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4-9-87

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3780

AN ORDINANCE relating to floor area ratio limitations for office space outside the CBD; and amending Bellevue City Code (Land Use Code) 20.20.010 and 20.50.032.

WHEREAS, Comprehensive Plan Policy 21.F.190 indicates that office use outside the CBD should be low intensity office; and

WHEREAS, the Comprehensive Plan defines low intensity as a sliding scale with a maximum floor area ratio of 0.5 depending on building size; and

WHEREAS, the City has, since at least January, 1981, limited office use outside the CBD in conformance with the policy and definition of the Comprehensive Plan; and

WHEREAS, it is desirable to incorporate the concept of low intensity office into the Land Use Code in order to clearly notify affected property owners; and

WHEREAS, the City has complied with the State Environmental Policy Act and with 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) 20.20.010 Uses in Land Use Districts - Dimension Requirements - Chart and Notes is amended to read as follows:



**NOTES: Uses in Land Use Districts—Dimensional Requirements**

- (1) These setbacks control except where street classification in Section 20.20.020 indicates a greater setback.
- (2) Side yard setback in R-30 districts increases to 20 ft. on any side yard where structure exceeds 30 ft. above finished grade.
- (3) All rear and side yards shall contain landscaping as required by Section 20.20.520.
- (4) See Section 20.20.012.
- (5) See Section 20.20.015.
- (6) The maximum allowable building height in R-20 districts is 40 feet if the ground floor of such building is devoted to parking.
- (7) The maximum allowable building height is 75 feet on any property designated OLB which lies within 475 feet of the right-of-way of I-405, between I-90 and SR-520, subject to obtaining a Conditional Use Permit, (Part 20.30B. or Part 20.30C). (Ord. 3530, 8-12-85, Section 10).
- (8) Dimensional requirements for CBD Land Use Districts are listed in Section 20.25A.020.
- (9) Any office building or any office portion of a building shall comply with the definition of "low intensity". See Section 20.50.032.
- \* (10) The maximum building height may be exceeded upon approval of the Director of Design and Development. Requests for such approval shall be processed in accordance with the administrative conditional use procedure of Part 20.30E. Before granting any such approval, the Director of Design and Development must find that:
  - a) The height increase is only to accommodate equipment, structures or buildings that contain special equipment primarily related to light manufacturing, wholesale, trade and distribution use, and is not for office or bulk retail use; and
  - b) There is functional need for a height increase; and
  - c) The overall site development will minimize adverse impacts caused by the height increase.Notwithstanding the provisions of this Note, no height increase is permitted within a Transition Area as defined in Part 20.25B. (Ord. 3530, 8-12-85, Section 11).
  - \* Not effective within the jurisdiction of the East Bellevue and Sammamish Community Councils. The maximum building height in LI Districts shall remain 30 feet.
- \* (11) Except in transition areas, the allowable building height of any office building located in a PO, O, OLB, GC, NB, CB or OU district may be increased by one story, but not to exceed 15 feet, if the ground floor of that building is devoted to parking for that building.
  - \* Not effective within the jurisdiction of the East Bellevue and Sammamish Community Councils. The maximum building height in LI Districts shall remain 30 feet.
- (12) At least 80% of the net area of the site must be devoted to natural vegetation, landscape development, ponds, watercourses, or outdoor recreation areas except as otherwise provided in Note 14.
- (13) For each square foot of lot area devoted to open space in excess of 30% of the total lot area, one square foot is added to the lot area for the purpose of calculating density.
- (14) In a Planned Unit Development pursuant to 20.30D, west of I-405 and south of I-90, maximum lot coverage by structures is 35% if the proposal contains marine related activities.
- (15) Maximum lot coverage by structures is determined after public right-of-way and private roads are subtracted from the gross land area.
- (16) If there is a conflict between the minimum lot area and the permitted number of dwelling units per acre, the minimum lot area controls.
- (17) Dwelling units per acre is determined pursuant to Section 20.30D.
- (18) If the setback abuts a street right-of-way, access easement or private road, the minimum dimension is 10 feet unless a greater dimension is specified. (Ord. 3498, 5-28-85, Section 2).
- (19) See Section 20.20.030 for designation and measurement of setbacks.
- \* (20) Notwithstanding any other provision of this Code, except Part 20.25B or Section 20.20.900-910, as applicable, the allowable building height of an office building may be increased by one story, not to exceed 15 feet if the ground floor of that building is devoted to parking for that building.
  - \* Effective only within Community Council jurisdiction.

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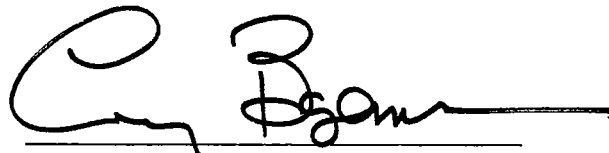
Section 2. Bellevue City Code (Land Use Code) 20.50. 032 is amended by the addition of a new definition which reads as follows:

LOW INTENSITY. An office building or office portion of a building with an F.A.R. of 0.5 or less; provided that the following sliding scale is observed as interpolated and extrapolated below 0.5. At 0.5 F.A.R., no office building or office portion of a building may exceed 50,000 square feet of gross floor area; at 0.3 F.A.R., 100,000 square feet; at 0.1 F.A.R., 150,000 square feet.

Section 3. This ordinance shall be published in accordance with law and shall take effect and be in force on June 25, 1987

PASSED by the City Council this 26<sup>th</sup> day of May, 1987, and signed in authentication of its passage this 26<sup>th</sup> day of May, 1987.

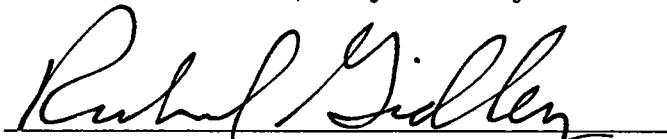
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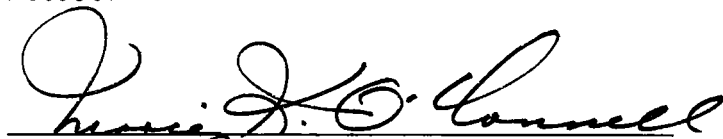
Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
Richard L. Andrews, City Attorney

Attest:

  
Marie K. O'Connell, City Clerk

Published May 30, 1987