

ORDINANCE NO. 138

AN ORDINANCE, amending Ordinance No. 68
by adding thereto a new Section 4.16 creating a
limited business district (B-2).

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

Section 1, Chapter 4, of Ordinance No. 68 adopted on the 28th day of
September, 1954, is amended by adding thereto a new Section 4.16 B-2
Limited Business District, which shall provide as follows:

- "Section 4.16 B-2 LIMITED BUSINESS DISTRICT. This district shall
provide an area for the location of buildings for regional
or district offices and other compatible uses, with regulations
to afford protection for the developments in this and adjacent
districts.
- 4.16.10 ESSENTIAL USES:
- 4.16.11 Office buildings to accomodate, as essential users: executive,
administrative, clerical, professional or scientific staffs
of business or professional concerns whose other operations
such as warehousing, distribution, retail sales, manufacturing,
storage, processing, etc., are conducted elsewhere.
- 4.16.12 Motel-hotel developments provided the ultimate development
will comprise a well coordinated group of at least 20 units.
(See also 4.16.64).
- 4.16.13 Institutions - such as schools, colleges, hospitals, medical
clinics, sanatoriums, philanthropic or eleemosynary uses.
- 4.16.14 Scientific operations concerned with research or laboratory
experiment or testing which require no heavy equipment or
machines or the production or processing of quantities of materials.
- 4.16.15 Other uses which can be shown to be similar in character to the
above uses.
- 4.16.20 PRIMARY PERMITTED USES:
- 4.16.21 Buildings or developments necessary for the operation of a
public utility provided the installation complies with the
requirements of Paragraph 5.2.8 and Section 4.13.
- 4.16.22 Municipal buildings, police stations, fire stations.
- 4.16.23 State or Federal Government buildings.
- 4.16.24 Public Parks.
- 4.16.25 Undertaking establishments - provided the off-street parking
area is so arranged that a funeral procession of 20 cars can be
accomodated in procession formation within the parking area.

4.16.30 **SECONDARY PERMITTED USES:**

4.16.31 Accessory buildings or uses incident to essential or primary uses such as garages solely for the storage and servicing of vehicles of occupants of the building; Restaurants or cafeterias primarily for the convenience of the occupants of the building; printing of materials necessary in the operation of the essential or primary business and not used for the conduct of a general printing business; sample display sales rooms; or similar accessory uses.

4.16.32 Restaurants in connection with a motel-hotel.

4.16.33 Playfields or recreation area in connection with an essential or primary use.

4.16.40 **SPECIAL PERMITTED USE:**

4.16.41 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.

4.16.50 **AREA AND DIMENSIONAL REGULATIONS:**

4.16.51 **MINIMUM SETBACK REQUIREMENTS:**

- A. Front yards: 50'. Buildings on corner lots shall observe the minimum setback on both streets.
- B. Side yards: 20' each side for one story buildings.
30' each side for two story buildings
40' each side for three story buildings.
50' each side for four stories and up.
- C. Rear yards: 50'.

4.16.52 **Maximum land coverage by buildings:**

The total ground area occupied by the ground floor of a building or covered by upper floors shall not exceed 35% of the area of the property.

4.16.53 **Street Frontage and Site Area:**

The minimum frontage of a public access street shall be 200' and the minimum building site or lot area shall be 2 acres.

4.16.60 **GENERAL REGULATIONS:**

4.16.61 Off street automobile parking and loading areas as required by Section 4.13.

4.16.62 All developments in this district shall be completely landscaped. Detailed planting plans showing location, initial size and name of plant material shall be submitted with the building plans when applying for a building permit. Areas not devoted to plants and trees or parking shall be maintained in lawn. Service yards shall

be sight screened from adjoining property or streets or highways by a solid planting of evergreen trees and shrubs. Parking areas over one acre in size shall include tree and shrub plantings within the parking area at approximately 70' on center each way, or shall be screened as a service yard.

- 4.16.63 Illuminated advertising signs on the property or on buildings within this district shall be so oriented that they face away from an adjoining R-S, R-3, R-2, or First Residence District. Developments which face on Residence Districts shall limit signs on that side to one, not to exceed 32 square feet in area, located at or near the entrance to the building or property. This sign may be illuminated but shall not be a source of light. All signs shall be an integral part of the architectural design. Necessary safety lighting and directional signs for traffic shall be permitted.
- 4.16.64 Each motel development shall provide and maintain a solid planting 30' in depth of evergreen trees or shrubs on any boundaries facing R-3, R-2 or First Residence Districts.
- 4.16.65 Accessory buildings or structures as defined in Chapter 3 and described in Paragraph 5.16 shall be permitted, but no small animals or fowl may be housed therein.
- 4.16.66 One parking space and one garage or two parking spaces shall be provided for each motel unit. Such garage or spaces shall be located immediately adjacent to the unit to be served. Areas required for mass parking for the motel or restaurant shall be zoned B-P.
- 4.16.67 All buildings and developments to be constructed in this district shall be designed and constructed to achieve a high standard of architectural design, generally institutional in character, such as currently contemporary schools, banks, hospitals, office buildings, etc. No buildings of a strictly utility nature, devoid of the fundamentals of aesthetic or architectural design shall be permitted in this district.
- 4.16.68 No operation shall be permitted in the B-2 District which creates smoke, dust, dirt, fly ash, noise, glare, heat, odor, gases, vibration, electrical radiation or interference or any other evidence of nuisance which is detectable at objectionable levels at the property lines. The performance standards of the C-M District (4.15.50) shall provide the criteria for measurement of such nuisances.
- 4.16.69 Complete site development plans shall be required prior to the issuance of a building permit. Such plans shall show all proposed improvements and uses on the land and in the buildings with sufficient data to show compliance with the regulations of this ordinance. (See Chapter 7.).

Section 2. 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 the 17 day of January, 1956, and signed in authentication thereof this 17 day of January, 1956.

[Signature]
Mayor

[Signature]
Councilman

[Signature]
Councilman

APPROVED AS TO FORM:

[Signature]
City Attorney

(SEAL)

ATTEST:

[Signature]
City Clerk

DATE OF PUBLICATION:

January 19, 1956.

FILED
CITY OF BELLEVUE
DATE Jan. 18, 1956
CITY CLERK [Signature]