

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 317

AN ORDINANCE relating to land use; and adding Section 4.17, providing for B-W Waterfront Business District, to Ordinance No. 68.

THE CITY COUNCIL OF THE CITY OF BELLEVUE DO ORDAIN AS FOLLOWS:

Section 1. Chapter 4 of Ordinance No. 68, passed on the 28th day of September, 1954, is hereby amended by adding thereto Section 4.17 which shall provide as follows:

"Section 4.17 B-W WATERFRONT BUSINESS DISTRICT.

A district providing for business operations directly related to water activities. The establishment of a business in this district shall be of such scale and scope that at least one essential, one primary, and one secondary use are provided.

4.17.10 Essential Uses:

4.17.11 Water moorage for pleasure boats, subject to the regulations of 4.17.41.

4.17.12 Dry land storage for pleasure boats, subject to the regulations of 4.17.42.

4.17.20 PRIMARY PERMITTED USES:

4.17.21 Gasoline and oil sales for pleasure boats, subject to the regulations of 4.17.43.

4.17.22 A ship's store, limited to pleasure boat supplies such as paint, line, small tools, marine instruments, safety equipment, flags and pennants.

4.17.30 SECONDARY PERMITTED USES:

4.17.31 Minor repair and service work for pleasure boats.

4.17.32 The sale and installation of minor accessories for pleasure boats.

4.17.33 One shop and storage facility accessory to the above minor services.

4.17.34 Sales in connection with a ship's store - limited to essential pleasure boat supplies such as soft drinks and ice - and not including a restaurant or coffee bar service.

4.17.35 A residence for a caretaker or employees.

4.17.36 The demonstration of new boats, subject to the regulations of 4.17.44.

4.17.40 SPECIAL CONDITIONS:

4.17.41 Wharves for the moorage of private pleasure boats are permitted provided:

1. The development has received any permits necessary from the Corps of Engineers.
2. The structures comply with the requirements of the Building Code of the City of Bellevue. A wharf or pier with a land end 6' or more in width shall be designed structurally to carry 125 lbs/sq. ft.
3. Wharf or pier docks are not higher than U. S. A. E. elevation 27.0', and roof structures over such piers are not higher than U. S. A. E. elevation 38.0'. (U. S. A. E. Lake Washington high water level datum is 22.0' above mean lower low water in Puget Sound). All roofed structures, except a gasoline sales shelter, shall be located on the land or shore side of the natural shoreline of 1958.
4. Covered moorage structures are uniform in design. Wharves, piers or covered moorage structures are built of dimensioned lumber or other rigid, finished, manufactured materials. Wood structural members, such as posts and beams, shall be a minimum of 4" dimension timber construction. No piling shall extend above the pier or wharf deck, except for specific uses such as the mast of a derrick for lifting boats out of the water. Piling may be used to support a roofed and walled structure when located on the inside of the walled sides of the structure, but not on an open side. Such piling shall be braced and tied to prevent working. Walls applied to such piling shall be furred to a plumb and true plane. Individual private moorage roofs built on piers or floats will not be permitted.

4.17.42 Dry land storage for small pleasure boats is permitted provided:

1. Storage sheds or shelter structures are not higher than 16' above grade.

2. Such structures are uniform in design, constructed of dimensioned members, finished with rigid, manufactured materials, painted or stained and maintained in first class condition at all times.
3. The premises in the storage vicinity is maintained free of any discarded boats, materials, equipment or parts. New materials stocked to supply the needs of boat owners shall be stored in an enclosed building.
4. Boat work is limited to the maintenance and minor repair of private pleasure boats. No boat building operations are permitted.

4.17.50 GENERAL CONDITIONS:

4.17.51 A minimum of two chemical fire extinguishers in operating condition and in conspicuous locations, accessible to the public at all times, shall be provided on each pier or wharf and in each dry land boat storage structure. Extinguishers shall be one of the following: Chemical Foam 2½ gallons; Carbon Dioxide 15 lbs; Dry Chemical 10 lbs. The make and model of extinguisher must be approved by the Fire Department.

4.17.52 Roofed moorage structures shall provide adequate natural or artificial light on the piers and walkways at all times to make passage safe.

4.17.53 Convenient on-shore toilet facilities shall be provided for each sex. Such facilities and their location shall comply with the regulations of the King County Health Department and shall be connected to a sanitary sewage disposal system. A covered trash can and a covered garbage can shall be located at 100' intervals on piers or wharves.

4.17.54 One water oriented advertising sign or device is permitted. Such sign may be illuminated but shall not be a source of light if the area of the sign is greater than 32 square feet. The maximum size of any such sign is 50 square feet. Small identifying signs on the piers indicating direction, location or type of service are permitted. Lights required as navigation aids are permitted. Land oriented signs must be an integral part of the architectural design and shall not be a source of illumination. White light for the illumination of the premises is permitted but such lights shall be so located or shielded that no direct light rays are visible from adjoining properties.

4.17.55 Areas for parking, dry land boat storage and general traffic circulation shall be surfaced with a minimum of oiled crushed rock to reduce dust and mud. Heavy

traffic areas such as main entrance roads shall be paved with a hard surface such as asphalt or concrete.

4.17.56 Parking provisions shall be required as prescribed in Section 4.13.

4.17.60 PROHIBITED USES:

4.17.61 No boat, houseboat, or premises afloat or located on piles or piers over water, shall be used as a place of habitation.

4.17.62 A used boat business or the offices of a boat dealer or broker is prohibited in this district.

4.17.70 AREA AND DIMENSIONAL REGULATIONS:

4.17.71 Maximum property coverage by buildings - including roofed water moorage - 35%.

4.17.72 Maximum building height - one story, and not higher than 16'.

4.17.73 Yard and space requirements for developments within this district shall be governed by the requirements of Fire Zone No. 2 of the Uniform Building Code.

4.17.74 Yard requirements on the perimeter of this district shall be one of the following:

1. Where this district adjoins an independently owned single family, R-2, R-3 or R-3L District, not a part of the B-W development, the boundary shall be landscaped for 20' with a solid planting of evergreen trees and shrubs. At the 20' line a solid fence 6' high shall be built. Buildings in the B-W development shall be 64' or more from the 6' fence line.

4.17.75 The centerline of any piers extending out into Lake Washington shall be a minimum of 84' from the extended boundary of a residential district."

Section 2. This Ordinance shall take effect and be in force five (5) days after its passage, approval and legal publication.

PASSED by the City Council on this 11th day of August, 1959, and signed in authentication of its passage this 11th day of August, 1959.

Kenneth Albee
Mayor

Approved as to Form:

Joseph Stiller
City Attorney

(SEAL)

Attest:

Harvey P. Humphrey
Dep. City Clerk

Published August 27, 1959

FILED
CITY OF BELLEVUE

DATE Aug 12 1959

Dep. CITY CLERK Harvey P. Humphrey