

ORDINANCE NO. 170

AN ORDINANCE, amending Ordinance No. 68, passed the 28th day of September, 1954, by revising Sections 4.10.14, 4.10.34, 4.10.55, 4.13.11; adding new Sections 4.13.12, 4.13.13 and 4.13.21; revising Sections 4.13.60, 4.13.70, 4.13.80; adding a new Section 4.13.81; revising Section 4.13.90; adding new Sections 4.13.91, 4.13.92; revising sections 5.2.30; adding new sections 6.2.11, 8.2.16 and 8.2.17.

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

Section 1. Section 4.10.14 of Ordinance No. 68 is amended to provide as follows:

"4.10.14. Professional office buildings for the use of doctors, architects, lawyers and engineers or administrative office buildings for uses commensurate with the non-advertising, conservative occupancy characteristics inherent in the professional uses listed above, provided that the exterior design of the buildings are residential in character, compatible with developments on adjacent residential properties. Advertising by signs thereon or from windows thereof is prohibited. A building directory may be illuminated but shall not be a source of light. Parking areas and service yards must be sight screened from adjoining residential properties."

Section 2. Section 4.10.34 of Ordinance No. 68 is amended to provide as follows:

"4.10.34 There shall be provided and maintained on a lot owned by the owner of a dwelling, and within 100 feet thereof, at least one parking space or garage for each of the cars used by the occupants of such dwelling. Such parking space need not be reserved and designated B-P when located on the dwelling site. The driveway in the front yard may be used as only one parking space. For multi-family dwellings there shall be provided one parking space or garage for each dwelling unit in the building and these spaces shall be located on the building lot and shall be designated B-P. Access from a public street to a parking area designated or developed for a B-1 use shall not be thru an R-S District, unless the Board of Adjustment determines that an unusual situation peculiar to the specific property, such as being blocked from access to other streets, causes a hardship which should be relieved."

Section 3. Section 4.10.55 of Ordinance No. 68 is amended to provide as follows:

"4.10.55 Maximum Building Height: 2 stories, but not more than 30'. Non-habitable structures such as a church spire, fleche, campanile or high nave, a dome and lantern, a clock tower may be permitted to exceed the height limit provided such structures are not intended as advertising devices."

Section 4. Section 4.13.11 of Ordinance No. 68 is amended to provide as follows:

"4.13.11 Off-Street Automobile parking. The continued use of of a building or structure, for which a B-P reservation on a property has been designated as required for the use, shall be dependent on the continued existence of such B-P designation. If the required B-P designation ceases to exist in connection with the use for which it was reserved, and no equivalent B-P designation is provided, such occupancy and use of the building or structure becomes illegal and the occupancy permit shall become void. For a new building or structure, or for the enlargement or increase in size of any existing building or structure, except one or two family dwellings, there shall be established and maintained a permanent B-P designated off-street parking area within 1000 feet, measured along a normal pedestrian route, of a public entrance thereof.

Section 5. Ordinance No. 68 is amended by adding thereto a new Section 4.13.12 to provide as follows:

"4.13.12 Reservation and designation of an area to provide off-street parking facilities shall be required for a land use, in accordance with the standards and requirements of this section. To establish a required B-P area, plans shall be submitted to the City Engineering and Planning Departments for their determination that the plans meet the requirements of City Ordinances. Record of approval by the Engineering and Planning Departments shall be written on the face of the plans filed with the City and the area delineated for parking and circulation shall be drawn on the sectional zoning maps and designated B-P. No use other than parking shall be permitted on the area so designated during the continued business use of the building for which such area was designated and reserved."

Section 6. Ordinance No. 68 is amended by adding thereto a new Section 4.13.13 to provide as follows:

"4.13.13 The capacity of parking areas shall be as follows for the listed uses:

Apartment Houses and Garden Courts - 1 for each dwelling unit.

Rooming and lodging houses - 1 for each occupant.

Fraternity, sorority or cooperative houses - 1 for each three occupants.

Hotels - 1 for each room or suite.

Auto Courts - 2 for each dwelling unit.

Hospitals, sanitariums, convalescent homes, nursing homes and rest homes - 1 for each five regular beds, plus one for each regular employee.

Churches, mortuaries, funeral homes - 1 for each 5 seats in the chapel or nave.

Stadiums, sports arenas, auditoriums and other places of assembly with fixed seats - 1 for each 4 seats.

Dance halls, places of assembly, exhibition halls without fixed seats - 1 for each 75 square feet of gross floor area of the building.

Outdoor sports areas or parks without fixed seats - Subject to review by Planning Commission.

Bowling alleys - 5 for each alley.

Skating rinks and other commercial recreation places - 1 for each 100 square feet of gross floor area of the building.

Medical and dental clinics - 1 for each 200 square feet of gross floor area of the building.

Banks, business and professional offices - 1 for each 200 square feet of gross floor area of the building.

Theaters - 1 for each 4 fixed theater seats, subject to review by Planning Commission.

Restaurants, taverns, and any establishment for the sale and consumption within a building of food, alcoholic beverages, or refreshments - 1 for each 100 square feet of gross floor area of the building.

Drive-in restaurants, ice cream or soft drink refreshment establishments, or similar drive-in uses which service auto-borne customers outside of the building - 1 for each 15 square feet of gross floor area.

Restaurants, ice cream or soft drink refreshment establishments, or similar uses which service auto-borne customers, both within the building and outside the building - 1 for each 60 square feet of gross floor area.

Food stores, markets and shopping centers; having not more than 2,000 square feet of gross floor area, exclusive of basement - 1 for each 400 square feet of gross floor area of the building.

Food stores, markets and shopping centers; having more than 2,000 square feet but not more than 5,000 square feet of gross floor area, exclusive of basement - 1 for each 300 square feet of gross floor area of the building.

Food stores, markets and shopping centers having more than 5,000 square feet of gross floor area, exclusive of basement - 1 for each 200 square feet of gross floor area of the building.

Other retail establishments, such as furniture, appliance, hardware stores, household equipment service shops, clothing or shoe repair or service shops - 1 for each 400 square feet of gross floor area of the building, providing that each must have at least 4 parking spaces.

Wholesale stores, warehouses and storage buildings, motor vehicle or machinery sales - 1 for each 2 employees, with a minimum of 2 spaces.

Manufacturing uses, including research and testing laboratories, creameries, soft drink bottling establishments, bakeries, canneries, printing and engraving shops - 1 for each 2 employees, with a minimum of 2 spaces."

Section 7. Ordinance No. 68 is amended by adding thereto a new Section 4.13.21 to provide as follows:

"4.13.21 Non-Conforming Proposals: A proposed plan for providing parking which does not comply with the requirements of this ordinance, and in which the degree of variation is beyond the jurisdictional limits of the Board of Adjustment, and which proposed plan appears to the Board of Adjustment or the Administrative Officer as having a great merit and serving the public welfare and safety, shall be presented by such board or administrator to the Planning Commission for study and recommendation to the City Council with reference to ordinance amendments."

Section 8. Section 4.13.60 of Ordinance No. 68 is amended to provide as follows:

"4.13.60 Plans: The party developing a B-P area shall submit a plan of the parking area showing adjacent streets, proposed circulation of traffic, proposed drainage, proposed artificial lighting, proposed landscaping, fencing or screen planting to the City Engineering and Planning Departments for their approval."

Section 9. Section 4.13.70 of Ordinance No. 68 is amended to provide as follows:

"4.13.70 Building Permits: Before the granting of a building permit for any new building or structure, or for any enlargement thereof, or change of use in any building involved in any of the aforementioned uses, the applicant for said building permit shall present evidence in writing that arrangements have been made to provide off-street parking and/or loading space to be designated B-P (Business Parking) in accordance with these provisions, or that the required amount of parking facilities designated as a business parking area on the city zoning maps has been provided by a satisfactory written contract, or present evidence of participation in an association which is providing adequate public off-street parking so designated."

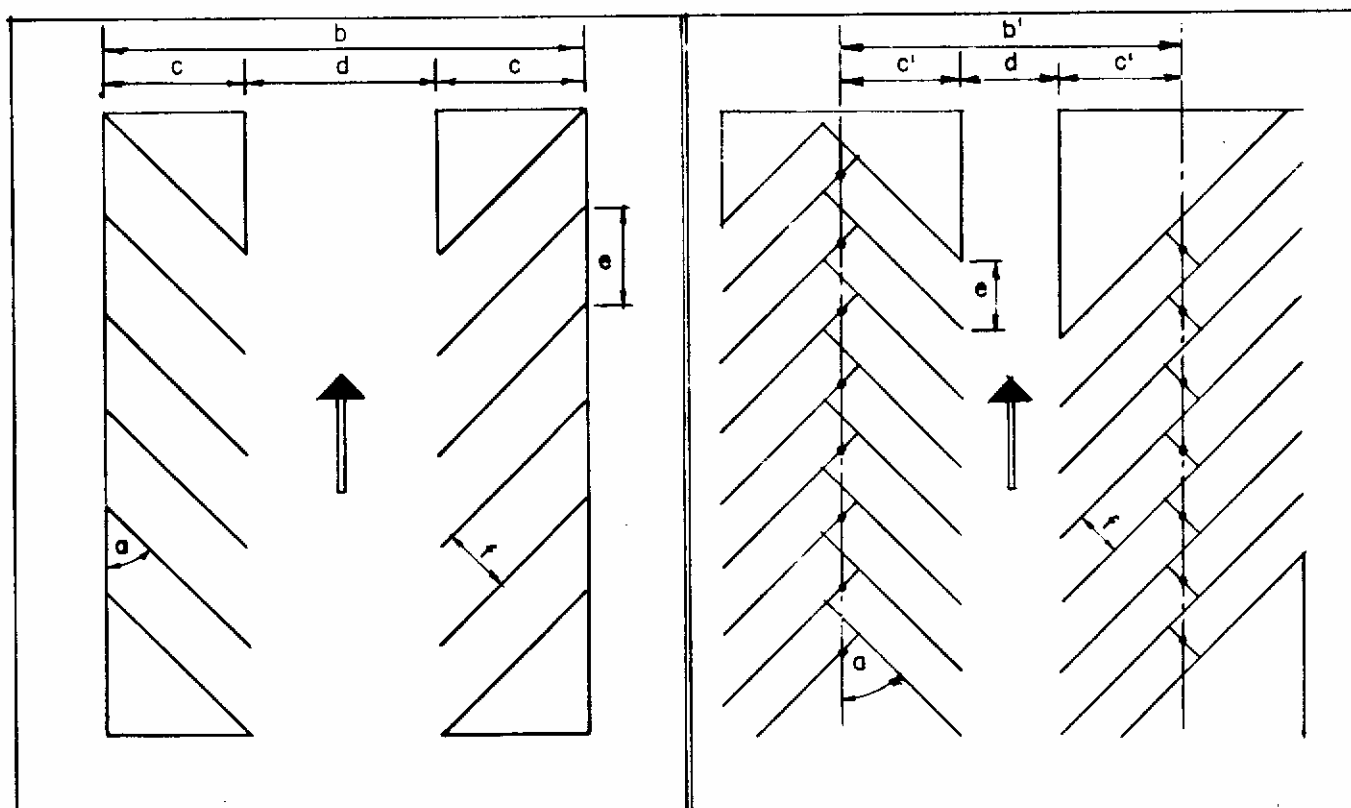
Section 10. Section 4.13.80 of Ordinance No. 68 is amended to provide as follows:

"4.13.80 Ingress and Egress Provisions: The City Engineer shall have the authority to fix the location, width and manner of approach of a vehicular ingress or egress from a building or parking area to a public street and to alter existing ingress and egress as may be required to control street traffic in the interest of public safety and general welfare."

Section 11. Ordinance No. 68 is amended by adding thereto a new Section 4.13.81 to provide as follows:

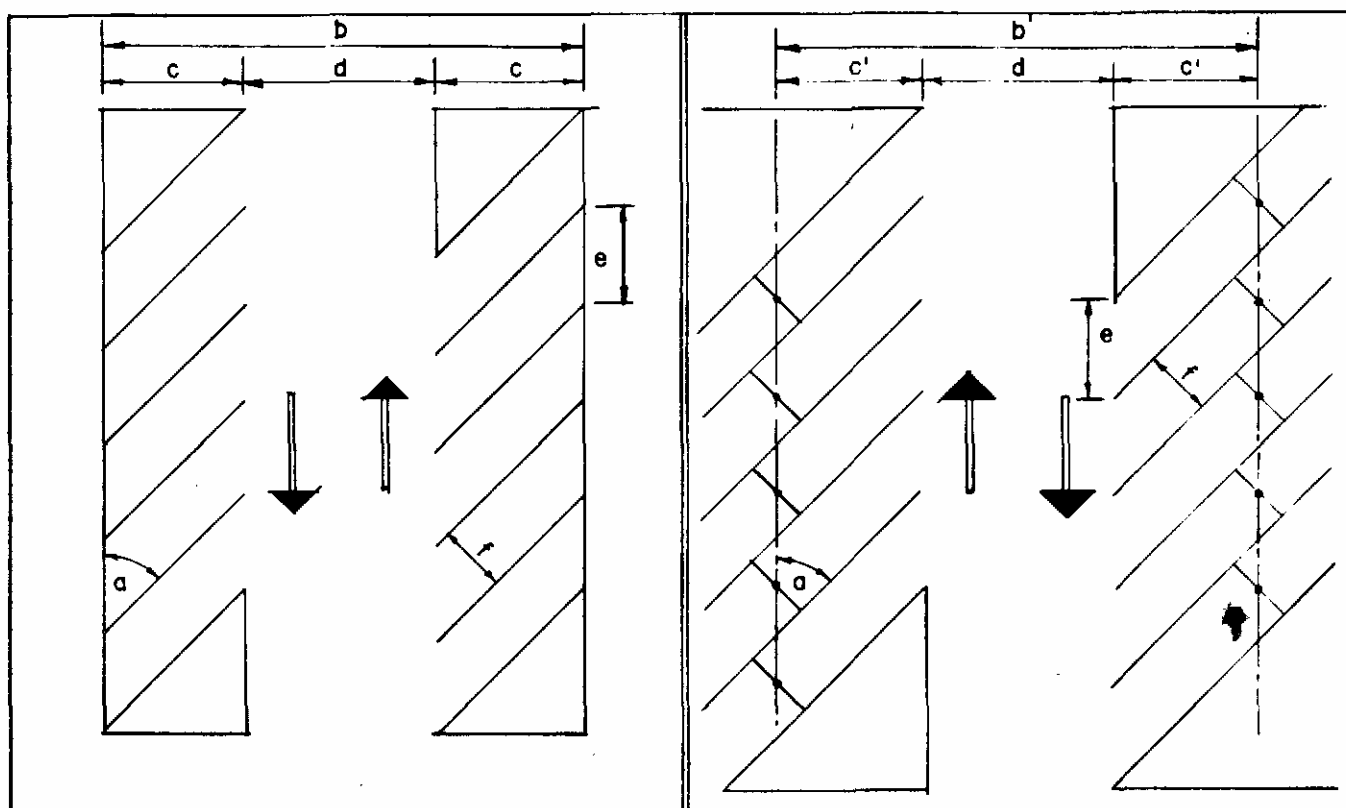
"4.13.81 Parking area entrances or exits should not be located closer than 20' to a public street pedestrian crosswalk. A submitted plan showing a dimension less than 20' must be specifically approved by the City Engineer."

Section 12. Section 4.13.90 of Ordinance No. 68 is amended to provide as follows:



ONE - WAY TRAFFIC

a	b	c	d	e	f	b'	c'
PARKING ANGLE	PARKING SECTION WIDTH	PARKING BANK WIDTH	TRAFFIC AISLE WIDTH	CURB LENGTH PER CAR	CAR STALL WIDTH	PARKING SECTION WIDTH	PARKING BANK WIDTH
0°	28'	8'	12'	23'	8'		
—	—	—	—	—	—	—	—
35°	48'	18'	12'	15.8'	8.5'	41'	14.5'
40°	49'	18.5'	12'	14'	8.5'	42'	15'
45°	50'	19'	12'	12.8'	8.5'	43'	15.5'
50°	51'	19.5'	12'	11.8'	8.5'	45'	16.5'
55°	53'	20'	13'	11.1'	8.5'	48'	17.5'
60°	55'	20'	15'	10.3'	8.5'	50'	17.5'
65°	57'	20'	17'	9.9'	8.8'	53'	18'
70°	59'	20'	19'	9.6'	9'	56'	18.5'
—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—



TWO-WAY TRAFFIC

a	b	c	d	e	f	b'	c'
PARKING ANGLE	PARKING SECTION WIDTH	PARKING BANK WIDTH	TRAFFIC AISLE WIDTH	CURB LENGTH PER CAR	CAR STALL WIDTH	PARKING SECTION WIDTH	PARKING BANK WIDTH
0°	36'	8'	20'	23'	8'		
—	—	—	—	—	—	—	—
35°	56'	18'	20'	15.8'	8.5'	49'	14.5'
40°	57'	18.5'	20'	14'	8.5'	50'	15'
45°	58'	19'	20'	12.8'	8.5'	51'	15.5'
50°	59'	19.5'	20'	11.8'	8.5'	53'	16.5'
55°	60'	20'	20'	11.1'	8.5'	55'	17.5'
60°	60'	20'	20'	10.3'	8.5'	55'	17.5'
65°	60'	20'	20'	9.9'	8.8'	56'	18'
70°	60'	20'	20'	9.6'	9'	57'	18.5'
—	—	—	—	—	—	—	—
90°	64'	20'	24'	9'	9'		

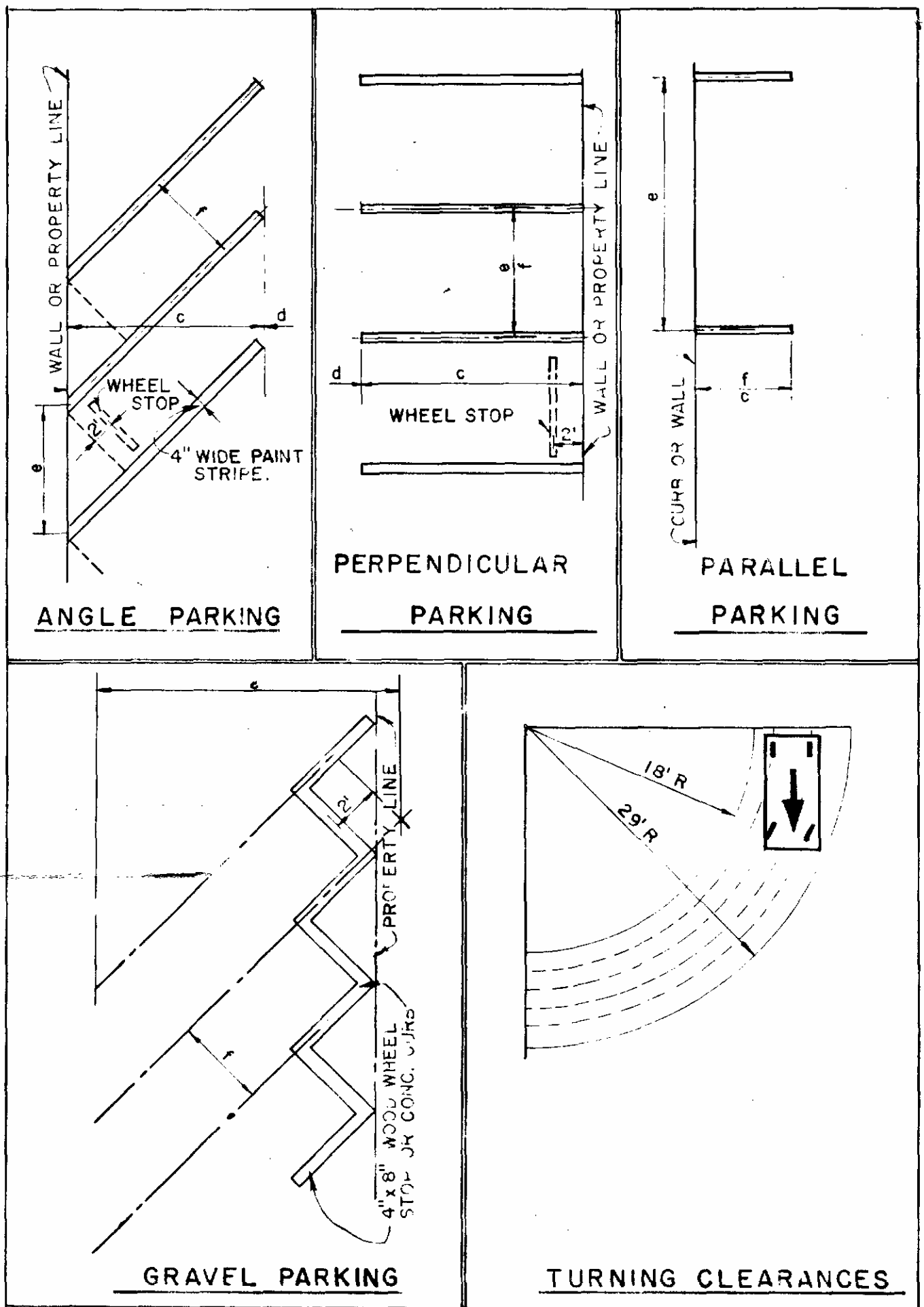


plate 3

"4.13.90 Parking Area Requirements: All off-street parking areas designated B-P (Business Parking) or public off-street areas required under Paragraph 4.13.70 "Building Permits" shall be graded and surfaced to a standard comparable to the street which serves the parking area as determined by the City Engineer. A parking area shall be developed and completed to the required standards before an occupancy permit for the building used is issued. All traffic control devices such as parking stripes designating car stalls, directional arrows or signs, bull rails, curbs, and other developments, shall be installed and completed as shown on the approved plans. Hard surfaced parking areas shall use paint or similar devices to delineate car stalls and directional arrows. Gravel parking areas shall use wood or concrete bull rails or wheelstops and posted signs to delineate car stalls and direction of traffic. "Where pedestrian walks are used in parking lots for the use of foot traffic only, they shall be curbed, or raised 6" above the lot surface."

Section 13. Ordinance No. 68 is amended by adding thereto a new section 4.13.91 to provide as follows:

"4.13.91 Minimum Dimensions: Off-street parking area dimensions shall be not less than as shown on plates 1, 2 and 3 below:

Section 14. Ordinance No. 68 is amended by adding thereto a new Section 4.13.92 to provide as follows:

"4.13.92 Driveway Dimensions: When off-street parking is provided in the rear of a building and a driveway or lane alongside the building provides access to the rear parking area, such driveway shall require a minimum width of 12' and a 3' minimum width sidewalk adjoining the building, curbed or raised 6" above the driveway surface."

Section 15. Section 5.2.30 of Ordinance No. 68 is amended to provide as follows:

"5.2.30 Dormitories, Convents, Residences: In all of the R Districts permitting institutions such as schools, hospitals, clubs, churches, etc., where the housing of students, members of the institution, or employees is necessary for the proper operation of the institution, such housing will be permitted provided: (1) the housing and its site conform to the requirements of similar types of housing, such as residences, apartments, etc., as detailed in applicable sections of this ordinance and in the Building Code, and (2) complete site plans of the proposed housing development and its relation to the institution's other buildings, and complete building plans be submitted to the City Engineer with the application for a building permit, (3) parking areas are designated and delineated by approval and action of the Planning Officer and Engineer as required by pertinent sections of this and other city ordinances."

Section 16. Ordinance No. 68 is amended by adding thereto a new Section 6.2.11 to provide as follows:

"6.2.11 Interpretation: Where reference is made to "classification" or "reclassification of land to Business Parking (B-P), used in Sections 4.1.55, 4.2.55, 4.3.54, 4.5.55, 4.6.54, 4.7.55, 4.8.55, 4.10.56, 4.11.63, 4.12.53, 4.14.53, as amended by Ordinance No. 130; 4.15.72, as amended by Ordinance No. 129, and 7.2, such words shall be interpreted to relate to the action of the City Engineer and Planning Administrator in designating or delineating such areas to Business Parking."

Section 17. Ordinance No. 68 is amended by adding thereto a new Section 8.2.16 to provide as follows:

"8.2.16 A written report of the Commission's decision shall be mailed to the petitioner to the address shown on his petition, within seven (7) days following the Commission's decision, and such report shall include the paragraphs of this ordinance that set forth methods of appeal."

Section 18. Ordinance No. 68 is amended by adding thereto a new Section 8.2.17 to provide as follows:

"8.2.17 If, during or following a public hearing, the Planning Commission concludes that the petition as submitted should be denied but that a modification or another classification would be proper, the Commission shall so notify the petitioner. If the revision is accepted by the petitioner within 30 days the subject shall be re-posted for a new hearing without requiring an additional filing fee."

Section 19. 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 11 day of September, 1956, and signed in authentication of its passage this 11 day of September, 1956.

C. Roman Dickson Jr.
Mayor

Melvin Lane
Councilman

Geoff Kardon
Councilman

Steve A. Gies
Councilman

Approved as to form:

Kenneth A. Wells
City Attorney

(SEAL)

Attest:

Hazel G. Humphreys
Dep. City Clerk

FILED
CITY OF BELLEVUE
DATE Sept 12, 1956
Dep. CITY CLERK Hazel G. Humphreys

Date of Publication:

Sept 19., 1956.