

Ordinance No. 129

AN ORDINANCE, repealing Chapter 4.15 of Ordinance No. 68 relating to controlled manufacturing use districts (C-M) and adopting a new Chapter 4.15 in lieu thereof.

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

Section 1. Chapter 4.15 of Ordinance No. 68 relating to controlled manufacturing use districts is hereby repealed.

Section 2. A new Chapter 4.15 of Ordinance No. 68 relating to manufacturing use districts is adopted to provide as follows:

"4.15 C-M CONTROLLED MANUFACTURING DISTRICT. A C-M District shall provide a use district for manufacturing, warehousing and distribution operations which require little or no retail contact with the general public.

Paragraph 4.15.10 ESSENTIAL USES

4.15.11 Commercial, manufacturing and industrial uses such as, but not restricted to, the following:

- Wood, coal or oil fuel yards.
- Retail or wholesale lumber or building material yards.
- Contractors' offices, shops and storage yards.
- Freight warehouse terminals.
- Furniture manufacture and repair or cabinet or millwork shops.
- Retail and wholesale markets.
- Automobile repair garages, body and fender repair shops, automobile laundries.
- Blacksmith, welding and metal fabricating shops.
- Processing, packaging, or distribution operations.

Paragraph 4.15.20 PRIMARY PERMITTED USES

4.15.21 Buildings or developments necessary for the operation of a public utility or government function.

4.15.22 Public parks.

4.15.23 Automobile service stations.

4.15.24 Public transportation system terminals.

Paragraph 4.15.30 SECONDARY PERMITTED USES

4.15.31 Residences for watchmen or custodians.

4.15.32 Employees' cafeterias and auditoriums.

4.15.33 Parking lots for employees' cars or equipment used in the business. Parking lots shall be zoned B-P.

Paragraph 4.15.40 SPECIAL PERMITTED USE

4.15.41 Public transportation shelter stations located on public rights-of-way provided the City Engineer determines that the location and structure is safe and will best serve the need for a shelter station in the area. A permit for the shelter must be obtained from the City Engineer.

Paragraph 4.15.50 PERFORMANCE STANDARDS

4.15.51 All commercial, industrial or manufacturing operations are permitted in this district provided their performance is of such nature that they do not inflict upon the surrounding residential or B-1 or C-M areas, smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare, or safety of the public occupying or visiting such areas. The maximum permissible limits of these detrimental effects shall be as herein defined and upon exceeding these limits they shall be considered a nuisance and declared in violation of the regulations of this Zoning Ordinance and shall be ordered abated.

a. Smoke stacks shall not emit a visible smoke except for one 5-minute period each day when a new fire is being started. During this 5-minute period the density of smoke shall not be darker than No. 2 of the Ringlemann Chart as published by the U. S. Bureau of Mines.

b. No visible or invisible noxious gases, fumes, fly ash, soot, or industrial dust shall be discharged into the atmosphere for any continuous or intermittent operation except such as is common to the normal operation of a heating plant or gasoline or diesel engines in cars, trucks or railroad engines.

c. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sun light will throw intense glare to areas surrounding the C-M district. Artificial lighting shall be hooded or shaded so that direct light of high intensity lamps will not result in glare when viewed from areas surrounding the C-M district.

d. Odors of an intensity greater than that of a faint smell of cinnamon which can be detected by humans traveling the roads bordering the lee side of the C-M district when a ten mmp.h. wind or less is blowing, are prohibited.

e. Machines or operations which generate air or ground vibrations must be baffled or insulated to eliminate any sensation of sound or vibration outside the C-M district except for the normal operation of through trains on the N. P. R. R.

f. The level of combined continuous noises originating within the C-M district shall not exceed 60 decibals when measured on the border of the C-M district with the A or 40 db characteristics by sound level meter meeting the requirements of A. S. A. standard "Z 24.3" -- 1944. Intermittent or staccato noises shall not be audible beyond the border of the C-M district. All trucks or similar motorized equipment must be adequately muffled. Bell or whistle signals not necessary for the safe and efficient operation of trains shall not be used during railroad switching operations. Railroad switching operations at night shall be limited to those necessary and incidental to the pick up or delivery of shipments from or to shippers or consignees in Bellevue, or necessary and incidental to the emergency repair of railroad property.

g. There shall be no pollution of surface or subsurface drainage water beyond the limits of the C-M district.

h. the disposal of industrial wastes shall be subject to the regulations of the State Health Department and shall comply with the requirements of the Washington Pollution Control Commission.

4.15.52 Storage yards in connection with a permitted use shall be

surrounded by an 8' high solid wall or sight obscuring fence. The wall or fence shall be considered a structure and shall conform to the setbacks required for buildings on street frontage.

4.15.53 Outdoor storage of materials shall not exceed 20' in height and junk shall be obscured by buildings or fencing on all sides.

4.15.54 The C-M district as a whole shall be effectively enclosed by an evergreen planting screen which will physically and psychologically separate this use district from other use districts. This required screen shall be established by the developer of a C-M use on all properties within the C-M district abutting the C-M boundary line. The property owner may elect one of the following methods of screening:

1. Seventy-five feet of existing native woods of sufficient density and height to constitute an effective sight and light barrier. This wooded area shall be left undisturbed except for the felling of hazardous trees. Cleared areas or woods predominantly deciduous shall be planted with coniferous evergreen trees at approximately 20' on center each way.
2. Forty feet with existing and/or planted evergreen coniferous trees at approximately 20' on center each way. Within this 40' area there shall be planted a dense undergrowth of broadleaf evergreen shrubs and trees which will constitute at maturity an effective sight and light barrier at least 8' high.
3. Twenty feet of intensified planting. Within this 20' area, coniferous evergreen trees shall be planted not more than 20' on center and staggered. On the interior half of this 20' area a solid hedge of coniferous evergreen, such as hemlock or cedar, or broadleaf evergreen such as laurel, shall be planted approximately 3' on center each way and permitted to grow to at least 8' in height. On the exterior half of the 20' area there shall be planted between the trees ornamental broadleaf evergreen shrubs such as rhododendron, mahonia aquafolium or photinia serrulata, with an occasional sumac, vine maple or similar colorful ornamental small tree.

4.15.55 Whenever planting of trees or shrubs is required to accomplish one of the three methods of screening, planting plans showing location and kind of each tree and shrub shall be submitted to the City Engineer and approved by him prior to the issuance of a building permit. The screen planting must be accomplished on the site prior to the issuance of an occupancy permit.

4.15.56 In lieu of the above described planting screen, in appropriate circumstances, there may be submitted a natural or developed change in the terrain or an existing barrier, which provides an effective and equivalent screen, or a use for a depth of 200' of the outer margin of the C-M district, which is consistent with the surrounding use classification. The Board of Adjustment must determine that the proposal submitted in lieu of the described screen will adequately serve the same purpose as the screening before approving the proposal. The Board may request a recommendation from the Planning Commission. No screening will be required between C-M and abutting C-1, C-2, B-1 or B-N, or where C-M is adjacent to these zones across a secondary or internal street or railroad, except where such elimination of screening will defeat the intent to screen the perimeter of the C-M district.

4.15.57 For the establishment and maintenance of such required screening a bond to the City of an amount deemed sufficient to accomplish the planting may be required by the City Engineer at the time of issuing a building permit.

4.15.58 The vicinity of the principal public entrance to any building in the C-M district and the public and/or employee parking area in connection with the principal entrance shall be landscaped and maintained. Landscaping shall include lawn, ornamental shrubs and trees. Parking areas shall be organized and precisely defined by bull rails, striping, specific entrances and exits, and shall be gravelled or paved. Undeveloped areas of a site shall retain existing trees and ground cover. Graded but unused areas of a site shall be planted with trees such as fir, cedar, poplar, maple, pine or birch. Plans showing the extent and design of the landscaping and parking areas shall be a part of the plans required for a building permit.

4.15.59 The streets within the C-M district whether dedicated to the city or retained as private easements shall meet the requirements of plats and access to or egress from the District to approval of the City Engineer. ^{shall be subject}

4.15.60 Every application for a building permit for a development in the C-M district shall be accompanied by building plans and a plot plan showing the arrangement of the site and adjoining properties and compliance with the provisions of this section.

Paragraph 4.15.70 AREA AND DIMENSIONAL REGULATIONS

4.15.71 Minimum setback requirements: Front yard 15'. Buildings on a corner lot shall observe the minimum setback on both streets.

4.15.72 Areas for off-street auto parking shall be provided as required in Section 4.13. An application for reclassification to B-P for use in conjunction with uses permitted by Paragraph 4.15.10, 4.15.20 and 4.15.30 shall be presented to the Planning Commission for consideration and recommendation to the City Council.

Section 3. This ordinance shall take effect and be in force five (5) days after its passage, approval and legal publication.

PASSED by the City Council on this 6th day of December and signed in authentication thereof this 6th day of December, 1955.

[Signature]
Mayor
[Signature]
Councilman
[Signature]
Councilman

Approved as to form:
[Signature]
City Attorney

(SEAL)

At test:
[Signature]
City Clerk

Date of Publication:
Dec. 15, 1955

FILED
CITY OF BELLEVUE
DATE Dec. 7, 1955
CITY CLERK [Signature]