

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 326

AN ORDINANCE relating to land use; adding Section 4.18 providing for C-2 Commercial District, and Section 4.17.44, to Ordinance No. 68 as amended by Ordinance No. 317; and amending Section 4.17.62.

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 4.18 which shall provide as follows:

"Section 4.18 C-2 COMMERCIAL DISTRICT.

The C-2 District is designed to provide an area for commercial operations concerned primarily with distribution, the storage and transfer of finished products, light manufacture and processing, and for operations which, because of their nature, the manner in which they are conducted, or the arrangement of their operations on the site, will be compatible with and not detrimental to the uses in the adjacent more restricted districts.

The business uses facing a district other than C-1, C-2 or C-M are limited to offices, enclosed sales or display rooms, customer parking areas, public entrances, and the yard display uses specifically defined and prescribed herein. All other uses shall be oriented away from districts other than C-1 or C-M and shall be screened by Permitted Use buildings, solid fences or walls 8' or higher, or an effective solid planting of evergreen trees and shrubs.

4.18.10 ESSENTIAL USES:

4.18.11 Retail or wholesale sales and sales display rooms and business offices for the administrative, sales or clerical staffs of concerns whose products, equipment or materials are manufactured elsewhere. Retail sales shall not include, as the Essential Use, common commodities such as food, clothing or household goods, or other articles normally available in and usually associated with the retail or commercial business districts (B-1 or C-1). The following list indicates the kind of sales uses intended:

Concerns engaged in: machinery sales, construction equipment and tools, electrical equipment distributors, manufactured building product agencies, automobile agencies, gardening products and equipment sales, tire distributors, boat agencies, swimming pool agencies, pre-fab structure agencies.

The following list indicates the kind of sales uses prohibited as Essential Uses:

Grocery stores, department stores, hamburger stands or drive-ins, clothing stores, gas stations, beauty or barber shops, hardware stores, used car lots.

4.18.12 Light fabrication, processing or assembly operations, which involve no heavy parts or equipment or handling machinery, such as small tool and instrument making, the assembly of electronic control devices, the precision casting or machining of small plastic or metal products, or the turning and finishing of small wood or ceramic parts. Such operations, as restricted uses, shall be only those which are clean and quiet and compatible with other uses permitted in this district, and able to comply with the intent of the two preamble paragraphs of this section.

4.18.13 Any of the uses permitted in the B-2 District.

4.18.14 Other uses which can be shown to be similar in character to the above uses.

4.18.20 PRIMARY PERMITTED USES:

4.18.21 Municipal buildings, police or fire stations.

4.18.22 Buildings or developments necessary for the operation of a public utility provided the installation complies with the requirements of Paragraph 5.2.80.

4.18.30 SECONDARY PERMITTED USES:

4.18.31 Accessory buildings or uses incident and related to essential or primary uses, such as residences for watchmen or custodians; specialty hardware; cafeterias when related to and for the convenience of the customers and employees of an Essential Use; garages for the storage or maintenance of cars or trucks used in the business; used car sales or repair garages as part of a new car agency; real estate office as part of an Essential Use; common building materials as part of an Essential Use; or similar accessory uses.

4.18.32 Secondary operations necessary to essential or primary uses, such as the minor assembly of equipment manufactured elsewhere; the alteration or incidental processing of a product which does not create a new product, such as the cutting of factory size glass to window pane sizes, the reduction of bulk paper shipments to sizes for local consumption.

4.18.33 Parking lots for employees cars or for mobile equipment used in the business, located behind the principal Essential Use Building.

4.18.34 Front yard display uses (secondary to an Essential Use housed in a building) designed, built and maintained as follows:

1. Domestic garden equipment, supplies and/or nursery stock displays. Such yard display areas and the equipment or stock displayed shall be orderly and organized. Only one item of a kind shall be displayed in the front yard - one 20" spreader, one 90# bale of peat, one specimen of mugo pine, etc. Each displayed item shall be free standing with clear walking space around it.
2. Automobiles, new or used, as a part of a new car agency. Such yard display area shall be orderly and organized. Each car shall occupy a minimum space 9' x 20'. The front yard display area shall contain not more than 20 cars. Landscaping shall be provided within the display area at 70' centers, as in customer parking areas.
3. Boats, new or used, as a part of a new boat agency. Such yard display area shall be orderly and organized. Each boat shall be provided with a space 2' wider than its beam and 4' longer than its length. The minimum parking space for a boat shall be 9' x 20'. The front yard display area shall contain not more than 20 boats or more than 4000 sq. ft. of display area. Landscaping shall be provided within the display area at 70' centers, as in customer parking areas.
4. Other yard display uses which can be shown to be similar in character to the above uses, and have been approved by the Planning Commission.
5. For all front yard display uses the space between the yard display and the street paving shall be landscaped with ornamental evergreen shrubs and lawn. Additional stock, equipment, boats, cars, materials, etc., shall be located behind the principal Essential Use Building, or walled or screened from view.

4.18.35 Customer parking as required by Section 4.13.

4.18.40 PROHIBITED USES:

4.18.41 Wrecking yards. Independent separately owned or operated used car lots, gas stations, auto body shops, repair garages, beauty or barber shops, real estate offices, food, clothing or hardware stores.

4.18.50 GENERAL REGULATIONS:

4.18.51 All buildings and developments in this district, so located that they orient to or face a more restricted district, shall achieve a high standard of architectural design, generally institutional in character such as currently contemporary schools, banks, hospitals, office buildings, etc. No buildings of a strictly utility nature, devoid of the fundamentals of aesthetics or architectural design, shall be permitted in a perimeter location.

4.18.52 Advertising signs on the property or on buildings within this district shall be so oriented that they face away from any adjoining residential district. All signs shall be an integral part of the architectural design, located on the buildings or on structures related to the buildings. Signs of billboard character or signs projecting above the buildings, are prohibited. Attention attracting devices such as streamers, flashers, twirlers, banners, flashing lights, searchlights, etc. are prohibited. In yard display areas only name and price tags on nursery stock and equipment, or age, name and price cards on the inside of cars or boats is permitted.

4.18.53. Parking areas located on street frontage shall include landscaping and shall include tree and shrub plantings within the parking area at approximately 70' on center each way; each such planting location shall be a minimum of 25 sq. ft. in area. Street frontage areas not devoted to plants and trees, parking, or buildings, shall be maintained in lawn out to the shoulder of the street paving.

4.18.54 The performance standards of the C-1 District shall apply to the C-2 District.

4.18.55 Development of a C-2 property which adjoins a residential zone shall effectively sight screen that boundary with hedge plantings of evergreen trees and shrubs.

4.18.60 AREA AND DIMENSIONAL REGULATIONS:

4.18.61 Minimum building and display yard setback requirements:

1. Front yards facing a public street - Building line - 50'.
2. Front display yards facing a public street - yard line - 30'.

4.18.62 Maximum land coverage by buildings - 35% of the area of the property.

4.18.63 Street frontage and site area: Minimum frontage on a public street - 100'. Minimum site or lot area - 1 acre.

4.18.64 Building height: The bulk regulations of the B-1 District shall apply to the C-2 District (Sections 4.12.52 through 4.12.56)."

Section 2. Chapter 4 of Ordinance No. 68, as amended by Ordinance 317 passed on the 11th day of August, 1959, is hereby amended by adding thereto Section 4.17.44, which shall provide as follows:

"Section 4.17.44 The sale of boats is permitted provided:

1. A boat sales business is operated as a part of a pleasure boat moorage facility.
2. Any on land display yard for boats, new or used, shall be orderly and organized. Each boat shall be provided with a space 2' wider than its beam and 4' longer than its length. The minimum parking space for a boat shall be 9' x 20'. The display yard shall contain not more than 20 boats or more than 4000 sq. ft. of display area. Landscaping shall be provided within the display area at 70' centers, as in customer parking areas. Only one display yard shall be permitted in an Essential Use facility.
3. The on-land testing or demonstrating of outboard motors shall be inside a closed building - a part of or connected to a ship's store or a service shop.
4. Advertising signs related to the sale of boats are located only on the boats."

Section 3. Section 4.17.62 of Ordinance No. 68, as amended by Ordinance 317, is hereby amended to read as follows:

"Section 4.17.62 The dead storage or moorage of derelict craft, on shore, or in the water secured to buoys, anchors or other boats, is prohibited."

Section 4. 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 13<sup>th</sup> day of October, 1959, and signed in authentication of its passage this 13<sup>th</sup> day of October, 1959.

Approved as to Form:

Joseph J. Pender  
City Attorney

(SEAL)

Attest:

Jan J. Scholten  
City Clerk

Published Oct. 22, 1959

Thomas A. Cole  
Mayor

FILED

CITY OF BELLEVUE

DATE Oct. 14, 1959

CITY CLERK Jan J. Scholten