

ORDINANCE NO. 167

AN ORDINANCE amending paragraph 4.11.51 of Ordinance No. 68; regulating sight screens of B-N districts.

THE CITY COUNCIL OF THE CITY OF BELLEVUE DO ORDAIN  
AS FOLLOWS:

Section 1. Paragraph 4.11.51 of Ordinance No. 68, passed on the 28th day of September, 1954, is amended to provide as follows:

"4.11.51. **B-N PERIMETER REQUIREMENTS.** The perimeter of a B-N district shall be landscaped to a depth of 12' from the property line and maintained as a sight screen in the following manner:

(a) Street frontage: Street frontages, except driveways and pedestrian walks within the property, shall be landscaped with evergreen shrubs or a combination of lawn, evergreen or deciduous shrubs and trees, and perennial or annual flowers, to create and maintain a maximum residential character. Such shrubs shall not be permitted to grow beyond a height of 36" above the crown of the adjacent street nor shall the foliage of trees located therein be permitted to obstruct the view between the B-N district and the street within the area within 36" and 96" above the street level.

No tree or sight screening shrub shall be located or permitted to grow so as to obstruct the view of a walk or driveway crossing. Any area in which the banks or groups of shrubs, perennial or annual flowers do not occupy 40% of such area shall be planted to lawn.

(b) Side lines of property: The portions of the perimeter not landscaped, as provided in paragraph (a) above, shall be sight screened from adjoining residence districts by a solid planting of evergreen trees and evergreen shrubs. The initial minimum height of trees forming a part of such sight screen shall be 12' and they shall not be allowed to reach a height in excess of the height of the buildings located within such B-N district. Such trees shall be spaced on the perimeter of the sight with a maximum distance of 25' center to center. The shrubs used in the perimeter screen shall be so located that there will be a minimum of two shrubs in depth in said screen. The planting bed in which the screening shrubs and trees are located shall be no less than 12' in depth. The <sup>minimum</sup> initial height of shrubs which are a part of the side line screens shall be 3' and the maximum height thereof at maturity shall be limited to 6'.


(c) Sight areas at intersections. Whenever such perimeter screen is required on property bounded on two sides by intersecting streets, the sizes and location of shrubs falling within

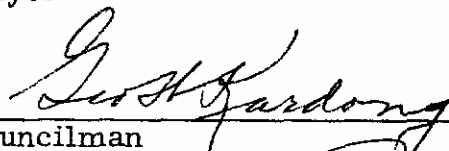
the sight areas, as defined under the provisions of Ordinance No. 29, shall be controlled by the standards of said Ordinance No. 29.

(d) Maintenance. Shrubs and trees in the landscaping and screening shall be maintained in a healthy growing condition. Dead or dying trees or shrubs shall be replaced immediately and the planting area shall be maintained reasonably free of weeds and trash in the standard maintained within the adjacent neighborhood.

(e) Plot Plan. The plot plan of the proposed landscaping and screening shall be submitted to the Building Inspector before permits for building are granted within such B-N district.


PASSED by the City Council on this 21<sup>st</sup> day of June, 1955, and signed in authentication thereof this 21<sup>st</sup> day of June, 1955.

  
Mayor

  
Councilman

  
Councilman

APPROVED AS TO FORM:

  
City Attorney

(SEAL)

ATTEST:

  
City Clerk

FILED

CITY OF BELLEVUE

DATE June 22, 1955

CITY CLERK Jan. P. Schlen

Date of Publication:

June 23, 1955