

Supportive Housing and Emergency Shelter LUCA
Redlined-Strike Draft
Planning Commission Study Session 1
September 8, 2021

Attachment B

20.10.440 Land use charts.

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Residential – 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
1	Residential											
	Single-Family Dwelling (3) <u>(18)</u>	P	P	P	P	P	P	P	P	P	P	P
	Two to Four Dwelling Units per Structure (6) <u>(18)</u>	PD	PD	PD	PD	PD	PD	PD	P	P	P	P
	Five or More Dwelling Units per Structure (6) <u>(18)</u>	PD	PD	PD	PD	PD	PD	PD	P	P	P	P
...												
	Hotels and Motels <u>(18)</u>											

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Residential – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Neighborhood Mixed Use	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	NMU	CB	F1	F2	F3
1	Residential												
	Single-Family Dwelling (3) <u>(18)</u>	P 15	P 1	S		S	S	P 8		S	S	S	S

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STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Neighborhood Mixed Use	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	NMU	CB	F1	F2	F3
	Two to Four Dwelling Units Per Structure (6) <u>(18)</u>		P 1	P	P			P 8	P 8, 11	P 6	P	P	P
	Five or More Dwelling Units Per Structure (6) <u>(18)</u>		P 1	P	P			P 8	P 8, 11	P 6	P	P	P
...													
13 15	Hotels and Motels <u>(18)</u>			P	P				P	C	C	P	P

Notes: Uses in land use districts – Residential:

(18) Supportive Housing, as defined in LUC 20.50.046, may be permitted when meeting the requirements in LUC 20.20.845.

20.20.845 Supportive Housing.

A. Types of Facilities Permitted. Supportive Housing may be permitted in the following forms:

1. Single-family dwelling units may accommodate Supportive Housing uses in Land Use Districts where single-family dwellings are allowed, subject to all applicable approvals, requirements, standards, and guidelines for the District.

2. Multifamily dwellings may accommodate Supportive Housing uses in Land Use Districts where multifamily dwellings are allowed, subject to all applicable approvals, requirements, standards, and guidelines for multifamily dwellings in the District.
3. Hotel or motel structures located in Land Use Districts where hotels and motels are allowed may accommodate Supportive Housing uses, subject to all applicable approvals, requirements, standards, and guidelines for hotels and motels in the District.
 - a. Kitchen facilities shall be provided on site for hotel or motel structures accommodating Supportive Housing.

B. Registration and Informational Public Meeting Required.

1. Any person or company providing Supportive Housing shall file a Registration Notice with the Development Services Department. The Registration Notice shall be submitted in writing in a form approved by the Director. The Registration Notice shall have the following information:
 - a. Name and contact information of property manager(s) and/or owner(s) who may be contacted in case of emergency or code violations.
 - b. Name and contact information for on-site facility staff (if applicable).
 - c. Date, time, and location of the informational public meeting required per subsection (2) of this section.
 - d. Standard operating procedures plan for the facility, including:
 - i. The number of residents intended to be housed in the facility;
 - ii. A description of the supportive services provided to the residents of the facility, on-site and off-site, including names and contact information of service providers; and
 - iii. A plan for managing the exterior appearance of the facility, including management of trash/litter and general upkeep of the site exterior.
2. An informational public meeting is required within sixty (60) days of submittal of the registration required under subsection (1) of this section.

a. Notice of the public meeting shall be provided by the Director pursuant to LUC 20.35.120(B). This notice shall be distributed no less than fourteen (14) days prior to the community meeting.

20.25A.050 Downtown Land Use Charts

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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.

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Residential – Downtown Land Use Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Two or More Dwelling Units Per Structure <u>(3)</u>	P	P	P	P	P	P
...							
13	Hotels and Motels <u>(3)</u>	P	P	P	P	P	P

Notes: Uses in Downtown Land Use Districts – Residential:

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(3) Supportive Housing, as defined in LUC 20.50.046, may be permitted when meeting the requirements in LUC 20.20.845.

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20.25D.070 Land Use Charts.

The following charts apply to BelRed. The use charts contained in LUC 20.10.440 do not apply within the BelRed land use districts.

Chart 20.25D.070 Residential Uses in BelRed Land Use Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Residential – BelRed Districts						
		BelRed Medical Office/Node	BelRed Office Residential/Nodes	BelRed Residential Commercial Nodes	BelRed Residential	BelRed General Commercial	BelRed Commercial Residential	BelRed Office Residential Transition
		BR-MO/ MO-1	BR- OR/ OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR-R	BR-GC	BR-CR	BR- ORT
1	Residential (1)							
	Single-Family Dwelling (7)		P 2/		P 2	3	P 2	P
	Two to Four Dwelling Units Per Structure (7)		P/P	P	P	3	P 2	P
	Five or More Dwelling Units Per Structure (5) (7)		P/P	P	P	3	P 2	P
...								
13 15	Hotels and Motels (7)	P/P	P/P	P		P	P	

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Notes: Uses in land use districts – Residential:

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(7) Supportive Housing, as defined in LUC 20.50.046, may be permitted when meeting the requirements in LUC 20.20.845.

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20.25F.010 Permitted land uses.

A. The following chart, entitled Evergreen Highlands Permitted Land Uses, indicates the permitted land uses and required review procedure for each use within each performance area:

Evergreen Highlands Permitted Land Uses

Performance Area

Land Use

EH-A EH-B EH-C EH-D

Single-family detached (13) P

Two – four dwelling units per structure (13) P

Five or more dwelling units per structure (13) A

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Extended stay hotel (11) (13) P

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(13) Supportive Housing, as defined in LUC 20.50.046, may be permitted when meeting the requirements in LUC 20.20.845.

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20.25L.020 Permitted land uses.

The following chart indicates the permitted land uses within the OLB-OS Land Use District.

Land Use	Process
Hotels and Motels <u>(19)</u>	P
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(19) Supportive Housing, as defined in LUC 20.50.046, may be permitted when meeting the requirements in LUC 20.20.845.

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20.25P.050 Land Use Chart.

The following charts apply to EG-TOD. The use charts contained in LUC 20.10.440 do not apply within the EG-TOD.

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Chart 20.25P.050 Residential Uses in Eastgate Transit Oriented Development Land Use District

STD LAND USE CODE REF	Residential – Eastgate Transit Oriented Development Land Use District	Eastgate Transit Oriented Development Land Use District
	LAND USE CLASSIFICATION	EG-TOD
1	Residential	
	Single-Family Dwelling	
	Two to Four Dwelling Units Per Structure	P ⁴
	Five or More Dwelling Units Per Structure	P ⁴
...		
13 15	Hotels and Motels	P ⁴
...		

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Notes: Uses in Eastgate Transit Oriented Development Land Use District – Residential

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(4) Supportive Housing, as defined in LUC 20.50.046, may be permitted when meeting the requirements in LUC 20.20.845.

20.50.046 S Definitions

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Supportive Housing. Residential facilities intended to house individuals and families experiencing homelessness and paired with on-site or off-site supportive services designed to maintain long-term or permanent tenancy, or to eventually transition the residents to independent living arrangements. This definition includes Permanent Supportive Housing as defined under RCW 36.70A.030, now or as hereafter amended, and Transitional Housing as defined under RCW 84.36.043, now or as hereafter amended.