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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4225

AN ORDINANCE relating to play area requirements for new multi-family developments; establishing a new Section 20.20.540 of the Bellevue City Code (Land Use Code).

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

Section 1. Bellevue City Code (Land Use Code) Chapter 20.20 is amended by the addition of a new Section 20.20.540, to read as follows:

20.20.540. Multi-family Play Areas

- A. In Urban Residential Districts (R-10, R-15, R-20, R-30), new multi-family developments of 10 units or more shall be required, as a condition of building permit approval, to provide a minimum of 800 square feet of unpaved, usable open space with lawn or other soft surface for an outdoor childrens' play area, plus an additional 50 square feet of usable open space for each additional unit beyond the initial 10 units, up to a maximum of 10,000 square feet.
- B. The following factors shall be considered when designing a childrens' play area:
 - 1. The minimum dimension shall be 25 feet; and
 - 2. Earth berms, vegetative screening, or fencing should separate the play area from driving and parking areas; and
 - 3. Residents should have convenient access; and
 - 4. The design should invite a variety of active and passive recreational activities appropriate for children by utilizing unique natural features, creating gentle slopes or berms, and providing other amenities such as seating benches or play equipment.
- C. The childrens' play area shall not be located in areas sensitive to human disturbances such as wetlands, riparian corridors and slopes of 40% or more, or in required street frontage landscaping.

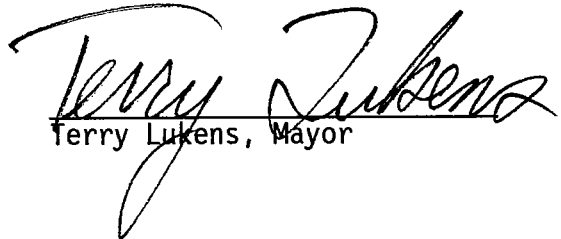
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- D. The childrens' play area may be dispersed on the site, provided that the minimum size of each area is 800 square feet or larger.
- E. Useable open space set aside pursuant to this Chapter shall be applied toward the open space required through the Planned Unit Development process (Section 20.30D. et. seq.).
- F. Units in a multi-family complex which have private yards exceeding 400 square feet shall not be considered in calculating the children's play area requirement for the complex.

Section 2. This ordinance shall be in force and take effect five days after approval and publication.

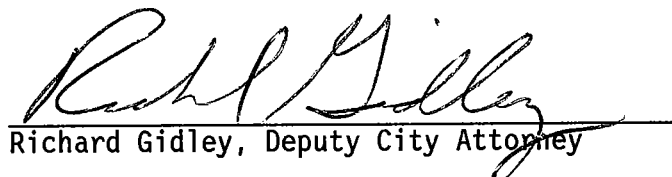
PASSED by the City Council this 25th day of February 1991, and signed in authentication of its passage this 25th day of February, 1991.

(SEAL)

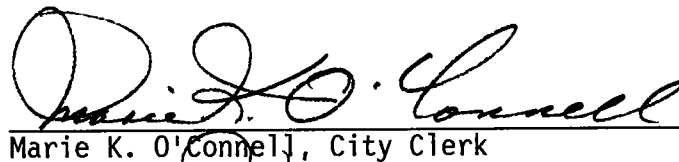

Terry Lukens, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard L. Andrews, City Attorney

Attest:


Marie K. O'Connell, City Clerk

Published March 4, 1991