

ORDINANCE NO. 171

AN ORDINANCE, amending Ordinance No. 68, as amended by Ordinance No. 85 passed the 11th day of January, 1955, by revising Section 5.2.72; repealing Section 5.2.79; revising Section 4.11.52; ~~repealing~~ revising Sections 5.1.32 and 5.1.35.

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

Section 1. Section 5.2.72 of Ordinance No. 68, as amended by Ordinance No. 85, is amended to provide as follows:

"Public Moorage: Public moorage and docking facilities for pleasure boats will be permitted in waterfront areas of R-3 districts provided:

- (1) That the approval of the Corps of Engineers is obtained together with the approval of the City Engineer as to structural stability and safety and compliance with this ordinance.
- (2) That auto parking and public circulation areas are designed in compliance with City Ordinances and recommended by the Planning Commission to the Council for classification to B-P.
- (3) No business or commercial enterprise is conducted or provided for on the piers or on floating craft or on the land within the R-3 district, except the rental of moorage space.
- (4) Roofed moorage structures start from a point not more than 50' from the high water line. Individual moorage slip roofs built on the piers or on floats are not permitted.
- (5) Roofed moorage structures provide adequate natural or artificial light on the piers and walkways at all times to make passage safe.
- (6) No public or semi-private roofed moorage structure shall cover more than 50% of the allowable over-water-roofed-moorage-area of any one property as defined in this section.
- (7) Dry land boat storage facilities on land shall be limited to those properties having frontage on the lake and such buildings or facilities shall observe a 50' setback from public streets and from properties of other classification and a solid planting screen shall be required on the perimeter of any such storage development.
- (8) The length of uncovered piers for public or semi-private moorage is within the following boundary line:

Beginning at high water level datum on the south easterly boundary of 99th avenue N. E., thence southwesterly on a line which is a projection of the southeasterly boundary of 99th Avenue N. E., to a point of intersection where by turning left an angle of 76° a south-easterly line will bisect the Grill 1954 station of the U.S.C. & G. S. triangulation, shoreline and hydrographic survey of September 24, 1954, thence southeasterly on this line through the Grill Station 930', thence turning right an angle of 85° proceed southwesterly to the center line of Meydenbauer Bay. "

~~Section 2. Section 5.2.79 of Ordinance No. 68 is hereby repealed.~~
~~Section 3. Section 4.11.52 of Ordinance No. 68 is amended to provide as follows:~~

"(9) The extent of covered structures for public or semi-private moorage complies with the following limitations: On the common line of adjoining private properties, covered moorage can be built on the property line and out into the water beyond the normal waters edge or shore line a maximum of 75', from this point out a 45' setback is required; on the side lines of a public right-of-way the above setbacks shall apply and in addition the usual 20' setback along the street line out to the 751 limit; no covered moorage shall extend out into the Bay farther than the limits of the following boundary line:

Beginning at the high water level datum on the southeasterly boundary of 99th Avenue N. E., thence southwesterly on a line which is a projection of the southeasterly boundary of 99th Avenue, N. E., to a point on said line which is 75' northeasterly of a point of intersection where by turning left an angle of 76° a southeasterly line will bisect the Grill 1954 station of the U.S.C. & G.S. triangulations, shoreline and hydrographic survey of September 24, 1954, then turning left an angle of 76° proceed southeasterly 1015', thence turning right an angle of 85° proceed southwesterly to the center line of Meydenbauer Bay."

Section 2. Section 5.2.79 of Ordinance No. 68 is hereby repealed.

Section 3. Section 4.11.52 of Ordinance No. 68 is amended to provide as follows:

"4.11.52 The ingress and egress to a B-N District from an arterial street shall be so designed that automobile cross-traffic on the arterial street occurs at only one point. Direct cross-traffic through a secondary ingress or egress shall not be permitted on the arterial street. Traffic circulation and secondary ingress and egress from the arterial or adjoining streets must be approved by the City Engineer. ~~(No standard)~~."

Section 4. Section 5.1.32 of Ordinance No. 68 is amended to provide as follows:

"5.1.32 In an existing recorded plat or in a plat approved by the Bellevue Planning Commission, the individual lots of the plat shall be considered legal lots if the average of the areas of all the lots in the plat meets the minimum requirement for the district in which the plat is located provided; (1) that no individual lot therein shall vary more than 10% from the district minimum required area; (2) a reduction of 5% in the required lot width may be applied to 20% of the lots of a plat provided no reduction in the required area is applied to these lots."

Section 5. Section 5.1.35 of Ordinance No. 68 is amended to provide as follows:

"5.1.35 In single family residence districts and in R-2 and R-3

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Thomas D. Wilson
Mayor

W. H. Jones
Councilman

Councilman

Kimberly Cole
City Attorney

**FILED
CITY OF BELLEVUE**

DATE Sept 12, 1956

CITY CLERK W. J. Humphrey

Dep Harry G. Humphreys
City Clerk

June 19, 1956.