

1330 102nd Ave NE

Current
Driveway

7,072 sq.ft. (657m²) lot

2,475 sq.ft. (230m²) footprint
home allowed with height of
30' (9.14m) flat roof
or 35' (10.68m) sloped roof.

Buyer to verify with City of Bellevue.

20.20.010 Land Use Districts – Dimensional Requirements.

For general reference only. Refer to the complete *Land Use Code (LUC)* for all pertinent information.

1330 102nd Ave Ne, Bellevue, WA 98004 - Buyer to verify information with City of Bellevue.

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Residential										
		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
	DIMENSIONS	(43)	(43)	(43)	(43)	(43)	(43)	(43)				
	Minimum Setbacks of Structures – feet Front Yard (18) (20) (38) (39)	35	30	20	20	20	20	20	20	20	20	20
	Rear Yard (11) (17) (18) (20) (38) (39)	25	25	25	25	20	20	20	25	25	25	25
	Side Yard (11) (17) (18) (20) (38) (39)	5	5	5	5	5	5	5	5	5	5	5 (1)
	2 Side Yards (17) (18) (20) (38) (39)	20	15	15	15	15	15	10	15	15	15	15
	Minimum Lot Area – acres (A) or thousands of square feet (3) (39)	35	20	13.5	10	8.5	7.2	4.7	8.5	8.5	8.5 (12)	8.5 (12)
	Dwelling Units per Acre (15) (21) (22)	1	1.8	2.5	3.5	4	5	7.5	10	15	20	30
	Minimum Dimensions – feet Width of Street Frontage	30	30	30	30	30	30	30	30	30	30	30
	Width Required in Lot (4)	100	90	80	70	65	60	50	70	70	70	70
	Depth Required in Lot (4)	150	80	80	80	80	80	80	80	80	80	80
	Maximum in Building Height – feet (10) (19) (26) (45)	30/35 (44)	30/35 (44)	30/35 (44)	30/35 (44)	30/35 (44)	30/35 (44)	30/35 (44)	30 30	30 30	30 (5)	40
	Maximum Lot Coverage by Structures – percent (13) (14) (16) (26) (27) (37) (39)	35	35	35	35	35	40	40	35	35	35	35
	Maximum Impervious Surface – percent (35) (37) (39)	50 (36)	50 (36)	50 (36)	50 (36)	50 (36)	55 (36)	55 (36)	80	80	80	80
	Minimum Greenscape Percentage of Front Yard Setback (40)	50 (40)	50 (40)	50 (40)	50 (40)	50 (40)	50 (40)	50 (40)				

*Not effective within the jurisdiction of the East Bellevue Community Council.