

ORDINANCE NO. 186

AN ORDINANCE Relating to zoning and amending
Ordinance No. 68 and Ordinance No. 162.

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

Section 1. Section No. 4.12.52 of Ordinance No. 68, last amended
by Ordinance No. 162, is amended to read as follows:

"4.12.52 Buildings higher than one story shall be built within the following setbacks. The exterior walls of habitable buildings rising above the first story roof shall be set back a minimum of 20 feet from the permitted building lines of one story buildings, and for each 10 feet unit of height, above the first 10 feet, shall set back one additional foot, but such setback shall not be required to exceed 30 feet. The exterior walls of non-habitable buildings rising above the first story roof, such as a penthouse for mechanical equipment, elevator shaft or a stair tower, may abut the side or rear property line for a maximum horizontal dimension of 20 feet, but shall not be located closer than 20 feet to the front building line. One-story buildings rising higher than 20 feet shall observe the above setback requirements for two-story buildings."

Sec. 2. Section No. 4.12.53 of Ordinance No. 68 is amended to read as follows:

"4.12.53 Mezzanine floors shall be considered a second story."

Sec. 3. Ordinance No. 68 is amended by providing a new Section 4.12.54 which shall read as follows:

"4.12.54 On properties abutting a sloping street, the maximum height of a building, within the area limited to one story, shall not at any point exceed one and one-half stories above the official center line street grade at that point."

Sec. 4. Ordinance No. 68 is amended by providing a new Section No. 4.12.55 to provide as follows:

"4.12.55 The roof of a one-story building may in turn be roofed, within the area limited to one story buildings, for sun or rain shelter purposes in connection with such developments as terraces, outdoor display areas or pedestrian walks, and such roof may extend to the property lines, but not less than 60 per cent of the area which can be so roofed shall be open to the sky or roofed with transparent or translucent material. No such roofed area above the first story shall be enclosed, except for non-habitable buildings as described in 4.12.52."

Sec. 5. Ordinance No. 68 is amended by providing a new Section No. 4.12.56 to provide as follows:

"4.12.56 Interior courts, designed to provide light and air on public access to adjoining habitable space in a building, shall have a minimum dimension of 30 feet in one-story buildings, 40 feet in two-story buildings, 50 feet and not more than 3 sides in 3 or more story buildings. Public pedestrian passage-ways leading to such courts shall have a width equal to or greater than their length but need not exceed 20 feet in width."

Sec. 6. Ordinance No. 68 is amended by providing a new Section No. 4.12.57 to provide as follows:

"4.12.57 Areas for off-street auto parking shall be provided as required in Section 4.13."

Sec. 7. This ordinance shall take effect and be in force five (5) days after its passage, approval and publication in the manner provided by law.

PASSED by the City Council on the 22nd day of January, 1957, signed in authentication of its passage this 22nd day of January, 1957.

Thomas Dickinson Jr.
MAYOR

Approved as to Form:

Harold A. Cole
City Attorney

(SEAL)

Attest:

Jean L. Scholz
City Clerk

Published: January 24, 1957.

FILED
CITY OF BELLEVUE
DATE Jan 23, 1957
CITY CLERK Jean L. Scholz