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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2898

AN ORDINANCE permitting a Park and Ride for no more than 50 cars to utilize the parking area of an existing use, establishing criteria and procedures, and amending Bellevue City Code (Land Use Code) 20.10.440 and 20.20.125.

WHEREAS, it is desirable to promote the utilization of commuter pooling facilities; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act and the City's Environmental Procedures Ordinance; now, therefore

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 - Transportation and Utilities", is hereby amended as indicated in Exhibit A attached hereto and by this reference incorporated herein.

Section 2. Bellevue City Code (Land Use Code) 20.10.440, "Notes - Uses in Land Use Districts, Transportation and Utilities", is hereby amended as indicated in Exhibit B attached hereto and by this reference incorporated herein.

Section 3. Bellevue City Code (Land Use Code) 20.20.125 is amended to read as follows:

20.20.125 Accessory Permitted Uses

- A. Rooms may be rented to not more than two persons other than those occupying a single-family dwelling, provided there is compliance with health and building code requirements. The owner of the rooms to be rented shall provide off-street parking for such rooms at the rate of at least one parking stall for each room.
- B. Detached accessory buildings, if outside the required setback lines, in residential districts shall not exceed one story in height (not to exceed fifteen feet), and shall not occupy more than fifty percent of the area of a required rear or side yard. Accessory buildings shall comply with the front and side yard setbacks required for the main building and shall include a five-foot setback from the rear lot line, except that a detached accessory building can be built to the side or rear lot line

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provided a written mutual agreement of the abutting property owners of the property lines affected be filed with the City Clerk.

- C. The housing of small animals or fowl shall not exceed in floor area one-half percent of the lot area and neither the building nor the fence area where they are roaming shall be closer than twenty-five feet to a property line except by mutual recorded agreement of adjacent owners. Enclosed roaming areas shall be limited to rear yards. The keeping of mink, goats, foxes or hogs is prohibited.
- D. The accessory building area for the housing of horses or other large animals shall not exceed one hundred square feet in stall area and two hundred square feet in total area in the R-3.5 and R-2.5 Districts and two hundred square feet in stall area in the R-1.8 District and shall not be located less than twenty-five feet from a property line, except that such barns and paddocks may be built to the side or rear line provided a written mutual agreement of the abutting property owners on the property lines affected be filed with the City Clerk. Roaming areas for horses or other large animals shall be fenced. The keeping of horses shall not be permitted on properties of less than 10,000 square feet.
- E. Park and Ride Facility:
 - 1. The applicant may propose a Park and Ride facility providing no more than 50 parking spaces and utilizing the parking area of an existing use through the administrative conditional use process (Section 20.30.610.D).
 - 2. The Planning Director may approve a Park and Ride facility described in Paragraph E.1 of this Section only if he/she finds that:
 - a. The Park and Ride facility is proposed as part of a transportation program.
 - b. The number of parking spaces proposed for the Park and Ride facility is in excess of the actual parking demand for the primary use during overlapping hours of operation.
 - c. The subject property abuts and gains access from a major, secondary, or collector arterial as defined by the Public Works Department.
 - d. Signage proposed in conjunction with the Park and Ride facility is adequate to identify the facility and in

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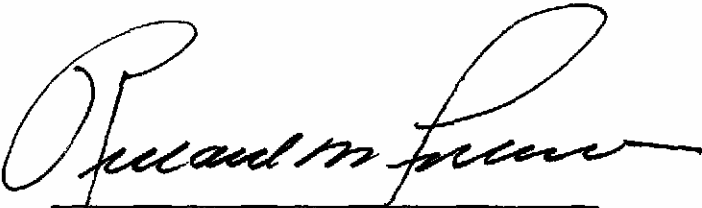
keeping with the general character of the immediate vicinity.

- e. The location of a Park and Ride facility on the subject property will have no significant adverse impact on uses in the immediate vicinity.
3. The Planning Director may impose a time limit upon the validity of the administrative conditional use permit granted under Paragraph E of this Section in order to insure periodic review of the Park and Ride facility.

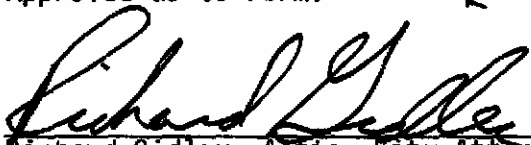
Section 4. This ordinance shall be published by posting it in the three official posting places of the City, and shall take effect and be in force five days after the date of posting.

PASSED by the City Council this 27 day of October, 1980, and signed in authentication of its passage this 27 day of October 1980.


(SEAL)


Richard M. Foreman, Mayor

Approved as to form:


Richard Gidley, Acting City Attorney

Attest:


Patricia K. Weber, City Clerk

Published October 29, 1980

USES IN LAND USE DISTRICTS - TRANSPORTATION & UTILITIES

STD. LAND USE CODE REF.	LAND USE CLASSIFICATION	DEVELOPMENT DISTRICTS																					
		GENERAL	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	LI	GC	NB	CB	CBD	
4	TRANSPORTATION, COMMUNICATION AND UTILITIES																						
11	RAIL TRANSPORTATION: RIGHT-OF-WAY, YARDS, TERMINALS, MAINTENANCE SHOPS	C	C	C (20)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
12 (20)	MOTOR VEHICLE TRANSPORTATION: BUS TERMINALS, TAXI HEADQUARTERS																		P	P		P	
12 (21)	MOTOR VEHICLE TRANSPORTATION: MAINTENANCE GARAGES & MOTOR FREIGHT SERVICES																		P	C			
13	AIRCRAFT TRANSPORTATION: AIRPORTS, FIELDS, TERMINALS, HELIPORTS, STORAGE & MAINTENANCE	C	C	C (21)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
14	AUTO PARKING: COMMERCIAL LOTS AND GARAGES (22)																	C		C		C	
	PARK & RIDE (23.1)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
15	COMMUNICATION: EXCHANGE CENTERS & STUDIOS																					P	
17	COMMUNICATION: BROADCAST & RELAY TOWERS	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
18	UTILITIES: PRODUCTION, GENERATION, DISPOSAL, PROCESSING & TREATMENT PLANTS, REGIONAL STORAGE, DISTRIBUTION & SUBSTATIONS	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
18 (23)	UTILITIES: LOCAL STORAGE, DISTRIBUTION & SUBSTATIONS (23)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	P		

KEY:
 P - PERMITTED USE
 C - CONDITIONAL USE (SEE SECTIONS 20.30.600 & 20.30.600) THOSE FOLLOWING ALSO SECTION 20.30.600 AND THOSE FOLLOWING
 PD - PERMITTED SUBJECT TO PLANNED RESIDENTIAL UNIT DEVELOPMENT OR PLANNED UNIT DEVELOPMENT (SEE SECTION 20.30.300) THOSE FOLLOWING

NOTES: USES IN LAND USE DISTRICTS - TRANSPORTATION & UTILITIES

- (20) Rail Transportation is limited to only Right-of-Way in OU districts.
- (21) Aircraft Transportation is limited to only Heliports in OU districts.
- (22) Commercial lots and garages are those lots and garages which provide vehicular parking for the public generally for a fee and do not include lots and garages which provide the required parking for other uses on the same lot or property.
- (23) Utilities: Local Storage, Distribution & Substations are limited to those utilities serving only the community surrounding them as part of the storage and distribution network. All other utilities are classified Utilities: Production, Generation, Disposal, Processing & Treatment Plants, Regional Storage, Distribution & Substations.
- (23.1) Park and Ride. All types of commuter pooling facility shall be regulated as a Park and Ride. A Park and Ride providing no more than 50 parking spaces, and utilizing the parking area of an existing use shall be regulated as an accessory use under Section 20.20.125.E. Any other Park and Ride requires a conditional use permit.

EXHIBIT B