

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2852

AN ORDINANCE authorizing charitable and social service organizations as conditional uses in school buildings in residential districts; establishing criteria for the review of such conditional use applications and providing for a master conditional use permit procedure; and amending Bellevue City Code (Land Use Code) 20.10.440 and 20.20.740.

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

Section 1. Bellevue City Code (Land Use Code) 20.10.440, Chart - Uses in Land Use Districts - Services, is hereby amended as indicated in Exhibit A attached hereto and by this reference incorporated herein.

Section 2. A new footnote 61(A) is hereby added to Bellevue City Code (Land Use Code) 20.10.440, "Notes: Uses in Land Use Districts - Services," to read as follows:

- (61A) 1. These uses are permitted only in Bellevue School District schools, whether under control of the School District or the City.
2. In the review of the proposed use or uses under the conditional use permit application the following criteria shall be considered:
- a. Consistency of the proposal with the goals and policies of the Comprehensive Plan.
  - b. Extent to which the physical environment will be modified by the proposal.
  - c. Ability to provide on-site parking facilities to accommodate intended uses under the proposal.
  - d. Extent of additional demand on public utilities and public services resulting from the proposal.
  - e. Noise impacts of the proposal.
  - f. Traffic volumes and street classifications in the area of the proposal.
  - g. Compatibility of the proposal with surrounding land uses.

- h. Impact of the proposal on the visual and aesthetic character of the neighborhood.

In addition, the proposed use or uses shall not be more intensive than if the school were being used as a school.

3. A master conditional use permit listing a range of permissible uses from those permitted in the land use district as listed in Section 20.10.440 can be obtained for the entire school by using the conditional use process. Uses listed in the permit shall be permitted outright and uses not listed but permitted as conditional uses shall obtain a conditional use permit.

Section 3. Bellevue City Code (Land Use Code) 20.20.740 is hereby amended to read as follows:

20.20.740 Schools.

Public and private pre-schools, elementary and secondary schools are permitted as indicated by the Chart in Section 20.10.440, provided the following standards are met:

School buildings in residential districts shall cover not more than 35% of their site area. Side and rear yards of elementary and higher-grade schools shall be a minimum of 50' each. Wherever practical schools should be located convenient to public parks.

Elementary: 1 acre per 100 students  
Junior High: 1-1/2 acres per 100 students  
Senior High: 2 acres per 100 students  
Schools for pre-elementary school age students:  
as required by the Hearing Body, where a Conditional Use Permit is sought.

Playfields for junior and senior high schools may be on sites removed from the school site but must be reasonably near, and travel to and from the school site must not be hazardous.

Playfields developed to the limits of their property and which are adjacent to developed private property shall be fenced with an 8' high chain link or similar fence.


The Planning Director may administratively consider, approve or disapprove the addition of temporary, portable classrooms to existing primary or secondary public schools subject to the

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criteria set forth in Section 20.30.610.

PASSED by the City Council this 29 day of Sept, 1980,  
and signed in authentication of its passage this 29 day  
of Sept, 1980.

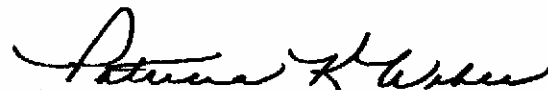
(SEAL)

  
Richard M. Foreman, Mayor

Approved as to form:

  
Richard Gidley, Acting City Attorney

Attest:

  
Patricia K. Weber, City Clerk

Published October 1, 1980

C.E.  
R.F.

LAND USE  
CLASSIFICATION

| DEVELOPMENT DISTRICTS |             |          |                    |       |     |       |                      |     |     |      |                   |      |      | PROFESSIONAL OFFICE |   |     |    |    |     |    |     |    |    | OFFICE |  |  |  | OFFICE/LIMITED BUSINESS |  | LIGHT INDUSTRY |  | GENERAL COMMERCIAL |  | NEIGHBORHOOD BUSINESS |  | COMMUNITY BUSINESS |  | CENTRAL BUSINESS DISTRICT |  |
|-----------------------|-------------|----------|--------------------|-------|-----|-------|----------------------|-----|-----|------|-------------------|------|------|---------------------|---|-----|----|----|-----|----|-----|----|----|--------|--|--|--|-------------------------|--|----------------|--|--------------------|--|-----------------------|--|--------------------|--|---------------------------|--|
| GENERAL               | AGRICULTURE | OPEN USE | RESIDENTIAL ESTATE |       |     |       | SUBURBAN RESIDENTIAL |     |     |      | URBAN RESIDENTIAL |      |      |                     |   |     | PO | O  | OLB | LI | OC  | NB | CB | CBD    |  |  |  |                         |  |                |  |                    |  |                       |  |                    |  |                           |  |
| G                     | A           | OU       | R-1                | R-1.5 | R-2 | R-2.5 | R-3                  | R-4 | R-5 | R-10 | R-15              | R-20 | R-30 | PO                  | O | OLB | LI | OC | NB  | CB | CBD |    |    |        |  |  |  |                         |  |                |  |                    |  |                       |  |                    |  |                           |  |

| 6          | SERVICES   | G | A | OU | R-1 | R-1.5 | R-2 | R-2.5 | R-3 | R-4 | R-5 | R-10 | R-15 | R-20 | R-30 | PO | O | OLB    | LI     | OC     | NB     | CB     | CBD |
|------------|--|---|---|----|-----|-------|-----|-------|-----|-----|-----|------|------|------|------|----|---|--------|--------|--------|--------|--------|-----|
| 61         | FINANCE, INSURANCE, REAL ESTATE SERVICES   |   |   |    |     |       |     |       |     |     |     |      |      |      |      | P  | P | P      | P (47) | P      |        | P      |     |
| 62         | PERSONAL SERVICES: LAUNDRY, DRY CLEANING, BARBER & BEAUTY, PHOTOGRAPHY STUDIO & SHOE REPAIR      |   |   |    |     |       |     |       |     |     |     |      |      |      |      |    |   | P (48) | P (49) | P      | P      | P      | P   |
| 611        | FUNERAL & CREMATORY SERVICES   |   |   |    |     |       |     |       |     |     |     |      |      |      |      | C  | C | C      |        |        |        |        |     |
| 612        | CEMETERIES   | C | C | C  | C   | C     | C   | C     | C   | C   | C   | C    | C    | C    | C    | C  | C | C      | C      | C      | C      | C      | C   |
| 629        | DAY CARE CENTERS (50)  |   |   | PD | C   | C     | C   | C     | C   | C   | C   | C    | C    | C    | P    | P  | P | P      | P (51) | P (51) | P      | P      |     |
| 63         | BUSINESS SERVICES: DUPLICATING & BLUE-PRINTING, STENO, ADVERTISING (EXCEPT OUTDOOR) & EMPLOYMENT |   |   |    |     |       |     |       |     |     |     |      |      |      |      | P  | P | P      | P (52) | P      |        | P      |     |
| 634        | BUILDING MAINTENANCE   |   |   |    |     |       |     |       |     |     |     |      |      |      |      |    |   |        | P      | P      |        | P      |     |
| 637        | WAREHOUSING & STORAGE SERVICES, EXCLUDING STOCKYARDS   |   |   |    |     |       |     |       |     |     |     |      |      |      |      |    |   |        | P      | P      |        | P (53) |     |
| 638        | RENTAL SERVICES: AUTOMOBILES, TRUCKS, TRAILERS, FURNITURE & TOOLS                                |   |   |    |     |       |     |       |     |     |     |      |      |      |      |    |   | P (54) | P (55) | P      |        | P (56) |     |
| 639        | AUTO REPAIR & WASHING SERVICES   |   |   |    |     |       |     |       |     |     |     |      |      |      |      |    |   |        | P (57) | P      |        | P      |     |
| 639        | REPAIR SERVICES: WATCHES, TV, ELECTRICAL, UPHOLSTERY   |   |   |    |     |       |     |       |     |     |     |      |      |      |      |    |   |        | P (58) | P      |        | P      |     |
| 64         | PROFESSIONAL SERVICES: MEDICAL CLINICS, LEGAL, ENGINEERING, ARCHITECTURAL, ETC.                  |   |   | PD |     |       |     |       |     |     |     |      |      |      |      | P  | P | P      | P (59) |        |        | P      |     |
| 643        | HOSPITALS  |   |   |    |     |       |     |       |     |     |     |      |      |      |      | C  | C | C      | C      | C      |        | C      |     |
| 643        | CONVALESCENT AND NURSING HOMES   |   |   | PD |     |       |     |       |     |     |     |      | P    | P    | P    |    |   |        | C      |        |        | P      |     |
| 66         | CONTRACT CONSTRUCTION SERVICES: BUILDING CONSTRUCTION, PLUMBING PAVING & LANDSCAPE               |   |   |    |     |       |     |       |     |     |     |      |      |      |      |    |   |        | P      | P      |        |        |     |
| 671        | GOVERNMENTAL SERVICES: EXECUTIVE, LEGISLATIVE & JUDICIAL FUNCTIONS                               |   |   | C  |     |       |     |       |     |     |     |      |      |      |      | C  | C | C      |        |        |        | C      |     |
| 672<br>673 | GOVERNMENTAL SERVICES: PROTECTIVE FUNCTIONS & RELATED ACTIVITIES, EXCLUDING MAINTENANCE SHOPS    | C | C | C  | C   | C     | C   | C     | C   | C   | C   | C    | C    | C    | C    | C  | C | C      | C      | C (60) | C (60) | C      | C   |
| 674<br>675 | MILITARY AND CORRECTIONAL INSTITUTIONS   | C | C |    | C   | C     | C   | C     | C   | C   | C   | C    | C    | C    | C    | C  | C | C      | C      | C      | C      | C      | C   |
| 681        | EDUCATION: NURSERY, PRIMARY, SECONDARY   | C | C |    | C   | C     | C   | C     | C   | C   | C   | C    | C    | C    | C    | C  | C | C      | C      | C      | C      | C      | C   |
| 681        | UNIVERSITIES & COLLEGES  | C | C |    | C   | C     | C   | C     | C   | C   | C   | C    | C    | C    | C    | C  | C | C      | C      | C      | C      | C      | C   |
| 681        | SPECIAL SCHOOLS: VOCATIONAL, TRADE   |   |   |    |     |       |     |       |     |     |     |      |      |      |      | P  | P | P      |        |        |        |        |     |

KEY:

P - PERMITTED USE  
C - CONDITIONAL USE (SEE SECTION 20.30.600 AND THOSE FOLLOWING)