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2-23-81  
2952A

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2952A

AN ORDINANCE relating to development in the Central Business District, establishing a Second Tier Transition Area; and amending Section 13 (part) of Ordinance No. 2945 and Bellevue City Code 20.25A.090.

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

Section 1. Section 13 (part) of Ordinance No. 2945 and Bellevue City Code (Land Use Code) 20.25A.090 are hereby amended to read as follows:

20.25A.090 Transition Areas:

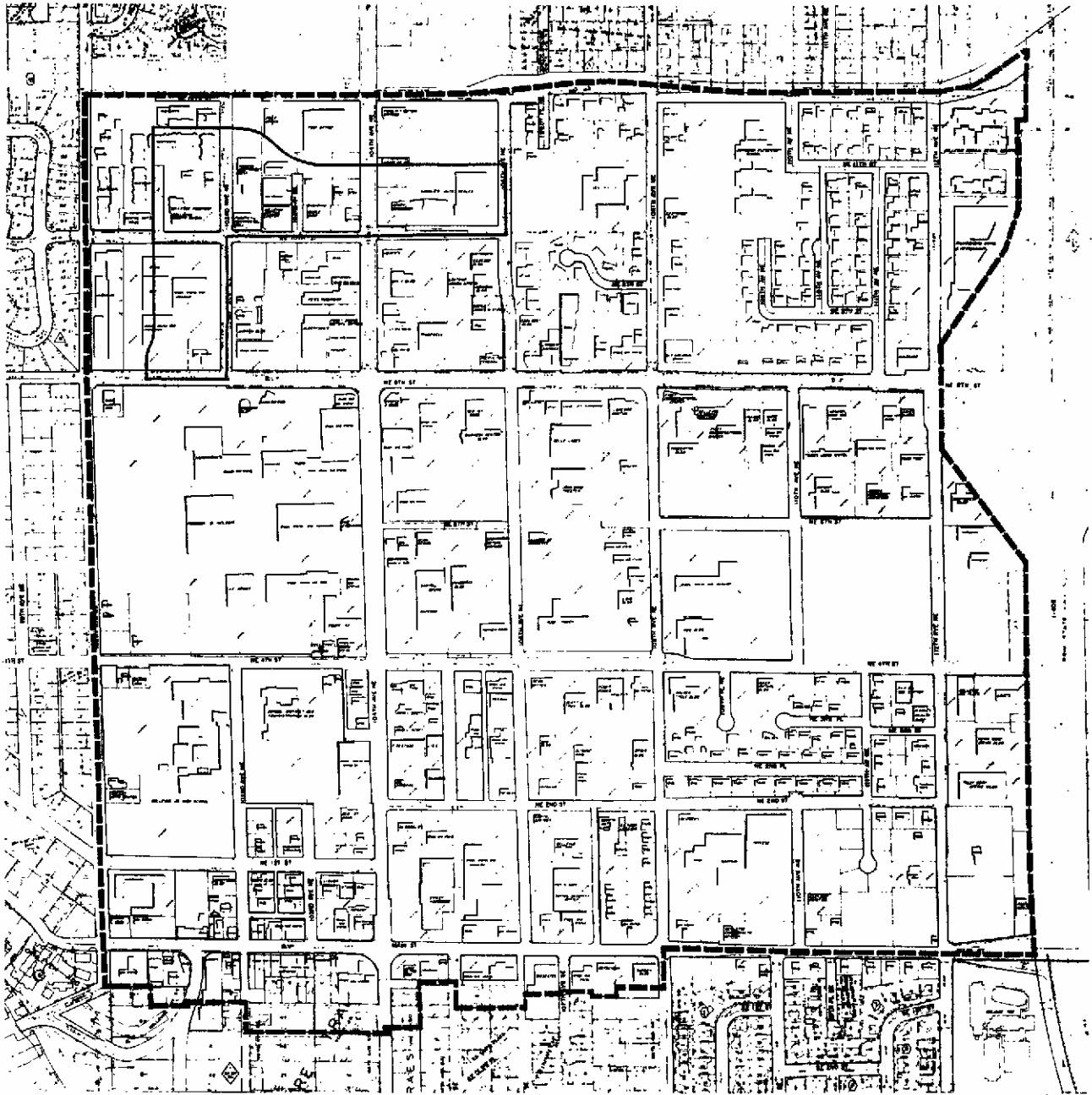
A. Transition Area - General: In addition to the requirements of Section 20.20.900, within a Transition Area to a Multifamily District north of Main Street, the maximum building height is -

1. 100' for a residential structure, and
2. 60' for a nonresidential structure.

For purposes of this requirement, a structure which contains both residential and nonresidential uses will be treated as a residential structure.

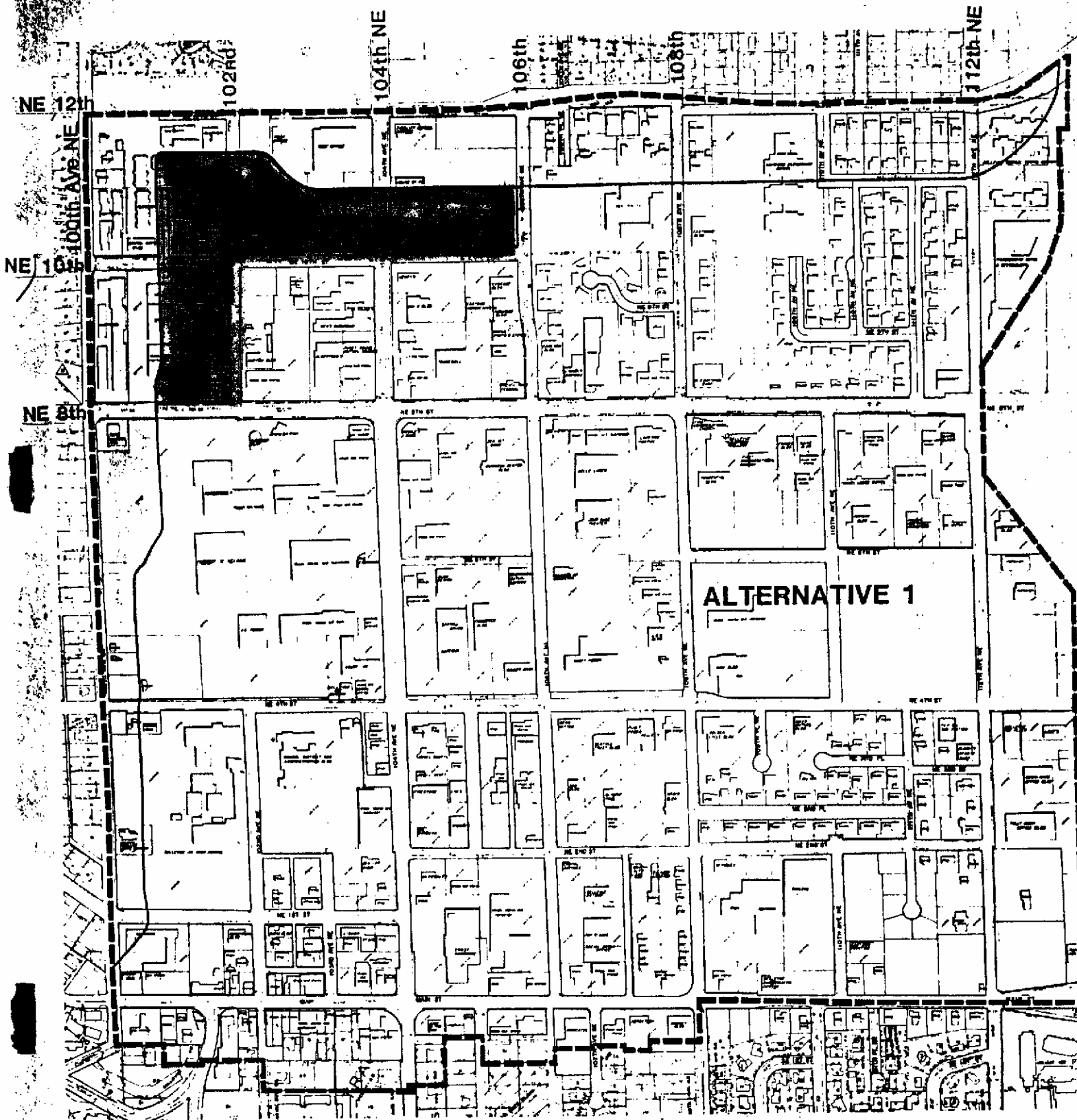
B. Second-Tier Transition Area:

1. General: A Second Tier Transition Area is established in the CBD with boundaries as indicated on the following map:



2ND TIER TRANSITION AREA -  
ADDITIONAL REFERENCE MAP FOR ORD. 2052A

SECOND TIER TRANSITION AREA MAP



2. Special Requirements: The following requirements apply within said Transition Area:
- a. Building Height: The maximum building height is 60 ft. for nonresidential structures and 170 ft. for residential structures.
  - b. Floor Area: The maximum building floor area for all nonresidential floors above 40 ft. is 10,000 sq. ft. and for all residential floors above 40 ft. is 8,000 sq. ft.
  - c. Floor Area Ratio: The maximum floor area ratio for all nonresidential structures in said Transition Area is 2.
  - d. Modification: The Second Tier Transition Area requirements may be modified through the Transition Area - Optional Design Review Process (20.30.450).

Section 2. The Planning Department is directed to designate said Second Tier Transition Area on the City's official zoning map.


Section 3. 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 23<sup>rd</sup> day of February, 1981, and signed in authentication of its passage this 23<sup>rd</sup> day of February, 1981.

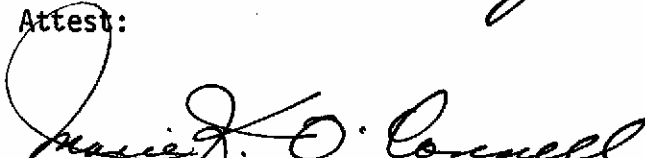
(SEAL)

  
Richard M. Foreman, Mayor

Approved as to form:

  
Richard Gidley, Acting City Attorney

Attest:

  
Marie K. O'Connell, Deputy City Clerk

Published February 28, 1981  
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