

2711
5-24-79

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2711

AN ORDINANCE establishing interim height limitations for buildings located in CB zones within the Central Business District.

WHEREAS, the City is currently developing a sub-element of the Comprehensive Plan for the Central Business District; and

WHEREAS, said Central Business District sub-element to the Comprehensive Plan will provide guidelines regarding appropriate heights for buildings located within the Central Business District; and

WHEREAS, to prevent construction during the development of said sub-element which might be contrary to the guidelines and height limitations ultimately adopted, it is in the public interest and it is the intent of the Council that interim height limitations be established for CB zones within the Central Business District for one year from this date; now, therefore

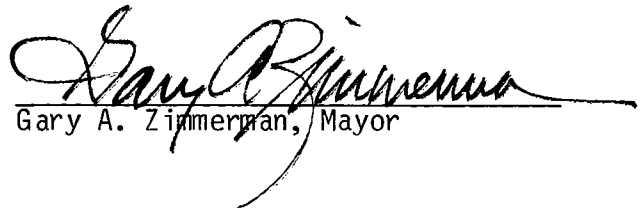
THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 20.20.010, Footnote 8, of the Bellevue City Code (Land Use Code), "Dimensional Requirements by Land Use District," is hereby amended as indicated in Exhibit A attached hereto and by this reference incorporated herein.

Section 2. This ordinance shall take effect and be in force five days after its passage and legal publication.

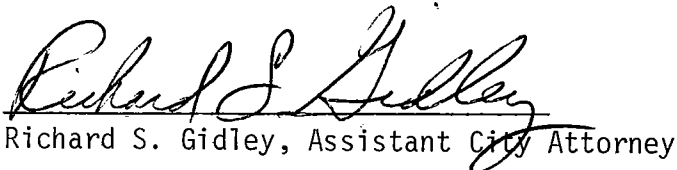
PASSED by the City Council this 21st day of May, 1979, and signed in authentication of its passage this 21st day of May, 1979.

(SEAL)



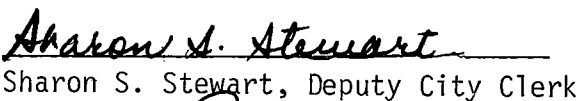
Gary A. Zimmerman, Mayor

Approved as to form:



Richard S. Bidley, Assistant City Attorney

Attest:



Sharon S. Stewart, Deputy City Clerk

Published June 2, 1979

all minutes

(8) No building height shall apply to any property designated CB which is located in the CBD, provided, during the period commencing on the effective date of Ordinance 2711 and terminating on May 14, 1980, the maximum building height for all buildings which are located in CB zoning districts and are also located in the Central Business District as defined in Bellevue Land Use Code 20.50.014 shall be 13 stories; provided, however, the maximum building height for buildings which are located in CB districts within the Central Business District "core area" may exceed 13 stories up to a maximum of 20 stories subject to City Council review of individual proposals and a finding by the Council that all of the following criteria are met:

- a. Land would be utilized more efficiently and aesthetically than it would under the building height requirements that would otherwise apply.
- b. The proposal would create and sustain a desirable and stable economic environment.
- c. The proposal would provide significant pedestrian amenities.
- d. Undeveloped land surrounding the proposed development can be planned in coordination with the proposed development.
- e. The proposal would not unreasonably detract from primary scenic views of the nearby residential areas.

The City Council may condition its approval on measures to mitigate any significant adverse impacts from the proposal.

The CBD core area is that area located within the following boundaries:

Bellevue Way on the west; N.E. 8th on the north; 112th N.E. on the east; and N.E. 4th on the south.

EXHIBIT A

CHART 20.20.010

DIMENSIONAL REQUIREMENTS BY LAND USE DISTRICT

| DIMENSIONS | CENTRAL | | AGRICULTURE | OPEN USE | RESIDENTIAL ESTATE | | | SUBURBAN RESIDENTIAL | | | | | URBAN RESIDENTIAL | | | PROFESSIONAL OFFICE | OFFICE | OFFICE-LIMITED BUSINESS | LIGHT INDUSTRY | GENERAL COMMERCIAL | NEIGHBORHOOD BUSINESS | COMMUNITY BUSINESS | CENTRAL BUSINESS DISTRICT |
|---|---------|-----|-------------|----------|--------------------|-------|-------|----------------------|-----|------|------|------|-------------------|----|----|---------------------|--------|-------------------------|----------------|--------------------|-----------------------|--------------------|---------------------------|
| | G | A | OU | R-1 | R-1.8 | R-2.5 | R-3.5 | R-4 | R-5 | R-10 | R-15 | R-20 | R-30 | PO | O | OLB | L1 | GC | NB | CB | EBD | | |
| MINIMUM SETBACKS OF STRUCTURES (in feet) | | | | | | | | | | | | | | | | | | | | | | | |
| Front Yard | 35 | 35 | 50 | 35 | 30 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 30 | 30 | 50 | 15 | 15 | 30 | 15 | | | |
| Rear Yard | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 20 | 20 | 25 | 25 | 25 | 25 | 25 | 25 | 50 | (3) | (3) | 30 | (5) | | | |
| Side Yard | 10 | 10 | 25 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 20 | 20 | 30 | (3) | (3) | 30 | (3) | | | |
| 2 Side Yards (Total) (1) | 20 | 20 | 50 | 20 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 40 | 40 | 60 | (3) | (3) | 60 | (3) | | | |
| MINIMUM LOT AREA | | | | | | | | | | | | | | | | | | | | | | | |
| Acres (A) or Thousands of Square Feet (4) | 1A | 5A | 1A | 35 | 20 | 13.5 | 10 | 8.5 | 7.2 | 8.5 | 8.5 | 8.5 | 8.5 | | | 2A | | | | | | | |
| MINIMUM DIMENSIONS (in feet) | | | | | | | | | | | | | | | | | | | | | | | |
| Width of Street Frontage | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | | | 200 | | | | | | | |
| Width required in lot (5) | 150 | 150 | 150 | 100 | 90 | 80 | 70 | 65 | 60 | 70 | 70 | 70 | 70 | | | 200 | | | | | | | |
| Depth required in lot (5) | 150 | 150 | 150 | 150 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | | | | | | | | | | |
| MAXIMUM BUILDING HEIGHT (feet) | | | | | | | | | | | | | | | | | | | | | | | |
| | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 40 | 20 | 30 | 45 | 30 | 30 | 20 | 45 | | |
| MAXIMUM LOT COVERAGE BY STRUCTURES (percent) | | | | | | | | | | | | | | | | | | | | | | | |
| | 35 | 35 | 10 | 35 | 35 | 35 | 35 | 35 | 40 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 50 | | 35 | | | | |

- NOTES:
- (1) These setbacks control except where street classification in Section 20.20.020 indicates a greater setback. All setbacks are measured from the property line.
 - (2) Side yard setback in R-30 districts increases to 20' on any side yard where structure exceeds 30' above finished grade.
 - (3) All rear and side yards shall contain landscaping as required by Sections 20.20.520 and .525.
 - (4) See Section 20.20.012.
 - (5) See Section 20.20.015.
 - (6) The maximum allowable building height in R-20 districts is 40 feet if the ground floor of such building is devoted to parking.
 - (7) The maximum allowable building height is 75 feet on any property designated OLB which lies within 475 feet of the right-of-way of I-405 between I-90 and SR 520, subject to Conditional Use Procedures and standards.
 - (8) See next page for Footnote 8.