

**20.20.120 Accessory dwelling units.**

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**B. General.**

One accessory dwelling unit is permitted as subordinate to an existing single-family dwelling provided the following criteria are met:

1. Either the primary residence or the accessory dwelling unit must be occupied by an owner of the property;
2. The total number of occupants in both the primary residence and the accessory dwelling unit combined may not exceed the maximum number established by the definition of family in LUC 20.50.020;
3. The accessory dwelling unit shall contain not less than 300 square feet and not more than 800 square feet, excluding any related garage area; provided, if the accessory unit is completely located on a single floor, the Director may allow increased size in order to efficiently use all floor area, so long as all other standards set forth in this section are met;
4. The square footage of the accessory dwelling unit, excluding any garage area, shall not exceed 40 percent of the total square footage of the primary residence and accessory dwelling unit combined, excluding any garage area;
5. There shall be one off-street parking space provided for the accessory dwelling unit, which is in addition to any off-street spaces required for the primary residence, [except when the property has frequent transit service as provided in LUC 20.20.590.L.1;](#)
6. The construction of a second entry door facing on a street front for entrance into an accessory unit is prohibited; new entrances not facing on a street front are permitted on the sides and rear of a house, or on a front side facing on a street where no other door exists; provided, that existing single-family structures with two or more entry doors facing on a street shall not be prohibited from using one of those doors to access the accessory unit; and
7. The accessory dwelling unit shall meet all technical code standards, BCC Title 23, including building, electrical, fire, and plumbing code requirements.

**20.20.590 Parking, circulation and walkway requirements.**

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**F. Minimum/Maximum Parking Requirement by Use.**

1. Specified Uses. Subject to subsections G, H, and L of this section, the property owner shall provide at least the minimum and may provide no more than the maximum number of parking stalls as indicated below:

	Use	Minimum Number of Parking Spaces Required	Maximum Number of Parking Spaces Allowed
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m.	Residential (3):		
	Single-family detached	2:unit	No max.
	Multiple unit structure:		
	One-bedroom or studio unit	1.2:unit	No max.
	Two-bedroom unit	1.6:unit	No max.
	Three or more bedroom unit	1.8:unit	No max.
...			
p.	Senior housing (3):		
	Nursing home	0.33:bed	1:bed
	Congregate care senior housing	0.5:unit	1.5:unit
	Senior citizen dwelling	0.8:unit	1.5:unit
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nsf = net square feet (See LUC 20.50.036).

**Notes: Minimum/Maximum Parking by Use:**

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- (3) See LUC 20.20.590.L for affordable housing, market rate multifamily dwellings, and senior housing minimum parking standards when these residential uses are located near frequent transit service.

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**L. Minimum Parking for Residential Uses with Frequent Transit Service.**

**1. Applicability.**

**a. For Affordable Housing, frequent transit service shall be defined as:**

- i. Within one-quarter mile of a transit stop that receives transit service at least two times per hour for twelve or more hours per day; or**
- ii. Within one-half mile\* of a transit stop that receives transit service at least four times per hour for twelve or more hours per day; or**
- iii. Within one-half mile\* of a future light rail or bus rapid transit station scheduled to begin service within two years.**

**b. For Market Rate Multifamily Dwelling and Senior Housing, frequent transit service shall be defined as:**

- i. Within one-half mile\* of a transit stop that receives transit service at least four times per hour for twelve or more hours per day; or**
- ii. Within one-half mile\* of a future light rail or bus rapid transit station scheduled to begin service within two years.**

**c. For Accessory Dwelling Units, frequent transit service shall be defined as:**

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

**d. Except in the case of future light rail or bus rapid transit, frequent transit service availability shall be considered based on scheduled transit service available on the date that a fully complete Building Permit application is filed or land use approval is final. The Director of the Development Services department shall specify the**

submittal requirements necessary to provide documentation of transit service availability.

e. Where other sections in the Land Use Code provide for lower minimum parking standards for the specified uses in this section, the lower standards shall apply.

f. If the use is located in an area where physical impediments would require pedestrians to walk more than one-half mile to the nearest frequent transit stop, the Director of the Development Services Department may determine that the location does not meet the definition of frequent transit service.

\* Limited to within one-quarter mile when the use is located within the jurisdiction of the East Bellevue Community Council.

## 2. Standards.

<u>Use</u>	<u>Minimum Number of Parking Spaces Required</u>
<u>Affordable Housing with frequent transit service (Transit service at least two times per hour)</u>	<u>0.75:unit</u>
<u>Affordable Housing (Service at least four times per hour)</u>	<u>0.50:unit (1)</u>
<u>Market Rate Multifamily Dwelling</u>	<u>0.75:unit</u>
<u>Senior Housing</u>	<u>0:bed or unit (2)</u>

### **20.50.046 S definitions.**

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**Senior Citizen Dwellings.** Dwellings exclusively designed for and occupied by families each of which have at least one person of 62 years of age or older, and limited by the requirements of state or federal programs for housing for senior citizens to include those individuals who are classified as head-of-household and are disabled or handicapped regardless of age.

Senior Housing. See Senior Citizen Dwelling.