

12-20-61

CITY OF BELLEVUE, WASHINGTON

ORIGINAL

ORDINANCE NO. 481

AN ORDINANCE relating to land use; and adding Section 4.10a, providing for R-SL Limited Semi-Public District, to Ordinance No. 68.

THE CITY COUNCIL OF THE CITY OF BELLEVUE 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 4.10a which shall provide as follows:

Section 4.10a R-SL A LIMITED SEMI-PUBLIC DISTRICT:

4.10a.10 ESSENTIAL USES:

4.10a.11 A single family dwelling, subject to the regulations of Section 4.1.

4.10a.12 A two-family dwelling, subject to the regulations of Section 4.7.

4.10a.13 A multifamily dwelling, subject to the regulations of Section 4.8a.

4.10a.14 Professional office buildings for the use of doctors, architects, lawyers and engineers or administrative office buildings for uses commensurate with the nonadvertising, conservative occupancy characteristics inherent in the professional uses listed above, provided that the exterior designs of the buildings are compatible with developments on adjacent residential properties. (See 4.10a.60 Special Conditions.) Advertising by signs thereon or from windows thereof is prohibited. A building directory may be illuminated but shall not be a source of light. Parking areas and service yards adjoining a residential district or an existing residence shall be sight screened by evergreen plant material that will provide a solid planting within two years.

4.10a.20 PRIMARY PERMITTED USES:

4.10a.21 Churches, community clubhouses, noncommercial art galleries, library or museum, schools, colleges, parks, provided the site is of sufficient size to permit compliance with the requirements of Paragraphs 5.1.40, 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.

4.10a.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.

4.10a.23 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.

4.10a.24 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 by evergreen plant material that will provide a solid planting within two years. Such a use shall be reviewed by the Planning Commission to determine that it meets the requirements defined in 6.1.10.

4.10a.30 SECONDARY PERMITTED USES:

4.10a.31 Playgrounds when developed in connection with a school, college, park or community clubhouse provided there is compliance with the requirements of Paragraph 5.1.40, 5.1.42 and 5.1.43,

4.10a.32 Accessory buildings and structures as defined in Chapter 3 and described in Paragraph 5.1.60. For single family dwellings, accessory buildings for the housing of animals shall be as required in the adjacent single family zoning district.

4.10a.33 Home occupations as defined in Chapter 3 and subject to the following conditions. (1) that the occupation or profession shall be carried on wholly within the principal building or within a building or other structure accessory thereto; (2) that not more than one person outside the family shall be employed in the home occupation; (3) that there shall be no exterior display, no exterior sign other than the directory type described in 4.10a.14, no exterior storage of materials and no other exterior indication of the home occupation or variation from the residential character of the principal building and that no offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced as a result thereof. In particular a home occupation shall include, but is not limited to, the following: art studio, dressmaking, professional offices of a dentist, lawyer, physician, engineer, architect, or accountant, musical instruction limited to a single pupil at a time. In particular a home occupation shall not include the following: barber shop, beauty parlor, commercial stables or kennels, real estate office, restaurant. The establishment of a home occupation shall require an initial permit granted by the Board of Adjustment, revocable by the Board, upon its finding that there have been violations of the above regulations. The right granted by the initial permit must be maintained by an annual license from the City of Bellevue. The provisions of this paragraph are not applicable in duplex and multifamily dwellings.

4.10a.34 Rooms in a single family dwelling may be rented to not more than four persons other than the family occupying the dwelling, provided there is compliance with health and building code requirements. The owner of the rooms to be rented must obtain an annual license from the City of Bellevue.

4.10a.35 There shall be provided and maintained at least one parking space or garage for each of the cars used by the owners or residents of a dwelling unit erected on a lot, or within 100' of such dwelling unit provided it is on a lot owned by the owner of the dwelling. Such parking space need not be separately zoned. The driveway in the front yard may be used as only one parking space. For multifamily dwellings there shall be provided one parking space or garage for each dwelling unit in the building and these spaces shall be located on the building lot and shall be designated B-P. (See requirements in Section 4.13.)

4.10a.36 Non-commercial cultivation of plants, trees, and gardens. A compost heap shall not be located closer than 25' to the nearest property line unless annually a waiver from the adjoining affected property owner is recorded with the City Clerk.

4.10a.40 SPECIAL PERMITTED USES:

4.10a.41 Public transportation shelter stations located on 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.

4.10a.50 AREA & DIMENSIONAL REGULATIONS:

4.10a.51 Minimum lot area: For residence use as required by 4.10a.11, 4.10a.12, or 4.10a.13.

4.10a.52 Minimum lot dimensions: For residence use as required by 4.10a.11, 4.10a.12, or 4.10a.13.

4.10a.53 Minimum setback requirements: For residence use as required by 4.10a.11, 4.10a.12 or 4.10a.13. For all other uses:

A. Front Yard: 30', or as required by Ordinance #295. Buildings on a corner lot shall observe the minimum setback on both streets. (See also 4.13.14.)

B. Side yard: 20' each side.

C. Rear yard: 25'. Where a lot abuts an alley the required rear yard space can be measured from the centerline of the alley.

4.10a.54 Maximum land coverage by buildings: For residence use as required by 4.10a.11, 4.10a.12, or 4.10a.13. For all other uses, on interior or corner lots - 35%.

4.10a.55 Maximum building height: For residence buildings as required by 4.10a.11, 4.10a.12, or 4.10a.13. Nonresidence buildings - 2 stories, but not more than 30'. Nonhabitable structures such as a church spire, fleche, campanile or high nave, a dome and lantern, a clock tower may be permitted to exceed the height limit provided such structures are not intended or used as sign or billboard advertising devices.

4.10a.56 Areas for off-street auto parking shall be provided as required in Section 4.13.

4.10a.60 SPECIAL CONDITIONS:

4.10a.61 Where an R-SL District adjoins a B-1 District an R-SL use may be built on the common R-SL - B-1 property line provided:

A. The building wall on the property line is a 4-hour wall with no openings.

B. The various uses permitted in each zone are confined to their respective zones - including the provisions for off-street parking. Circulation between separated B-1 and R-SL parking areas is permitted.

4.10a.62 Where a property of single ownership is zoned R-SL & R-3, R-S or B-1 the property can be developed as one project eliminating the side yards and other separating requirements, provided:

A. The various uses are confined to their respective zones - including the provisions for off-street parking. Circulation between separated parking areas is permitted.

4.10a.63 The development of an R-SL use on property adjoining a public street across which is a first residence, R-2, R-3L, R-3, R-SL or R-S District, shall landscape the street frontage with a shrubbery border a minimum of 8' in depth adjoining the street right of way and tree plantings a minimum of 21' from the street right of way and a maximum of 31' on center. (See Ordinance #294 and #295.) There shall be a minimum of driveways interrupting the continuity of the above landscaping requirements.

4.10a.64 Maintenance. Shrubs and trees in the landscaping and screening shall be maintained in a healthy growing condition. Dead or dying trees or shrubs shall be replaced immediately and the planting areas shall be kept reasonably free of weeds and trash.

4.10a.65 Nonresidential buildings on property adjoining a single family or R-3L District shall observe and respect the established or potential residential character of that district; be harmonious in site arrangement; compatible in site development and landscaping; and reasonably integrated in such detail as finish materials, color, etc.

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 26 day of December, 1961, and signed in authentication thereof this 26 day of December, 1961.

Approved as to Form:

[Signature]
City Attorney

Attest:

[Signature]
City Clerk

Published January 4, 1962

[Signature]
Mayor

(SEAL)

FILED NO. 0154
CITY OF BELLEVUE

DATE 12-27-61

CITY CLERK [Signature]