

Ord. No. 3089  
4853E  
4-7-82

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3089

AN ORDINANCE providing for governmental services (executive, legislative and judicial functions) as a conditional use in inactive elementary school facilities in R-4 districts; and amending Bellevue City Code (Land Use Code) 20.10.440.

WHEREAS, it is desirable to establish a reasonable range of uses which may utilize inactive school facilities; and

WHEREAS, uses which offer a service to the public should be included within this range of uses; and

WHEREAS, executive, legislative and judicial governmental services constitute a necessary public service; 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, Uses in Land Use Districts - Services, is amended as indicated on 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 - Services, is amended as indicated on Exhibit B, attached hereto and by this reference incorporated herein.


Section 3. This ordinance and the Land Use Code provisions adopted hereunder shall become null and void if no conditional use permit is approved in accordance therewith within 18 months of the effective date of this ordinance.

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 12 day of April, 1982,  
and signed in authentication of its passage this 12 day  
of April, 1982.

(SEAL)

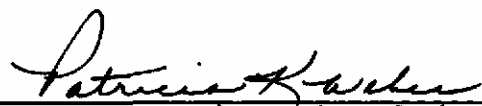
  
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Roy A. Ferguson, Mayor

Approved as to form:

Linda M. Youngs, City Attorney

  
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Richard Gidley, Assistant City Attorney

Attest:

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

Published April 14, 1982

**KEY:**  
 P - PERMITTED USE  
 C - CONDITIONAL USE  
 (see section 20.30.700 and those following also section 20.30.800 and those following)  
 PD - PERMITTED subject to planned residential development or plan unit development only (section 20.30.300 and those following)  
 A - ADMINISTRATIVE CONDITIONAL USE (see section 20.30.610.D)

**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-2	R-2.5	R-3.5	R-4	R-5	R-10	R-15	R-20	R-30	PO	D	OLB	LI	GC	NB	CB	CBD	CBD O-1	CBD O-2	CBD MU	CBD R	CBD OB	CBD OLB	
6	SERVICES																													
61	FINANCE, INSURANCE, REAL ESTATE SERVICES															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	
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	C	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	
634	BUILDING MAINTENANCE																	P	P		P									
637	WAREHOUSING & STORAGE SERVICES, EXCLUDING STOCKYARDS																	P	P	P										
638	RENTAL SERVICES: AUTOMOBILES, TRUCKS, TRAILERS, FURNITURE & TOOLS															P	P	P	P	P						P			P	
641	AUTO REPAIR & WASHING SERVICES																	P	P	P	P						P		P	
649	REPAIR SERVICES: WATCH, T.V., ELECTRICAL, UPHOLSTERY																	P	P	P	P				P	P	P		P	
	PROFESSIONAL SERVICES: MEDICAL CLINICS, & other health care related services			PD												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	
6613	HOSPITALS															C	C	C	C	C						C	C			
6616	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	22						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
691	RELIGIOUS ACTIVITIES				C	C	C	C	C	C	C	C	C	C	C	P	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 (E)	CHARITABLE & SOCIAL SERVICE ORGANIZATIONS			PD	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P				P	P	P	C	C	P
	OFFICE - GENERAL																	P	P	P	P				P	P	P	P	P	P

**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 Along those arterials designated by Section 20.20.020 as requiring a 70' setback from the centerline, Personal Services are permitted in LI Districts only if 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 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 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 Along those arterials designated by Section 20.20.020 as requiring a 70' setback from the centerline, Professional Services are permitted in LI Districts only if 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-Q-2 District, or within 200 feet of N.E. 4th Street or N.E. 8th Street in the CBD-Q-1 District; and only if all the following criteria are met:

- a. 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.
- b. 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 frontages designed to serve pedestrians, nor can the vehicular access lanes be located between the street and the main pedestrian access to the buildings.
- c. The vehicle stacking lanes must be contained within a structured parking area, or be otherwise screened.
- d. 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.080.

e. 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:

- i. Consistency of the proposal with the goals and policies of the Comprehensive Plan.
- ii. Extent to which the physical environment will be modified by the proposal.
- iii. Ability to provide on-site parking facilities to accommodate intended uses under the proposal.
- iv. Extent of additional demand on public utilities and public services resulting from the proposal.
- v. Noise impacts of the proposal.
- vi. Traffic volumes and street classifications in the area of the proposal.
- vii. Compatibility of the proposal with surrounding land uses.
- viii. 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 school 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.

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 uses permitted in the District are permitted.

22 Permitted in inactive elementary school facilities. The following criteria shall be considered:

- a. Criteria b.i-viii, Note 19-Uses in Land Use Districts-Services.
- b. Hours of operation.
- c. Proposed signing.