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CITY OF BELLEVUE, WASHINGTON  
ORDINANCE NO. 3253

AN ORDINANCE relating to residential garages on slopes; and amending Bellevue City Code (Land Use Code) 20.20.035.

WHEREAS, it is desirable to allow the construction of a garage in the required front yard setback of a steeply sloping site; 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) 20.20.035 is amended to read as follows:

20.20.035 Setbacks: Exceptions: Residential Garage on Slope

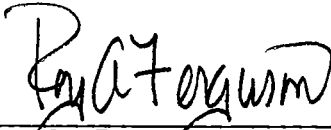
- A. If the topography of a lot is such that the front building line is 8' or more above the street grade, and there is no reasonable way to construct a driveway up to the dwelling level, a garage may be built into the bank and must be set at least 5' back from the front lot line.
- B. If the topography of a lot line is such that the land drops down steeply from the street level, and there is no reasonable way to construct a driveway with a slope less than 15% down to the dwelling level, a garage may be built in the front yard setback subject to approval by the Planning Director. The garage must be set at least 5' back from the front lot line, and may not exceed 15' above street level measured to the peak of a pitched roof or 9' above street level measured to the top of a flat roof. The garage must be oriented so that its shortest dimension is essentially parallel to the street in order to mitigate view obstruction from upland properties.
- C. All structures must comply with the street intersection site obstruction requirements of Section 20.20.830.

Section 2. 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.

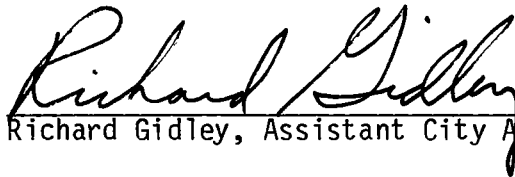
PASSED by the City Council this 2<sup>nd</sup> day of May, 1983, and signed in authentication of its passage this 2<sup>nd</sup> day of May, 1983.

(SEAL)

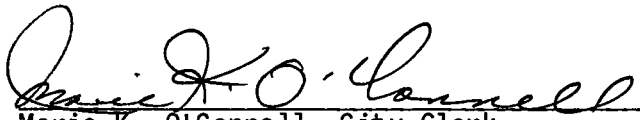
  
\_\_\_\_\_  
Roy A. Ferguson, Mayor

Approved as to form:

Linda M. Youngs, City Attorney

  
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Richard Gidley, Assistant City Attorney

Attest:

  
\_\_\_\_\_  
Marie K. O'Connell, City Clerk

Published May 7, 1983