

ORIGINAL

0182-ORD
07/30/98

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5090

AN ORDINANCE relating to the parking of recreational vehicles, watercraft and utility trailers in residential land use districts; deleting the commercial vehicle provisions that are currently contained in the recreational vehicles section of the Bellevue Land Use Code; and further amending Section 20.20.720 of the Bellevue Land Use Code to delete an expired grandfather clause regarding the parking of recreational vehicles, watercraft and utility trailers in driveways.

WHEREAS, provisions regulating the parking of commercial vehicles in residential land use districts are currently contained in the recreational vehicles section of the Bellevue Land Use Code; and

WHEREAS, provisions regulating the parking of commercial vehicles in residential land use districts will be moved to a new section of the Land Use Code in the 1998 Update ordinance to the Bellevue Land Use Code; and

WHEREAS, City Council desires to remove redundancies from the Bellevue Land Use Code; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, and the City's Environmental Procedures Code, BCC 22.02; now, therefore,

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

Section 1. Section 20.20.720 of the Bellevue Land Use Code is hereby amended as follows:

20.20.720 Recreational vehicles, watercraft, and utility trailers.

A. Parking or storage of recreational vehicles, watercraft (whether mounted on trailers or unmounted), or utility trailers, except for loading and unloading activities completed within a three-day period within any given two-week period, is not permitted within a residential land use district (R-1 – R-30), unless there is compliance with the following:

1. The recreational vehicle, watercraft (except for kayaks and canoes which need not be sight-screened), or utility trailer is housed within a vented garage or within a carport which is sight-screened from abutting properties by solid board fencing or sight-obscuring landscaping at least six feet in height; or

2. The recreational vehicle, watercraft (except for kayaks and canoes which need not be sight-screened), or utility trailer may be located within a side or rear yard if in compliance with setback requirements applicable to accessory structures and sight-screened from abutting properties by solid board fencing or sight-obscuring landscaping at least six feet in height;

3. If there is no reasonable access to a rear or side yard, either one recreational vehicle, watercraft or utility trailer not exceeding 28 feet in length may be located in the front yard as follows:

a. In the driveway perpendicular to the right-of-way, provided setback requirements applicable to the primary structure are met and the vehicle or watercraft is sight-screened from the closest abutting property by solid board fencing or sight-obscuring landscaping at least six feet in height; or

b. Within the required front setback area, provided the vehicle or watercraft is completely sight-screened from the right-of-way and from the closest abutting property. The sight screening must consist of plant material; however, a gate is permissible if necessary to maneuver the vehicle or watercraft;

c. A vehicle or watercraft stored under this paragraph A.3 of this section must be licensed and operable.

4. For purposes of this section, all sides of a property which abut a right-of-way constitute a front yard.

B. One recreational vehicle may be used as a temporary dwelling on a lot already containing another dwelling unit for up to five days without a permit and for an extended period not to exceed 30 days upon issuance of a Temporary Use Permit by the City.

1. The permit issued must be affixed to the recreational vehicle in such a manner that it is prominently displayed and visible, to the extent possible, from a public right-of-way.

2. Recreational vehicles meeting the requirements of this subsection may be parked within a front yard, need not be sight-screened and need not comply with accessory structure setback requirements for the effective period of the permit.

3. No more than one Temporary Use Permit may be granted within any three-month period.

C. Parking or storage of recreational vehicles, watercraft or utility trailers for compensation is not permitted within a residential land use district (R-1 – R-30). This subsection does not apply to storage facilities provided exclusively for tenants of multifamily dwelling complexes.

D. This section does not apply to vehicles with camper shells or to watercraft moored over water.

E. Recreational vehicles, watercraft and utility trailers which exceed 40 feet in length are not permitted in any residential land use districts (R-1 – R-30).

F. As to recreational vehicles only, the requirements of subsection A of this section shall not apply to a residence if one or more occupants thereof has a current windshield placard or special license plate issued to them by the State of Washington as a qualified disabled person in accordance with RCW 46.16.381. Persons claiming this exemption shall apply to the Director for approval thereof. The Director shall establish

procedures and standards for acting on exemption requests hereunder. Only one recreational vehicle per residence may be exempted under this provision.

Section 2. The purpose of Section 1 of this ordinance is to make the regulations governing parking of commercial vehicles in residential areas uniform throughout the City. That purpose would be frustrated if Ordinance No. 5089 were disapproved by either of the Community Councils. Therefore, Section 1 of this ordinance shall not take effect until both the East Bellevue Community Council and the Sammamish Community Council have approved Ordinance No. 5089, or until sixty days have passed from the date of enactment of that ordinance without it having been disapproved by either Community Council, whichever first occurs. If Ordinance No. 5089 is disapproved by either Community Council, Section 1 of this ordinance shall not go into effect anywhere in the City.

Section 3. This ordinance shall take effect and be in force five (5) days after its passage and legal publication.

PASSED by the City Council this 3rd day of August, 1998, and signed in authentication of its passage this 3rd day of August, 1998.

(SEAL)



Mike Creighton, Mayor

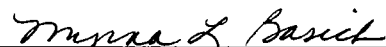
Approved as to form:

Richard L. Andrews, City Attorney



[REDACTED] City Attorney

Attest:



Myrna L. Basich, City Clerk

Published August 7, 1998