

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 422

AN ORDINANCE relating to land use; adding Section 4.19, providing for B-2L Limited Business District, and amending The Bellevue Comprehensive Zoning Ordinance.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, 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 4.19 which shall provide as follows:

"Section 4.19 B-2L LIMITED BUSINESS DISTRICT. This district shall provide an area for the location of buildings for regional or district offices and other compatible uses, with regulations to afford protection for developments in this and adjacent districts.

4.19.10 ESSENTIAL USES:

4.19.11 Office buildings to accommodate, as essential users: executive, administrative, clerical, professional or scientific staffs of business or professional concerns whose other operations such as warehousing, distribution, retail sales, manufacturing, storage, processing, etc., are conducted elsewhere.

4.19.12 Institutions -- such as schools, colleges, hospitals, medical clinics, sanatoriums, philanthropic or eleemosynary uses.

4.19.13 Scientific operations concerned with research or laboratory experiment or testing which require no heavy equipment or machines or the production or processing of quantities of materials.

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

4.19.20 Primary Permitted Uses:

4.19.21 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.

4.19.22 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.

4.19.23 Public parks.

4.19.24 Community club buildings or community recreation facilities such as a swimming pool or tennis courts.

4.19.30 SECONDARY PERMITTED USES:

4.19.31 Accessory buildings or uses incident to essential primary uses such as garages solely for the storage of vehicles of occupants of the building; Restaurants or cafeterias primarily for the convenience of the occupants of the building and not for general public use; printing of materials necessary in the operation of the essential or primary business and not used for the conduct of a general printing business; sample display sales rooms; or similar accessory uses.

4.19.32 Playfields or recreation area in connection with an essential or primary use.

4.19.33 Accessory buildings or multibuilding developments with uses complementary and related to a dominant essential or primary use; such as a hospital with allied uses including medical offices, surgical supply and equipment, apothecary, optician, or inresidence apartments; or an institution with separate administration building, maintenance building or living-in quarters building; provided control of building design, location, and site development is retained by the dominant use. In such coordinated developments the site area requirement shall apply to the group of buildings and the yard requirements to the site perimeter.

4.19.40 SPECIAL PERMITTED USES:

4.19.41 Public transportation Shelter Stations located or adjacent to public rights of way provided the City Engineer determines that the location and the structure is safe and will best serve the need for a shelter station in the area. A permit for the shelter must be obtained from the City Engineer.

4.19.50 AREA AND DIMENSIONAL REGULATIONS:

4.19.51 Minimum setback requirements.

A. Front yards: 50'. Buildings on corner lots shall observe the minimum setback on both streets.

B. Side yards: 20' each side. Where a side yard property line adjoins a single family residence district the side yard dimension shall be 50' and 20' of the 50' shall be planted in evergreen coniferous trees, broad leaf evergreen shrubs and ornamental plants - all a part of the landscaping plan - and resulting in an effective sight obscuring solid planting within two years. Minimum initial height of trees shall be 10'.

C. Rear yards: 50'.

4.19.52 Maximum land coverage by buildings: The total

ground area occupied by the ground floor of a building or covered by upper floors shall not exceed 35% of the area of the property.

4.19.53 Street Frontage and Site Area: The minimum frontage of a public access street shall be 200' and the minimum building site or lot area shall be 2 acres.

4.19.54 Building height: One story, with the roof high point not exceeding 20' above grade. In situations where the slope of the terrain will permit additional floors on lower levels, or where there are existing adjoining higher buildings, the Commission may authorize buildings of more than one story provided the objectives of low building silhouette and transition are not defeated. Where such additional stories are permitted the side yard dimension shall increase 10' per story.

4.19.60 GENERAL REGULATIONS:

4.19.61 Off-street automobile parking and loading areas as required by Section 4.13.

4.19.62 All developments in this district shall be completely landscaped. Detailed planting plans showing location, initial size and name of plant material shall be submitted with the building plans when applying for a building permit. Areas not devoted to plants and trees or parking shall be maintained in lawn. Service yards shall be sight screened from adjoining property or streets or highway by a solid planting of evergreen trees and shrubs. Parking areas over one acre in size shall include tree and shrub plantings within the parking area at approximately 70' on center each way, or shall be screened as a service yard.

4.19.63 Illuminated advertising signs on the property or on buildings within this district shall be so oriented that they face away from an adjoining R-S, R-3, R-2, or First Residence District. Developments which face on Residence Districts shall limit signs on that side to one identifying and non-advertising sign not to exceed 32 square feet in area, located at or near the entrance to the building or property, and not exceeding 10' in height. This sign may be illuminated but shall not be a source of light. All signs shall be an integral part of the architectural design. Necessary safety lighting and directional signs for traffic shall be permitted.

4.19.64 Accessory buildings or structures as defined in Chapter 3 and described in Paragraph 5.1.60 shall be permitted, but no small animals or fowl may be housed therein.

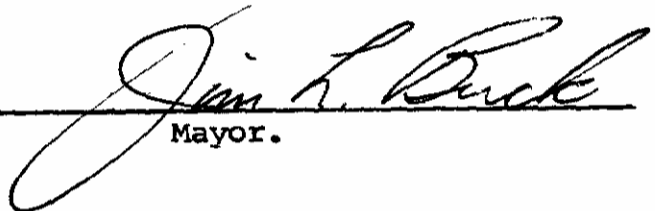
4.19.65 All buildings and developments to be constructed in this district shall be designed and constructed to achieve a high standard of architectural design, generally institutional in character, such as currently contemporary schools, banks, hospitals, office buildings, etc. No buildings of a strictly utility nature, devoid of the fundamentals of aesthetic or architectural design shall be permitted in this district.

4.19.66 No operation shall be permitted in the B-2L District which creates smoke, dust, dirt, fly ash, noise, glare, heat, odor, gases, vibration, electrical radiation or interference or any other evidence of nuisance which is detectable at objectionable levels at the property lines. The performance standards of the C-M District (4.15.50) shall provide the criteria for measurement of such nuisances.

4.19.67 Complete site development plans shall be required prior to the issuance of a building permit. Such plans shall show all proposed improvements and uses on the land and in the buildings with sufficient data to show compliance with the regulations of this ordinance. (See Chapter 7)."

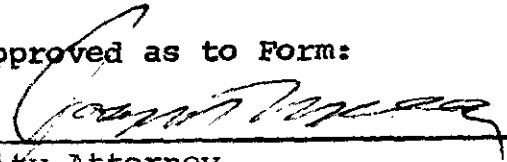
Section 2. This Ordinance shall take effect and be in force five (5) days after its passage, approval and legal publication.

PASSED by the City Council on this 22nd day of November, 1960, and signed in authentication of its passage this 22nd day of November, 1960.



Mayor.

Approved as to Form:



City Attorney

(SEAL)

Attest:

City Clerk

Published December 1, 1960

FILED
CITY OF BELLEVUE
DATE Nov 23 1960
CITY CLERK.....