

CITY OF BELLEVUE RESIDENTIAL BUILDING GUIDE



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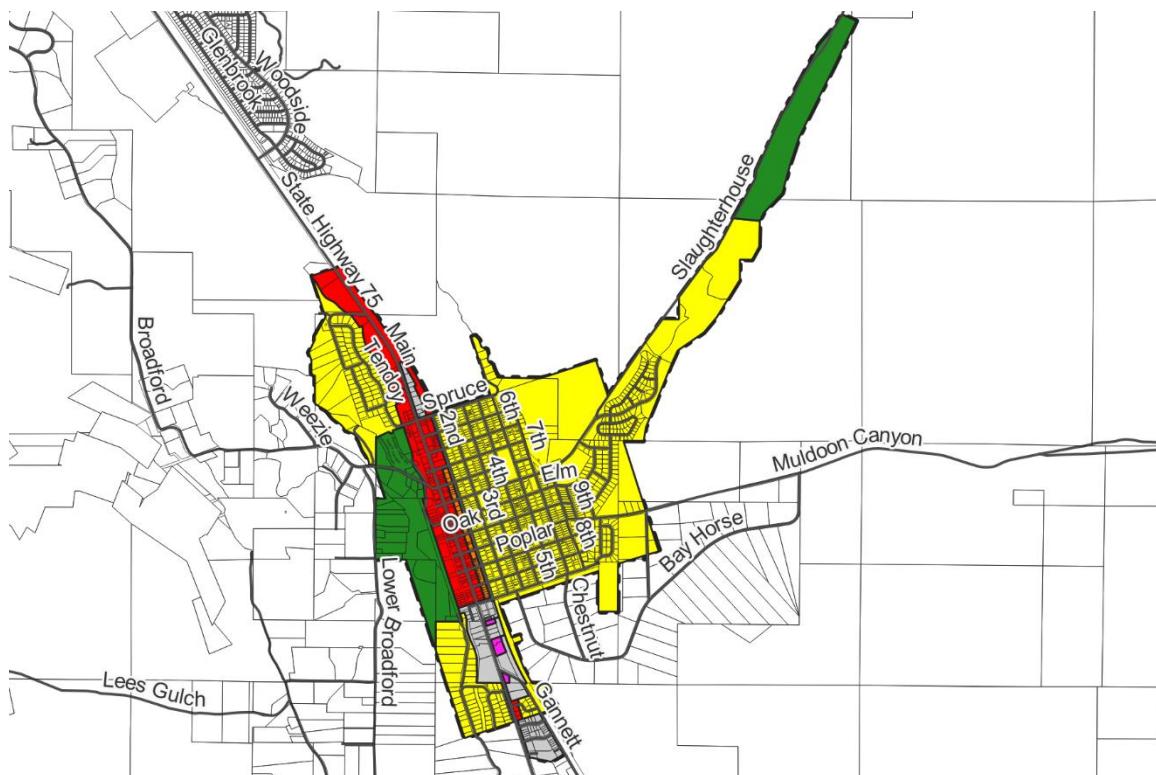
Introduction

The purpose of this guide is to assist builders and property owners to understand the process and expectations for building residential dwellings in the City of Bellevue. Please note that this is intended to be a guidance document, and that Bellevue City Code is the governing law. For convenience, Bellevue City Code references are included in this document in parentheticals (BCC XX-XX-XX). Bellevue City Staff is happy to answer questions and assist in the process. Contact information is provided at the end of this guide.

Zoning Districts

The City of Bellevue has the following zoning districts:

Name	City Code Chapter	Abbreviation	Map Color
General Residential	10-6	GR	Yellow
Business	10-7	B	Red
Limited Business/Residential	10-8	LB/R	Orange
Light Industrial/Mixed Business	10-9	LI/B	Magenta
Light Industrial	10-10	LI	Grey
Transitional	10-11	T	Green



Uses

Within each of these districts, the following residential uses are one of the following:

	Symbol
Permitted	P
Permitted as accessory to a primary use	PA
Conditionally permitted	C
Prohibited	X

Use	Zoning District					
	GR	B	LB/R	LI/B	LI	T
Single family dwelling	P ¹	X	P	X	X	P ¹
Accessory dwelling unit	PA ²	PA ³	PA ^{2,3}	PA ³	PA ⁶	PA ²
Multi family dwellings	P ¹	C ⁴	P ⁵	X	X	P ¹

1: Allowed on not less than a six thousand (6,000) square foot lot in the City limits unless a reduced lot size is approved by the City through a planned unit development, annexation agreement, development agreement, design review or other similar process, or when the City deems it as a benefit for providing affordable housing. The City Planning and Zoning Commission shall review and approve a design review application that requires a minimum of on-site parking, access is off an improved street, not an alley, and there is compliance with front, rear and side setbacks. The approved reduced lot size shall not be less than three thousand (3,000) square feet per dwelling unit.

2: Accessory dwelling unit sizes shall comply with table A depicted in [BCC 10-2-1](#) and are subject to administrative design review approval.

3: One accessory dwelling unit for each six thousand (6,000) square feet of lot area; provided, that it is: a) in the same building as the business use of the property; b) clearly ancillary and secondary to the business use which shall, by application, be the primary use of the property; c) of less square footage than the business use of the building; and d) in the back of and/or on an upper floor of the building so as not to adversely reduce the ground level, street frontage business space available. Accessory dwelling units shall be subject to administrative design review approval.

4: Conditionally permitted as part of a mixed used development and approved through a planned unit development application.

5: Multiple (two) family dwellings, including duplexes and townhouses. The minimum lot size for these applications shall be not less than twelve thousand (12,000) square feet.

6: One accessory dwelling unit shall be allowed for each six thousand (6,000) square feet of lot area, provided it is located on the same premises; provided, that it is in the same building as the business and is of a size and function that is clearly subordinate and ancillary to the light industrial use which shall be the primary use of the property. Accessory dwelling units shall be subject to administrative design review approval.

Floodplain

Within the City of Bellevue, floodplain areas are mapped near the Big Wood River, Slaughterhouse Canyon, and Muldoon Canyon. Development within the 1% (Zone A or AE) floodplain requires a Floodplain Development Permit. Early communication with Staff is highly recommended.

Dimensional Standards

Building setbacks and height requirements are based on the zone of the property and are listed below:

Setback	Zoning District					
	GR	B	LB/R	LI/B	LI	T
Front	20'	0'	25'	0'	0'	20'
Front (Garage)	25'	0'	25'	0'	0'	25'
Rear	6'	0'	6'	0'	0'	6'
Interior Side	6'	0'	6'	0'	0'	6'
Street Side ¹	6'	0'	6'	0'	0'	6'
Maximum Building Height	35'	40'	35' ²	40'	40'	35'

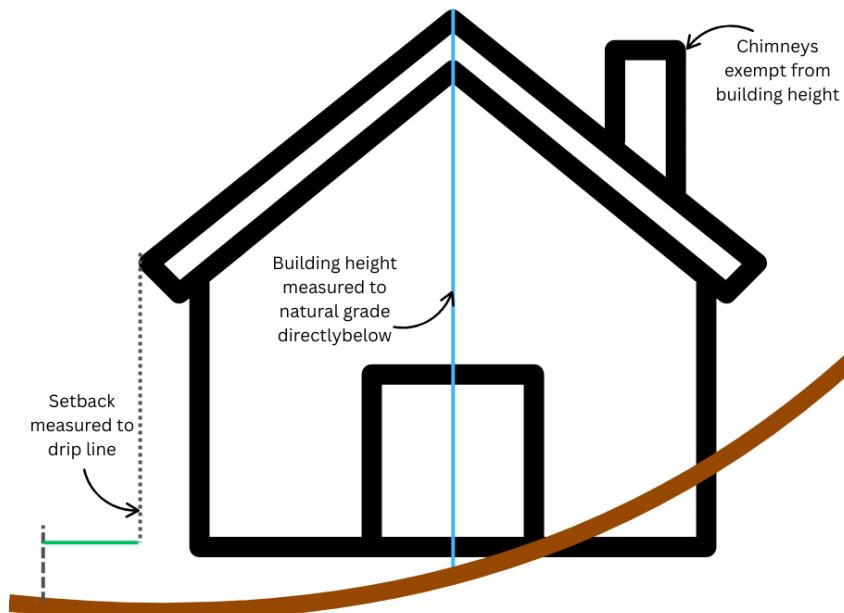
1: Except required vision triangle, see below.

2: No more than two (2) stories.

It is important to note that BCC 10-2-1 includes the following definitions:

Building Setback Line: An imaginary line that requires all buildings to be set back a certain distance from property boundary lines or lot lines, measured from the drip line of the building, not the wall or foundation, to the boundary line or lot line.

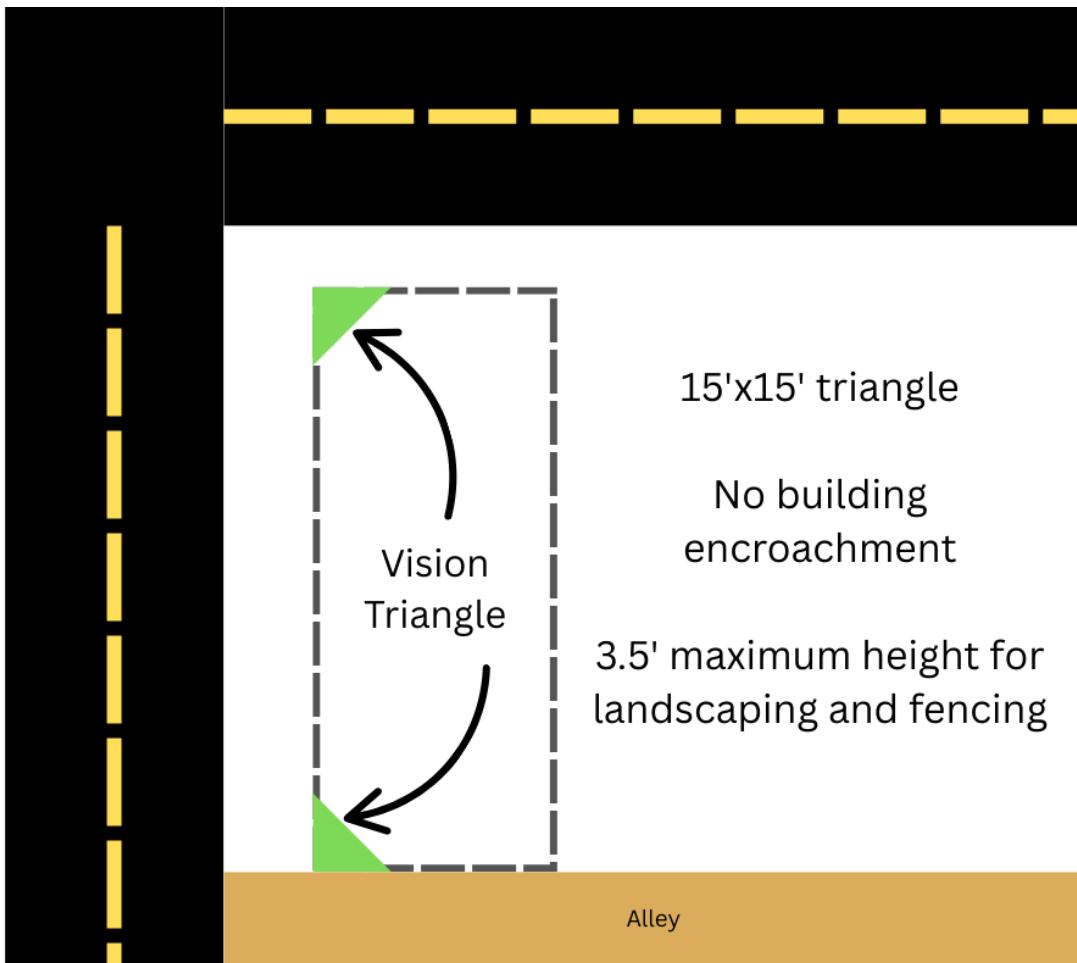
Height of Building: The vertical distance measured at any point from the highest point of the roof directly to the lowest point of natural grade along the building foundation perimeter prior to any site excavation, grading or filling or to the lowest point of the grade existing as of the effective date hereof, whichever is lowest. This definition shall not apply to flagpoles, lightning rods, weather vanes, antennas or chimneys, but not chases constructed with regard thereto.



Property boundaries are not typically located at the edge of the roadway. It is important to correctly identify the location of the property boundary as that is where building setbacks are measured from.

Vision Triangle

On corner lots, obstructions are prohibited within a 15'x15' triangle at the property corners abutting streets or alleys. No building is permitted within these areas, and landscaping and fencing is limited to 3.5 feet.



Parking

Off street parking is required for residential uses. BCC 10-21-4(A) establishes the following requirements:

Type Of Use	Number Of Spaces Required
Boarding and rooming houses, ADUs, dormitories	1 space for each sleeping room or every 3 beds, whichever is greater
Duplexes and townhouse developments	2 spaces for each residential unit
Manufactured/mobile home parks	2 spaces for each mobile home
Single-family residences	2 spaces minimum with a maximum of 5 spaces

Within the LB/R zone, single-family residences are allowed a maximum of four (4) parking spaces, and duplexes are allowed a maximum of six (6) parking spaces.

Accessory Buildings

Within the GR and T zones, accessory buildings are limited to twenty feet (20') in height (BCC 10-6-6(C)).

Accessory Dwelling Units (ADUs)

ADUs are allowed in all zones in Bellevue, subject to Design Review approval. Administrative approval is available for accessory dwelling units in the GR, T, and LI zones. In all other zones, the Planning & Zoning Commission must review the application for approval. BCC 10-2-1 includes the following definition and requirements:

ADU (ACCESSORY DWELLING UNIT): An attached or detached dwelling which is secondary in nature to a primary general residential unit, transitional unit, business unit, light industrial unit, light industrial/mixed business unit and limited business/residential unit, that cannot be sold separately from the primary unit. An accessory dwelling unit provides complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation on the same lot as the primary unit. Accessory dwelling units may be allowed in conjunction with a general residential, transitional, business, light industrial, light industrial/mixed business and limited business/residential unit and are not to be constructed as an addition to a duplex or multi-family unit. Accessory dwelling unit sizes for the General Residential, Transitional, and Limited Business/Residential Districts shall comply with table A depicted below. Accessory dwelling units shall be subject to design review application approval. Accessory dwelling units shall be assessed for applicable water and sewer connections and a monthly user fee equal to a primary residence.

Lot Size	Accessory Dwelling Unit Size (Gross Square Feet)
6,000 sq. ft. - 7,999 sq. ft.	600
8,000 sq. ft. - 9,999 sq. ft.	700
10,000 sq. ft. - 19,999 sq. ft.	850
20,000 sq. ft. - 1 acre	1,000
Over 1 acre	1,200

Small Structures

Non-habitable structures less than 200 square feet do not require a building permit (BCC 9-1-2(A)), but must receive a setback permit (BCC 10-14-4).

Design Considerations

Snow Country

Bellevue receives approximately eighty inches (80") of snow annually. BCC 9-1-2(E) requires residential roofs to be designed to withstand eighty (80) lbs/sf snow loads, seventy (70) mph winds, and include an ice shield underlayment.

While not required by code, the following tips are recommended:

- If utilizing a roof that sheds snow, the roof should avoid placing snow onto driveways and sensitive landscaping, in front of doorways, or against windows.
- Ice dams form when heat escapes from inside the home, melts ice and snow, which refreezes once it gets away from the heat (typically at eaves), then pushes ice back under shingles and can damage the roof. A well-insulated roof, particularly above exterior walls, is helpful in preventing ice dams from forming.
- Consider how and where snow will be removed when laying out driveways and walkways.

Wildfire Risk

Bellevue is surrounded by public lands and has been rated by the Forest Service's "Wildfire Risk to Communities" analysis as having a high wildfire risk. See <https://wildfirerisk.org/reduce-risk/ignition-resistant-homes/> to learn ways to reduce the risk of loss through building and site design.

Construction Logistics

A Construction Activity Plan is required for all new buildings. The plan should explain:

- Where contractor vehicles will be parked
- Where construction materials will be staged
- The location, quantity, and dumping schedule of portable restrooms
- The location of dumpsters
- If required, the trucking route of the delivery of any large construction materials
- Tree protection for any mature trees located on the property not proposed to be removed
- If required, a traffic control plan

The following codes are applicable and may be enforced regarding construction activities:

- BCC 4-1-2 prohibits the accumulation of garbage outside of an approved dumpster.
- BCC 4-2-2 prohibits construction noise between 9:00 PM and 8:00 AM on weekdays and between 9:00 PM and 9:00 AM on weekends.
- BCC 5-3-3-3 prohibits off leash dogs outside of fenced areas.

Landscaping & Site Design

Driveways

An encroachment permit is required for any driveway construction or reconstruction within public rights of way. Driveways are required to be a minimum of ten feet (10') and a maximum of twenty feet (20') wide, unless the driveway is off of an alley, in which case there is no maximum width (BCC 10-21-2). The interface between the driveway and a public street must be constructed to adopted Bellevue Street Standards (BCC 9-2-2).

Landscaping

Bellevue City Code does not have any specific standards for landscaping unless Design Review is required (see “Uses” section above). It is important to remember the following:

- As discussed above, Bellevue is in a high wildland fire risk area. Quality landscaping and site maintenance can significantly reduce the risk of catastrophic loss due to wildfire.
- The water used for irrigation of lawns is treated, metered, city water. Excessive use of water for irrigation will result in higher water bills.
- Landscaping within public rights-of-way is not recommended and subject to removal for necessary maintenance.

Exterior Lighting

All exterior lighting is required to be shown on plans for building permits and must show the location, type, height, lumen output, and illuminance levels of all exterior light fixtures.

All residential lighting must be fully shielded (bulb only visible from the bottom of the fixture), except:

- Fixtures with an output of less than 1,000 lumens, provided that the bulb is partially shielded and has an opaque top and/or is under a solid overhang.

- Floodlights not angled more than 30 degrees from vertical that only light the subject property.
- Holiday lights from November 1 to March 15 that are turned off by 11:00 PM.
- Sensor-activated lights that only light the subject property, turn off within five (5) minutes of activation, and are not triggered by activity off the subject property.
- Uplighting for the United States and State of Idaho flags, provided the output is less than 1,300 lumens.

Freestanding lighting in residential zones has a maximum height of twelve feet (12').

Application Process

The City of Bellevue contracts building plan review and inspections to the Idaho Division of Occupational and Professional Licenses (DOPL). The general process to apply for a building permit is as follows:

1. **The applicant must schedule a time to review and submit plans with Staff.** Please contact the Community Development Department (contact information below) to schedule a submittal. At this meeting:
 - a. The applicant will provide application with plans, cost estimates, and other information as required on the Building Permit Application. Electronic submittal is preferred.
 - b. Staff will review the application for zoning compliance and discuss any corrections required.
 - c. Staff will estimate the permit fees required.
 - d. The applicant pays the fees.
 - e. Staff will transmit the application and materials to DOPL.
2. DOPL will review the application and plans, and notify the applicant of any deficiencies or issue a building permit.
3. Upon finding that the application meets applicable building codes, DOPL will transmit an approval to the applicant.
4. Staff will prepare a physical building permit and notify the applicant when it is ready to be picked up at City Hall. This permit must be posted on the property, be visible from the street, and remain so throughout the project.
5. Once the permit is posted, construction may begin. No site work or grading is permitted until this point.
6. The applicant calls the DOPL inspection line (208-332-4700) at least 24 hours in advance to schedule inspections. Codes can be found on the back of the permit.
7. Once the final inspection has been passed, DOPL will notify the City and a certificate of occupancy will be issued.

Expiration

The applicant has 180 days from the date of permit issuance to complete the initial inspection, or request a permit extension of an additional 180 days. Each subsequent inspection must be completed within 180 days from the date of the previous inspection. (IRC R105.5).

Additional Permits

A water and sewer permit is required to connect to the City's water and sewer system.

A fence permit is required for all fencing.

Nontypical Building Types

Tiny Homes

Tiny homes (dwellings between 120 and 400 square feet) require a building permit, must be on a permanent foundation, connected to water and sewer, and constructed in accordance with the Idaho Residential Code. Appendix Q includes special provisions for tiny houses. Tiny houses constructed off-site must be inspected by the State of Idaho.

Yurts

Yurts are considered single family dwellings and must be constructed to Idaho Residential Code.

RVs

In the GR – General Residential and T – Transitional zones, occupying an RV is permitted for twenty-one (21) consecutive days every six (6) months. In all other zones, occupying an RV is prohibited. These provisions apply to RVs placed on properties with active building permits.

Links and Additional Information

City of Bellevue Building Department: <https://bellevueidaho.gov/city-departments/bellevue-building-dept/>

City of Bellevue Community Development Department: <https://bellevueidaho.gov/community-development-department/>

Bellevue City Code: https://codelibrary.amlegal.com/codes/bellevueid/latest/bellevue_id/0-0-0-4882

DOPL Inspection Portal: https://edopl.idaho.gov/OnlineServices/_/

DOPL Inspection Numbers: <https://dopl.idaho.gov/bld/bld-inspections-and-ivr-codes/>

Contacts

Name	Title	Email	Phone
Brian Parker	Community Development Director	bparker@bellevueidaho.us	208-913-0187
Chris Johnson	Public Works Director	cjohnson@bellevueidaho.us	208-309-0656
Tracey Thomas	DOPL Permit Technician	Tracey.Thomas@dopl.idaho.gov	208-334-3233
Jim Lynch	DOPL Building Inspector	Jim.Lynch@dopl.idaho.gov	208-576-1837