

2-13-63

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 579

AN ORDINANCE relating to land use; regulating home occupations in the R-3, R-4 and R-S districts, apartments in the B-1 district, and business parking; and amending the Bellevue Comprehensive Zoning Ordinance.

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

Section 1. Sections 4.8.32, 4.9.31 and 4.10.33, of Ordinance No. 68, passed by the City Council on September 28, 1954, are hereby amended to read as follows:

4.8.32 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, 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 any multifamily dwellings.

4.9.31 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, 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 findings 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 any multifamily dwellings.

4.10.33 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, 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 any multifamily dwellings.

Section 2. Section 4.12.32 of Ordinance No. 68, as amended by Ordinance No. 510 passed March 27, 1962, is hereby amended to read as follows:

4.12.32 Apartments, provided:

1. The apartments are above and secondary to essential (4.12.10) or primary (4.12.20) main floor uses.
2. Ground-level access to the apartment units is independent of the business uses - from an inside lobby, elevators, and/or corridors, an enclosed interior court, a different grade level, or other separate access provisions.

Section 3. Section 6.2.11 of Ordinance No. 68, as amended by Ordinance No. 170 passed September 11, 1956, is hereby amended to read as follows:

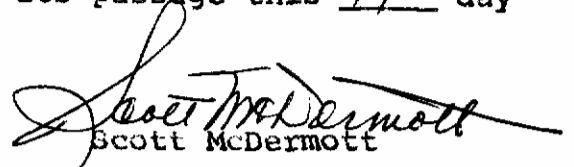
6.2.11 INTERPRETATION: Where reference is made to "classification" or "reclassification" of land to Business Parking (B-P), such words shall be interpreted to relate to the action of the City Engineer and Planning Administrator in designating or delineating such areas as required Business Parking.

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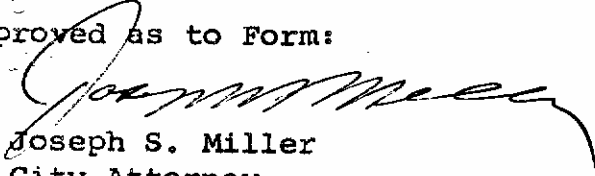
Section 4. This Ordinance shall take effect and be in force five (5) days after its passage, approval and legal publication.

PASSED by the City Council on this 19th day of February, 1963, and signed in authentication of its passage this 19th day of February, 1963.

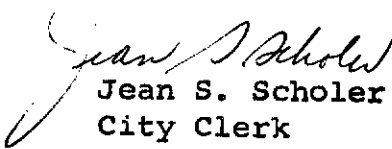

Scott McDermott
Mayor

(SEAL)

Approved as to Form:


Joseph S. Miller
City Attorney

Attest:


Jean S. Scholer
City Clerk

Published February 28, 1963

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CITY OF BELLEVUE
DATE Feb 28, 1963
CITY CLERK Jean S. Scholer