

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 385

AN ORDINANCE relating to land use; providing for certain Conditional Uses, and amending The Bellevue Comprehensive Zoning Ordinance.

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

Section 1. Sections 4.1.21, 4.2.21, 4.3.21, 4.4.21, 4.5.22, and 4.6.21 of Ordinance No. 68, passed by the City Council on September 28, 1954; and Section 4.8a.21 of Ordinance No. 68, as amended by Ordinance No. 252 passed by the City Council on July 22, 1958, be and the same are hereby amended to read as follows:

"Uses such as churches, community clubhouses or swimming pools, non-commercial art gallery, library or museum, schools, colleges, parks or other recreation facilities, provided the site is of sufficient size to permit compliance with the requirements of Paragraphs 5.1.40 or 5.1.50 and Section 4.13, and provided that the development, upon review by the Planning Commission, can be found to meet the requirements defined in 6.1.10."

Section 2. Section 4.7.21 of Ordinance No. 68 be and the same is hereby amended to read as follows:

"Uses such as churches, schools, colleges, community clubhouses, non-commercial art galleries, libraries, museums, memorial buildings or parks; clubs or fraternal societies except those the chief activity of which is a service customarily conducted as a business; provided the site is of sufficient size to permit compliance with the requirements of Paragraph 5.1.40 or 5.1.50 and section 4.13, and provided that the development, upon review by the Planning Commission, can be found to meet the requirements defined in 6.1.10."

Section 3. Section 4.8.21 of Ordinance No. 68, as amended by Ordinance No. 278, passed by the City Council on January 13, 1959, be and the same is hereby amended to read as follows:

"Uses such as churches, schools, colleges, community clubhouses, non-commercial art galleries, libraries, museums, memorial buildings, or parks; clubs or fraternal societies except those the chief activity of which is a service customarily conducted as a business; sanitoriums, institutions of philanthropic and eleemosynary uses but not those of a corrective nature; provided the site is of sufficient size to permit compliance with the requirements of Paragraphs 5.1.40 or 5.1.50 and section 4.13; rest homes or convalescent homes in which the residents are not confined and the building character and operation is similar to that

of a multifamily dwelling; provided that the development, upon review by the Planning Commission, can be found to meet the requirements defined in 6.1.10."

Section 4. Sections 4.8.23, 4.9.23, 4.10.16 and 4.12.25 of Ordinance No. 68; and Section 4.14.25 of Ordinance No. 68, as amended by Ordinance No. 130 passed by the City Council on December 6, 1955; and Section 4.16.22 of Ordinance No. 68, as amended by Ordinance No. 138 passed by the City Council on January 17, 1956; and Section 4.18.21 of Ordinance No. 68, as amended by Ordinance No. 326 passed by the City Council on October 13, 1959, be and the same are hereby amended to read as follows:

"Municipal buildings, police stations, fire stations, buildings for county, state, federal government or special district use. Such uses shall be reviewed by the Planning Commission to determine that they meet the requirements defined in 6.1.10."

Section 5. Sections 4.8.24, 4.9.22 and 4.10.22 of Ordinance No. 68, be and the same are hereby amended to read as follows:

"Public transportation system terminals. Such a use shall be reviewed by the Planning Commission to determine that it meets the requirements defined in 6.1.10."

Section 6. Section 4.10.23 of Ordinance No. 68; and Section 4.16.25 of Ordinance No. 68, as amended by Ordinance No. 138, be and the same are hereby amended to read as follows:

"Undertaking establishments provided the off-street parking area is so arranged that a funeral procession of 20 cars can be accommodated in procession formation within the parking area. Parking areas and service yards must be sight screened from adjoining residential properties. Such a use shall be reviewed by the Planning Commission to determine that it meets the requirements defined in 6.1.10."

Section 7. Section 4.1.22, 4.2.22, 4.3.22, 4.4.22, 4.5.23, 4.6.22, 4.7.22, 4.8.22, 4.9.21, 4.10.21, and 4.16.21 of Ordinance No. 68; and Section 4.8a.22 of Ordinance No. 68, as amended by Ordinance No. 252, be and the same are hereby amended to read as follows:

"Buildings or developments necessary for the operation of a public utility, provided the installation complies with the requirements of Paragraph 5.2.80 and Section 4.13, and provided that the development, upon review by the Planning Commission, can be found to meet the requirements defined in 6.1.10."

Section 8. Section 4.11.24 and 4.12.27 of Ordinance No. 68; and Section 4.18.22 of Ordinance No. 68, as amended by Ordinance No. 326, be and the same are hereby amended to read as follows:

"Buildings or developments necessary for the operation of a public utility, provided the installation complies with

the requirements of Paragraph 5.2.80, and provided that the development, upon review by the Planning Commission, can be found to meet the requirements defined in 6.1.10."

Section 9. Section 4.14.23 of Ordinance No. 68, as amended by Ordinance No. 130, be and the same is hereby amended to read as follows:

"Buildings or developments necessary for the operation of a public utility, provided that the development, upon review by the Planning Commission, can be found to meet the requirements defined in 6.1.10."

Section 10. Section 4.16.23 of Ordinance No. 68, as amended by Ordinance No. 138, be and the same is hereby repealed.

Section 11. Ordinance No. 68 is hereby amended by the addition thereto of Section 6.1.10, which shall read as follows:

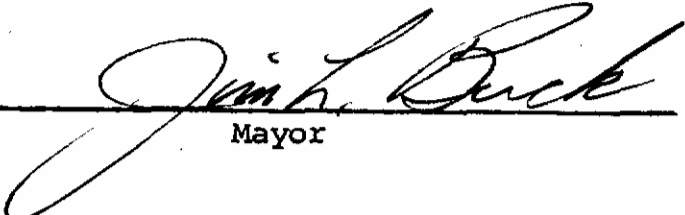
"Review by the Planning Commission: The uses which require review by the Planning Commission may be presented to the Commission for preliminary discussion and tentative approval or disapproval. Final approval by the Commission will require delineation of the proposal in sufficient detail - site plan, building plan, perspective, etc. - so that the project is clearly defined. The Commission in reviewing and judging the merit of a proposal shall direct their considerations to, and find that the following conditions and standards are met.

1. The proposed development will further and be in keeping with and not contrary to the objectives of the Comprehensive Plan.
2. The effect of the proposed development on the immediate vicinity will not be materially detrimental.
3. That there is merit and value in the proposed development for the community as a whole.
4. That sufficient consideration has been exercised by the developer in adapting the project to existing improvements in the vicinity.

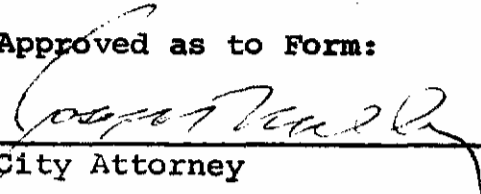
Written notice of approval by the Commission, and their recommendations, additions or revisions to the proposed development, shall be forwarded to the City Engineering Department."

Section 12. 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 14th day of June, 1960, and signed in authentication of its passage this 14th day of June, 1960.

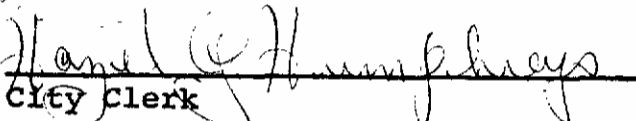
  
\_\_\_\_\_  
Mayor

Approved as to Form:

  
\_\_\_\_\_  
City Attorney

(SEAL)

Attest:

  
\_\_\_\_\_  
City Clerk

FILED  
CITY OF BELLEVUE  
DATE 6/15/60  
CITY CLERK /s/ Hazel G. Humphrey

Published June 23, 1960