

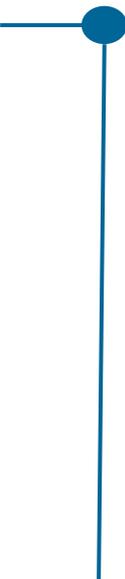


City of Bellevue

Ordinance No. 6586 IOC Removing Residential Occupancy Limits

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July 12, 2021



Action

Adopt Ordinance No. 6586

AGENDA



State Legislation – SB 5235



Existing Occupancy Limits in LUC



IOC Components



Process for IOC

State Legislation – SB 5235

- SB 5235 prohibits cities from regulating the number of unrelated occupants in a dwelling
 - *LUC: Family is a maximum of four (4) unrelated adults*
- Effective July 25
- Interim Official Control (IOC) is needed to timely conform with state law
- Permanent regulations to be developed with Council initiation of LUCA



Existing Occupancy Limits in LUC

- LUC 20.50.020 – “Family” Definition
 - Unlimited number of related people
 - Maximum of four (4) unrelated adults
- Other limits for certain housing types:
 - ADUs – limited to the maximum number in “Family” definition
 - Rooming Houses – no more than five (5) tenants at any one time

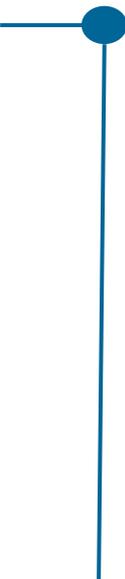


IOC Components

- Amend “Family” definition
 - *One or more persons residing in a dwelling, operating as a single housekeeping unit (LUC 20.50.020)*
- “Single Housekeeping Unit” definition
 - *Remove requirement for single lease (LUC 20.50.046)*
 - *Clarify that this does not apply to transient lodging occupants*
- Remove limits for specific housing types:
 - *ADUs (LUC 20.20.120.A.3)*
 - *Rooming Houses (LUC 20.20.700.A.2)*

Process for IOC

- Public hearing is required within 60 days of IOC adoption
- IOC is effective for 6 months
- Permanent regulations will be developed through LUCA process
 - Planning Commission holds study sessions and a public hearing prior to recommendation to Council



Action

Adopt Ordinance No. 6586.