

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3095

AN ORDINANCE relating to child care service uses within the City of Bellevue; repealing Bellevue City Code (Land Use Code) 20.20.280, amending Bellevue City Code (Land Use Code) 20.10.440, 20.20.430, 20.20.740, 20.50.014, 20.50.016 and 20.50.046; and adopting a new Section 20.20.170.

WHEREAS, the City wishes to encourage the provision of child care service uses in commercial areas, and in residential areas where compatible with the character of existing neighborhoods; and

WHEREAS, it is desirable to adopt clear and concise land use regulations which are not overly burdensome to the child care provider, and which adequately protect neighboring land uses; 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 - Services," is 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 - Services," is amended as indicated in Exhibit B attached hereto, and by this reference incorporated herein.

Section 3. Bellevue City Code (Land Use Code) 20.20 is amended by the addition of a new section which reads as follows:

20.20.170 Child Care Service Use

- A. Purpose: Encourage the convenient location of child care service uses throughout the City where compatible with surrounding land uses and development.
- B. Applicability: This Section applies to each child care service use within the City. The requirements of this Section shall be imposed at the initiation of any child care service use, or upon any addition or modification to a child care service use or structure housing that use. For purposes

of this Section, except as otherwise noted, any listed number of children refers to children on the premises at any one time.

C. Child Care Service Use for 1 to 6 Children:

1. General: The requirements of Paragraph C apply to each child care service use for 1 to 6 children, unless located in a community facility. For the requirements for a child care service use in a community facility, see Paragraph F.

2. Registration Required

Each operator of a child care service use for 1 to 6 children must register with the Bellevue Planning Department by filing a signed and notarized Child Care Registration Form as provided by the Department prior to initiation of the use. The operator must certify compliance with all applicable use requirements of Paragraph C as listed on the Registration Form.

3. Use Requirements: The following requirements apply to each child care service use for 1 to 6 children:

a. At least one on-site parking space must be provided for each on-duty staff person, excluding any staff person who resides in the structure used for child care services. This parking is in addition to any required for a dwelling unit.

b. The child care service use has received all necessary permits or approvals from the State of Washington Department of Social and Health Services.

c. The child care service use has been inspected by the Bellevue Fire Department, and the operator commits to implement all required corrective measures within the stated time period.

d. The operator grants the City of Bellevue permission to enter the property to inspect the child care service use for compliance with the requirements of the Land Use Code, and other applicable City ordinances.

e. The operator has obtained a Registration

Certificate as required by B.C.C. 4.08 (Business and Occupation Tax).

- f. If located in an OU, R-1, R-1.8, R-2.5, R-3.5, R-4, R-5, R-10, R-15, R-20 or R-30 Land Use District --
 - i. No sign, other than address, is permitted notwithstanding the provisions of B.C.C. 22B.10.
 - iv. The structure must be utilized as a permanent residence by the operator of the child care service use.
- g. If located in an OU, R-1, R-1.8, R-2.5, R-3.5, R-4, or R-5 Land Use District --
 - i. The subject property must be landscaped in a manner compatible with the surrounding residences.
 - ii. No structural or decorative alteration which will alter the single family character of an existing residential structure or be incompatible with surrounding residences is permitted.

D. Child Care Service Use for 7 to 12 Children:

- 1. General: The requirements of Paragraph D apply to each child care service use for 7 to 12 children, unless located in a community facility. For the requirements for a child care service use in a community facility, see Paragraph F.
- 2. Review or Registration Required:
 - a. If located in an OU, R-1, R-1.8, R-2.5, R-3.5, R-4, R-5, R-10, or R-15 Land Use District, each child care service use for 7 to 12 children requires an Administrative Conditional Use Permit pursuant to Section 20.30.610.D prior to the initiation of the use.
 - b. If located in a Land Use District in which the use is a permitted use, each operator of a child care service use for 7 to 12 children must

register with the Bellevue Planning Department by filing a signed and notarized Child Care Registration Form as provided by the Department prior to the initiation of the use. The operator must certify compliance with all applicable use requirements and conditions of Paragraph D as listed on the Registration Form.

3. Use Requirements: The following requirements apply to each child care service use for 7 to 12 children:
 - a. At least one on-site parking space must be provided for each on-duty staff person, excluding any staff person who resides in the structure used for child care services. This parking is in addition to any required for a dwelling unit.
 - b. An on-site passenger loading area must be provided.
 - c. The child care service use has received all necessary permits or approvals from the State of Washington Department of Social and Health Services.
 - d. The child care service use has been inspected by the Bellevue Fire Department, and the operator commits to implement all required corrective measures within the stated time period.
 - e. The operator grants the City of Bellevue permission to enter the property, and to inspect the child care service use for compliance with the requirements of the Land Use Code, and other applicable City ordinances.
 - f. The operator has obtained a Registration Certificate as required by B.C.C. 4.08 (Business and Occupation Tax).
 - g. If located in OU, R-1, R-1.8, R-2.5, R-4, R-5, R-10, R-15, R-20, or R-30 Land Use District --
 - i. A solid fence at least 6' high or a suitable solid landscaping screen compatible with neighborhood character must be installed along a side or rear lot line where a dwelling unit on property adjacent

to that lot line exists within 55' of a structure occupied by the child care service use. Photographs of the fence or landscaping screen must be provided to document compliance with this requirement.

- ii. No structured area for active play, or play structures may be located in a front yard, or within 10' of a side or rear lot line.
 - iii. A child care service use for 7 to 12 children may not be located within 600' of any other child care service use for 7 or more children, excluding any such use housed in a community facility.
 - iv. No sign, other than address, is permitted notwithstanding the provisions of B.C.C. 22B.10.
 - v. The structure must be utilized as a permanent residence by the operator of the child care service use.
- h. If located in an OU, R-1, R-1.8, R-2.5, R-3.5, R-4 or R-5 Land Use District --
- i. The subject property must be landscaped in a manner compatible with surrounding residences. Photographs of each side of the property or a landscaping plan must be provided to document compliance with this requirement.
 - ii. No structural or decorative alteration which will alter the single family character of an existing residential structure or be incompatible with surrounding residences is permitted.

4. Conditions:

- a. The Planning Director may impose conditions to mitigate any potential adverse impact on surrounding uses.
- b. The Planning Director shall specifically consider the need to limit the hours of operation of the use.

- c. The Planning Director shall establish the maximum number of children permitted in the child care service use at any one time.

5. Neighborhood Contact:

- a. If the child care service use requires an Administrative Conditional Use Permit, the applicant must submit with that application, a signed and notarized statement providing that either --
 - i. A neighborhood meeting for surrounding residents and property owners has been conducted by the applicant in the vicinity of the subject property to discuss the proposed use; or
 - ii. Surrounding residents and property owners have been individually notified of the proposal and given an opportunity to state their concerns. If this option is chosen, personal contact is required wherever reasonably possible.
- b. Persons to be contacted pursuant to Paragraph 5.a include all residents and owners of property within 300' of the subject property. The applicant shall provide the names and addresses of all persons contacted along with a description of the means of contact.
- c. This neighborhood contact is required prior to the City accepting an application for an Administrative Conditional Use Permit.

E. Child Care Service Use for 13 or more Children:

- 1. General: The requirements of Paragraph E apply to each child care service use for 13 or more children, unless located in a community facility. For requirements for a child care service use in a community facility, see Paragraph F.
- 2. Review or Registration Required:
 - a. If located in an R-10, or R-15 Land Use District,

each child care service use for 13 or more children requires a Conditional Use Permit pursuant to Section 20.30.600 prior to the initiation of the use.

- b. If located in a Land Use District in which the use is a permitted use, each operator of a child care service use for 13 or more children must register with the Bellevue Planning Department by filing a signed and notarized Child Care Registration Form as provided by the Department prior to the initiation of the use. The operator must certify compliance with all applicable use requirements and conditions of Paragraph E as listed on the Registration Form.
3. Use Requirements: The following requirements apply to each child care service use for 13 or more children:
- a. Total enrollment during any 24 hour period at the use is limited to two times the maximum number of children permitted on the premise at any one time.
 - b. At least one on-site parking space must be provided for each on-duty staff person, excluding any staff person who resides in the structure used for child care service. This parking is in addition to any required for a dwelling unit. The City shall specifically consider the location and appearance of proposed parking in determining compatibility with surrounding uses.
 - c. An on-site vehicle turnaround or separate entrance and exit points, and passenger loading area must be provided. The City shall specifically consider the location and appearance of the proposed turnaround or access in determining compatibility with surrounding uses.
 - d. The child care service use has received all necessary permits or approvals from the State of Washington Department of Social and Health Services.
 - e. The child care service use has been inspected by the Bellevue Fire Department, and the operator commits to implement all required corrective measures within the stated time period.

- f. The operator grants the City of Bellevue permission to enter the property, and to inspect the child care service use for compliance with the requirements of the Land Use Code, and other applicable City ordinances.
- g. The operator has obtained a Registration Certificate as required by B.C.C. 4.08 (Business and Occupation Tax).
- h. If located in an OU, R-1, R-1.8, R-2.5, R-3.5, R-4, R-5, R-10, R-15, R-20 or R-30 Land Use District --
 - i. A solid fence at least 6' high compatible with neighborhood character must be installed along each side and rear lot line.
 - ii. No structured area for active play or play structures may be located in a front yard, or within 10' of a side or rear lot line.
 - iii. A child care service use for 13 or more children may not be located within 600' of any other child care service use for 7 or more children, excluding any such use housed in a community facility.
 - iv. One sign, not exceeding 4 square feet and 5' in height, is permitted to identify the use notwithstanding the provisions of B.C.C. 22B.10. The sign may not be lighted. The City shall review the color, materials, design, and character of the sign in determining compatibility with surrounding uses.
 - v. A child care service use for 13 or more children must obtain access from a principal, minor or collector arterial.
 - vi. The minimum side and rear yard is 50'.

4. Conditions:

- a. The City may impose conditions to mitigate any potential adverse impact on surrounding uses.

- b. The City shall specifically consider the need to limit the hours of operation of the use.
 - c. The City shall establish the maximum number of children permitted in the child care service use at any one time.
5. Neighborhood Contact Required:
- a. If the child care services use requires a Conditional Use Permit, the applicant must submit with the application a signed and notarized statement providing that either --
 - i. A neighborhood meeting for surrounding residents and property owners has been conducted by the applicant in the vicinity of the subject property to discuss the proposed use; or
 - ii. Surrounding residents and property owners have been individually notified of the proposal, and given an opportunity to state their concerns. If this option is chosen, personal contact is required wherever reasonably possible.
 - b. Persons to be contacted pursuant to Paragraph 5.a. include all residents and owners of property within 300' of the subject property. The applicant shall provide the names and addresses of all persons contacted along with a description of the means of contact.
 - c. This neighborhood contact is required prior to the City accepting an application for a Conditional Use Permit.
- F. Child Care Service Use Located in a Community Facility.
- 1. General: The requirements of Paragraph F apply to each child care service use located in a community facility.
 - 2. Review or Registration Required:
 - a. Except as provided in Paragraph 2.b., each operator of a child care service use housed in a

community facility must register with the Bellevue Planning Department by filing a signed and notarized Child Care Registration Form as provided by the Department prior to initiation of the use. The operator must certify compliance with all applicable use requirements and conditions of Paragraph F as listed on the Registration Form.

- b. If the child care service use is located in an inactive school facility, and combined with other uses, a Conditional Use Permit is required pursuant to Section 20.30.600 prior to the initiation of the use. This permit shall be obtained as part of a Master Conditional Use Permit pursuant to Section 20.10.440, Note 19: Uses in Land Use Districts - Services.
3. Use Requirements: The following requirements apply to each child care service use located in a community facility:
- a. At least one on-site parking space must be provided for each on-duty staff person.
 - b. The child care service use has received all necessary permits or approvals from the State of Washington Department of Social and Health Services.
 - c. The child care service use has been inspected by the Bellevue Fire Department, and the operator commits to implement all required corrective measures within the stated time period.
 - d. The operator grants the City of Bellevue permission to enter the property, and to inspect the child care service use for compliance with the requirements of the Land Use Code, and other applicable City ordinances.
 - e. The operator has obtained a Registration Certificate as required by B.C.C. 4.08 (Business and Occupation Tax).
 - f. The child care service use may not display any sign in excess of the maximum number of signs and the maximum sign area allowed for the community

facility in which the child care service use is housed.

4. Conditions:
 - a. The City may impose conditions to mitigate any potential adverse impact on surrounding uses.
 - b. The City shall specifically consider the need to limit the hours of operation of the use.
 - c. The City shall establish the maximum number of children permitted in the child care service use at any one time.

Section 4. Bellevue City Code (Land Use Code) 20.20.280 is hereby repealed.

Section 5. Bellevue City Code (Land Use Code) 20.20.430 is amended to read as follows:

20.20.430 Home Occupations

The establishment of a Home Occupation requires a permit granted by the Planning Director. The applicant shall prepare an application which states that the applicant will comply with the following conditions:

- A. Administrative Permit Required
 1. The occupation or profession shall be carried on wholly within the principal building or other structure accessory thereto, and it shall utilize no more than 25% of the gross floor area of the building.
 2. Not more than one person who is not a member of the applicant's immediate family and who is not a resident in the applicant's home may be employed.
 3. There shall be no exterior display, no exterior alteration of the property including expansion of parking, no exterior sign, no exterior storage of materials and no other exterior indication of a home occupation or variation from the residential character of the premises.
 4. No use shall require structural alterations to the interior or exterior of the building which changes the residential character thereof.

5. The use of electrical or mechanical equipment that would change the fire rating of the structure or create visible or audible interference in radio or television receivers or cause fluctuations in line voltage outside the dwelling unit is prohibited.
6. There shall be no noise, vibration, smoke, dust, odors, heat or glare produced as a result of the home occupation which would exceed that normally produced by a single residence.
7. There shall be no demand for parking beyond that which is normal to the neighborhood and no visual or excessive traffic to and from the premises. In no case shall the home occupation cause more than two additional vehicles to be parked on or near the premises.
8. The home occupation shall not involve the use of commercial vehicles, other than those owned by the applicant for delivery of products or materials to and from the premises.

The Planning Director may grant a home occupation permit if he finds that the applicant will comply with the above-stated conditions. The applicant shall provide all relevant information concerning the above-stated conditions to the Planning Department.

B. Notices

Upon receipt of an application for a home occupation permit, the Planning Department shall post notice of the application in the neighborhood of the applicant. The notice shall state that an application for a home occupation has been filed and shall describe the nature of the home occupation being sought.

C. Appeal for Administrative Decision

Any person aggrieved, as defined in Section 20.30.075 and those following, by an administrative decision granting, denying or revoking a home occupation permit may appeal such decision to the Board of Adjustment on the grounds that the Director's order, requirement, decision or determination is clearly erroneous. The appellant shall file the appeal with the Planning Department within 20 days of the administrative decision and shall comply with Section 20.30.075. An appeal shall stay the action of the Planning Director.

D. Permit Revocable by Planning Director Following Notice

Upon a determination that there has been a violation of any condition imposed by Subsection A or B above, the Planning Director shall give written notice to the permit holder describing the alleged violation. Within 17 calendar days of the mailing of notice of violation, the permit holder shall show cause why the permit should not be revoked. At the end of the 17 day period, the Planning Director shall sustain or revoke the permit. When a home occupation permit is revoked, the Planning Director shall notify the permit holder by certified mail of the revocation, the findings upon which revocation is based and the procedures of appeal before the Board of Adjustment.

Section 6. Bellevue City Code (Land Use Code) 20.50.016 is amended by the deletion of a definition which reads as follows:

Section 7. Bellevue City Code (Land Use Code) 20.50.014 is amended by the addition of new definitions which reads as follows:

CHILD CARE SERVICE. A use providing regular care and training for children, generally for less than 24 hours, outside of the immediate family, or K through 12 education system. This use includes day care homes, mini day care centers and day care centers as defined by the Department of Social and Health Services. Also included are preschool and nursery school facilities which are not part of the K through 12 education program. Not included are uses solely for religious purposes.

COMMUNITY FACILITY. A facility which primarily serves the public, and generally is of a noncommercial nature. Specifically included are schools, religious institutions, public recreation facilities, and other public facilities determined by the Planning Director to be of a similar character.

Section 8. Bellevue City Code (Land Use Code) 20.50.046 is amended by a change in definition which reads as follows:

SCHOOL. An institution primarily engaged in academic instruction for all or part of the K through 12 education program, public, parochial or private, and recognized or approved as such by the State.

Section 9. Bellevue City Code (Land Use Code) 20.20.740 is amended to read as follows:

20.20.740 Schools

Public and private elementary and secondary schools are permitted

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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 criteria set forth in Section 20.30.610.

(Ord. 2852 9-29-80 Section 3)
(Ord. 2688 3-13-79 Section 3)

Section 10. The Planning Commission shall review the operation and effectiveness of this ordinance 18 months after its effective date, or as soon thereafter as possible. The Commission shall report to the City Council, and shall recommend retention or modification of the ordinance.

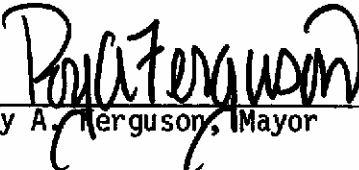
Section 11. This ordinance shall be published by posting it in the

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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 24th day of January, 1982,
and signed in authentication of its passage this 24th day
of January, 1982.

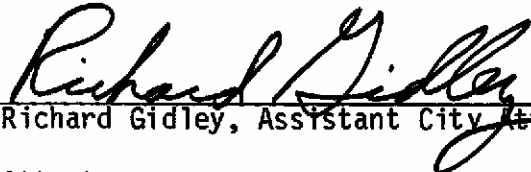
(SEAL)



Roy A. Ferguson, Mayor


Approved as to form:

Linda M. Youngs, City Attorney



Richard Gidley, Assistant City Attorney

Attest:



Marie K. O'Connell, A.C.M.C.
Deputy City Clerk
Published 5-29-82

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)

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-1.5	R-4	R-5	R-10	R-15	R-20	R-10	PO	O	OLB	L1	GC	NR	CR	CBD	CBD (O)	CBD (O)	CBD (MU)	LBD (R)	CRD (OB)	(H) DLD			
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											
	CHILD CARE SERVICES number of children-																														
	1 to 6 4 5			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P	P			
	7 to 12 4 5		A	A	A	A	A	A	A	A	A	P	P	P	P	P	P	P	P	P				P	P	P	P	P			
	13 or more 4 5										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			
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								P			
641	AUTO REPAIR & WASHING SERVICES																	P	P	P											
649	REPAIR SERVICES, WATCH, T.V., ELECTRICAL, UPHOLSTERY																	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			
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	22					C	C	C			C				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						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											
681	EDUCATION, PRIMARY AND SECONDARY	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					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		
69	RELIGIOUS ACTIVITIES				C	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		

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. 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. Refers to number of children on premise at any one time.
5. A child care service may be located in a community facility in any Land Use District pursuant to Paragraph 20.20.170.F.
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 districts.
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 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-O-2 District or within 200 feet of N.E. 4th Street - N.E. 8th Street in the CBD-O-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.060.
 - 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. These uses are permitted only in Bellevue School district schools, whether under control of the School District or the City.
 - a. 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.
 - b. 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 conditionals 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

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