

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 360

AN ORDINANCE relating to land use; amending the primary permitted uses of the R-3 and R-S districts, and amending Sections 4.8 and 4.10 of Ordinance No. 68 as amended.

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

Section 1. Section 4.8 R-3 Multifamily District of Ordinance No. 68, passed by the City Council on September 28, 1954, is hereby amended by the addition of Section 4.8.26, which shall provide as follows:

"Section 4.8.26 A Post Office building or a building specifically designed for Post Office use, may be located in an R-3 District providing that when such building or development adjoins or faces an R-3L or single family district the following conditions are met:

1. The service access to the site, service parking area, and service entrances to buildings shall be oriented away from R-3L or single family residential districts, and arterial streets.
2. Building heights shall not exceed the limit permitted in the most restrictive adjoining district.
3. Any portions of buildings visible from a street which has residential zoning adjoining it shall be of such architectural character as to be compatible with residential uses and shall be screened by trees and landscaping.
4. The site of a governmental building shall be landscaped and maintained in the following manner, or an approved equivalent:
 - (a) Street frontage: Street frontages, except drive-ways, parking areas and pedestrian walks, shall be landscaped with evergreen shrubs or a combination of lawn, evergreen or deciduous shrubs and trees, and perennial or annual flowers, to create and maintain a maximum landscaped character. No tree or shrub shall be located or permitted to grow so as to obstruct the view of a walk or drive-way crossing.
 - (b) The portions of the property perimeter, not developed as described in (a) and 3. above, shall be sight screened from adjoining R-3, R-3L and single family residence districts by a solid planting of evergreen trees and shrubs. The initial

minimum height of trees forming a part of such sight screen shall be 12'. Such trees shall be spaced on the perimeter of the site at a maximum distance of 25' center to center. The shrubs used in the perimeter screen shall be so located that there will be a minimum of two shrubs in depth, staggered in position, to prevent an unobscured penetration of sight or light. The minimum initial height of such shrubs shall be 3'. The planting bed for the screening trees and shrubs shall be not less than 12' in depth.

(c) Maintenance: All landscaping shall be maintained in a healthy, growing condition and kept reasonably free from weeds or trash.

5. Public parking areas shall be provided as required in Section 4.13."

Section 2. Section 4.10 R-S Semi-Public District of Ordinance No. 68, is hereby amended by the addition of Section 4.10.24, which shall provide as follows:

"Section 4.10.24 A Post Office building or a building specifically designed for Post Office use, may be located in an R-S District providing that when such building or development adjoins or faces an R-3L or single family district the following conditions are met:

1. The service access to the site, service parking area, and service entrances to buildings shall be oriented away from R-3L or single family residential districts, and arterial streets.
2. Building heights shall not exceed the limit permitted in the most restrictive adjoining district.
3. Any portions of buildings visible from a street which has residential zoning adjoining it shall be of such architectural character as to be compatible with residential uses and shall be screened by trees and landscaping.
4. The site of a governmental building shall be landscaped and maintained in the following manner, or an approved equivalent:
 - (a) Street frontage: Street frontages, except driveways, parking areas and pedestrian walks, shall be landscaped with evergreen shrubs or a combination of lawn, evergreen or deciduous shrubs and trees, and perennial or annual flowers, to create and maintain a maximum landscaped character. No tree or shrub shall be located or permitted to grow so as to obstruct the view of a walk or driveway crossing.

(b) The portions of the property perimeter, not developed as described in (a) and 3. above, shall be sight screened from adjoining R-3, R-3L and single family residence districts by a solid planting of evergreen trees and shrubs. The initial minimum height of trees forming a part of such sight screen shall be 12'. Such trees shall be spaced on the perimeter of the site at a maximum distance of 25' center to center. The shrubs used in the perimeter screen shall be so located that there will be a minimum of two shrubs in depth, staggered in position, to prevent an unobscured penetration of sight or light. The minimum initial height of such shrubs shall be 3'. The planting bed for the screening trees and shrubs shall be not less than 12' in depth.

(c) Maintenance: All landscaping shall be maintained in a healthy, growing condition and kept reasonably free from weeds or trash.

5. Public parking areas shall be provided as required in Section 4.13."

Section 3. 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 9th day of February, 1960, and signed in authentication of its passage this 9th day of February, 1960.

Approved as to Form:

[Signature]
City Attorney

[Signature]
Mayor

(SEAL)

Attest:

[Signature]
City Clerk

FILED

CITY OF BELLEVUE

DATE February 10, 1960

CITY CLERK [Signature]

Published February 18, 1960