

7545D

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2966

AN ORDINANCE relating to certain uses in Light Industry, Community Business, Open Use, Professional Office, Office, Office/Limited Business, General Commercial and CBD Districts, and amending Bellevue City Code (Land Use Code) 20.10.440 as adopted by Section 5 of Ordinance No. 2945.

WHEREAS, it is desirable to reduce the number of nonconforming uses in the City, and to regulate uses consistently with the Comprehensive Plan; 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 - Wholesale and Retail," as adopted by Section 5 of Ordinance No. 2945, 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 - Wholesale and Retail," as adopted by Section 5 of Ordinance No. 2945, is hereby amended as indicated in Exhibit B attached hereto and by this reference incorporated herein.

Section 3. Bellevue City Code (Land Use Code) 20.10.440, "Chart - Uses in Land Use Districts - Services," as adopted by Section 5 of Ordinance No. 2945, is hereby amended as indicated in Exhibit C attached hereto and by this reference incorporated herein.

Section 4. Bellevue City Code (Land Use Code) 20.10.440, "Notes: Uses in Land Use Districts - Services," as adopted by Section 5 of Ordinance No. 2945, is hereby amended as indicated in Exhibit D attached hereto and by this reference incorporated herein.

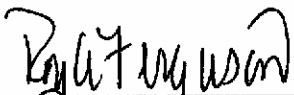
Section 5. Bellevue City Code (Land Use Code) 20.50.034 is amended by the addition of a new definition which reads as follows:

MULTIPLE USE BUILDING. A building containing uses from more than one land use classification as listed in Section 20.10.440 or as determined by the Planning Director pursuant to Section 20.10.420.

Section 6. 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 from the date of posting.

PASSED by the City Council this 18 day of Jan, 1982, and signed in authentication of its passage this 16 day of Jan, 1982.

(SEAL)

  
\_\_\_\_\_  
Roy A. Ferguson, Mayor

Approved as to form:

Linda M. Youngs, City Attorney

  
\_\_\_\_\_  
Richard G. Gilley, Assistant City Attorney

Attest:

  
\_\_\_\_\_  
Patricia K. Weber, City Clerk

Published Jan. 20, 1982

P - PERMITTED USE  
 C - CONDITIONAL USE (see section 20.30.00 and those following; also section 20.30.00 and those following.)  
 PD - PERMITTED subject planned residential development or plan unit development on section 20.30.300 and those following.)  
 A - ADMINISTRATIVE CONDITIONAL USE (see section 20.30.)

USES IN LAND USE DISTRICTS SERVICES

STD. LAND USE CODE REF.	LAND USE CLASSIFICATION	DEVELOPMENT DISTRICTS															SERVICES														
		G	A	OU	R-1	R-1B	R-2S	R-3S	R-4	R-5	R-10	R-15	R-20	R-30	PO	O	OLB	LI	GC	NB	CB	CBD	CBD O-1	CBD O-2	CBD MU	CBD R	CBD OB	CBD DLB			
6	SERVICES																														
61	FINANCE, INSURANCE, REAL ESTATE SERVICES														P	P	P	P	P	P			P	P	P	P	P	P			
62	PERSONAL SERVICES: LAUNDRY, DRY CLEANING, BARBER & BEAUTY, PHOTOGRAPHY STUDIO & SHOE REPAIR															P	P	P	P	P			P	P	P	P	P	P			
6241	FUNERAL & CREMATORY SERVICES														C	C	C														
6242	CEMETERIES	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C										
629	DAY CARE CENTERS 4			PD	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P			P	P	P	P	P	P			
63	BUSINESS SERVICES: DUPLICATING & BLUEPRINTING, STENO, ADVERTISING (EXCEPT OUTDOOR) & EMPLOYMENT														P	P	P	P	P	P			P	P	P	P	P	P			
634	BUILDING MAINTENANCE																	P	P		P										
637	WAREHOUSING & STORAGE SERVICES, EXCLUDING STOCKYARDS																	P	P		P										
639	RENTAL SERVICES: AUTOMOBILES, TRUCK, TRUCKS, TRAILERS, FURNITURE & TOOLS																P	P	P		P							P			
641	AUTO REPAIR & WASHING SERVICES																	P	P		P										
649	REPAIR SERVICES: WATCH, T.V., ELECTRICAL, UPHOLSTERY																	P	P	P		P						P			
65	PROFESSIONAL SERVICES: MEDICAL CLINICS, LEGAL ENGINEERING and other health care related services			PD											P	P	P	P	P	P			P	P	P	P	P	P			
	PROFESSIONAL SERVICES: OTHER			PD											P	P	P	P	P	P			P	P	P	P	P	P			
6513	HOSPITALS														C	C	C	C	C		C				C	C					
6516	CONVALESCENT AND NURSING HOMES			PD									P	P	P		C				P				P	P	P				
66	CONTRACT CONSTRUCTION SERVICES: BUILDING CONSTRUCTION, PLUMBING, PAVING & LANDSCAPE																	P	P												
671	GOVERNMENTAL SERVICES: EXECUTIVE, LEGISLATIVE & JUDICIAL FUNCTIONS			C											C	C	C				C		P	P	P	P	P	A			
672	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	C					P	C	C	A		
674	MILITARY & CORRECTIONAL INSTITUTIONS	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C										
681	EDUCATION: NURSERY, PRIMARY, AND SECONDARY	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			A	A	A	C	C	A		
682	UNIVERSITIES & COLLEGES	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			P	P	P					
683	SPECIAL SCHOOLS: VOCATIONAL, TRADE BUSINESS, ART, MUSIC, DANCE, DRIVING, BARBER AND BEAUTY SCHOOLS														P	P	P	P	P		P				P	P	P	P			
691	RELIGIOUS ACTIVITIES				C	C	C	C	C	C	C	C	C	C	P	P	P		P		P		P	P	P	C	C	P			
692 (A)	PROFESSIONAL & LABOR ORGANIZATIONS FRATERNAL LODGE			PD											C	C	P		P		P			P	P	P	C	C	P		
692 (B)	CHARITABLE & SOCIAL SERVICE ORGANIZATIONS			PD	C	C	C	C	C	C	C	C	C	C	C	C	P		P		P		P	P	P	C	C	P			
	OFFICE - GENERAL																	P	P				P	P	P	P	P	P			

## 20.10.440

## NOTES: USES IN LAND USE DISTRICTS - SERVICES

- 1 Finance, Insurance, Real Estate Services are permitted only if commercially or industrially related in LI districts.
- 2 Personal Services are permitted only as subordinate uses to a permitted or special use in OLB and CBD-OLB districts.
- 3 Personal Services are permitted in LI districts only if no portion of the use is visible from a street from the centerline of which Section 20.20.020 requires a 70-foot setback, a sign for the use is located at least 100 feet from the right-of-way of such a street and if principal access to the use is not from such a street, located in a multiple use building.
- 4 For day care in private residences, see Home Occupations Section 20.20.430.
- 5 Day Care Center is permitted as a subordinate use to permitted or special use in LI and GC districts.
- 6 Along those arterials designated by Section 20.20.020 as requiring a 70' setback from the centerline, Business Services are permitted in LI districts only if no portion of the use is visible from a street from the centerline of which Section 20.20.020 requires a 70-foot setback, a sign for the use is located at least 100 feet from the right-of-way of such a street and if principal access to the use is not from such a street, located in a multiple use building.
- 7 Warehousing & Storage Services, Excluding Stockyards are permitted as subordinate uses to a permitted or special use in CB districts.
- 8 Rental Services are permitted only as subordinate uses to a permitted or special use in OLB and CBD-OLB districts.
- 9 Rental Services are limited to only trucks in LI districts.
- 10 Rental Services are limited to only autos and furniture in CB district.
- 11 Auto repair & Washing Services are permitted only if Washing services are a subordinate use to a permitted or special use in LI and CBD-MU districts.
- 12 Repair Services include only upholstery in LI Districts; other repair services are permitted in LI districts only if no portion of the use is visible from a street from the centerline of which Section 20.20.020 requires a 70 foot setback, a sign for the use is located at least 100 feet from the right-of-way of such a street and if principal access to the use is not from such a street.
- 13 Professional services are permitted in LI districts only if no portion of the use is visible from a street from the centerline of which Section 20.20.020 requires a 70-foot setback, a sign for the use is located at least 100 feet from the right-of-way of such a street and if principal access to the use is not from such a street, located in a multiple use building.
- 14 Governmental Services include maintenance shops in LI and GC districts.
- 15 Only vocational and trade schools are permitted Special School uses in LI districts. All other Special Schools are Conditional Uses.
- 16 Limited to a maximum of 1,500 gross square feet per establishment.
- 17 Nonresidential uses are permitted in CBD-R only if developed in a building which contains residential uses.
- 18 Drive-in facilities may be permitted through the administrative design review process (20.30.475) at any location in the CBD-O-2 District, or within 200 feet of N.E. 4th Street or N.E. 8th Street in the CBD-O-1 District, and only if all the following criteria are met:
- On site capacity for vehicle stacking of 10 spaces for one drive-up station and 20 spaces for two or more drive-up stations must be provided.
  - The design of the vehicular access is compatible with high volume pedestrian walkways and parking access. The vehicular access will not disrupt established retail or service designed to serve pedestrians, nor can the vehicular access lanes be located between the street and the main pedestrian access to the buildings.
  - The vehicle stacking lanes must be contained within a structured parking area, or be otherwise screened.
  - Landscaping or screening must be provided to mitigate any adverse effects on nearby property. Perimeter walkways and sidewalks must conform to the requirements of Section 20.25A.060.
  - Walk up banking service, whether manned or electronically activated customer service stations, must be provided on site during regular daytime business hours for pedestrian business when there is no interior banking service.
- 19 a. These uses are permitted only in Bellevue School district schools, whether under control of the School District or the City.
- b. In the review of the proposed use or uses under the conditional use permit application, the following criteria shall be considered:
- Consistency of the proposal with the goals and policies of the Comprehensive Plan.
  - Extent to which the physical environment will be modified by the proposal.
  - Ability to provide on-site parking facilities to accommodate intended uses under the proposal.
  - Extent of additional demand on public utilities and public services resulting from the proposal.
  - Noise impacts of the proposal.
  - Traffic volumes and street classifications in the area of the proposal.
  - Compatibility of the proposal with surrounding land uses.
  - 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.
- c. 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 site by using the conditional use process. Uses listed in the permit shall be outright and uses not listed but permitted as conditional uses shall obtain a conditional use permit.

(ORD. 2945 2-2-81 SECTION 5)

20. Along those arterials designated by Section 20.20.020 as requiring a 70' setback from the centerline, office general is permitted in LI and GC Districts only if located in a multiple use building.

21. Only emergency medical clinics intended to serve industrial and commercial users permitted in the District.

USES IN LAND USE DISTRICTS WHOLESALE & RETAIL

Ord # 2966

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	OFFICE DISTRICT 1	OFFICE DISTRICT 2	MIXED USE DISTRICT	RESIDENTIAL DISTRICT	OLD BELLEVUE DISTRICT	OFFICE AND LIMITED BUSINESS DISTRICT							
	G	A	OU	R-1	R-1B	R-2B	R-3B	R-4	R-5	R-10	R-15	R-20	R-30	PO	O	OLB	LI	GC	NB	CB	CBD	CBD O-1	CBD O-2	CBD MU	CBD R	CBD OB	CBD-OLB

5	TRADE (WHOLESALE & RETAIL)	G	A	OU	R-1	R-1B	R-2B	R-3B	R-4	R-5	R-10	R-15	R-20	R-30	PO	O	OLB	LI	GC	NB	CB	CBD	CBD O-1	CBD O-2	CBD MU	CBD R	CBD OB	CBD-OLB
51	WHOLESALE TRADE: GENERAL MERCHANDISE, PRODUCTS, SUPPLIES MATERIALS & EQUIPMENT EXCEPT THE FOLLOWING 1																	P	P									
5111 5115 5150 5152	MOTOR VEHICLES, PRIMARY & STRUCTURAL METALS, BULK PETROLEUM 2																	P	C									
5193	SCRAP WASTE MATERIALS, LIVESTOCK																											
	RECYCLING CENTERS			C	C	C	C	C	C	C	C	C	C	C				P	P	P	P		P	P	P	C	C	
521 522 523 524	BULK RETAIL: LUMBER BUILDING MATERIALS, PAINT, GLASS, PLUMBING AND ELECTRICAL SUPPLIES																	P	P		P							
6251	HARDWARE (RETAIL)																	P	P	P	P		P	P	P	P	P	P
6252	FARM EQUIPMENT, MOBILE HOMES AND RECREATIONAL VEHICLES (RETAIL)																	P										
	GENERAL MERCHANDISE: DRY GOODS VARIETY & DEPT. STORES (RETAIL)																				P	P	P	P	P	P	P	P
	FOOD (RETAIL)																		P	P	P	P	P	P	P	P	P	P
11	AUTOS (RETAIL)																		P	P	C		P	P	P			
	TRUCKS, MOTORCYCLES																	P	P			P	P	P	P			
5512	BOATS (RETAIL)			PD														P	P			P	P	P				
552	AUTOMOTIVE & MARINE ACCESSORIES (RETAIL)			P														P	P	C								
553	GASOLINE SERVICE STATIONS			P													C	P	C	C		A	A	P				A
56	APPAREL & ACCESSORIES (RETAIL)																P			P		P	P	P	P	P	P	P
57	FURNITURE & HOME FURNISHING (RETAIL)																	P	P	P	P	P	P	P	P	P	P	P
58	EATING AND DRINKING ESTABLISHMENTS			PD													P	P	P	C	P		P	P	P	P	P	P
59	OTHER RETAIL TRADE: DRUGS, LIQUOR ANTIQUES, BOOKS, SPORTING GOODS, JEWELRY, FLORIST & PHOTO SUPPLIES																P	P		P	P	P	P	P	P	P	P	P
5961	FARM SUPPLIES: HAY GRAIN, FEED AND FENCING, ETC. (RETAIL)																	P	P									
598	RETAIL FUEL YARDS																	P	P									
5998	GARDEN SUPPLIES: SMALL TREES, SHRUBS, FLOWERS & LIGHT SUPPLIES AND TOOLS			PD														P	P		P			P	P			
5999	PET SHOP (RETAIL & GROOMING)																			P		P	P	P	P	P	P	P

(ORD. 2945 2-2-81, SECTION 5)

**KEY:**  
**P** - PERMITTED USE  
**C** - CONDITIONAL USE (see section 20.30.600 and those following, also section 20.30.800 and those following.)  
**PD** - PERMITTED subject to planned residential unit development or planned unit development only. (see section 20.30.300 and those following.)  
**A** - ADMINISTRATIVE CONDITIONAL USE (see section 20.30.610.D)

**NOTES: USES IN LAND USE DISTRICTS - WHOLESALE AND RETAIL**

- 1 Wholesale Trade includes sales office for these goods.
- 2 Motor Vehicles, Primary & Structural Metals, Bulk Petroleum includes sales offices for these goods and excludes tank farms
- 3 Motor Vehicles, Primary & Structural Metals, Bulk Petroleum excludes the retail sale of autos in LI districts.
- 4 Bulk Retail includes sales offices for these goods.
- 5 Hardware (Retail) is permitted only as a subordinate use to a permitted or special use in LI districts.
- 6 Hardware (Retail) is limited to a maximum 10,000 square feet of gross floor area in NB districts.
- 7 Food(Retail) is limited to a maximum 18,000 square feet of gross floor area in NB districts.
- 8 Trucks, Motorcycles excludes motorcycles in LI districts.
- 9 Boats (Retail) are permitted subject to Planned Unit Development and only as a subordinate use in waterfront areas of the OU district.
- 10 Automotive & Marine Accessories (Retail) are permitted only as a subordinate use to a permitted or special use and only if it is marine-related in OU districts.
- 11 Automotive and marine Accessories (Retail) is permitted only as a subordinate use to a permitted or special use in LI districts. ~~except that the sales is a permitted use in LI districts.~~
- 12 Gasoline Service Stations are permitted only as a subordinate use to a permitted or special use and only if it is marine-related in OU districts.
- 13 Apparel & Accessories (Retail) are permitted only as a subordinate use to a permitted or special use in OLB districts.
- 14 Furniture and Home Furnishings are limited to uses related to self-hauling of furniture with on-site warehousing in LI districts.
- 15 Eating and Drinking establishments are permitted subject to a Planned Unit Development and only as subordinate uses in OU districts.
- 16 Eating and Drinking establishments are excluded in Transition Areas in O districts.
- 17 Eating and Drinking establishments are permitted in OLB and CBD-OLB districts subject to the following criteria:
  - a. Such uses are integrated within a structure primarily used as a hotel or motel, office building, charitable, social, professional and labor organization, fraternal lodge, recreational facility or institution such as a hospital or public assembly (indoor).
  - b. Such uses do not exceed 20% of the gross floor area of the structure or structures.
  - c. The entire site complex has a unity of design in terms of wall and roof materials, roof slopes and window patterns. ~~Along those arterials designated by Section 29.09.020 as requiring a 70' setback from the centerline.~~
- 18 Eating and Drinking establishments are permitted in LI districts only if ~~no portion of the use is visible from a street from the centerline of which Section 29.09.020 requires a 70-foot setback~~ ~~origin for the use is located at least 100 feet from the right-of-way of such a street and if principal access to the use is not from such a street.~~ located in a multiple use building.
- 19 Eating and Drinking establishments may include liquor sales only if operated under a Class A or C liquor license issued by the Washington State Liquor Control Board, and only if such sales are approved as a part of the conditional use. Existing approved conditional uses may not engage in such liquor sales without first obtaining an amendment to such conditional use through the conditional use process. Ord. 2900, 10-9-80, Section 1)
- 20 Other Retail Trade is limited to drugstores only in O districts.
- 21 Other Retail Trade is permitted only as a subordinated use to a permitted or special use in OLB districts.
- 22 Other Retail Trade is limited to drugstores only in NB districts and said drugstores may contain a maximum of 8,000 square feet of gross floor area.
- 23 Garden Supplies excludes items such as large trees, rock and bulk supplies which require special handling equipment in CB and CBD-MU districts.
- 24 Limited to a maximum of 1,500 gross square feet per establishment.
- 25 Limited to a maximum of 3,000 gross square feet per establishment.
- 26 Nonresidential uses are permitted in CBD-R only when developed in a building which contains residential uses.
- 27 Display and sales only; no onsite outdoor display or inventory storage.
- 28 Motorcycles only.
- 29 Permitted only as a subordinate use in CBD-O-1, CBD-O-2 and CBD-OLB districts.
- 30 No fast food restaurants permitted.
- 31 Drive-in windows are not permitted.
- 32 No more than one eating and drinking establishment is permitted in any building.

(ORD. 2945 2-2-81 SECTION 5)