
629	Child Day Care Center <u>1, 2</u>	P	P	P	P	P	P
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies, and Employment, and <u>Printing and Publishing</u>	P	P	P	P <del>11, 12</del> <u>4, 5</u>	P	P
634	Building Maintenance and Pest Control Services						
637	Warehousing and Storage Services,						

## Services – Downtown Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Down- town Office District 1	Down- town Office District 2	Down- town Mixed Use District	Down- town Residen- tial District	Down- town Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
	Excluding Stockyards						
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools	<u>P</u>	<u>P</u>	P			<del>S</del> <u>P</u>
641	Auto Repair and Washing Services (26)			P & <u>3, 8</u>			
649	Repair Services: Watch, TV, Electrical, Upholstery	P	P	P		P	
	Professional Services: Medical Clinics and Other Health Care Related Services (12)	P	P	P	<del>P 11, 12</del> <u>4, 5</u>	<del>P 11 4</del> <u>4</u>	P
	Professional Services: Other	P	P	P	<del>P 11, 12</del> <u>4, 5</u>	<del>P 11 4</del> <u>4</u>	P
	<u>Pet Grooming and Pet Day Care (9)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P/A 4-11</u>	<u>P</u>	<u>P</u>
6513	Hospitals (12)			C	C		
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape						
671	Governmental Services: Executive, Legislative,	P	P	P	<del>P 11, 12</del> <u>5</u>	<del>P 11 5</del> <u>5</u>	<del>A</del> <u>P</u>

## Services – Downtown Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Down- town Office District 1	Down- town Office District 2	Down- town Mixed Use District	Down- town Residen- tial District	Down- town Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
	Administrative and Judicial Functions						
672 673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops			P	C	C	<u>AP</u>
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions <del>(22)</del> <u>6</u>	P	P	P	P <del>12</del> <u>5</u>	P <u>5</u>	P
674 675	Military and Correctional Institutions						
	Secure Community Transition Facility <del>(23,24)</del>						
681	Education: Primary and Secondary <del>(25)</del> <u>7</u>	A	A	A	A/C	A	A
682	Universities and Colleges	P	P	P			P
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools	<u>P</u>	<u>P</u>	P	<u>P/A</u> <del>11, 12</del> <u>4,5,11</u>	P <del>11</del> <u>5</u>	P

## Services – Downtown Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Down- town Office District 1	Down- town Office District 2	Down- town Mixed Use District	Down- town Residen- tial District	Down- town Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
691	Religious Activities	P	P	P	C	C	P
692 (A)	Professional and Labor Organizations Fraternal Lodge	P	P	P	C	C	P
692 (B)	Social Service Providers	P	P	P	C	C	P
	Administrative Office – General	P	P	P	P <del>11, 12</del> <u>4, 5</u>	P	P
	Computer Program, Data Processing and Other Computer- Related Services	P	P	P	P <del>11, 12</del> <u>4, 5</u>	P	P
	Research, <u>Business</u> <u>Incubation</u> , Development and Testing Services	P	P	P	P <del>11, 12</del> <u>4, 5</u>	P	P

~~\*Not effective within the jurisdiction of the East Bellevue Community Council.~~

**Notes: Uses in Downtown land use districts – Services**

~~(1) Finance, insurance, real estate services are permitted only if commercially or industrially related in LI Districts.~~

~~(2) Personal services are permitted in LI Districts only if located in a multiple function building or complex.~~

~~(3) (1) Refer to Chapter 20.50 LUC for definitions of child care service, family child care home, and child day care center.~~

~~(4) (2) A child care service may be located in a community facility in any land use district pursuant to LUC 20.20.170.E.~~

~~(5) These uses are permitted in LI Districts only if located in a multiple function building or complex.~~

~~(6) Automobile rental and leasing services require administrative conditional use approval and are subject to the decision criteria in LUC 20.20.135.~~

~~(7) Rental services are restricted to autos and furniture in CB and F1 Districts and to truck, trailer, and tool rentals, provided the site has two street frontages.~~

~~(8)-(3)~~ Auto repair and washing services are permitted only if washing services are a subordinate use pursuant to LUC 20.20.840. All auto repair must be performed in a structure to a permitted or special use in Downtown-MU Districts.

~~(9)~~ Professional services are permitted in LI Districts only if located in a multiple function building or complex.

~~(10)~~ Governmental services include maintenance shops in LI and GC Districts.

~~(11)~~ (4) Limited to a maximum of 1,500 gross square feet per establishment.

~~(12)~~ (5) Nonresidential uses are permitted in Downtown-R Districts only if developed in a building which contains residential uses.

~~(13)~~ Drive-in facilities may be permitted through Design Review, Part 20.30F LUC, at any location in the Downtown-O-2 District, or within 200 feet of NE 4th Street or NE 8th Street in the Downtown-O-1 District; but only if all the following criteria are met:

~~(a)~~ On-site capacity for vehicle stacking of 10 spaces for one drive-up station and 20 spaces for two or more drive-up stations must be provided.

~~(b)~~ The design of the vehicular access is compatible with high volume pedestrian walkways and parking access. The vehicular access will not disrupt established retail or service frontages designed to serve pedestrians, nor can the vehicular access lanes be located between the street and the main pedestrian access to the buildings.

~~(c)~~ The vehicle stacking lanes must be contained within a structured parking area, or be otherwise screened.

~~(d)~~ Landscaping or screening must be provided to mitigate any adverse effects on nearby property. Perimeter walkways and sidewalks must conform to the requirements of LUC 20.25A.060.

~~(e)~~ Walk-up banking service, whether manned or electronically activated customer service stations, must be provided on-site during regular daytime business hours for pedestrian business when there is no interior banking service.

~~(18)~~ Rental services limited to truck, trailer and tool rentals are permitted in NB Districts with administrative conditional use approval, provided the site has two street frontages

~~(19)~~ Auto repair and washing services are permitted with administrative conditional use approval only in NB sites that have two street frontages.

~~(20)~~ Personal services are permitted only when functionally integrated within a building or complex used primarily as a hotel or motel; office building; university or college; charitable, social service, professional or labor organization; or recreational facility

~~(21)~~ Uses are limited to neighborhood community police stations of 1,000 square feet or less.

~~(22)~~ (6) Uses are limited to 1,000 square feet, except for protective functions which are limited to community police stations of 1,500 square feet or less.

~~(23)~~ No portion of a property on which a Secure Community Transition Facility is proposed to be located may be within 300 feet of the boundary of any land use district within which the SCTF use is prohibited. The required 300 feet shall be measured in accordance with the policy guidelines established by the Department of Social and Health Services pursuant to RCW 71.09.285(4), now or as hereafter amended.

~~(24)~~ Secure Community Transition Facilities are subject to the regulations for Secure Community Transition Facilities in LUC 20.20.750.

~~(25)~~ (7) Primary and secondary educational facilities are an administrative conditional use in all land use districts; provided, that in all residential land use districts and the DNTN-R District a Conditional Use Permit is required for:

~~(a)~~ The siting of such educational facility on a site not previously developed with an educational facility; or

~~(b)~~ The addition to or modification of a site previously developed with an educational facility where that addition or modification involves:

(i) An increase of 20 percent or more in the number of students occupying the school. The increase shall be measured against the number of students for which the school was designed prior to the addition or modification, without regard to temporary structures that may have been added to the site over time. If there is no information establishing the number of students for which the school was originally designed, then the increase shall be measured against the average number of students occupying the school in the three academic years immediately preceding the proposed addition or modification; or

(ii) A change in the age group of students occupying the school, or the addition of an age group where such age group was not previously served at the school, except that the addition of students younger than kindergarten age consistent with the definition of school in LUC 20.50.046 shall not be considered a change in the age group of students or an addition of an age group for purposes of this subsection. For purposes of this subsection, age group refers to elementary, middle, junior or high school, as defined and used by the school district operating the school; or

(iii) The addition of facilities or programs that may result in impacts not anticipated at the time the original school was developed, including, for example: development of lighted ballfields or the addition of lighting to existing ballfields; development of an exterior sound amplification system; development of fixed outdoor seating; or a proposal to increase the height of the facility pursuant to LUC 20.20.740.A.3.b.

~~(26)~~ (8) Battery Exchange Stations are ancillary to Auto Repair and Washing Services, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

~~(27)~~ (9) See LUC 20.20.130 for general requirements applicable to this use. Boarding and commercial kennels are permitted as a subordinate use to a pet grooming or pet day care meeting the criteria of LUC 20.20.130.

(10) Drive-in and drive-through facilities are permitted as a subordinate use pursuant to LUC 20.20.840 only if located within a structured parking area and not adjacent to any publicly accessible space. Parking must comply with LUC 20.25A.050A.

~~(11) Drive-in windows and drive-throughs are not permitted.~~

(11) When the use occupies less than or equal to 2,000 square feet, the use is permitted outright. When the use occupies more than 2,000 square feet, an Administrative Conditional Use permit is required.

(12) Stand-alone emergency rooms shall only be allowed when affiliated with a hospital.

### Transportation and Utilities – Downtown Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Down- town Office District 1	Down- town Office District 2	Down- town Mixed Use District	Downtown Residen- tial District	Down- town Old Bellevue District	Down-town Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
41	Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops						
42 4291	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters	A	A	A			A
4214 422	Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services (23)	S	S	S			S
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance	A 11-3	A 11-3	A 12-4			A 11-3
	Accessory Parking (4) (6) (24) 1, 2, 12	P	P	P	P 14	P	P
46	Auto Parking: Commercial Lots and Garages (24) 12	P 13-5	P 13-5	P 13-5	A	P 13-5	P 13-5
	Park and Ride-(5) (24)			A			A
475	Radio and Television Broadcasting Studios	P	P	P		P	P
485	Solid Waste Disposal (19)						



STD LAND USE CODE REF	LAND USE CLASSIFICATION	Down- town Office District 1	Down- town Office District 2	Down- town Mixed Use District	Downtown Residen- tial District	Down- town Old Bellevue District	Down-town Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
	Highway and Street Right-of-Way <del>(24)</del> <u>12</u>	P	P	P	P	P	P
	Utility Facility	C	C	C	C	C	C
	Local Utility System	P	P	P	P	P	P
	Regional Utility System	C	C	C	C	C	C
	On-Site Hazardous Waste Treatment and Storage Facility <del>(7)</del>	A	A	A	A	A	A
	Off-Site Hazardous Waste Treatment and Storage Facility <del>(8)</del>						
	Essential Public Facility <del>(20)</del> <u>9</u>	C	C	C	C	C	C
	Regional Light Rail Transit Systems and Facilities <del>(25)</del> <u>13</u>	C/P	C/P	C/P	C/P	C/P	C/P
	Wireless Communication Facility (WCF): (without WCF Support Structures)	<del>14, 16,</del> <del>24</del> <u>6, 7,</u> <u>10</u>	<del>14, 16,</del> <del>24</del> <u>6, 7,</u> <u>10</u>	<del>14, 16,</del> <del>24</del> <u>6, 7,</u> <u>10</u>	<del>14, 16, 24</del> <u>6, 7, 10</u>	<del>14, 16, 24</del> <u>6, 7, 10</u>	<del>14, 16, 24</del> <u>6, 7, 10</u>
	Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding)	<del>14, 16</del> <u>6, 7</u>	<del>14, 16</del> <u>6, 7</u>	<del>14, 16</del> <u>6, 7</u>	<del>14, 16</del> <u>6, 7</u>	<del>14, 16</del> <u>6,</u> <u>7</u>	<del>14, 16</del> <u>6, 7</u>
	Satellite Dishes <del>(48)</del> <u>8</u>	P	P	P	P	P	P
	Electrical Utility Facility <del>(22)</del> <u>11</u>	A/C <u>22</u>	A/C <u>22</u>	A/C <u>22</u>	A/C <u>22</u>	A/C <u>22</u>	A/C <u>22</u>

~~\* — Not effective within the jurisdiction of the East Bellevue Community Council~~

**Notes: Uses in Downtown land use districts – Transportation and Utilities\***

~~(1) — (Deleted by Ord. 5086).~~

~~(2) — Intentionally deleted.~~

~~(4)(1) The location of an off-site parking facility must be approved by the Director of the Development Services Department. See LUC 20.25A.050H.~~

~~(5) — Park and Ride. A park and pool lot or other carpool facility is regulated as a park and ride. A park and ride providing no more than 50 parking spaces, and utilizing the parking area of an existing use shall be regulated as an accessory use under LUC 20.20.200. Any other park and ride requires a Conditional Use Permit.~~

~~(6)(2) Accessory parking requires approval through the review process required for the primary land use which it serves pursuant to LUC 20.10.440.20.25A.015.~~

~~(8) — Off-site hazardous waste treatment and storage facilities as defined by LUC 20.50.024 must comply with the state siting criteria as adopted in accordance with RCW 70.105.210.~~

~~(9) — (Deleted by Ord. 5086).~~

~~(10) — These uses are permitted only if located in a multiple function building or complex.~~

~~(11)(3) Aircraft transportation is limited in these districts to government heliports used exclusively for emergency purposes and regulated pursuant to the terms of LUC 20.20.450.~~

~~(12)(4) Aircraft transportation is limited in these districts to government and hospital heliports used exclusively for emergency purposes and regulated pursuant to the terms of LUC 20.20.450.~~

~~(13)(5) Design Review approval, Part 20.30F LUC, or a Change of Use Permit is required to establish a commercial parking facility. Refer to LUC 20.25A.050E for additional development requirements.~~

~~(14)(6) Wireless communication facilities (WCFs) are not permitted on any residential structure, undeveloped site located in a residential land use district, or site that is developed with a residential use; except WCFs are allowed on mixed-use buildings that include residential uses. This note does not prohibit locating WCF: ~~a) on any residential structure or undeveloped site in R-20 or R-30 Land Use Districts; or b) on any nonresidential structure (i.e., churches, schools, public facility structures, utility poles, etc.) or in public rights-of-way in any residential land use district.~~~~

~~(15) — Intentionally deleted.~~

~~(16)(7) Refer to LUC 20.20.195 for general requirements applicable to wireless communication facilities and other communication, broadcast and relay facilities.~~

~~(17) — Intentionally deleted.~~

~~(18)(8) Refer to LUC 20.20.730 for general requirements applicable to Large Satellite Dishes.~~

~~(19) — Refer to LUC 20.20.820 for general requirements applicable to solid waste disposal facilities.~~

~~(20)(9) Refer to LUC 20.20.350 for general requirements applicable to Essential Public Facilities (EPF).~~

~~(24)(10) Antenna and associated equipment used to transmit or receive fixed wireless signals when located at a fixed customer location are permitted in all land use districts and are exempt from the requirements of LUC 20.20.010, 20.20.195 and 20.20.525 so long as the antenna and equipment comply with 47 C.F.R. 1.400, now or as~~

hereafter amended. A building permit may be required to ensure safe installation of the antenna and equipment.

~~(22)~~(11) For the definition of electrical utility facility, see LUC 20.50.018, and for reference to applicable development regulations relating to electrical utility facilities, see LUC 20.20.255. For new or expanding electrical utility facilities proposed on sensitive sites as described by Map UT-7 ~~Figure UT.5a~~ of the Utilities Element of the Comprehensive Plan, the applicant shall obtain Conditional Use Permit approval under Part 20.30B LUC, complete an alternative siting analysis as described in LUC 20.20.255.D and comply with decision criteria and design standards set forth in LUC 20.20.255. For expansions of electrical utility facilities not proposed on sensitive sites as described by Map UT-7 ~~Figure UT.5a~~, the applicant shall obtain Administrative Conditional Use Permit approval under Part 20.30E LUC and comply with decision criteria and design standards set forth in LUC 20.20.255.

~~(23)~~ ~~Battery Exchange Stations are ancillary to Motor Vehicle Transportation, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.~~

~~(24)~~(12) Electric Vehicle Infrastructure, excluding Battery Exchange Stations, is ancillary to motor vehicle parking and highways and rights-of-way, and is permitted through the applicable review process as a component of that use.

~~(25)~~(13) Refer to Part 20.25M LUC, Light Rail Overlay District, for specific requirements applicable to EPF defined as a regional light rail transit facility or regional light rail transit system pursuant to LUC 20.25M.020. A conditional use permit is not required when the City Council has approved a regional light rail transit facility or regional light rail transit system by resolution or ordinance, or by a development agreement authorized by Chapter 36.70B RCW and consistent with LUC 20.25M.030.B.1.

~~(3)~~ (14) Accessory parking is not permitted in residential land use districts as accessory to uses which are not permitted in these districts.

### Wholesale and Retail – Downtown Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Down- town Office District 1	Down- town Office District 2	Down- town Mixed Use District	Down- town Residential District	Down- town Old Bellevue District	Down- town Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following: <del>(4)</del>						
5111 5156	Wholesale Trade: Motor Vehicles, Primary and						

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Down- town Office District 1	Down- town Office District 2	Down- town Mixed Use District	Down- town Residential District	Down- town Old Bellevue District	Down- town Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
5157 5191 5192	Structural Metals, Bulk Petroleum <del>(2)</del>						
5193	Scrap Waste Materials, Livestock						
	Recycling Centers	P	P	P	<del>CA</del>	<del>CA</del>	<u>P</u>
521 522 523 524	Lumber and Other Bulky Building Materials Including Preassembled Products <del>(3)</del>						
5251	Hardware, Paint, Tile and Wallpaper (Retail)	P	P	P	P <del>24</del> , <del>23-1</del>	P <del>30-5</del>	<u>P</u>
5252	Farm Equipment						
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)	P	P	P	P <del>22</del> , <del>23-1</del>	P <del>30 5</del>	<u>P</u>
54	Food and Convenience Store (Retail) <del>(27)-(3)</del>	P	P	P	P <del>22</del> , <del>23-1</del>	P <del>30 5</del>	P <del>38</del>
5511	Autos (Retail), <u>Motorcycles (Retail)</u>	P <del>24-2</del>	P <del>24-2</del>	P <u>2</u>			<u>P 2</u>
	<u>Commercial Trucks,</u> <del>Motorcycles,</del> Recreational Vehicles (Retail)	<del>P 24,</del> <del>25</del>	<del>P 24,</del> <del>25</del>	<u>P</u>			
	Boats (Retail)	P <del>24-2</del>	P <del>24-2</del>	P <del>24 2</del>			<u>P 2</u>
552	Automotive and Marine Accessories (Retail)			P			<u>P</u>
553	Gasoline Service Stations <del>(40)-(8)</del>	<del>A, S-P</del>	<del>A, S-P</del>	P			<del>A 34, S</del> <del>38</del> <u>P</u>
56	Apparel and Accessories (Retail)	P	P	P	P <del>24</del> , <del>23-1</del>	P <del>30-2</del>	P 38

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Down- town Office District 1	Down- town Office District 2	Down- town Mixed Use District	Down- town Residential District	Down- town Old Bellevue District	Down- town Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
57	Furniture, Home Furnishing (Retail)	P	P	P	P 24, 23_1	P 30_2	P
58	Eating and Drinking Establishments <del>(37)</del> (4) (7)	P 28	P 28	P 28	P 23, 28	P 28	P 28, 38
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies (12)	P	P	P	P 21, 23_1	P 30_2	P 38
	Handcrafted Products (retail) (11)(14)	P	P	P	P 21, 23_1	P	P
	Adult Retail Establishments <del>(31)</del> (6)	P	P	P		P	<del>S</del> P
59	Marijuana Retail Outlet	A 41 10, 4	A 41 10, 4	A 41 10, 4		A 41-10, 4	A 41-10, 4
5961	Farm Supplies, Hay Grain Feed and Fencing, etc., (Retail)						
596	Retail Fuel Yards						
5996	Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries and Light Supplies and Tools			P 13	P 13	P 13	P 13
5999	Pet Shop (Retail and Grooming)	P	P	P	P 21, 23_1	P 30_5	P-38
	Computers and Electronics (Retail)	P	P	P	P 21, 23_1	P 30_5	P

Notes: Uses in Downtown land use districts – Wholesale and Retail

- ~~(1) Wholesale trade includes sales offices for these goods.~~
- ~~(2) Wholesale trade of motor vehicles, primary and structural metals, and bulk petroleum includes sales offices for these goods and excludes tank farms.~~
- ~~(3) Bulk retail includes sales offices for these goods.~~
- ~~(4) Automobile (retail) is subject to the decision criteria in LUC 20.20.135.~~
- ~~(5) Each individual wholesale and retail use in NB Districts, except retail food stores and miscellaneous retail trade, is limited to 5,000 square feet. Wholesale and retail uses intending to operate between the hours of 12:00 midnight and 6:00 a.m. must obtain administrative conditional use approval. The applicant must meet the decision criteria for an Administrative Conditional Use Permit set forth in Chapter 20.30E LUC, and must demonstrate that: 1) the use will meet the requirements of the Noise Control Ordinance, Chapter 9.18 BCC; and 2) the use will meet the lighting standards of the Community Retail Design District for all lighting fixtures on the premises that would be lit between the hours of 12:00 midnight and 6:00 a.m. Businesses operating between the hours of 12:00 midnight and 6:00 a.m. on the effective date of the ordinance codified in this chapter are exempt from the ACUP requirements.~~
- ~~(6) Retail auto sales are permitted only in the following locations:~~
  - ~~a. The west side of 116th Avenue NE between NE 8th Street and the SE 8th Street off-ramp from northbound I-405; and~~
  - ~~b. Along SE 36th Street west of the ravine located at the approximate alignment of 133rd Avenue SE and east of 132nd Avenue SE.~~
- ~~(7) Motorcycle (retail) requires administrative conditional use approval in LI Districts.~~
- ~~(8) (Deleted by Ord. 5089).~~
- ~~(9) (Deleted by Ord. 5089).~~
- ~~(10) (Deleted by Ord. 5089).~~
- ~~(11) Furniture and home furnishings are limited to uses with on-site warehousing in LI Districts.~~
- ~~(12) Computer supplies are permitted as a subordinate use to computer sales in LI and GC Districts.~~
- ~~(13) Eating and drinking establishments are excluded in transition areas in O Districts.~~
- ~~(14) Eating and drinking establishments are permitted in the OLB, F2 and F3 Districts subject to the following criteria:~~
  - ~~(a) Such uses are physically integrated within a structure primarily used as a hotel or motel; office building; charitable, social, professional and labor organization; fraternal lodge; recreational facility or institution such as a public assembly (indoor).~~
  - ~~(b) Such uses do not exceed 20 percent of the gross floor area of the structure or structures.~~
  - ~~(c) The entire site complex has a unity of design in terms of wall and roof materials, roof slopes and window patterns.~~
- ~~(15) Eating and drinking establishments are permitted in LI Districts only if located in a multiple function building or complex.~~
- ~~(16) Eating and drinking establishments may include liquor sales only if operated under a Class A or C liquor license issued by the Washington State Liquor Control Board. Eating and drinking establishments with other classes of liquor licenses require administrative conditional use approval.~~

- ~~(17) — Other retail trade is limited to drugstores only in O Districts.~~  
~~Intentionally deleted.~~
- ~~(19) — Except for drugstores, all miscellaneous retail uses combined cannot exceed 10,000 square feet and each individual use cannot exceed 3,000 square feet.~~
- ~~(20) Garden supplies excludes items such as large trees, rock and bulk supplies which require special handling equipment.~~
- ~~(21) Limited to a maximum of 1,500 gross square feet per establishment.~~
- ~~(22) Limited to a maximum of 3,000 gross square feet per establishment, except for food, retail.~~
- ~~(23)~~(1) Nonresidential uses are permitted in Downtown-R Districts only when developed within the same project limit and simultaneously with an equal or greater amount of floor area devoted to residential uses.
- ~~(24)~~(2) No on-site outdoor display or inventory storage. Loading and unloading shall not be permitted in the right-of-way.
- ~~(25) — Motorcycles only.~~
- ~~(26) — Only pet grooming is permitted in the LI and GC Districts.~~
- ~~(27)~~(3) Food and convenience stores (retail) must contain at least 75 percent square footage of retail food sales not for consumption on premises.
- ~~(28)~~(4) Drive-in windows and drive-throughs are not permitted.
- ~~(29) — No more than one eating and drinking establishment is permitted in any building.~~
- ~~(30)~~(5) Limited to a maximum of 15,000 gross square feet per establishment or up to 25,000 gross square feet through a conditional use.
- ~~(34)~~(6) Adult retail establishments are subject to the regulations for adult entertainment uses in LUC 20.20.127.
- ~~(32) — (Reserved).~~
- ~~(33) — (Deleted by Ord. 5089).~~
- ~~(34) — Gasoline service stations may include subordinate convenience stores.~~
- ~~(35) — Any business which combines two or more permitted retail sales uses and also includes subordinate retail sales uses shall be limited in size to 50,000 square feet.~~
- ~~\*(36) — Retail uses in CB Districts in the following subareas, as designated in the Comprehensive Plan, are limited in size to 100,000 gross square feet or less: Bridle Trails, Evergreen Highlands, Newcastle, North Bellevue, Northeast Bellevue, Richards Valley, South Bellevue, Southeast Bellevue, and Wilburton.~~
- ~~(37)~~(7) Microbrewery manufacturing is permitted when combined with subordinate to an eating and drinking establishment. ; provided, that the manufacturing use occupies not more than 50 percent of the total square footage of the combined establishment.
- ~~(38) — Eating and drinking establishments and retail uses are permitted in the Downtown-OLB District, provided the following criteria are met:~~
- ~~(a) — The uses are functionally integrated within a building or complex primarily used as a hotel or motel; office building; university or college; charitable, social service, professional or labor organization; or recreation facility.~~
- ~~(b) — The uses do not exceed 30 percent of the total floor area of the building or complex.~~
- ~~(c) — Each individual retail use is limited to 15,000 gross square feet in area.~~
- ~~(d) — The entire complex achieves a unity of design through the use of similar exterior building materials, colors, and window patterns.~~



~~(39)~~(8) All wholesale and retail uses, which offer shopping carts to customers, shall (a) designate a shopping cart containment area as defined in BCC 9.10.010; (b) display signage around shopping cart corrals and at the perimeter of the shopping cart containment area that provides notice that unauthorized removal of a shopping cart from the premises constitutes theft under RCW 9A.56.270 and unauthorized abandonment of a shopping cart more than 100 feet away from the parking area of a retail establishment or shopping cart containment area is a Class 3 civil infraction as defined in RCW 7.80.120; and (c) display information on each shopping cart that is consistent with the labeling requirements of RCW 9A.56.270 and includes a 24-hour toll-free phone number to report abandoned shopping carts. Abandoned shopping carts or shopping carts located outside of a shopping cart containment area constitute a public nuisance under BCC 9.10.030(H) and may be abated through the provisions of Chapter 1.18 BCC.

~~(40)~~(9) Battery Exchange Stations are ancillary to Gasoline Service Stations, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

~~(44)~~(10) See LUC 20.20.535 for general development requirements for marijuana uses.

~~(42)~~(11) Handcrafted product manufacturing is permitted subordinate to a retail establishment selling that product; provided, that the manufacturing use occupies not more than 50 percent of the total square footage of the combined establishment.

\* ~~Not effective within the jurisdiction of the East Bellevue Community Council.~~

(12) Drive-in and drive-through pharmacies are permitted as a subordinate use pursuant to LUC 20.20.840 only if located within a structured parking area and not adjacent to any publicly accessible space.

(13) Garden supplies excludes items such as large trees, rock and bulk supplies which require special handling equipment.

(14) No unreasonable threat to human health and the environment shall be caused by flammable, dangerous or explosive materials associated with this use.

### Resources – Downtown Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Down- town Office District 1	Down- town Office District 2	Down- town Mixed Use District	Down- town Residential District	Down- town Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
8	Resource Production (Minerals, Plants, Animals Including Pets and Related Services)						
81	Agriculture, Production of Food and Fiber						



	Crops, Dairies, Livestock and Fowl, Excluding Hogs						
821	Agricultural Processing						
8221	Veterinary Clinic and Hospital (1)(3)	<u>P</u>	<u>P</u>	P	<u>P</u>	<u>P/A 2</u>	<u>P</u>
8222	Poultry Hatcheries						
83	Forestry, Tree Farms and Timber Production						
8421	Fish Hatcheries						
85	Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction						

\* ~~Not effective within the jurisdiction of the East Bellevue Community Council.~~

**Notes: ~~Uses in land use districts — Resources~~**

~~(1) In the R-2.5, R-3.5, R-4, R-5, R-7.5, R-10, R-15, R-20, R-30, NB, PO, O, OLB, F1, F2, F3, LI, GC and CB Districts agriculture is limited to the production of food and fiber crops.~~

~~(2) Agriculture processing excludes grain mill products manufacturing and slaughtering in LI Districts.~~

~~(3) Veterinary clinics and hospitals are limited to 5,000 square feet per use in NB Districts.~~

~~(1) See LUC 20.20.130 for general requirements applicable to this use.~~

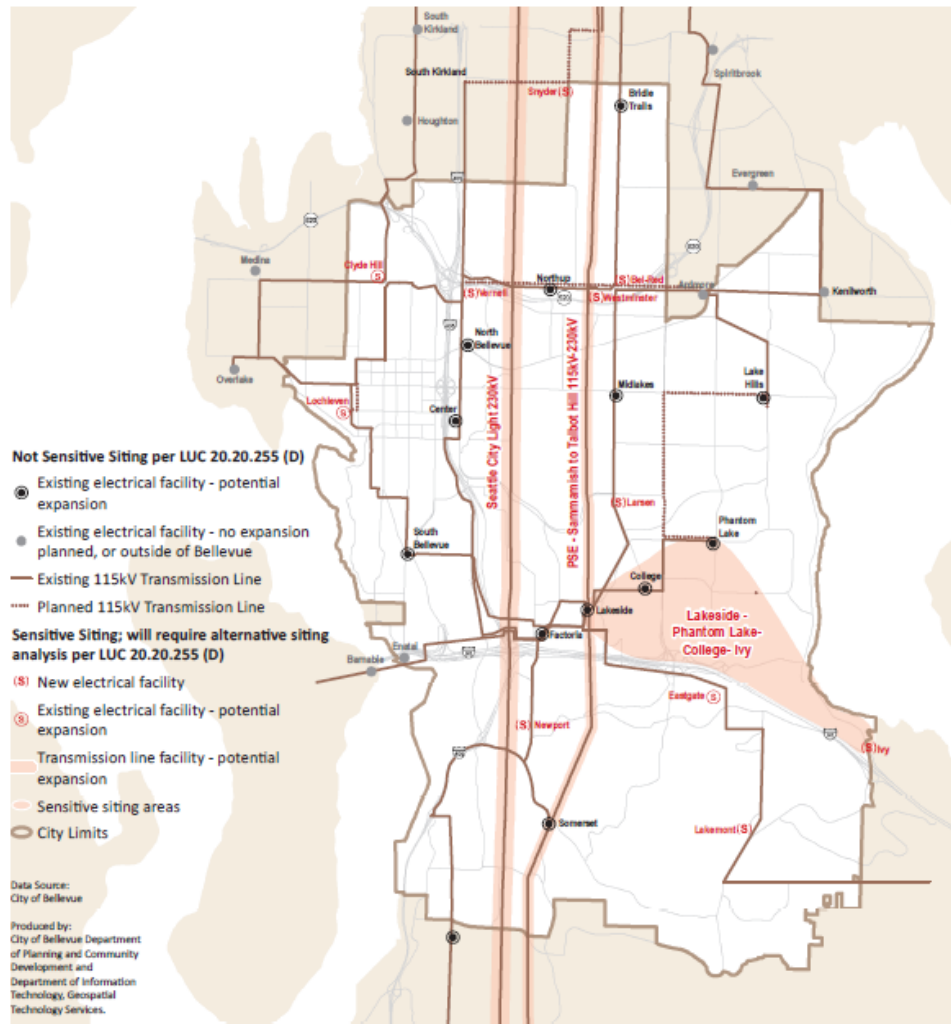
~~(2) Limited to a maximum of 1,500 square feet per establishment. When the veterinary clinic and hospital occupies less than or equal to 2,000 square feet, then the use is permitted outright. When the veterinary clinic and hospital occupies more than 2,000 square feet, then an Administrative Conditional Use permit is required.~~

~~(3) Boarding and commercial kennels are permitted as a subordinate use to a veterinary clinic or hospital meeting the criteria of LUC 20.20.130.~~

## UTILITIES →

## Map UT-7. New or Expanded Electrical Facilities

This map shows the general locations and conceptual alignments of Puget Sound Energy's planned facilities together with the city's sensitive siting classifications. These locations, alignments and classifications guide the review of the actual location of transmission lines, routes, and substations subject to the Conditional Use Permit and other city review processes. The actual locations may ultimately differ from those depicted here.



This map replaces Figure UT.5a of the old Comprehensive Plan.

Section 4. Paragraph 20.25A.030.C.2 in the chart is hereby amended to add Paragraph 11 under Design Criteria as follows:

FAR AMENITY STANDARDS	DOWNTOWN LAND USE DISTRICT						
AMENITY <sup>1</sup>	DNTN-O-1	DNTN-O-2	DNTN-MU	DNTN-R	DNTN-OB	DNTN-OLB	DESIGN CRITERIA
2. PLAZA	When located on the ground level or at the upper level within the City Center District:						1. Must abut and be within 3' in elevation of a perimeter sidewalk or pedestrian connection so as to be visually and physically accessible.
A continuous open space, which is readily accessible to the public at all times, predominantly open above, and designed specifically for use by people as opposed to serving as a setting for a building.							2. Must provide protection from adverse wind, wherever practical.
	8:1	8:1	6:1	4:1	6:1	6:1	3. At least 10% of the plaza surface area must be landscaped.
	When located at the upper level outside of the City Center District:						4. Must provide at least one sitting space for each 100 sq. ft. of plaza.
	4:1	4:1	3:1	2:1	3:1	3:1	5. Must be enclosed on at least two sides by a structure or by landscaping which creates a wall effect.
							6. Minimum size is 500 sq. ft. in OB; 1,000 sq. ft. in other land use districts.
							7. Maximum size of bonusable plaza square footage is 1,500 sq. ft. in OB;

FAR AMENITY STANDARDS	DOWNTOWN LAND USE DISTRICT						
AMENITY <sup>1</sup>	DNTN-O-1	DNTN-O-2	DNTN-MU	DNTN-R	DNTN-OB	DNTN-OLB	DESIGN CRITERIA
							5,000 sq. ft. in other land use districts.
							8. Minimum horizontal dimension is 20 ft.
							9. Must provide opportunities for penetration of sunlight.
							10. May not be used for parking, loading or vehicular access.
							11. Must provide <u>directional signage that identifies circulation routes for all users and informs the public that the space is accessible to the public at all times. The signage must be visible from all points of access. The Director shall specify sign requirements including color, size, type, verbiage, placement and any other necessary specification. The Director shall require signage as provided in the City of Bellevue Transportation Department Design Manual. If the signage requirements are not feasible, the applicant</u>

FAR AMENITY STANDARDS	DOWNTOWN LAND USE DISTRICT						
AMENITY <sup>1</sup>	DNTN-O-1	DNTN-O-2	DNTN-MU	DNTN-R	DNTN-OB	DNTN-OLB	DESIGN CRITERIA
16. MAJOR PEDESTRIAN CORRIDOR The major pedestrian corridor located on or in the immediate vicinity of NE 6th Street between 102nd Avenue and 140 <sup>th</sup> 112th Avenue NE.	16:1*	N/A	16:1*	N/A	N/A	N/A	Must comply with the requirements of LUC 20.25A.100.E.1.
*Bonus floor area may be achieved through the provision of this amenity only in conjunction with a permit to construct the Major Pedestrian Corridor in accordance with LUC 20.25A.100.E.1.							

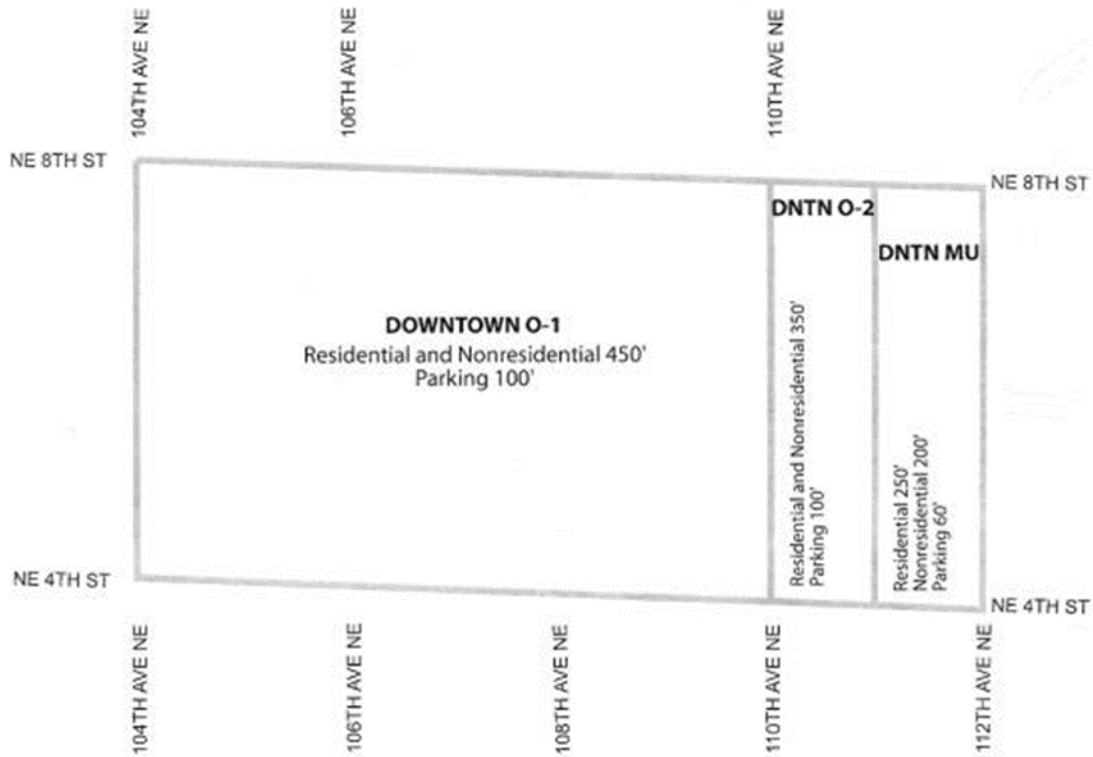
FAR AMENITY STANDARDS	DOWNTOWN LAND USE DISTRICT						
AMENITY <sup>1</sup>	DNTN-O-1	DNTN-O-2	DNTN-MU	DNTN-R	DNTN-OB	DNTN-OLB	DESIGN CRITERIA
							<u>may propose an alternative that is consistent with this provision and achieves the design objectives for the building and the site.</u>

Section 5. Paragraph 20.25A.030.C.16 the chart is hereby amended as follows:

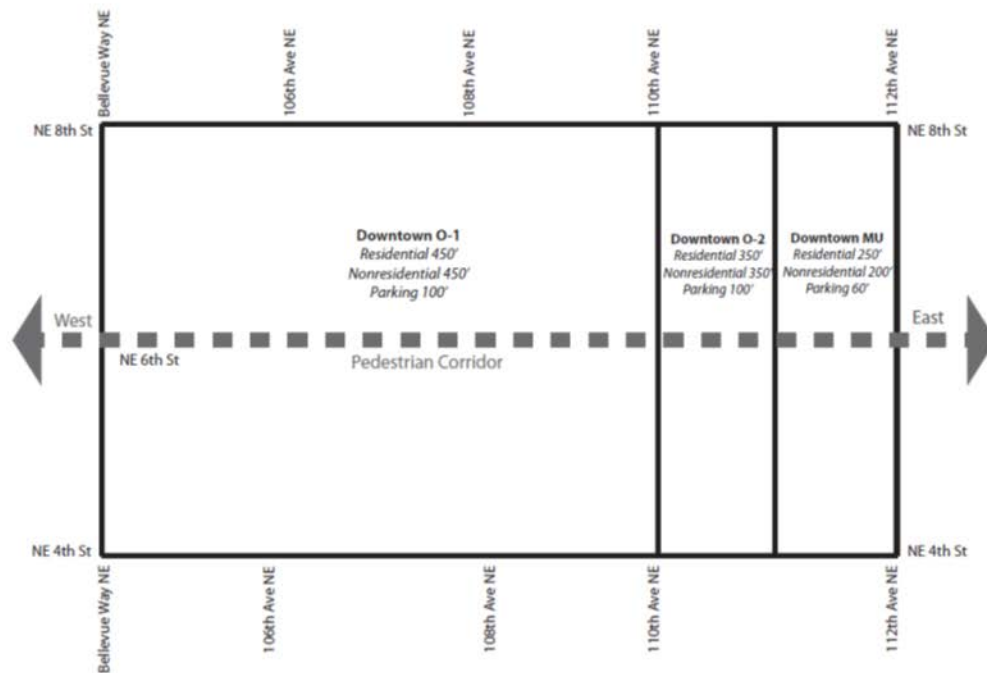
<b>FAR AMENITY STANDARDS</b>	<b>DOWNTOWN LAND USE DISTRICT</b>						
<b>AMENITY<sup>1</sup></b>	<b>DNTN- O-1</b>	<b>DNTN- O-2</b>	<b>DNTN- MU</b>	<b>DNTN -R</b>	<b>DNTN- OB</b>	<b>DNTN- OLB</b>	<b>DESIGN CRITERIA</b>
16. MAJOR PEDESTRIAN CORRIDOR The major pedestrian corridor located on or in the immediate vicinity of NE 6th Street between 102nd Avenue and 140 <sup>th</sup> Avenue NE.	16:1*	N/A	16:1*	N/A	N/A	N/A	Must comply with the requirements of LUC 20.25A.100.E.1.
*Bonus floor area may be achieved through the provision of this amenity only in conjunction with a permit to construct the Major Pedestrian Corridor in accordance with LUC 20.25A.100.E.1.							

Section 6. Paragraph 20.25A.030 is hereby amended to delete the current diagram and replace as follows:

DELETE FOLLOWING DIAGRAM



INSERT NEW DIAGRAM ON FOLLOWING PAGE.



Section 7. Part 20.25A is hereby amended to add 20.25A.045 as follows:

#### **20.25A.045 Mechanical Equipment Screening and Location**

##### **A. Applicability.**

The requirements of this section shall be imposed for all new development, and construction or placement of new mechanical equipment on existing buildings. Mechanical equipment shall be installed so as not to detract from the appearance of the building or development.

##### **B. Location Requirements ~~Design Objectives.~~**

~~The following objectives apply to the type and placement of mechanical equipment proposed:~~



1. To the maximum extent reasonable and consistent with building and site design objectives, mechanical equipment shall be located ~~at or below grade rather than mounted on the roof of a structure~~ in the building, below grade, or on the roof.
2. Where the equipment must be located on the roof, it ~~should~~ shall be consolidated to the maximum extent reasonable rather than scattered.
3. Mechanical equipment shall not be located adjacent to a sidewalk, through-block pedestrian connection, or area designated open to the public, such as a plaza.

### C. Screening Requirements

~~1.3.~~ Exposed mechanical equipment ~~should~~ shall be visually screened by a predominantly solid, non-reflective visual barrier that equals or exceeds the height of the mechanical equipment. The design and materials of the visual barrier or structure shall be consistent with the following requirements:

#### G. Implementation:

- ~~1.—Mechanical equipment located at or below grade may be placed within a required rear or side setback area unless that setback is in a single-family residential land use district, directly abuts a residential land use district, or that setback is within a critical area, critical area buffer, or critical area structure setback required by Part 20.25H LUC.~~
- ~~2.—Mechanical equipment associated with new single-family residential homes and homes adding more than 1,000 gross square feet in single-family residential land use districts shall be located in the rear yard or, if placed in the side yard outside of the side structure setback, shall provide sound screening to attenuate noise impacts. Mechanical equipment located in the rear yard shall not be placed less than five feet from any property line.~~
- ~~3.—Mechanical equipment located at or below grade will not be included for purposes of calculating lot coverage.~~
- ~~4. Mechanical equipment shall be visually screened by a solid, non-reflective visual barrier that equals or exceeds the height of the mechanical equipment provided, that the function~~

~~of a large satellite dish antenna or an antenna array may not be compromised by the screening requirement. The barrier may consist of the following:~~

- ~~a. Architectural features, such as parapets, screen walls, trellis systems, or mechanical penthouses shall be consistent with the design intent and finish materials of the main building, and as high or higher than the equipment it screens; or~~
- ~~b. Walls or solid fencing, of a height at least as high as the equipment it screens;~~
- ~~c. b. Vegetation and/or a combination of vegetation and view-obscuring fencing, shall be of a type and size ~~which~~ that will provides a dense visual barrier at least as high as the equipment it screens and will provides 50% screening at the time of planting and 100% screening within ~~two~~ three years from the time of planting;~~ ~~or~~
- ~~d. The natural topography of the site or the adjoining property or right-of-way.~~

~~5.2. Where screening from above is required, m~~Mechanical equipment shall be screened from above by incorporating one of the following measures, in order of preference:

- a. A solid nonreflective roof. The roof may incorporate nonreflective louvers, vents, or similar penetrations to provide necessary ventilation or exhaust of the equipment being screened;
- b. Painting of the equipment to match or approximate the color of the background against which the equipment is viewed;

~~6. 3. For development which requires approval of a discretionary land use permit, the City may modify the screening requirements of subsections C.4 and C.5 of this section subject to the criteria set forth in subsection C.7 of this section.~~

~~7.c. 3. Mechanical Equipment Installed on Existing Roofs.~~ The Director may approve alternative screening measures not meeting the specific requirements of this section if the applicant demonstrates that:

- ~~a. The proposed alternative screening measures will achieve the design objectives of subsection B of this section and produce an equal or better result than the requirements of subsection C.4 1 or C.5 2 of this section; or~~

~~b. When screening of mechanical equipment on an existing roof is required:~~

- ~~i. The existing roof structure cannot safely support the required screening, or~~
- ~~ii. The integrity of the existing roof will be so compromised by the required screening as to adversely affect any existing warranty of on the performance of the roof.~~

#### D. Exhaust Control Standards

1. Where technically feasible, exhaust equipment shall be located so as not to discharge onto a sidewalk, right-of-way, or area designated accessible to the public; including but not limited to a plaza, through-block connection, pedestrian bridge, and minor publically accessible space.

a. Exhaust air discharges or outlets shall never be located within 16 feet above finished grade ~~sidewalk, street, easement or other area designated accessible to the public.~~

b. Where exhaust discharges or outlets abut a sidewalk or right-of-way, the discharge must be deflected away from the public space.

2. Exhaust Location Order of Preference. Mechanical exhaust shall be located and discharged based on the following order of preference:

- a. On the building roof,
- b. On the service drive, alley, or other façade that does not abut a public street, sidewalk or right-of-way,
- c. Located above a driveway or service drive to the property such as a parking garage or service court, or
- d. Location that abuts a public street or easement, provided that the exhaust discharge is not directly above an element that has earned FAR Amenity Incentive System points, such as a public plaza.

3. Exhaust outlets shall not be allowed to discharge to an area that has earned FAR Amenity Incentive System points, such as a public plaza.

#### E. Modifications

The location and screening of mechanical equipment and exhaust systems is subject to review and approval at the time of land use review. The Director may allow modifications to the requirements in this section if the applicant demonstrates that the alternate location or screening measures provide an equal or better result than the requirements of this section.

#### F. Noise Requirements

1. Mechanical equipment shall meet the requirements of Chapter 9.18 BCC Noise Control.

2. The applicant shall be required to demonstrate the mechanical system compliance with the requirements of Chapter 9.18 BCC prior to issuance of Certificate of Occupancy.

Section 8. Section 20.25A.060A shall be amended as follows:

#### **20.25A.060 Walkways and sidewalks.**

A. ~~Minimum Width~~—Walkways and Sidewalks - Perimeter.

~~4.1.~~ Minimum Width.

a. ~~4.~~ The minimum width of perimeter walkway or sidewalk on the streets identified in this paragraph is 12 16 feet plus a 6 inch curb, and includes an plus four feet in which street trees are to be planted including the an area adjacent to the curb for planter strips or tree pits as prescribed by LUC 20.25A.060 – Plate A plus a 6 inch curb along The minimum width of a perimeter walkway or sidewalk on the streets identified in this paragraph is 16 feet plus a 6 inch curb. Included within that 16 feet and adjacent to the curb, there shall be a planter strip or tree pit as prescribed by LUC 20.25A.060 – Plate A:

- ~~a.i.~~ NE 6th between 110th Avenue NE and 112th Avenue NE; and
- ~~b.ii.~~ 106th Avenue NE between NE 4th and NE 8th; and
- ~~c.iii.~~ 108th Avenue NE between NE 4th and NE 8th; and

~~d.iv.~~ 110th Avenue NE between NE 4th and NE 8th.

~~2. b.~~ The minimum width of a perimeter walkway or sidewalk is 12 feet plus four feet of planter strip plus six inches curb along:

~~a.v.~~ Bellevue Way between Main and NE 12th; and

~~b.vi.~~ NE 4th between 100th Avenue NE and 112th Avenue NE; and

~~c.vii.~~ NE 8th between 100th Avenue NE and 112th Avenue NE.

~~b. 3. c.~~ The minimum width of a perimeter walkway or sidewalk, excluding the area required for street trees in paragraph B.2 of this section, is eight feet plus four feet in which street trees are to be planted plus six inches curb along any other street. Along any other street not otherwise described, the minimum width of a perimeter walkway or sidewalk is 12 feet plus a 6 inch curb, and includes an including the area adjacent to the curb for planter strips or tree pits as prescribed in LUC 20.25A.060, Plate A below plus a 6 inch curb. Along any other street not listed in the paragraph above, the minimum width of a perimeter walkway or sidewalk is 12 feet plus a 6 inch curb. Included in that 12 feet and adjacent to the curb, there shall be a planter strip or tree pit as prescribed in LUC 20.25A.060 – Plate A.

c. Within the width of the walkway or sidewalk, at least 6 feet of unobstructed travel path shall be maintained for safe pedestrian access.

d. Planter Strips and Tree Pits.

e. Planter strips shall be at least 5 feet wide and tree pits shall be at least 5 feet wide by 10 feet long. Planter strips shall be at least 5 feet wide and as long as the street frontage, excluding curb cuts, driveways and spacing for utilities. Planter strips and tree pits shall be located adjacent to the curb between the street improvement and the walkway or sidewalk unless precluded by existing utilities which cannot be reasonably relocated. The width of the planter strip or tree pit shall be included in the total width of the sidewalk above. Tree pits may shall be covered with protective grate.

~~B. 2.~~ Street Trees and Landscaping Required – Perimeter.

~~1. a.~~ Tree Species. The property owner shall install street trees and other required vegetation, in addition to any landscaping required by LUC 20.25A.040, according to the

requirements of LUC 20.25A.060, Plate B as now or hereafter amended and this section. ~~or as approved by the Director unless a minor modification is approved by the Director.~~

~~2. Except for the streets listed in paragraph A.2 of this section, the area in which street trees are planted must be at least four feet wide, and located between the street improvement and the walkway or sidewalk unless precluded by existing utilities which cannot reasonably be relocated. Any street tree planting area must be at least four feet by six feet or five feet by five feet or smaller area as approved by the Director, unless upon request of the applicant minor modification of this requirement is approved by the Director, and protected by an approved decorative grate. This grate may intrude into the sidewalk.~~

3.b. Installation. Street trees, at least ~~three~~ two and a half (2.5) inches in caliper or as approved by the Director, must be planted at least three feet from the face of the street curb, and a maximum of 20, 25, and 30 feet on center for small, medium, and large trees respectively as designated on LUC 20.25A.060 Plate B, as now or hereafter amended. ~~and~~ a maximum of 20 feet for small trees, 25 feet for medium trees, and 30 feet for large trees. The size of the tree shall be determined by LUC 20.25A.060 Plate B, as now or hereafter amended. ~~Unless upon request of the applicant a minor modification of this requirement is approved by the Director, and conforms to the sight distance requirements of BCC 14.60.240.~~ A street tree planting area may also include decorative paving and other plant materials except ~~turf.~~ grass that requires mowing. The use of planter strips for stormwater treatment is encouraged. Installation shall be in accordance with the Parks and Community Services Department Environmental Best Management Practices and Design Standards, as now or hereafter amended.

c. Irrigation. A permanent automatic irrigation system shall be provided at the time of installation of street trees and/or sidewalk planting strip landscaping located in a required planter strip or tree pit. The irrigation system shall be served by a separate water meter installed by the applicant and served by city-owned water supply with 24-hour access by the City. The use of rainwater to supplement irrigation is encouraged. Irrigation system shall be designed per the Parks and Community Services Department Environmental Best Management Practices and Design Standards, as now or hereafter amended.

4.d. Street Landscaping ~~On the streets listed in paragraph A.2 of this section, street trees shall be planted and placed as required in paragraph B.3 of this section.~~ Street trees together with shrubbery, groundcover and other approved plantings are required in a

planter strip along the length of the frontage. ~~The planter strip must be at least four feet wide unless a smaller width is approved by the Director.~~ Vegetation included in the planter strip shall be able to withstand urban conditions, ~~urban in character~~, shall be compatible with other plantings along the same street, and shall reflect the character of the area within which they are planted, as approved by the Director.

Section 9. Section 20.25A.060.B shall be amended as follows:

B. Overhead Weather Protection. Overhead weather protection shall be provided per right-of-way designation in the Design Guidelines, Building/Sidewalk Relationships:

1. In Right-of-Way Designations A, B, and C, 75% of the building frontage shall have overhead weather protection.
2. In Right-of-Way Designations D, and D/R, 50% of the building frontage shall have overhead weather protection.
3. In Right-of-Way Designation E, overhead weather protection shall be provided at all entries.
4. Overhead weather protection includes arcades, awnings, and marquees as provided in 20.25A.030.C. If these features meet the design criteria of the Amenity Incentive System, they shall be eligible for FAR Amenity Incentive System points. Overhead weather protection meeting the definition of LUC 20.50.038, but not the design criteria of the Amenity Incentive System may also be used to meet this requirement, but shall not be eligible for the FAR Amenity Incentive System points.

Section 9. Section 20.25A.060.C shall be amended as follows:

~~C. Walkways — Mid-Block~~ Through-Block Pedestrian Connections.

1. Purpose. A through-block pedestrian connection provides an opportunity for increased pedestrian movement through superblocks in Downtown.
2. Location. Except as set forth in paragraph C.4 of this section, through-block pedestrian connections are required in each superblock. These through-block pedestrian connections must be provided to permit movement through the superblock from a perimeter walkway or sidewalk to publicly accessible spaces, adjoining structures or development, or parking

areas, and other perimeter walkways or sidewalks. The Director may modify or eliminate the requirement for these pedestrian connections for projects with expanded lot coverage and floorplates as allowed pursuant to LUC [20.25A.065](#).C where providing such connections is not feasible due to structure and site size.

3. Design Guidelines. The following criteria apply to review of a proposed pedestrian through-block connection.

- a. Through-block ~~P~~pedestrian connections must be developed as an internal walkway or sidewalk, an arcade, a pedestrian skybridge as permitted by LUC 20.25A.130, and may meander.
- b. Through-block ~~P~~pedestrian connections must comply with the applicable definitions in Chapter [20.50](#) LUC.
- c. Through-block ~~P~~pedestrian connections must be designed to form logical routes from origins to destinations.
- d. Through-block ~~P~~pedestrian connections must offer diversity in terms of activity and pedestrian amenity along pedestrian routes.
- e. Through-block ~~P~~pedestrian connections must meet construction code handicapped requirements.
- f. Through-block ~~P~~pedestrian connections should use trees and landscaping to provide definition and enclosure.
- g. Through-block ~~P~~pedestrian connections should provide for weather protection from rain through use of sheltered walkways or sidewalks, canopies, multiple building entrances, lobbies, and entries of sufficient size and accessibility.
- h. Directional signage shall identify circulation routes for all users and state that the space is accessible to the public at all times. The signage must be visible from all points of access. The Director shall specify sign requirements including color, size, verbiage, type, placement and any other necessary specification. The Director shall require signage as provided in the City of Bellevue Transportation Department Design Manual. If the signage requirements are not feasible, the applicant may propose an alternative that is consistent with this section and achieves the design objectives for the building and the site.



4. Old Bellevue.

a. Development abutting the streets identified below shall provide mid-block connections between:

- i. Main Street and NE 1st Street at approximately 101st Avenue NE; and
- ii. 102nd and 103rd Avenues approximately mid-block between Main Street and NE 1st Street; and
- iii. Main Street at approximately 103rd Avenue and 102nd Avenue SE at approximately SE 1st Street.

b. A through mid-block pedestrian connection must be developed as a walkway or a combination walkway and vehicular lane. The connection shall incorporate decorative lighting and seating areas.

c. If a combination walkway and vehicular lane does not have a separate raised walkway, the walkway surface must be paved with unit paver blocks or other unique paving surface to denote that it is a pedestrian area.

Section 10. Section 20.25A.060 shall hereby be amended to add paragraphs D as follows:

D. Conflicts

To the extent that this section of the Land Use Code conflicts with the Parks and Community Services Department Environmental Best Management Practices and Design Standards, this section of the Land Use Code shall control.

Section 11. Section 20.25A.060 shall hereby be amended to add paragraph E as follows:

E. Minor Modification

If the requirements of this section are not feasible, the Director may approve minor modifications that achieve equal or better results; p~~Provided that the sight distance requirements of BCC~~  
14.60.240 and widths of the sidewalks, walkways, and curbs shall not be modified pursuant to this paragraph.

Section 12. Section 20.25A.060 shall hereby be amended to add Plate A as follows:

ADD TITLE AND TABLE

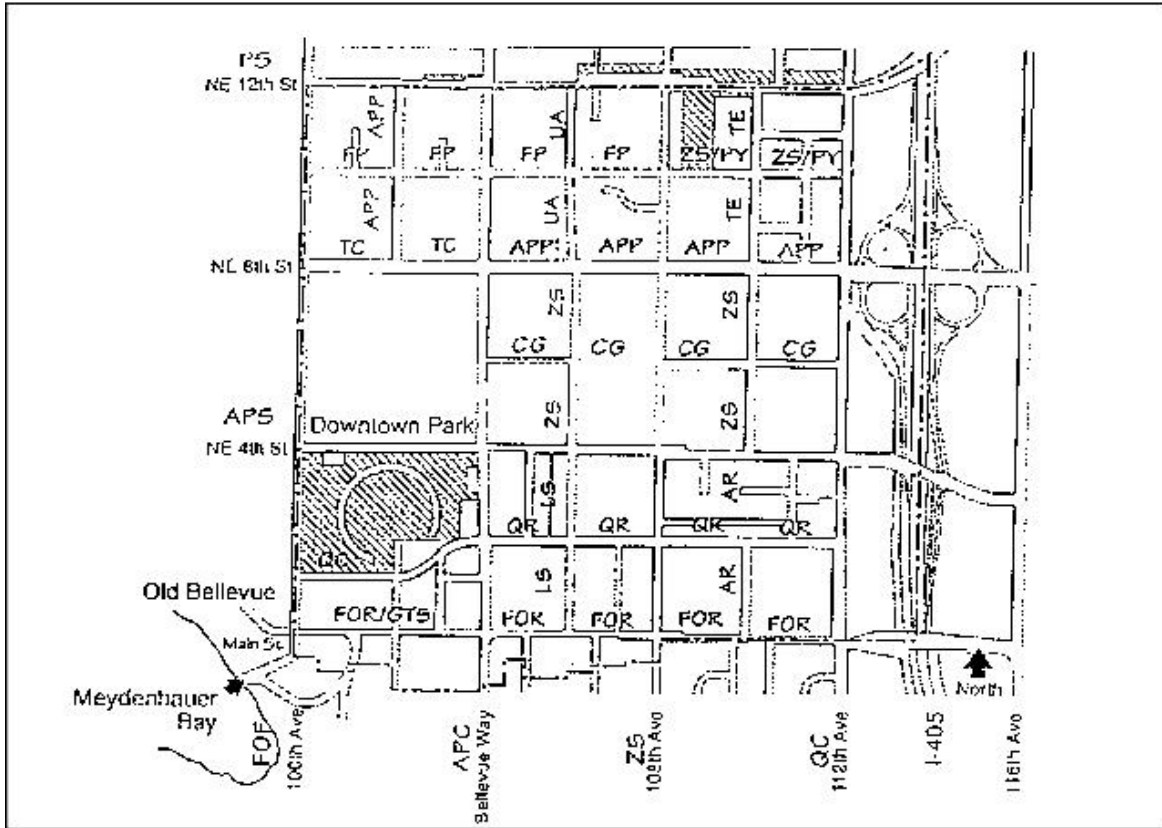
Plate A - Downtown Bellevue Planter Strip/Tree Pits Required

East-West	Planter Strip /Tree Pits
NE 12th (102nd to I-405)	Planter Strip
NE 11th (110th to 112th)	Planter Strip
NE 10th (100th to 106th)	Planter Strip
NE 10th (106 to I-405)	Planter Strip
NE 9th (110th to 111th)	Tree Pits
NE 8th (100th to 106th)	Planter Strip
NE 8th (106th to 112th)	Planter Strip
NE 6th (Bellevue Way to 106th)	See Pedestrian Corridor Design Guidelines
NE 6 <sup>th</sup> (106 <sup>th</sup> to 108 <sup>th</sup> )	See Pedestrian Corridor Design Guidelines
NE 6 <sup>th</sup> (108 <sup>th</sup> to 110 <sup>th</sup> )	Tree Pits
NE 6th (110th to 112th)	Planter Strip on the south side, Tree Pits on the north side.
NE 4th (100th to I-405)	Planter Strip
NE 3rd PI (110th to 111th)	Tree Pits
NE 2nd PI (108th to 111th)	Planter Strip
NE 2nd (Bellevue Way to I-405)	Planter Strip
NE 1st/2nd (100th to Bellevue Way)	Planter Strip
NE 1st (103rd to Bellevue Way)	Tree Pits
Main St (100th to Bellevue Way)	Tree Pits
Main St (Bellevue Way to I-405)	Planter Strip
North-South	
100th (NE 12th to Main)	Planter Strip
100th (NE 10th to NE 1st)	Planter Strip
100th (NE 1st to Main)	Planter Strip
101st (near NE 10th)	Tree Pits
101st Ave SE (south of Main St)	Tree Pits
102nd (NE 12th to NE 8th)	Planter Strip
102nd (NE 1st to south of Main St)	Tree Pits
103rd (near NE 10th)	Tree Pits
103rd (NE 2nd to Main St)	Tree Pits
Bellevue Way (NE 12th to NE 10th)	Planter Strip
Bellevue Way (NE 10th to NE 4th)	Planter Strip

Bellevue Way (NE 4th to Main)	Planter Strip
Bellevue Way (Main to Downtown Boundary)	Planter Strip
105th (NE 4th to NE 2nd)	Planter Strip
North-South (continued)	
105th SE (near Main St)	Planter Strip
106th (NE 12th to NE 8th)	Planter Strip
106th (NE 8th to NE 4th)	Tree Pits
106th (NE 4th to Main)	Planter Strip
106th PI NE (near NE 12th)	Tree Pits
107th (NE 2nd to south of Main)	Tree Pits
108th (NE 12th to NE 8th)	Tree Pits
108th (NE 8th to NE 4th)	Tree Pits
108th (NE 4th to south of Main)	Tree Pits
109th (near NE 10th)	Planter Strip
110th (NE 12th to NE 8th)	Planter Strip
110th (NE 8th to NE 4th)	Planter Strip
110th (NE 4th to Main)	Planter Strip
111th (NE 11th to NE 9th)	Planter Strip
111th (NE 4th to NE 2nd)	Planter Strip
112th (NE 12th to Main)	Planter Strip

Section 13. Section 20.25A.060 shall hereby be amended to delete the current Plate B and add a new Plate B as follows:

DELETE MAP BELOW



DELETE TABLE BELOW

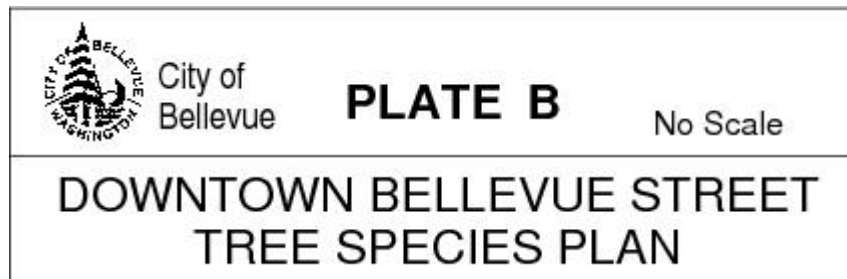


Existing parkland - - -

Downtown Boundary	Symbol	Latin Name/Common Name	Symbol	Latin Name/Common Name
APC		Acer platanoides 'Cleveland'/Cleveland Maple	LS	Liquidambar styraciflua/Sweet Gum
APP		Acer platanoides 'Parkway'/Parkway Maple	PS	Prunus serrulata 'Kwanzan'/Kwanzan Cherry
APS		Acer platanoides 'Superform'/Superform Maple	PY	Prunus yedoensis 'Akebono'/Akebono Cherry
AR		Acer rubrum/Red Maple	PC	Pyrus calleryana 'Bradford'/Bradford Pear
CJ		Cercidiphyllum japonicum/Katsura Tree	QC	Quercus coccinea/Scarlet Oak

Downtown Boundary	Symbol	Latin Name/Common Name	Symbol	Latin Name/Common Name
FOR		Fraxinus ornus 'Raywood'/Raywood Ash	QR	Quercus robur/English Oak
FOF		Fraxinus oxycarpa 'Flame'/Flame Ash	TC	Tilia cordata/Little Leaf Linden
FP		Fraxinus pennsylvanica 'Marshall'/Marshall Seedless Ash	TE	Tilia euchlora 'Redmond'/Redmond Linden
GTH		Gleditsia triacanthos inermis/Thornless Honey Locust	UA	Ulmus americana 'Homestead'/Homestead Elm
GTS		Gleditsia triacanthos 'Skyline'/Skyline Honey Locust	ZS	Zelkova serrata/Zelkova
CG		See street tree requirements in the NE 6th Street Pedestrian Corridor Guidelines		

Delete title directly below



ADD TABLE BELOW

Plate B Downtown Bellevue Street Tree Species Plan

East-West	Proposed Street Trees	Tree Size
NE 12th (102nd to I-405)	Pear: Pyrus calleryana 'Glens form'	Small
NE 11th (110th to 112th)	Katsura: Cercidiphyllum japonicum	Large
NE 10th (100th to 106th)	Tupelo: Nyssa sylvatica 'Firestarter'	Medium
NE 10th (106 to I-405)	Zelkova serrata 'Village Green'	Medium
NE 9th (110th to 111th)	Katsura: Cercidiphyllum japonicum	Large
NE 8th (100th to 106th)	Honeylocust: Gleditsia triacanthos 'Shademaster'	Medium
NE 8th (106th to 112th)	Pac Sunset Maple: Acer truncatum x platanoides 'Warrenred'	Medium
NE 6th (Bellevue Way to 106th)	Honeylocust: Gleditsia triacanthos 'Shademaster'	Medium

NE 6th (106th to I-405)	Katsura: Cercidiphyllum japonicum	Large
NE 4th (100th to I-405)	Autumn Blaze Maple: Acer x Freemanii 'Jeffersred'	Large
NE 3rd PI (110th to 111th)	Tupelo: Nyssa sylvatica 'Firestarter'	Large
NE 2nd PI (108th to 111th)	Persian ironwood: Parrotia persica 'Vanessa'	Medium
NE 2nd (Bellevue Way to I-405)	English oak: Quercus robur 'Pyramich'	Large
NE 1st/2nd (100th to Bellevue Way)	Hungarian oak: Quercus frainetto 'Schmidt'	Large
NE 1st (103rd to Bellevue Way)	Ginkgo: Ginkgo biloba 'Magyar'	Medium
Main St (100th to Bellevue Way)	Ginkgo: Ginkgo biloba 'Magyar'	Medium
Main St (Bellevue Way to I-405)	Tupelo: Nyssa sylvatica 'Afterburner'	Medium
North-South		
100th (NE 12th to NE 10th)	Pear: Pyrus calleryana 'Aristocrat'	Small
100th (NE 10th to NE 1st)	Scarlet oak: Quercus coccinia	Large
100th (NE 1st to Main)	Ginkgo: Ginkgo biloba 'Magyar'	Medium
101st (near NE 10th)	Ginkgo: Ginkgo biloba 'Autumn Gold'	Medium
101st Ave SE (south of Main St)	Katsura: Cercidiphyllum japonicum	Large
102nd (NE 12th to NE 8th)	Miyabe maple: Acer miyabei 'Rugged Ridge'	Large
102nd (NE 1st to south of Main St)	Katsura: Cercidiphyllum japonicum	Large
103rd (near NE 10th)	Ginkgo: Ginkgo biloba 'Autumn Gold'	Medium
103rd (NE 2nd to Main St)	Katsura: Cercidiphyllum japonicum	Large
Bellevue Way (NE 12th to NE 10th)	Tulip tree: Liriodendron tulipifera 'JFS-oz'	Large
Bellevue Way (NE 10th to NE 4th)	Honeylocust: Gleditsia tricanthos 'Shademaster'	Medium
Bellevue Way (NE 4th to Main)	Tulip tree: Liriodendron tulipifera 'JFS-oz'	Large
105th (NE 4th to NE 2nd)	Sweetgum: Liquidambar styraciflua 'Worplesdon'	Large
North-South	Proposed Street Trees	Tree Size
105th SE (near Main St)	London planetree: Platanus x acerifolia 'Bloodgood'	Large
106th (NE 12th to NE 8th)	Elm: Ulmus propinqua 'Emerald Sunshine'	Large
106th (NE 8th to NE 4th)	Elm: Ulmus Americana 'Jefferson'	Large
106th (NE 4th to Main)	Elm: Ulmus 'Morton Glossy'	Large

106th Pl NE (near NE 12th)	London planetree: Platanus x acerifolia 'Bloodgood'	Large
107th (NE 2nd to south of Main)	Hornbeam: Carpinus caroliniana 'Palisade'	Medium
108th (NE 12th to NE 8th)	Persian ironwood: Parrotia persica 'Ruby Vase'	Medium
108th (NE 8th to NE 4th)	Sweetgum: Liquidambar styraciflua 'Worplesdon'	Large
108th (NE 4th to south of Main)	Zelkova serrata 'Green Vase'	Medium
109th (near NE 10th)	Linden: Tilia cordata 'Chancole'	Large
110th (NE 12th to NE 8th)	Linden: Tilia americana 'Redmond'	Large
110th (NE 8th to NE 4th)	Zelkova serrata 'Village Green'	Medium
110th (NE 4th to Main)	Red maple: Acer rubrum 'Somerset'	Large
111th (NE 11th to NE 9th)	Ginkgo: Ginkgo biloba 'Autumn Gold'	Medium
111th (NE 4th to NE 2nd)	Ginkgo: Ginkgo biloba 'Autumn Gold'	Medium
112th (NE 12th to Main)	Scarlet oak: Quercus coccinia	Large

Section 13. Section 20.25A.110E.5 shall hereby be amended as follows:

- a. Purpose. Minor publicly accessible spaces provide relief from high intensity urban development, serve as visual gateways to the intensive Downtown Core, and provide opportunities for active or passive recreation.
- b. Location. Minor publicly accessible spaces shall be located along Bellevue Way and 108th Avenue NE approximately at their intersections with NE 8th Street, NE 6th Street and NE 4th Street. Additionally, at least two spaces shall be located in each superblock based on coordination of design and proximity to other publicly accessible spaces, or pedestrian connections.
- c. Design Guidelines
  - i. Minor publicly accessible spaces may be outdoors or enclosed as long as adequate access is provided and their existence is easily identifiable.

ii. A minor publicly accessible space must be open at least during the hours of 8 a.m. to 10 p.m., midnight, or during the hours of operation of adjacent uses, whichever is lesser, normal business hours.

iii. A minor publicly accessible open space must be developed as a plaza, enclosed plaza, or art or landscape feature. The design criteria of LUC 20.25A.030.C must be met, and the FAR amenity bonus may be utilized.

iv. Directional signage shall identify circulation routes for all users and state that the space is accessible to the public at the times specified by paragraph c.ii. of this section. The signage must be visible from all points of access. The Director shall specify sign requirements including color, size, verbiage, type, placement, and any other necessary specification.—The Director shall require signage as provided in the City of Bellevue Transportation Department Design Manual. If the signage requirements are not feasible, the applicant may propose an alternative that is consistent with this section and achieves the design objectives for the building and the site.

d. Public Access – Legal Agreement

1. Owners of property that is used for a minor publicly accessible open space shall execute a legal agreement providing that such property is subject to a nonexclusive right of pedestrian use and access by the public during hours of operation.

2. The agreement shall provide that the public right for pedestrian use shall be enforceable by the City of Bellevue, and the City shall have full rights of access to the minor publicly accessible space and associated circulation routes for purposes of enforcing the rights of the public under this agreement.

3. Owners of property subject to this legal agreement will maintain the pedestrian access route and may adopt reasonable rules and regulations for the use of this space; provided, that the rules and regulations are not in conflict with the right of pedestrian use and access, and are consistent with this section.



4. The agreement shall be recorded with the King County Division of Records and Elections and the Bellevue City Clerk.

Section 14. Section 20.50.016 shall hereby be amended as follows:

**~~Downtown.~~** ~~The area of the City located generally from I-405 on the east to 100th Avenue NE on the west and from NE 12th Street on the north to approximately Main Street on the south, specifically within the boundaries described as follows:~~

~~Beginning at the NW corner of Section 32, Township 25 North, Range 5 east, which is the intersection of NE 8th Street and 100th Avenue NE the true point of beginning; thence south along the western margin of said section on 100th Avenue NE to the intersection of Main Street; thence continuing south along 100th Avenue SE to a point which is 200 feet south of the north line of the SW quarter of Section 32, TWP 25, Range 5E, measured at right angles to said north line; thence easterly 215 feet parallel to the said north line; thence southerly 90 feet parallel with the east line of said section to a point that is on the north line of lot 82 of Bellevue acre and half acre tracts; thence easterly along the north line of lot 82 to the centerline of Bellevue Way SE; thence northeasterly along the arc of the centerline to a point which is the intersection of the centerline with a westerly projection of the south line of lot 4 of Bellevue acre and half acre tracts; thence easterly along said south line along the south lines of lots 4 and 5 of Bellevue acre and half acre tracts to the centerline of 102nd Avenue SE; thence southerly along said centerline to a point which is the intersection of the centerline with a westerly projection of the south line of lot 49 of Bellevue acre and half acre tracts; thence easterly along the south lines of lots 49 and 14 to the centerline of 104th Avenue SE; thence northerly along said centerline to a point which is the intersection of the centerline with a westerly projection of the south line of lot 14 of Maxwellton Braes; thence easterly along said south line to the SE corner of said lot; thence northerly along the east line of said lot 14 and lot 13 of Maxwellton Braes to the centerline of vacated SE 1st St. as in vacation Ordinance 713; thence easterly along the centerline of said vacated street to the centerline of 105th Avenue SE; thence southerly along said centerline to a point which is the intersection of the centerline with a westerly projection of the south line of lot 58 of Maxwellton Braes; thence easterly along the south lines of lot 58 and 101 of Maxwellton Braes to the west line of lot 2 of Trinwith Add; thence northerly along said west line of lot 2 to a point on the north limits of the southerly 2/3 of lot 2 of Trinwith Add; thence easterly from this point parallel with the south line of lot 2 to the centerline of 107th Avenue SE; thence southerly along said centerline to a point which is~~

~~the intersection of the centerline with a westerly projection of the south line of lot 15 of Trinwith Add; thence easterly along said south line 103.00 feet to the southeast corner of lot 15; thence southerly to a point that is the southwest corner of the east 343.09 of the north 227.07 of said quarter section; thence easterly 113.09 feet parallel with the north boundary of said quarter section; thence northerly parallel with the east boundary of said quarter section to a point which is the southwest corner of the north 176.42 feet of the east 230 feet of the said quarter section; thence easterly 230 feet parallel to the north boundary of said quarter section to the centerline of 108th Avenue SE; thence 230 feet measured at right angles to the east boundary to the centerline of 108th Avenue SE; thence northerly along said centerline to the intersection of 108th Avenue SE and Main Street; thence easterly along the centerline of Main Street to the intersection of Interstate Highway 405; thence north along I-405 to the centerline intersection of NE 12th Street; thence westerly along the centerline of NE 12th Street to its projected intersection with the centerline of 100th Avenue NE; thence south along the centerline of 100th Avenue NE to the true point of beginning.~~

**Downtown.** The area of the City located generally from I-405 on the east to 100th Avenue NE on the west and from NE 12th Street on the north to approximately Main Street on the south, specifically within the boundaries described as follows:

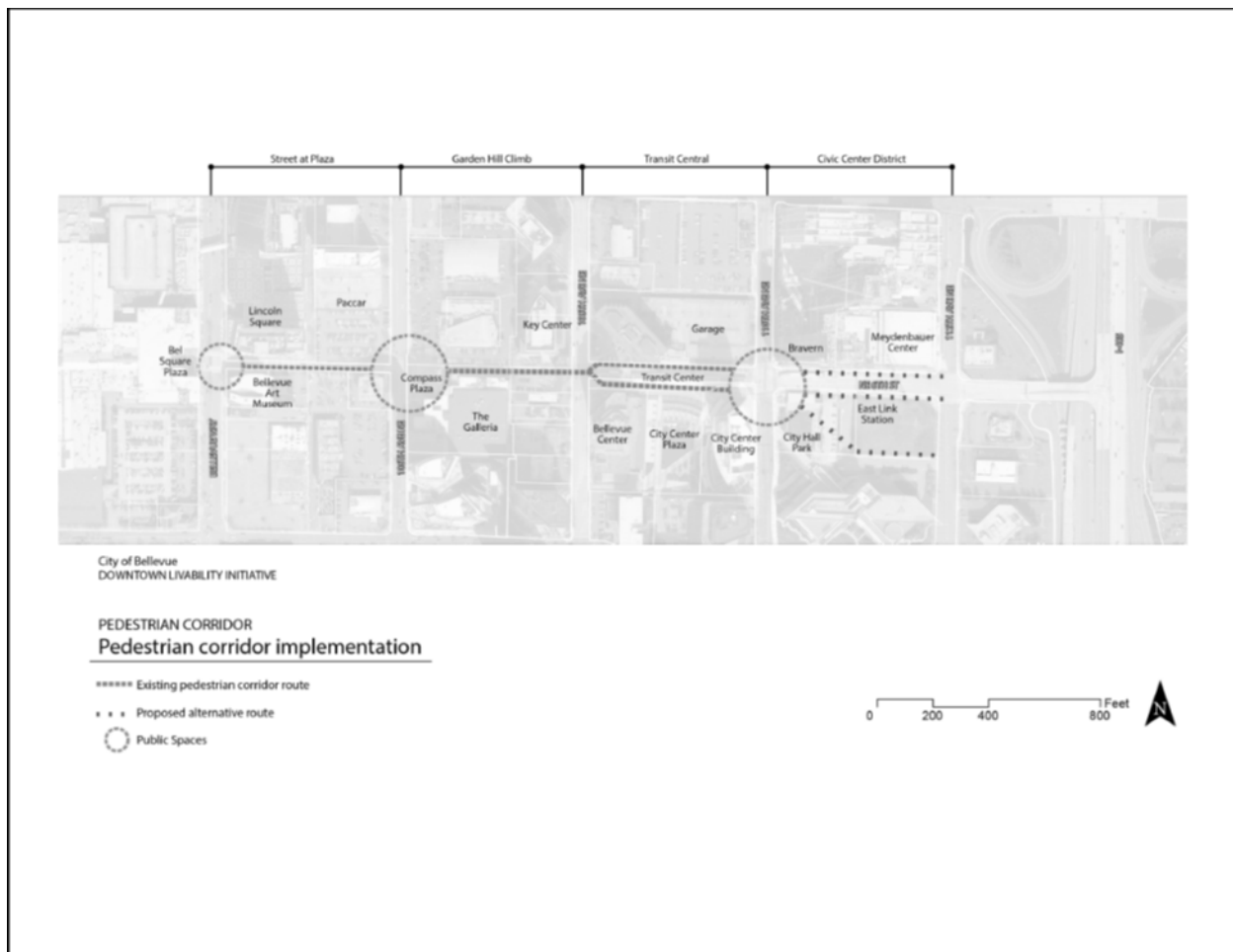
**Beginning** at the Northwest corner of the Northwest quarter of Section 32, Township 25 North, Range 5 East, W.M., also being the centerline intersection of NE 8th Street and 100th Avenue NE; thence south along the west line of said Northwest quarter and along the centerline of 100th Avenue NE to the Northwest corner of the Southwest quarter of said Section 32 and the intersection of Main Street; thence south along the west line of said Southwest quarter and the centerline of 100th Avenue SE to a point being 200 feet south of, as measured at right angles to, the north line of said Southwest quarter of Section 32; thence easterly parallel with said north line 215 feet; thence southerly parallel with the west line of said Southwest quarter 90 feet to a point on the north line of Lot 82 of Bellevue Acre and Half Acre Tracts; thence easterly along the north line of Lot 82 to the centerline of Meydenbauer Way SE; thence southwesterly along the arc of the centerline of Meydenbauer Way SE and diverging southerly along the centerline of 101st Avenue SE to a point being the intersection of the centerline with the westerly projection of the south line of Lot 50 of Bellevue Acre and Half Acre Tracts as shown on that

certain Condominium (THE FORUM) recorded under V.13, P.47-48 and Amended under V.18, P.8; thence easterly along the south line of Lot 50 to the centerline of 102nd Avenue SE; thence continuing easterly along the south lines of Lots 49 and 14 of Bellevue Acre and Half Acre Tracts to the centerline of 104th Avenue SE; thence northerly along said centerline to a point being the intersection of the centerline with the westerly projection of the south line of Lot 14 of Maxwellton Braes; thence easterly along the south line of Lot 14 to the Southeast corner thereof; thence northerly along the east line of Lot 14 to the Southwest corner of Lot 57 of Maxwellton Braes; thence easterly along the south line of Lot 57 to the centerline of 105th Avenue SE; thence continuing easterly along the south lines of Lots 58 and 101 of Maxwellton Braes to the centerline of 106th Avenue SE, and also being 15 feet westerly of the west line of Lot 2 of Trinwith Addition; thence northerly along said centerline to the south line of North 241.20 feet of the Southwest quarter of said Section 32; thence easterly along said south line to the centerline of 107th Avenue SE; thence northerly along said centerline to a point being the intersection of the centerline with the westerly projection of the south line of Lot 15 of Trinwith Addition; thence easterly along the south line of Lot 15 to the Southeast thereof; thence southerly to the south line of the North 227.07 feet of the Southwest quarter of said Section 32; thence easterly along said south line to the west line of the East 230 feet of said Southwest quarter; thence northerly along said west line to the south line of the North 176.42 feet of said Southwest quarter; thence easterly along said south line to the east line of the Southwest quarter of said Section 32 also being the centerline of 108th Avenue SE; thence northerly along said centerline to the intersection of 108th Avenue SE and Main Street; thence easterly along the centerline of Main Street to its intersection with the westerly right-of-way margin of SR 405 as shown on WSDOT right-of-way plan set titled SR 405 S.E. 30TH ST. VIC. TO N.E. 40TH ST. VIC., Sheets 17 through 24, approved and adopted February 11, 2005; thence northerly along said westerly margin to its intersection with the easterly right-of-way margin of 112th Avenue NE; thence northerly along said easterly right-of-way margin to its intersection with the westerly right-of-way margin of SR 405; thence northerly along said westerly margin to its intersection with the centerline intersection of NE 12th Street; thence westerly along the centerline of NE 12th Street to its projected intersection with the west line of the Southwest quarter of

Section 29 Township 25 North, Range 5 East, W.M., also being the centerline intersection of 100th Avenue NE; thence south along the west line of said Southwest quarter and along the centerline of 100th Avenue NE to the **Point of Beginning**, and there ending, all in King County, Washington.

Section 15. Section 20.50.016 shall hereby be amended as follows:

**Major Pedestrian Corridor.** An alignment which is generally for exclusive pedestrian use providing a reasonably direct, but interesting pedestrian route in the immediate vicinity of NE 6<sup>th</sup> Street between 102<sup>nd</sup> Avenue NE and 440<sup>th</sup> the east side of 112<sup>th</sup> Avenue NE as depicted in the Pedestrian Corridor Implementation Map.



Section 16. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

Section 17. This ordinance shall take effect and be in force five/thirty (5/30) days after legal publication.

Section 13. Effective Date. This ordinance shall take effect and be in force five (5) days after adoption and legal publication.

Passed by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2016 and signed in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

(SEAL)

\_\_\_\_\_  
John Stokes, Mayor

Approved as to form:

\_\_\_\_\_  
Lori M. Riordan, City Attorney

Attest:

\_\_\_\_\_  
Kyle Stannert, City Clerk

Published: \_\_\_\_\_