



Bellevue City Code and Land Use Code Online Update

June 4, 2018

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Charmaine Arredondo | *Assistant Director*

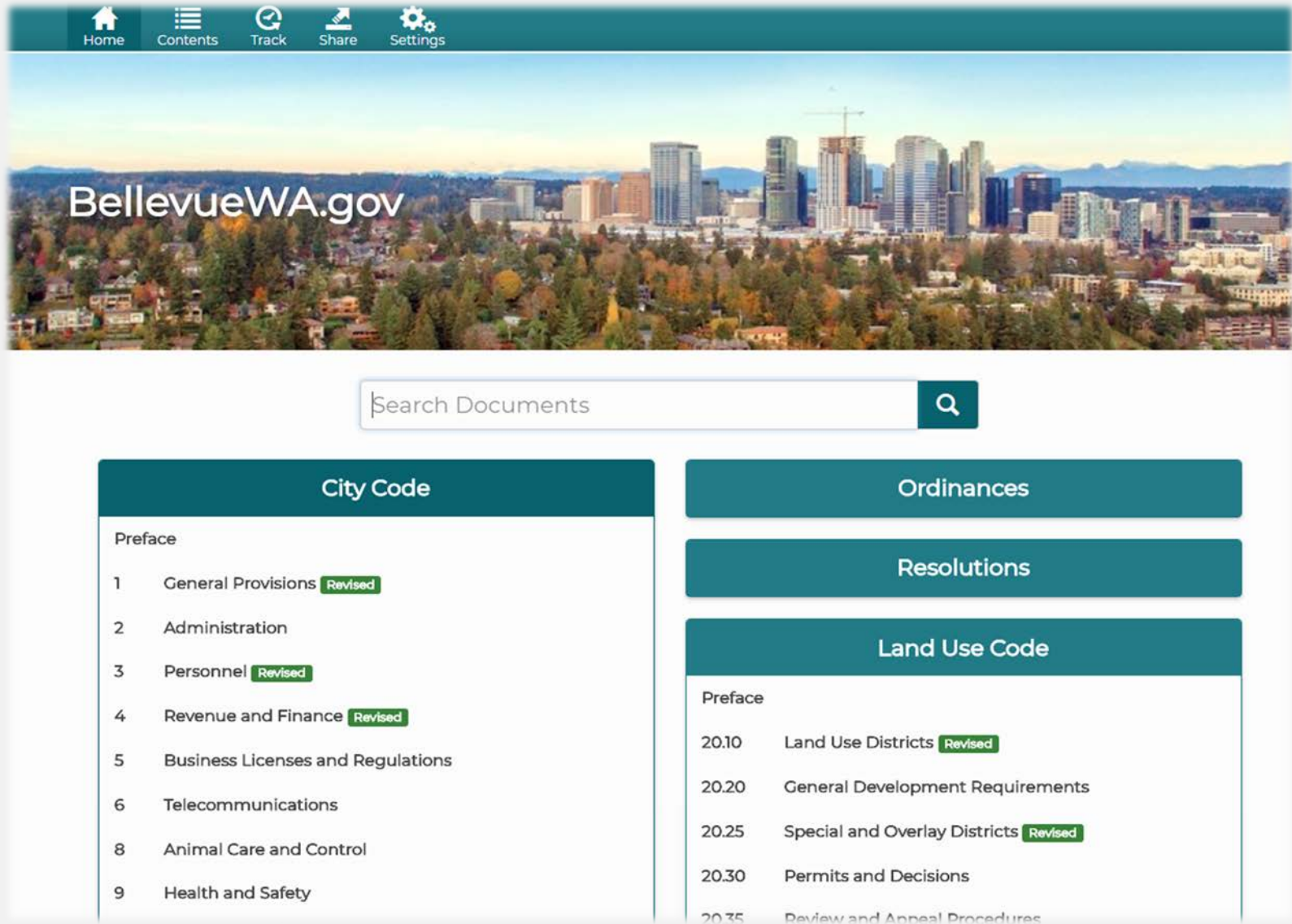
City Clerk's Office

Background

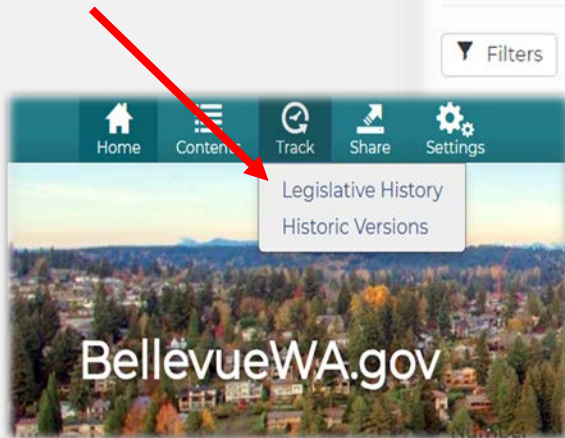
- RCW 35.21.500 requires codification
- COB has outsourced codification since mid-nineties
- Online code has been hosted since 2002



Updated Interface



Enhanced Functionality



Legislative History




Filters

Year

Type

Status

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	Description	Action Date	Disposition
Ord. 6412 	Authorizes grant agreement; amends 2017-2023 CIP plan	5/7/2018	Special
Res. 9404 	Authorizing execution of a Department of Homeland Security (OHS) Subgrant Agreement with the Washington State Military Department to accept grant funds in the amount of \$329,897 for vulnerable populations planning, citizen preparedness and outreach and sustainment.	5/7/2018	Special
Res. 9403 	Authorizing execution of 1) a successor labor agreement by and between the City and International Association of Firefighters, Local 1604, representing Firefighters (Union) for the contract period January 1, 2016 through December 31, 2019; and 2) a memorandum of understanding (MOU) regarding retroactivity and distribution of lump sum payment.	4/16/2018	Special

Enhanced Functionality

The screenshot displays a web application interface with a list of ordinances on the left and a detailed view of Ordinance 6407 on the right. The list includes items like 'Res. 9373', 'Ord. 6407', 'Ord. 6406', 'Ord. 6405', 'Ord. 6404', 'Ord. 6403', 'Ord. 6402', and 'Ord. 6401'. The detailed view for Ordinance 6407 shows the following information:

- Description:** Adds § 23.10.917; amends §§ 23.05.090, 23.05.105(D), 23.05.130(C), 23.05.170, 23.10.403.5, 23.10.503.1.4, 23.10.903.2.11, 23.10.1612.3, 23.10.2702, 23.12.301.2.1, 23.12.322.1.4, 23.13.1401.2, 23.30.010, 23.30.015, 23.30.450.14 and 23.50.506.5, construction codes
- Disposition:** Codified
- Adoption Date:** 3/5/2018
- Effective From:** 4/7/2018
- Document Version:** You are already viewing the version where this enactment was codified.
- Files Available:**
 - Original Enactment
- Affecting:**
 - 23.05.090, Permits required (Amended by § 1, 2)
 - 23.05.105, Construction documents (Amended by § 3)
 - 23.05.130, Inspections (Amended by § 4)
 - 23.05.170, Violations (Amended by § 5)
 - 23.10.403.5, International Building Code Section 403.5 amended – Means of egress and evacuation (Amended by § 6)
 - 23.10.503.1.4, International Building Code Section 503.1.4 amended – Occupied roofs (Amended by § 6)
 - 23.10.903.2.11, International Building Code Section 903.2.11 amended – All occupancies (Amended by § 6)
 - 23.10.917, International Building Code Section 917 added – Firefighter Air Systems. (Added by § 6)
 - 23.10.1612.3, International Building Code Section 1612.3 amended

Two red arrows point from the ordinance list to the detailed view: one from 'Ord. 6407' to the 'Files Available' section, and another from 'Ord. 6403' to the 'Affecting' section.

Enhanced Functionality

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20.25A.010 General.

B. 4. Neighborhoods are a key organizing principle to implement the Great Place Strategy of the Downtown Subarea Plan. Neighborhoods create a series of distinct, mixed-use areas within Downtown that reinforce their locational assets and unique identities. More information can be found in the Downtown Subarea Plan of the Comprehensive Plan.

- a. Northwest Village;
- b. City Center North;
- c. Ashwood;
- d. Eastside Center (including Bellevue Square, City Center, and Convention Civic);
- e. Old Bellevue;
- f. City Center South;
- g. East Main.

5. Right-of-Way Designations. The right-of-way designations provide design guidelines for Downtown streets that are organized by streetscape type. These designations are a representation of the Downtown vision for the future, rather than what currently exists. The designations create a hierarchy of rights-of-way reflecting the intensity of pedestrian activity. The "A" rights-of-way are those streets that have the highest amount of pedestrian activity, while the "D" rights-of-way would have a smaller amount of pedestrian activity. These guidelines are intended to provide activity, enclosure, and protection on the sidewalk for the pedestrian. See Figure 20.25A.170.B for a map of the right-of-way designations.

- a. "A" Rights-of-Way – Pedestrian Corridor/High Streets.
- b. "B" Rights-of-Way – Commercial Streets.
- c. "C" Rights-of-Way – Mixed Streets.
- d. "D" Rights-of-Way – Neighborhood Streets.

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New Features

City of Bellevue / Land Use Code / Ch. 20.25, Special and Overlay Districts / Part 20.25A, Downtown

Part 20.25A Downtown* Revised



(Effective October 26, 2017 pursuant to Ordinance [6377](#))

[Link to old Part 20.25A, effective prior to October 26, 2017.](#)

* Code reviser's note: The [Pedestrian Corridor and Major Public Open Space Design Guidelines](#) are available with this Code.

20.25A.010 General.



This section was recently replaced by Ordinance 6377, codified in January 2018.

A. Applicability of Part [20.25A](#) LUC.

1. General. This Part [20.25A](#) LUC, [Downtown](#) (DT), contains requirements, standards, criteria, and guidelines that apply to [development](#) and activity within [Downtown Land Use](#) Districts as they are described in subsection [B](#) of this section. Except to the extent expressly provided in this Part [20.25A](#) LUC and as referenced in subsection [A](#) of this section, the provisions of the [Land Use Code](#), other [development](#) codes, the [City development](#) standards, and all other applicable codes and ordinances shall apply to [development](#) and activities in [Downtown](#).
2. Relationship to Other Regulations. Where there is a conflict between the [Downtown Part 20.25A](#) LUC, other provisions of the [Land Use Code](#) or the Bellevue [City Code](#), and other [City](#) ordinances, the [Downtown](#) regulations shall govern.
3. Land Use Code Sections Not Applicable in Downtown. The following sections of the [Land Use Code](#), Title 20 Bellevue [City Code](#) (BCC), now or as hereafter amended, do not apply in [Downtown](#). Unless specifically listed below, all other sections apply.

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New Features

The screenshot displays a document viewer with a teal header bar containing navigation icons: Home, Contents, Track, Share, and Settings. A search bar on the right says "Search This Document". Below the header, the document title is "20.25A.010 General." with icons for search, refresh, print, and a window. A red arrow points from the word "Downtown" in the list item 4b to a callout box. The callout box contains the text: "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:". The main text of the document is partially visible, showing a list of items. Item 4b is "City Center North;". Item 5 is "Right-of-Way Designations. The right-of-way designations provide design guidelines for Downtown streets that are organized by streetscape type. These designations are a representation of the Downtown vision for the future, rather than what currently exists. The designations create a hierarchy of rights-of-way reflecting the intensity of pedestrian activity. The 'A' rights-of-way are those streets that have the highest amount of pedestrian activity, while the 'D' rights-of-way would have a smaller amount of pedestrian activity. These guidelines are intended to provide activity, enclosure, and protection on the sidewalk for the pedestrian. See Figure 20.25A.170.B for a map of the right-of-way designations." The right sidebar has a teal header "Your Selections 1" and two sections: "What's Nearby" with a chapter list (20.20, 20.25, 20.30) and "On This Page" with a list of sections (20.25A.010 General, 20.25A.020 Definitions, 20.25A.030 Review required, 20.25A.040 Nonconforming use..., 20.25A.050 Downtown Land Use...).

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20.25A.010 General.

4. Neighborhoods are a key element of the City's Great Place Strategy of the future, mixed-use areas within cities. More information can be found in the Downtown Subarea Plan.

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:

a. Northwest Village;

b. City Center North;

c. Ashwood;

d. Eastside Center (including Bellevue Square, City Center, and Convention Civic);

e. Old Bellevue;

f. City Center South;

g. East Main.

5. Right-of-Way Designations. The right-of-way designations provide design guidelines for Downtown streets that are organized by streetscape type. These designations are a representation of the Downtown vision for the future, rather than what currently exists. The designations create a hierarchy of rights-of-way reflecting the intensity of pedestrian activity. The "A" rights-of-way are those streets that have the highest amount of pedestrian activity, while the "D" rights-of-way would have a smaller amount of pedestrian activity. These guidelines are intended to provide activity, enclosure, and protection on the sidewalk for the pedestrian. See Figure 20.25A.170.B for a map of the right-of-way designations.

a. "A" Rights-of-Way – Pedestrian Corridor/High Streets.

b. "B" Rights-of-Way – Commercial Streets.

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New Features

The screenshot displays the BellevueWA.gov website interface. A red arrow points to the 'Legislative History' and 'Historic Versions' menu options located in the top navigation bar. Another red arrow points to the 'Compare' button in the 'Versions of This Document' pop-up window.

Legislative History
Historic Versions

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intended to provide activi

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20.25A.020 Definitions
This section was recently replac

A. Definitions Specific to Downt

DT – Active Uses: Those us
Recreation,” “Wholesale a
“Services” (limited to finan
photography studios; sho
“Residential” (including en
those uses listed above), “
Uses, but may be determi
Departure pursuant to LU
criteria in the FAR Exempt

Versions of This Document
Land Use Code

Date	Version	View	Compare
1/24/2018	★ Current Version 📍 Now Viewing		
10/13/2017		View	Compare
3/16/2017		View	Compare
1/3/2017		View	Compare
11/28/2016		View	Compare
4/8/2016		View	Compare
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12/11/2014		View	Compare
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New Features

20.25A.010 General.



This section was recently replaced by Ordinance 6377, codified in January 2018.

A. ~~This Applicability of Part 20.25A, Downtown, contains information which applies to development and activity within a Downtown Land Use District LUC. Specific sections apply to limited areas within the Downtown Land Use Districts as follows:~~

- ~~Downtown Old Bellevue Design District, LUC 20.25A.070;~~
- ~~General. This Part 20.25A LUC, Downtown (DT), contains requirements, standards, criteria, and guidelines that apply to development and activity within Downtown Land Use Districts as they are described in subsection B of this section. Except to the extent expressly provided in this Part 20.25A LUC and as referenced in subsection A of this section, the provisions of the Land Use Code, other development codes, the City development standards, and all other applicable codes and ordinances shall apply to development and activities in Downtown.~~
- ~~Civic Center Design District, LUC 20.25A.065;~~
- ~~Relationship to Other Regulations. Where there is a conflict between the Downtown Part 20.25A LUC, other provisions of the Land Use Code or the Bellevue City Code, and other City ordinances, the Downtown regulations shall govern.~~
- ~~Perimeter Design District, LUC 20.25A.090;~~
- ~~Land Use Code Sections Not Applicable in Downtown. The following sections of the Land Use Code, Title 20 Bellevue City Code (BCC), now or as hereafter amended, do not apply in Downtown. Unless specifically listed below, all other sections apply.~~
- ~~Downtown Core Design District, LUC 20.25A.100; B. Procedural~~

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1/3/2017 Current All Versions Clear

You are comparing the 1/3/2017 and current versions. The redline markup is not official.

New Features

The screenshot displays the BellevueWA.gov website interface. The top navigation bar includes links for Home, Contents, Track, Share, and Settings. A red arrow points to the 'Share' button, which has opened a dropdown menu with options for 'This Page' and 'Your Selections'. The 'This Page' option is selected, leading to a 'Share This Part' dialog box. The dialog box title is 'Share This Part' with the subtitle 'Part 20.25A LUC, Downtown'. It contains a URL field with the text 'https://bellevue.municipal.codes/LUC/20.25A'. Below the URL field are four tabs: 'Popular', 'Save', 'Social', and 'Bookmark'. The 'Social' tab is active, showing six sharing options: Adobe Reader (PDF), Microsoft Word (RTF), Email, Print, Facebook, and Twitter. These options are circled in red. The background of the website shows a scenic view of Bellevue, WA, with the text 'BellevueWA.gov' overlaid. The right sidebar contains a search bar, a 'Your Selections' section with a count of 1, and sections for 'What's Nearby' and 'On This Page'.

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BellevueWA.gov

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Share This Part
Part 20.25A LUC, Downtown

<https://bellevue.municipal.codes/LUC/20.25A>

★ Popular Save Social Bookmark

Adobe Reader (PDF) Microsoft Word (RTF) Email

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20.25A.060 Dimensional charts

Summary

Go-live date: Thursday, June 7

Questions or support available
through the City Clerk's Office:
CityClerk@bellevuewa.gov

