

FILED
CITY OF BELLEVUE

DATE June 26, 1957

CITY CLERK Jean A. Scholer

ORDINANCE NO. 204

AN ORDINANCE relating to land use, amending Sections 4.12.52, 54, and 55, and adding a Section 4.13.93 to Ordinance No. 68.

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

Section 1. Sections 4.12.52, 4.12.54, and 4.12.55 of Ordinance No. 68, as amended by Ordinance No. 186, are amended to provide as follows:

"4.12.52 Buildings higher than two stories shall be built within the following setbacks. The exterior walls of habitable building rising above the second story shall be set back a minimum of 20 feet from an adjoining private property line, and for each 10 foot 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 second 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 or two story buildings rising higher than 24 feet shall observe the above setback requirements for multi-story buildings.

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

"4.12.55 The roof of a two story building may in turn be roofed, within the area limited to two story buildings, for sun or rain shelter purposes in connection with such developments as terraces, outdoor display areas or pedestrain 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 second story shall be enclosed, except for non-habitable buildings as described in 4.12.52."

Sec. 2. Ordinance No. 68 is amended by adding thereto a new Section No. 4.13.93 to provide as follows:

"4.13.93 LANDSCAPING: Parking areas shall include landscaping as a part of their design and shall include tree and shrub plantings within the parking area at approximately 70 feet on center each way."

Sec. 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 the 25th day of June, 1957, signed in authentication of its passage this 25th day of June, 1957.

Approved as to Form:

Harold A. Coe
City Attorney

Attest:

W. J. Johnson
Mayor

Published: June 27, 1957. Jean A. Scholer, City Clerk.