



City of Bellevue

# Ordinance No. 6586 Residential Occupancy IOC Public Hearing

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August 2, 2021



# Action

Hold the public hearing on Ordinance No. 6586, and following the public hearing, initiate and provide direction for the LUCA

# AGENDA



- Objective of IOC Ordinance



- Ordinance No. 6586



- Related Codes



- Anticipated LUCA Process

# Objective of Ordinance No. 6586

- IOC is designed to bring LUC into immediate compliance with SB 5235
- SB 5235 effective July 25
- SB 5235 addresses local authority to regulate the number of occupants in a dwelling unit
- Permanent regulations are to be developed with Council initiation of LUCA



# IOC Ordinance No. 6586



- 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
- Single Family Dwelling accommodates one or more persons, operating as a single housekeeping unit

# IOC Ordinance No. 6586

- “Rooming House” definition
  - Non-owner-occupied dwelling rented on an individual-room basis
- Remove limits for specific housing types:
  - ADUs (LUC 20.20.120.A.3)
  - Rooming Houses (LUC 20.20.700.A.2)
    - Maintains maximum of 4 rooms being rented

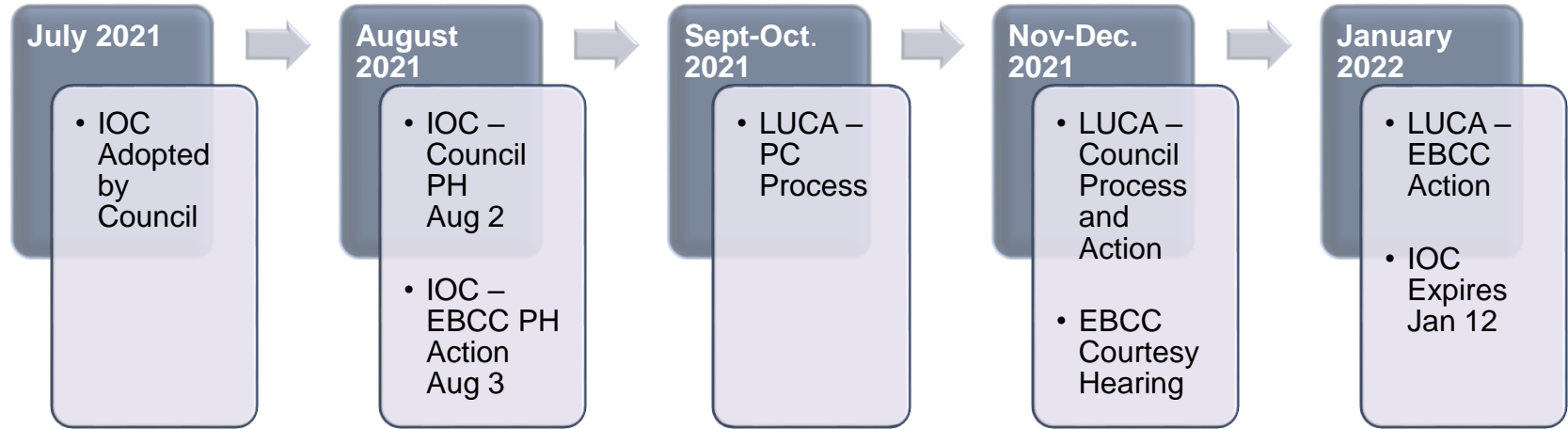


# Related Codes

- Transient Lodging (Airbnb) only allowed in owner-occupied homes and with Home Occupation Permit
- Rooming Houses prohibited in single-family land use districts
- Bellevue Police and Code Compliance enforce traffic, parking, noise, and nuisance laws
  - Use MyBellevue app to report violations



# Process for IOC



- IOC is effective for 6 months
  - Expires January 2022
- EBCC to hold hearing and act on IOC August 3
- Permanent regulations will be developed through LUCA process





## **Action**

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