

## CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2808

AN ORDINANCE amending the maximum building height applicable within light industrial zones; providing that office buildings located within such zones shall comply with the definition of "low intensity" contained in the Comprehensive Plan; providing that the maximum building height established hereunder may be exceeded by buildings that qualify through an administrative conditional use procedure; providing that office buildings in certain zones may be increased by one story above designated maximum building height if the ground floor of such buildings is devoted to parking; repealing Bellevue Land Use Code 20.20.590(I); amending Bellevue Land Use Code 20.20.010 "Dimensional Requirements by Land Use District" chart; and adding new footnotes 9, 10 and 11 to said chart.

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

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

Section 2. Said Section 20.20.010 of the Bellevue City Code (Land Use Code) is hereby further amended by the addition of the following new footnotes 9, 10 and 11.

- (9) Any office building or any office portion of a building shall comply with the definition of "low intensity" contained in the Comprehensive Plan.
- (10) The maximum building height may be exceeded upon approval of the Planning Director. Requests for such approval shall be processed in accordance with the administrative conditional use procedure of Section 20.30.610. Before granting any such approval the Planning Director must find that:
  - (a) the height increase is only to accommodate equipment, structures or buildings that contain special equipment primarily related to light manufacturing, wholesale, trade and distribution use, and is not for office or bulk retail use; and

- (b) there is functional need for a height increase;  
and
- (c) the overall site development will minimize  
adverse impacts caused by the height increase.

Notwithstanding Sections 20.20.900-.910, no height increase hereunder shall be permitted in transitional areas.


- (11) Except in transition areas, the allowable building height of any office building located in a PO, O, OLB, GC, NB, CB or OU district may be increased by one story, but not to exceed 15 feet, if the ground floor of that building is devoted to parking for that building.

Section 3. Bellevue City Code (Land Use Code) 20.20.590(I) is hereby repealed.


Section 4. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 19 day of Feb, 1980, and signed in authentication of its passage this 19 day of Feb, 1980.

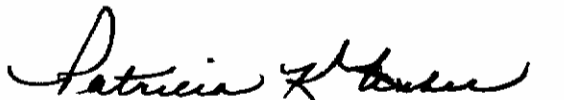
(SEAL)

  
 Richard M. Foreman, Mayor

Approved as to form:

  
 Lee Kraft, City Attorney

Attest:

  
 Patricia K. Weber, City Clerk

Published Feb 23, 1980

