

20.10.200 Suburban Residential Districts (R-2.5, R-3.5, R-4, R-5).

Suburban Residential Districts provide for residential areas of low to moderate densities (2.5, 3.5, 4 and 5 dwellings per acre), and permit compatible, related activities.

*Effective only within the jurisdiction of the East Bellevue Community ~~Council~~ and Sammamish Community Council.

Commented [A1]: Removes outdated reference

20.20.255 Electrical utility facilities.

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C. Required Review.

For new or expanding electrical utility facilities proposed on sensitive sites as described by Figure UT.5a of the Utilities Element of the Comprehensive Plan, the applicant shall obtain Conditional Use Permit approval under Part 20.30B LUC. For expansions of electrical utility facilities not proposed on sensitive sites as described by Figure UT-~~5a-7~~, the applicant shall obtain Administrative Conditional Use Permit approval under Part 20.30E LUC.

Commented [A2]: Correcting reference

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20.20.900 Tree retention and replacement.

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E. Retention of Significant Trees in the R-1 Land Use District in the Bridle Trails Subarea for any Type of Land Alteration or Development.

1. Permit Required. As required by BCC 23.76.035.A.~~89~~, a clearing and grading permit must be obtained from the City prior to the removal of any significant tree from any lot in the R-1 Land Use District in the Bridle Trails Subarea. The applicant may request a vegetation management plan to cover all proposed tree removal activities within a three-year period. In addition, for the removal of more than two significant trees within any three-year period, the requirements of subsections E.2 and E.3 of this section apply.

Commented [A3]: Correcting reference

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20.25A.010 General.

A. Applicability of Part 20.25A LUC.

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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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~~f.~~ LUC 20.20.520;

~~l.m.~~ LUC 20.20.540;

~~m.a.~~ LUC 20.20.525;

~~n.e.~~ LUC 20.20.560;

~~o.p.~~ LUC 20.20.700 and 20.20.720;

~~p.e.~~ LUC 20.20.750 through 20.20.800;

~~q.f.~~ LUC 20.20.890 and 20.20.900.

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Commented [A4]: Per 20.25A.110.B this section does apply, except as it conflicts

20.25A.080 Parking standards.

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B. Minimum/Maximum Parking Requirements by Use – Specified Uses.

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Downtown Parking Requirements

Land Use	Unit of Measure	Downtown Land Use Districts			
		-O-1, -O-2		-R, -MU, -OB, -OLB	
		Min.	Max.	Min.	Max.
...					
k. Residential (6) (8)	per unit	0	2.0	1.0 (5) (7)	2.0
...					

Notes to Parking Requirements:

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(8) See LUC 20.25A.070.C.2.b for affordable housing minimum parking standards for projects meeting the amenity incentive system requirements of LUC 20.25A.070.C.2.a.

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20.25A.170 Streetscape and public realm.

A. Streetscapes.

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8. Build Compatible Parking Structures.

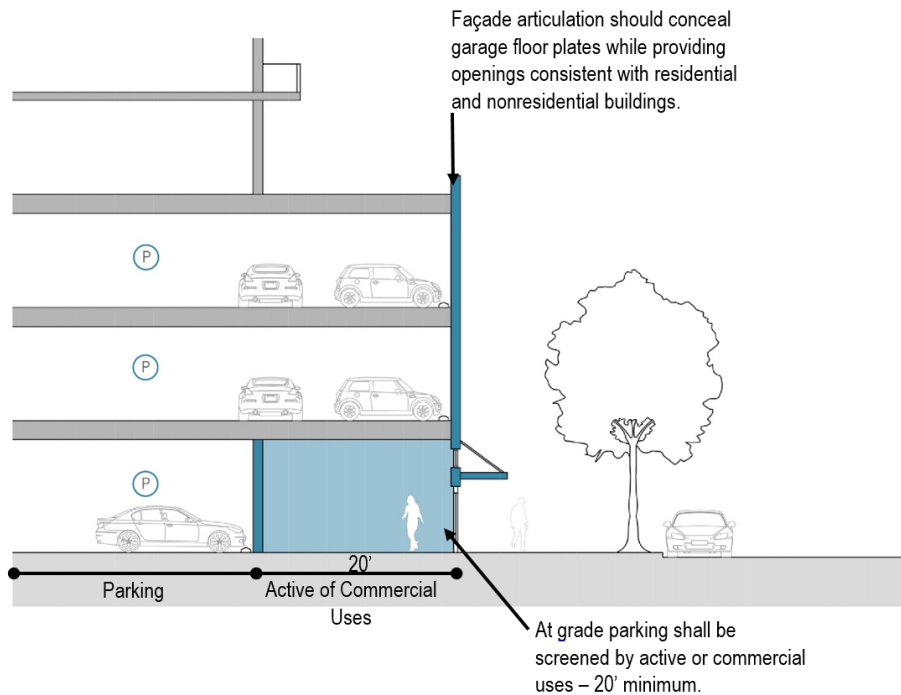
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b. Standards and Guidelines.

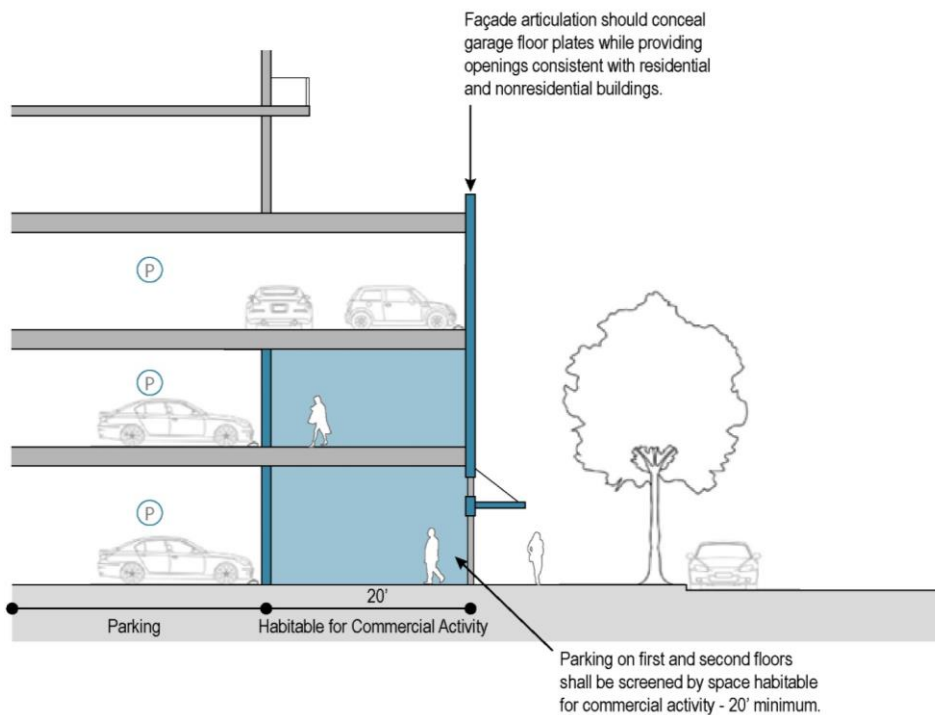
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Commented [A5]: No changes to parking standards, footnote proposed for clarity. Footnote points to existing reduced parking standards offered with amenity incentive system.

- xiii. Where glazing is required, the applicant may elect to provide a maximum of 25 percent of the openings of the total perimeter wall area of each level as unglazed or the minimum required openings percentage for natural ventilation established by the applicable International Building Code Section 406.5.2, as amended by the Bellevue Building Code, whichever is greater, to ensure the natural ventilation of the garage.



Commented [A6]: Graphic updated to reflect code, which states in LUC 20.25A.170.A.8.b.i that "first and second floors shall be habitable for commercial activity" instead of first only



20.25P.085 Required ground floor uses.

A. Required Ground Floor Uses.

3. Applicable Standards for Ground Floor Uses.

~~d. All other uses are prohibited on the ground floor.~~

Commented [A7]: Contradicts 20.25P.085.A.2, which states that ground floor uses are only required for building frontages, not the entire ground floor.

20.50.016 D definitions.

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~~**Director of Planning and Community Development.** For the purposes of administering this Code, references to the Director of Planning and Community Development shall refer to the Director of the Development Services Department.~~

Commented [A8]: No longer used in code, "Director" definition makes this redundant.

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20.50.034 M definitions.

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~~**Mid Block Retail Connection.** A type of pedestrian connection meeting the requirements of LUC 20.25A.115.D.~~

Commented [A9]: No longer used in code

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20.50.036 N definitions.

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Nonconforming Structure. A structure which does not conform to the dimensional regulations, including but not limited to, setback, height, lot coverage, density and building configuration regulations of the district in which it is located due to changes in Code requirements or annexation. For structures not conforming to Building Code requirements, see ~~UBC Section 104~~ the International Existing Building Code (IEBC).

Commented [A10]: UBC no longer applies

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