

Ordinance No. 130

AN ORDINANCE, repealing Chapter 4.14 of Ordinance No. 68 relating to commercial use districts (C-1) and adopting a new Chapter 4.14 in lieu thereof.

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

Section 1. Chapter 4.14 of Ordinance No. 68 relating to Commercial use Districts is hereby repealed.

Section 2. A new Chapter 4.14 of Ordinance No. 68 relating to Commercial use Districts is adopted to provide as follows:

"4.14 COMMERCIAL DISTRICT. A C-1 District shall provide a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage or light manufacturing.

Paragraph 4.14.10 ESSENTIAL USES

4.14.11 Automobile service stations, automobile repair garages, automobile laundries, open used car sales lots for vehicles in operating condition.

4.14.12 Retail markets.

4.14.13 Buildings for the rental of frozen food lockers.

4.14.14 Upholstery and furniture repair shops.

4.14.15 Retail hay, grain and feed or garden supplies and equipment.

4.14.16 Retail lumber and building materials.

4.14.17 Contractors' offices and shops.

Paragraph 4.14.20 PRIMARY PERMITTED USES

4.14.21 Restaurants.

4.14.22 A veterinary hospital provided there is compliance with paragraph 5.2.10.

4.14.23 Buildings or developments necessary for the operation of a public utility.

4.14.24 Public parks.

4.14.25 Municipal buildings, police stations, fire stations.

Paragraph 4.14.30 SPECIAL PERMITTED USE

4.14.31 Public transportation shelter stations located on public rights-of-way provided the City Engineer determines that the location and the 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 4.14.40 PERFORMANCE STANDARDS

4.14.41 All commercial business uses are permitted in this district provided their performance is of such nature that they do not inflict, upon the surrounding residential, 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 shall be considered a nuisance and declared in violation of the regulations of this zoning ordinance and shall be order 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 the 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 from any continuous or intermittent operation except such as is common to the normal operations 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 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 m. p. h. wind or less is blowing are prohibited.

e. Machines or operations which generate air or ground vibration 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 characteristic 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 pickup 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.

4.14.42 Storage yards in connection with an essential or primary 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. Outdoor storage of materials shall not exceed 20' in height and junk shall be obscured by buildings or fencing on all sides.

Paragraph 4.14.50 AREA AND DIMENSIONAL REGULATIONS

4.14.51 Minimum setback requirements: Front Yard 15'.

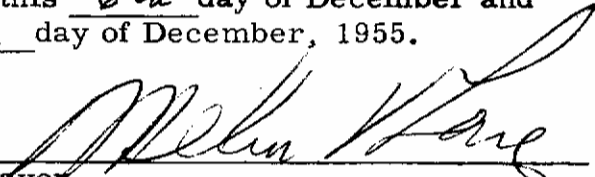
Buildings on a corner lot shall observe the minimum setback on both streets.

4.14.52 Maximum building height: 2 stories.

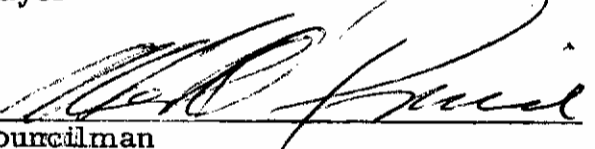
4.14.53 Areas for off-street auto parking shall be provided as required in Section 4.13. An application for reclassification to B-P for use in conjunction with uses permitted by Paragraph 4.14.10 and 4.14.20 shall be presented to the Planning Commission for consideration and recommendation to the City Council.

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

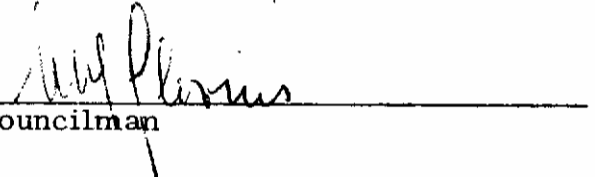
PASSED by the City Council on this 6th day of December and signed in authentication thereof this 6th day of December, 1955.



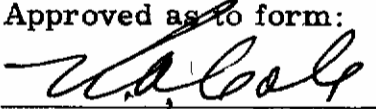
Mayor



Councilman

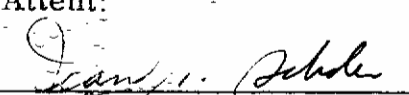


Councilman

Approved as to form:


City Attorney

(SEAI)

Attent:


City Clerk

Date of Publication:
Dec. 15, 1955

FILED
CITY OF BELLEVUE
DATE Dec. 7, 1955
CITY CLERK 