

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 68

AN ORDINANCE establishing land use classifications and districts in the City of Bellevue; adopting a map dividing the city into such districts and providing for sectional district maps showing classified use districts; adopting standards and regulations regulating the use of land therein and the location, use and design of buildings and structures; and repealing all portions of Ordinance No. 2, Section 1(f) inconsistent herewith.

WHEREAS, the City of Bellevue Planning Commission was created by Ordinance No. 1 pursuant to authority conferred by Chapt. 44 of the laws of 1935; and

WHEREAS, the Bellevue Planning Commission, after survey, investigation and study, has prepared a coordinated plan for the physical development of the community and, after public hearing thereon; has recommended the adoption of such comprehensive plan; and

WHEREAS, the City Council having studied such plan and recommendation, and having held further public hearings thereon, and having determined that such plan will provide for the generally advantageous development of the city, and is designed, among other things, to encourage the most appropriate use of the land throughout the municipality; to lessen traffic congestion; to secure safety from fire; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to promote a coordinated development of unbuilt areas; to encourage the formation of neighborhood and community units; to secure appropriate allotment of land area in new developments for all the requirements of community life; to conserve and restore natural beauty and other natural resources; to facilitate the adequate provision of transportation, water, sewage and other public uses and requirements, does concur with the recommendations of the Bellevue Planning Commission, and in order to implement said plan into effect in the City of Bellevue, NOW THEREFORE,

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

CHAPTER 1. TITLE

Section 1.1. SHORT TITLE. This ordinance shall be known and may be cited as "The Bellevue Comprehensive Zoning Ordinance".

CHAPTER 2. USE DISTRICTS CREATED AND CLASSIFIED

Section 2.1 ESTABLISHMENT OF USE DISTRICTS. In order to classify, segregate and regulate the uses of land, buildings, and structures, the City of Bellevue hereby is divided into the following Use Districts:

<u>Essential Uses</u>	<u>Symbol</u>	<u>Description</u>
Single Family Residence Districts	R-8.5	Residence District-- 8,500 sq. ft. min. lot
	R-10	Residence District--10,000 sq. ft. min. lot
	R-13.5	Residence District--13,500 sq.ftt. min. lot
	R-20	Residence District--20,000 sq. ft. min. lot
	R-1A	Residence District--1 acre min. lot
Multifamily Residence Districts	R-A	Res. & Agr. Dist.--20,000 sq. ft. min. lot
	R-2	2 Family District-- 8,500 sq. ft. min. lot
	R-3	Multifamily District-- 8,500 sq. ft. min. lot
	R-4	Auto Court District--1 acres min. lot
	R-S	Semi-public District-- 8,500 sq. ft. min. lot
Retail Business Districts	B-N	Neighborhood retail business dist.
	B-J	Retail business district
	B-P	Auto parking district.
	B-C	Commercial business district.
Off-Street Parking Comm. & Mfg. Districts	C-1	Commercial business district.
	C-M	Controlled Manufacturing district.

Section 2.2 UNCLASSIFIED AREAS. All lands not classified according to the aforementioned classifications on the official sectional area district maps, and all lands, if any, of the city not shown on officially adopted sectional area district maps, shall be considered unclassified and, pending future classification, shall be subject to the restrictions and regulations of single family residence districts, R-8.5.

Section 2.3 SECTIONAL AREA DISTRICT MAPS. The boundaries of said Use Districts shall be determined and defined or redefined from time to time, by the adoption of sectional area district maps covering the city, showing the geographical area and location of said sectional districts. Each said sectional area district map shall be, upon its final adoption, a part of this comprehensive zoning ordinance, and said map, and all notations, references and other information shown thereon, thereafter shall be as much a part of this ordinance as though all matters and information set forth on said map were fully described herein.

Section 2.4 RULES OF CONSTRUCTION. When uncertainty exists as to the boundaries of any Use District shown on said sectional area district maps, the following rules of construction shall apply:

2.4.10 Where district boundaries are indicated as approximately following the center line of streets, alleys or highways, the actual center line shall be construed to be the boundary.

2.4.20 Where district boundaries are indicated as running approximately parallel to the center line of a street, the boundary line shall be construed to be parallel to the center line of the street.

2.4.30 Where district boundaries are indicated on such map as approximately following the lot or tract lines, the actual lot or tract lines shall be construed to be the boundary of such Use District.

2.4.40 Where a district boundary on such sectional maps divides a tract in unsubdivided property, the location of such Use District boundary, unless the same is indicated by dimensions thereon, shall be determined by use of the scale appearing on such sectional area district map.

2.4.50 Unmapped shorelands shall be considered to be within the same land use district as the adjacent upland as shown on the sectional area maps.

2.4.60 Where a public street or alley is officially vacated or abandoned, the regulations applicable to the abutting property to which the vacated portion shall revert shall apply to such vacated or abandoned street or alley.

2.4.70 In case uncertainty exists which cannot be determined by application of the foregoing rules, the Planning Commission shall recommend, and the City Council shall determine, the location of such use district boundaries.

Section 2.5 The boundaries of such use districts as are shown upon any sectional area district map adopted by this ordinance, or amendments thereto, are hereby adopted and approved and the regulations of this ordinance governing the uses of land, buildings and structures, the height of buildings and structures, the sizes of yards about buildings and structures, and other matters as herein set forth are hereby established and declared to be in effect upon all land included within the boundaries of each and every use district shown upon each said sectional area district map.

Section 2.6 Except as herein provided: (a) No building or structure shall be erected and no existing building or structure shall be moved, altered, added to or enlarged, nor shall any land, building, structure or premises be used, designed or intended to be used for any purpose or in any manner other than a use

listed in this ordinance or amendments thereto as permitted in the use district in which such land, building, structure or premises is located. (b) No building or structure be moved, reconstructed or structurally altered, to exceed in height the limit established by this ordinance or amendments thereto for use district in which such building or structure is located. (c) No building or structure shall be erected, nor shall any building or structure be moved, altered, enlarged or rebuilt, nor shall any open spaces surrounding any building or structure be encroached upon or reduced in any manner, except in conformity with the building site requirements and the area and yard regulations established by this ordinance or amendments thereto for the use district in which such building or structure is located. (d) No yard or other open spaces provided about any building or structure for the purpose of complying with the regulations of this ordinance or amendments thereto, shall be considered as providing a yard or open space for any other building or structure.

Section 2.10 OFFICIAL ESSENTIAL USE DISTRICT MAP. The several essential use districts delineated on the official essential use district map initially adopted as a part of this ordinance to determine and define the separate essential use districts within the city are defined as follows:

Description of the Districts, establishing the boundaries of these Districts as drawn on the zoning map.

B-N District in Block No. 1: Starting at the point of intersection of the central lines of N.E. Lake Washington Blvd. and 104th Ave. N.E., thence northerly on the center line of 104th Ave. N.E. to the point of beginning.

R-13.5 District in Block No. 1: Starting at the point of intersection of the center lines of 104th Ave. N.E. and Bellevue cutoff, thence N. westerly on the center line of Bellevue cutoff to its intersection with the center line of N.E. Lake Washington Blvd., thence S. westerly on the center line of N.E. Lake Washington Blvd., to the juncture of the Bellevue corporate limit line which is an extension of the center line of 98th Ave. N.E., thence south on this corporate limit line to the north line of dedicated N.E. 32nd St., thence east on said north line and continuing east on the north line of Valley Hi plat and the south line of Lake Washington Spring Hills plat and the south line of Lake Washington Spring Hills plat to the center line of 104th Ave. N.E., thence north on the center line of 104th Ave. N.E. to the point of beginning.

R-A District in Block No. 2: Starting at the intersection of the center lines of 104th Ave. N.E. and Northup Way, thence S. easterly on the center line of Northup Way to the point of intersection with the east line of Northup Acre tracts, thence south on said east line 1045.62' to the E-W center section line of Section 20, thence east 662.19' to the center line of 108th Ave. N.E., thence north on the center line of 108th Ave. N.E. to the center line of Northup Way, thence easterly on the center line of Northup Way to its intersection with the south line of dedicated N.E. 28th St., thence west on said south line to the N-S center section line, thence north on the east line of Apple Valley No. 3 plat 334.7' to the north line of said plat, thence west on Apple Valley No. 3 plat north line and its extension west to the center line of 104th Ave. N.E., thence north on the center line of 104th Ave. N.E. to the point of beginning.

R-8.5 District in Block No. 3: Starting at the point of intersection of the center line of 98th Ave. N.E. and the north line of dedicated N.E. 32nd St., thence south on the center line of 98th Ave. N.E. to the center line of N.E. 24th St., thence east on said center line to the center line of 100th Ave. N.E., thence north on the center line of 100th Ave. N.E. to the north line of dedicated N.E. 32nd St., thence west said north line to the point of beginning.

R-10 District comprising Blocks 4, 8, 9, 20, and part of 19: Starting at the intersection of the center line of 100th Ave. N.E. and the north line of dedicated N.E. 32nd St., thence east along the north line of Valley Hi plat and the south line of Lake Washington Spring Hills Div. No. 1 plat to the center line of 104th Ave. N.E., thence south on said center line to the projected south line of Lot 2 in Diamond "S" Ranch, thence east 665.65', thence south 658.45', thence east on the south line of Diamond "S" Ranch to the center line of 108th Ave. N.E.,

thence south on said center line 656.25' to the projected north line of Odle Park Addition, thence west to the N.W. corner of said Addition, thence south to the north line of Bellemont Village Addition, thence west to the center line of 104th Ave. N.E., thence south on the center line of 104th Ave. N.E. to a point 26' north of the center line of N.E. 10th St., thence west to the east line of dedicated 102nd Ave. N.E., thence north 63.71', thence west 157.81', thence south to the center line of N.E. 8th St., thence west on the center line of N.E. 8th St. to the center line of 100th Ave. N.E., thence south on said center line to the center line of N.E. 5th St., thence west on said center line to the center line of 98th Ave. N.E., thence south on said center line to the center line of N.E. 1st St., thence S. easterly on the center line of N.E. 1st St. to the center line of 99th Ave. N.E., thence S. westerly on the center line of 99th Ave. N.E. to the center line of N.E. Lake Washington Blvd., thence N. westerly on the center line of Lake Washington Blvd. to the Bellevue corporate limits line at 90th Ave. N.E., thence following the corporate limits line northerly, east and north to its intersection with the center line of N.E. 24th St., thence east to the center line of 100th Ave. N.E., thence north on the center line of 100th Ave. N.E. to the point of beginning.

R-8.5 District in Block No. 5: Starting at the intersection of the center line of 104th Ave. N.E. and the north line of Apple Valley No. 3 plat extended, thence east on the north line of said plat to the N-S center Section line of Section 20, thence south to the center line of N.E. 24th St., thence west on said line to the center line of 104th Ave. N.E., thence north on the center line of 104th Ave. N.E. 804.67', thence east 330', thence north 264', thence west 330' to the center line of 104th Ave. N.E., thence north on the center line of 104th to the point of beginning.

B-N District in Block No. 5: Starting at a point on the center line of 104th Ave. N.E. 804.67' north of the center line of N.E. 24 St., thence east 330', thence north 264', thence west 330' to the center line of 104th Ave. N.E., thence south on 104th Ave. N.E. to the point of beginning

R-1 District in Block No. 6: Starting at the intersection of east line of dedicated 112th Ave. N.E. and the north line of dedicated N.E. 28th St. west of 112th, thence west on said north line to the N-S center section line of Section 20, thence south on said section line and the center line of 108th Ave. N.E. to the center line of N.E. 24th St. in the N.E. 1/4 of Section 29, thence east on the center line of this south curving N.E. 24th St. to the center line of 112th Ave. N.E., thence north on the center line of 112th Ave. N.E. to the point of beginning.

R-1 District in Block No. 7: Starting at the intersection of the center line of 104th Ave. N.E. and N.E. 24th St., thence east on the center line of N.E. 24th St. to the center line of 108th Ave. N.E., thence south to the south line of Diamond "S" Ranch Plat, thence west on the line of the Diamond "S" Ranch 664.1', thence north 658.45', thence west to the center line of 104th Ave. N.E., thence north on said center line to the point of beginning.

R-8.5 District comprising Block No. 10 and Part of Block No. 19: Starting at the point of intersection of the north line of Bellemont Village Addition and the center line of 104th Ave. N.E., thence south on the center line of 104th N.E. to a point 941.66', north of the north line of N.E. 8th St., thence east 661.34', thence south 287.97' to the S.W. corner of Tract 6 in Conway's Subdivision of Cheriton Fruit Gardens, thence east on the south line of said tract to the N.W. corner of Fox Addition, thence south on the west line of Fox Addition, thence east on the south line of Fox Addition to the S.E. corner of Lot 3 in Fox Addition, thence south to a point 298.13' north of the north line of N.E. 8th St., thence east to the center line of 108th Ave. N.E., thence south on said center line to the center line of N.E. 8th St., thence east on the center line of N.E. 8th St. to a point 125' west of the center line of State Highway No. 2A, thence north to the north line of Burrows East Side Addition, thence west on said north line

to the center line of 108th Ave. N.E. thence north on said center line to the north on said center line to the north line of Odle Park Addition, thence west on said north line to the N.W. corner of Odle Park Addition and south to the north line of Bellemont Village Addition, thence west on said north line to the center line of 108th Ave. N.E., the point of beginning.

R-A District in Block No. 11: Beginning at the intersection of the center lines of N.E. 28th St. and 112th Ave. N.E., thence south on the center line of 112th St. to the center line of N.E. 24th St., thence west on the center line of this south curving N.E. 24th St. to the center line of 108th Ave. N.E., thence south on said center line to a projection of the N. line of Burrows East Side Addition, thence east on said north line to the west R/W line of State Highway No. 2-A, thence south on said west R/W line projected to the center line of N.E. 8th St., thence east on said central line to the center line of 116th Ave. N.E., thence north on the center line of 116th Ave. N.E. 1353.86', thence east 450', thence north parallel to the center line of 116th Ave. N.E. to the E-W center section line of Section 28, thence east on said center line to the center of the N.P.R.R. R/W, thence north on the center line of the R.R. R/W to its intersection with the center line of Northup Way, thence westerly on the center line of Northup Way to the center line of 116th Ave. N.E., thence south 150' thence west 264' thence north 245' to the center line of Northup Way, thence N. westerly on the center line of Northup Way to the south line of dedicated N.E. 28th St., thence west on said south line to the point of beginning.

B-N District in Block No. 11; Starting at the intersection of the center lines of 116th Ave. N.E. and Northup Way, thence south 150', thence west 264', thence north 245' to the center line of Northup Way, thence easterly on the center line of Northup Way to the point beginning.

C-M District in Block No. 12: Starting at a point 530.16' north of the intersection of the center lines of N.E. 8th St. and 116th Ave. N.E., thence north on the center line of 116th N.E. 823.7', thence east 450', thence north parallel to the center line of 116th Ave. N.E. to the E-W center section line of Section 28, thence east to the center line of the N.P.R.R. R/W, thence north on the center line of the R.R. R/W 1755', thence east 817.07', thence south 980', thence east 1338.5' to the center line of the City of Seattle transmission line easement, thence south on said center line to the center line of N.E. Bellevue-Redmond Road, thence south-westerly on the center line of this road to the center line of 120th Ave. N.E., thence north on said line to the north line of Lot 79 in Brierwood Park, thence west along the north lines of Lots 79, 80, 81, etc. and extending west to the center line of 116th Ave. N.E., the point of beginning.

R-A District in Block No. 13: Starting at the intersection of the center lines of the N.P.R.R. R/W and Northup Way, thence S. easterly following the Bellevue corporate limits on the center line of Northup Way to the east line of Section 28, thence south on said east line to the center line of N.E. Bellevue-Redmond Road, thence S. westerly on said center line to the center line of the City of Seattle transmission line easement, thence north on said center line 2450', thence west 1338.5', thence north 980', thence west 817.07' to the center line of the N.P.R.R. R/W, thence north on the center line of the R.R. R/W to the point of beginning.

C-1 District in Block No. 14: Starting at a point 530.16' north of the intersection of the center lines of N.E. 8th St. and 116th Ave. N.E., thence east along the north lines of Lots 89, 88, 87, etc. of Brierwood Park to the center line of 120th Ave. N.E., thence south on said center line to the center line of N.E. Bellevue-Redmond Road, thence S. westerly and south following the Bellevue corporate limits to a point 400' south of the center line of N.E. 8th St., thence west to a point 315' west of the east line of Section 32, thence north to the R/W line of State Highway No. 2-A, thence N. easterly on said R/W line to its intersection with the center line of N.E. 8th St., thence east to the center line of 116th Ave. N.E., thence north on said center line to the point of beginning.

R-A District comprising Blocks No. 15, No. 16, and No. 27: Starting at the intersection of the center lines of N.E. 8th St. and 112th Ave. N.E., thence

south on the center line of 112th to the Bellevue corporate limits on S.E. 8th St., thence east on the corporate limit line to 116th Ave. S.E., thence following the corporate limit line north, east, and north to a point 400' south of the center line of N.E. 8th St., thence west to a point 315' west of the east line of Section 32, thence north to the R/W line of State Highway No.2-A, thence N. easterly on this R/W line to its intersection with the center line of N.E. 8th St., thence west on 8th to the center line of 112th St., the point of beginning.

R-10 District in Block No. 17 and part of Block No. 18: Starting at the point of intersection of the center lines of N.E. 8th St. and 108th Ave. N.E., thence south on the center line of 108th to the center line of N.E. 4th St., thence west on said center line 132.6', thence south to the common property line between Lots 1 and 22 of Brazell Addition, thence south on said line to the north line of Lot 11 in said Addition, thence west to the common property line of Lots 11 and 12, thence south to the center line of Main St., thence east on the center line of 112th Ave. N.E., thence north on said center line to the center line of N.E. 8th St., thence west to the point of beginning.

R-S District in Blocks No. 18, No. 19, and No. 25: Starting at a point 221.07' south of the center line of Main St. on the east line of Trinwith Addition, thence east 113.09', thence north to the center line of Main St., thence east on said center line to the projected common property line between Lots 11 and 12 of Brazell Addition, thence north to the north line of Lot 12, thence east to the common property line between Lots 9 and 14 of said Addition, thence north to a point 132.6' west of the center line of 108th Ave. N.E. on the center line of N.E. 4th St., thence east to the center line of 108th Ave. N.E., thence north to a point 298.13' north of the north line of N.E. 8th St., thence west to the point of intersection with the projected common property line of Lots 3 and 4 in Fox Addition, thence north to the south line of the Fox Addition, thence west to a point 25' west of the west line of Fox Addition, thence north parallel to the west line of the Fox Addition to the north line of said Addition, thence west 132.32', thence north 287.97', thence west to the center line of 104th Ave. N.E., thence south to a point 268' north of the center line of N.E. 10th St., thence west to the east line of dedicated 102nd Ave. N.E., thence north 63.71', thence west 157.81', thence south to the center line of N.E. 8th St., thence west on said center line to the center line of 100th Ave. N.E., thence south on said center line to the center line of N.E. 1st St., thence N. westerly on N.E. 1st to the projected west line of Lot 1, Block 5 of Lochleven, thence S. westerly on said west line to the center line of N.E. Lake Washington Blvd., thence east on said center line to the center line to the of 100th Ave. N.E. thence south on the center line of 100th Ave. S.E. 200' thence east 200', thence north to the center line of Main St., thence west on said center line to a point 130', thence east to the center line of 102nd Ave. N.E., thence north on said center line to the center line of N.E. 1st St., thence east on said center line to the center line of 103rd Ave. N.E., thence north on said center line to the south line of Tract 3 of Sharp's Subdivision of Cheriton Fruit Gardens, thence east 143.47', thence north to the north line of Tract 3 of Sharp's Subdivision, thence east to a point 152' west of the center line of 104th Ave. N.E., thence north to the southeast corner of Lot 14 of Hamley's Replat of Tract 2 of Sharp's Subdivision of Cheriton Fruit Gardens, thence west to the S.W. corner of Lot 16 of said replat, thence north to the center line of N.E. 4th St., thence west on said center line to a point 302.94' west of the center line of 104th Ave. N.E., thence north 116.5', thence west 429.66', thence north 204.26', thence west to a point 130' east of the center line of 100th Ave. N.E., thence north parallel to 100th Ave. N.E. 660' thence east 43.22', thence north to a point 130' south of the center line of N.E. 8th St., thence east to the projected center line of 102nd Ave. N.E., thence north on the center line of 102nd Ave. N.E., thence north on the center line of 102nd to a point 146.5' north of the center line of N.E. 10th St. thence east to the center line of 104th Ave. N.E., thence north on said center line to a point 223' north of the center line of N.E. 10th St., thence east 461.44', thence south 200', thence east to a point 25' west of the N. west corner of Fox Addition on the south line of Tract 6 in Conway's Subdivision of Cheriton Fruit

Gardens, thence south parallel to the west line of Fox Addition to a point 25' south of the south line of Fox Addition, thence east 25' thence south to a point 210' north of the north line of N.E. 8th St., thence east to a point 130' west of the center line of 108th Ave. N.E., thence south parallel to the center line of 108th to a point 100' north of the north line of N.E. 4th St., thence west parallel to said north line to the projected west line of dedicated 107th Ave. N.E., thence south on said west line to a point 221.07' south of the center line of Main St. on the east line of the Trinwith Addition, the point of beginning.

An additional R-S District in Block No. 25 described as follows: Lot 20 of Maxwellton Braes Addition.

B-1 District in Blocks No. 18, No. 19, and No. 25: Starting at the intersection of the center line of 104th Ave. S.E. and the projected south line of Lot 14 in Bellevue Acre and 1/2 Acre Tracts, thence west on said south line to projected common property line of Lots 11 and 12 of said Tracts, thence north to the south line of said Lots 11 and 12, thence west on said south line to the center line of Bellevue Way S.E., thence south on said center line to the projected south line of Lot 1 of said Bellevue Acre and Half Acre Tracts, thence west 175', thence north 90', thence west 15', thence north to the center line of Main St., thence west on said center line to a point 130' east of the center line of 100th Ave. N.E., thence north 130', thence east to the center line of 102nd Ave. N.E., thence north on said center line to the center line of N.E. 1st St., thence east on said center line to the center line of 103rd Ave. N.E., thence north to the south line of Tract 3 of Sharp's Subdivision of Cheriton Fruit Gardens, thence east 143.47', thence north to the north line of Tract 3 of Sharp's Subdivision, thence east to a point 152' west of the center line of 104th Ave. N.E. thence north to the southeast corner of Lot 14 of Hamley's Replat of Tract 2 of Sharp's Subdivision of Cheriton Fruit Gardens, thence west to the S.W. corner of Lot 16 of said Replat, thence north to the center line of N.E. 4th St., thence west on said center line to a point 302.94' west of the center line of 104th Ave. N.E., thence north 116.5', thence west 429.66', thence north 204.26', thence west to a point 130' east of the center line of 100th Ave N.E., thence north parallel to 100th Ave. N.E. 660', thence east 43.22', thence north to a point 130' south of the center line of N.E. 8th St., thence east to the projected center line of 102nd Ave. N.E., thence north on said center line to a point 146.5' north of the center line of N.E. 10th St., thence east to the center line of 104th Ave. N.E., thence north on said center line to a point 223' north of the center line of N.E. 10th St., thence east 461.44', thence south 200', thence east to a point 25' west of the N. west corner of Fox Addition on the south line of Tract 6 in Conway's Subdivision of Cheriton Fruit Gardens, thence south parallel to the west line of Fox Addition to a point 25' south of the south line of Fox Addition, thence east 25', thence south to a point 210' north of the north line of N.E. 8th St., thence east to a point 130' west of the center line of 108th Ave. N.E., thence south parallel to the center line of 108th to a point 100' north of the north line of N.E. 4th St., thence west parallel to said north line to the projected west line of dedicated 107th Ave. N.E., thence south on said west line to a point 221.07' south of the center line of Main St. on the east line of the Trinwith Addition, thence west to the center line of 107th Ave. S.E. thence south on said center line to a point 229.8' south of the center line of Main St., thence west to the east line of dedicated 106th Ave. S.E., thence north on said east line to the projected north line of Lot 101 in Maxwellton Braes Addition, thence west on said north line to the projected east line of Lot 13 in said Addition, thence south to the S. east corner of Lot 14 in said Addition, thence west to the center line of 104th Ave. S.E., thence south on the center line of 104th to the point of beginning.

R-2 District in Block No. 21: Starting at the intersection of the center lines of 98th Ave. N.E. and N.E. 5th St., thence east on the center line of 5th St. to the center line of 100th Ave. N.E., thence south on said center line to the intersection of the center line of N.E. 1st St., thence N. westerly on the center line of 1st to the center line of 98th Ave. N.E., thence north to the point of beginning.

R-20 District in Block No. 22: Starting on the center line of 99th Ave. N.E. in Meydenbauer Bay, thence N. easterly on that center line to the center line of N.E. Lake Washington Blvd., thence N. westerly on the center line of Lake Washington Blvd. to the Bellevue corporate limits line at 90th Ave. N.E., thence south on the corporate line into Meydenbauer Bay, thence S. easterly in the Bay to the point of beginning.

R-3 District in Block No. 23: Starting in Meydenbauer Bay on the center line of 99th Ave. N.E., thence N. easterly on 99th to the center line of N.E. 1st St., thence S. easterly on the center line of 1st to the projected common property line between Lots 1 and 2, Block No. 5 of Lochleven, thence S. westerly on said line to the center line of N.C. Lake Washington Blvd., thence east on said center line to the center line of 100th Ave. N.E., thence south on 100th Ave. S.E. 200', thence east 215', thence south 90', thence east to the center line of Bellevue Way S.E., thence north on this center line to the projected south line of Lot 4 of Bellevue Acre and 1/2 Acre Tracts, thence east on said south line to the S.E. corner of Lot 11 of said Tracts, thence south to the south line of Lot 14 of said Tracts thence east to the center line of 104th Ave. S.E., thence south on said center line to the south line of Lot 20 of Bellevue Acre and 1/2 Acre Tracts, thence west on said south line into Meydenbauer Bay and N westerly in the Bay to the point of beginning on the center line of 99th Ave. N.E.

R-10 District in Block No. 24 and part of Block No. 25: Starting at the point of intersection of the center line of 104th Ave. S.E. and the projected north line of Lot 21 in Maxwellton Braes Addition, thence east on said north line to the center line of S.E. Kilmarnock St., thence S. easterly on said center line to the projected south line of Lot 21 in Maxwellton Braes, thence west to the east line of Lot 22 in said Addition, thence south to the N.E. corner of Lot 39, thence east 164.18', thence south to the center line of S.E. 8th St., thence west on said center line to the center line of 104th Ave. S.E. thence south on 104th to the center line of S.E. 10th St., thence west on S.E. 10th to the center line of 100th Ave. S.E., thence north on the center line of 100th to the center line of Wildwood Park Road (S.E. 5th St.), thence west on said center line to the corporate limit line, thence north on this line to its intersection with the projected south line of Lot 76 in Bellevue Acre and 1/2 Acre Tracts, thence east on said south line to the center line of 104th Ave. S.E., thence north to the point of beginning.

R-8.5 District in Blocks No. 25 and No. 26: Starting at the point of intersection of 104th Ave. S. E. and the projected south line of Lot 14 in Maxwellton Braes Addition, thence east on said south line to the east line of said Lot 14, thence north to the projected north line of Lots 58 and 101 in said Addition thence east on this line to the east line of dedicated 106th Ave. S.E., thence south on said line and continuing on the center line of 106th to the projected south line of Trinwith Addition, thence east to the S.E. corner of Trinwith Addition, thence north on the east line of the Trinwith Addition to a point 221.07' south of the center line of Main St., thence east 113.09', thence north to the center line of Main St., thence east on the center line of Main St., to the center line of 112th Ave., thence south on said center line to the Bellevue corporate limit line on S.E. 8th St., thence west on said limit line to the center line of 105th Ave. S.E., thence north on said center line to the north line of Lot 39 in Maxwellton Braes Addition, thence west on said north line 164.18', thence north to the south line of Lot 21 in said Addition, thence east on said south line to the center line of S. E. Kilmarnock St., thence N. westerly on the center line to the center line of 104th Ave. S.E., thence north on 104th to the point of beginning.

R-3 District in Block No. 25: Starting at a point on the east line of Trinwith Addition 221.07' south of the center line of Main St., thence west to the center line of 107th Ave. S.E., thence south of the center line to a point 229.8' south of the center line of Main St., thence west to the east

line of dedicated 106th Ave. S.E., thence south on said line and continuing on the center line of 106th to the projected south line of Trinwith Addition, thence east on the south line of said Addition to its S.E. corner, thence north on the east line of Trinwith Addition to the point of beginning.

R-8.5 District in Block No. 28: Starting at the intersection of the center lines of 104th Ave. S.E. and S.E. 8th St., thence south on the center line of 104th to the projected south line of Ellen's Addition, thence east on said south line to the center line of Lake Washington Blvd., thence N. westerly on said center line to the point of beginning.

R-20 District in Block No. 29: Starting at the point of intersection of the Bellevue corporate limits and the center line of Wildwood Park Road (S.E. 5th St.) thence east on this center line to the center line of 100th Ave. S.E., thence south on said center line to the center line of S.E. 10th St., thence east on the center line of 10th St. to the center line of 104th Ave. S.E., thence south on the center line of 104th Ave. to the projected south line of Ellen's Addition, thence east on said south line to the center line of 107th Ave. S.E., thence south on this center line to the center line of S.E. 23rd St., thence west on said center line to the projected east line of Lot 6, Block No. 1, Killarney No. 2, thence south on said east line 200', thence west on the south line of Section 5 to the center line of 100th Ave. S.E., thence south on this center line and east on the center line of S.E. 25th St. to the center line of 104th Ave. S.E., thence south on the center line of 104th to the Bellevue corporate limit line, thence west on said limit line into Lake Washington, thence N. westerly in the Lake at the limit of the city's jurisdiction to an intersection with the projected corporate limit line on the center line of S.E. 15th St., thence east on said limit line to the center line of 100th Ave. S.E., thence north on the corporate limit line to the point of beginning.

R-8.5 District in Block No. 30: Starting at the point of intersection of 100th Ave. S.E. and the south line of Section 5, thence south on the center line of 100th and east on the center line of S.E. 25th St. to the center line of 104th Ave. S.E., thence south on the center line of 104th to the Bellevue corporate limit line, thence east on said line to a point 172.5' west of the center line of 108th Ave. S.E., thence north 112', thence west to the east line of Woodhaven Addition, thence north on said east line to the center line of S.E. 25th St., thence west 100', thence north 245', thence west 209', thence north 201.9', thence west on the south line of Section 5 to the point of beginning.

R-10 District in Block No. 31: Starting at the intersection of the south line of dedicated S.E. 18th St. and the center line of Lake Washington Blvd., thence west on said south line to the center line of 107th Ave. S.E., thence south on the center line of 107th to the center line of S.E. 23rd St., thence west on the center line of 23rd to the projected east line of Lot 6 in Block No. 1 of Killarney No. 2, thence south on said east line to the south line of Section 5, thence west to the east line of Chesterfield Villa Plat, thence south on said east line 201.9', thence east 209', thence south 245.1' to the center line of S.E. 25th St., thence east on said center line 100', thence south on the east line of Woodhaven Addition to a point 112' north of the Bellevue corporate limit line, thence east to a point 172.5' west of the center line of 108th Ave. S.E., thence south to the Bellevue corporate limit line, then east on said limit line to the center line of 108th Ave. S.E., thence south on said center line to the projected south line of Bel Forest Addition, Division No. 1, thence east on this line to the corporate limit line on Lake Washington Blvd., thence N. westerly on this corporate limit line to the point of beginning.

R-8.5 District in Block No. 32: Starting at the point of intersection of the projected south line of Bel Forest Addition, Division No. 1 and the center line of 108th Ave. S.E., thence east on said south Bel Forest line to the Bellevue corporate limit line on S.E. Lake Washington Blvd., thence S. easterly on said line to the projected west line of dedicated 112th Ave. S.E., thence south on said west line to a point 494.37' south of the center line of S.E. 30th St., thence west to the east line of dedicated 110th Ave. S.E., thence south on said west line

to the Bellevue corporate limit line on S.E. 34th, thence west to the center line of 108th Ave. S.E., thence north on center line of 108th to the point of beginning.

R-1 District in Block No. 33: Starting at the point of intersection of the center line of Lake Washington Blvd. and the projected west line of dedicated 112th Ave. S.E., thence south on said west line to a point 494.37' south of the center line of S.E. 30th St., thence west to the east line of dedicated 110th Ave. S.E., thence south on said east line to the Bellevue corporate limit line on S.E. 34th St., thence east following this corporate limit line N. easterly and N. westerly on Lake Washington Blvd. to the point of beginning.

CHAPTER 3. DEFINITIONS

Except where specifically defined herein, all words used in this ordinance shall carry their customary meanings. Words used in the present tense include the future, and the plural includes the singular; the word "shall" is always mandatory, the word "may" denotes a use of discretion in making a decision: the words "used" or "occupied" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied".

Accessory Building. A subordinate building, the use of which is incidental to the use of the main building on the same lot.

Accessory Use. A use incidental and subordinate to the principal use and located on the same lot or in the same building as the principal use.

Alley. A public throughfare which affords only a secondary means of access to abutting property and not intended for general traffic circulation.

Alterations. A change or rearrangement of the structural parts or exit facilities, or an enlargement by extending the sides or increasing the height or depth, or the moving from one location to another. In buildings for business, commercial, industrial or similar uses the installation or rearrangement of partitions affecting more than 1/3 of a single floor area shall be considered an alteration.

Apartment House. A building or portion of a building arranged or designed to be occupied by three or more families living independently of each other.

Area, Building. The total ground coverage of a building or structure which provides shelter measured from the outside of its external walls or supporting members or from a point 4' in from the outside edge of a cantilevered roof.

Area, Site. The total horizontal area within the property lines excluding external streets.

Auto Court. This term includes tourist court, motor inn and similar names. An auto court is a building or buildings, detached or in connected units or designed as a single structure, the units of which are used as individual sleeping or dwelling units having their own private toilet facilities, and may or may not have their own kitchen facilities, and are designed primarily for the accomodation of transient automobile travelers. Accomodations for trailers are not included.

Auto Camp. See Trailer Camp.

Basement. That portion of a story partly underground and having at least 1/2 of its height or more than 5' below the adjoining finish grade.

Billboard. See Sign.

Boarding House. A dwelling in which not more than four roomers and/or boarders are housed or fed.

Boat House. See Garage, Private--Public.

Building. A building is a structure as herein defined. When separated by division walls without openings each portion so separated shall be considered a separate building.

Building Height. The vertical distance measured from the average elevation of the proposed finish grade around the building to the highest point of a flat roof and to the mean height between eaves and ridge of a pitched roof.

Building Line. The line of that face or corner or part of a building nearest the property line.

Building Site. See Area Site.

Cellar. See Basement.

Clinic. A building designed and used for the medical and surgical diagnosis and treatment of outpatients under the care of doctors and nurses.

Cooperative or Group House. A building occupied and maintained as a house-keeping unit by eight or more unrelated persons.

Court. An unoccupied open space bounded on three or more sides by buildings or lot lines on which walls are permitted.

Coverage. The percentage of the area of a lot which is built upon or used for a business or commercial purpose.

Detached Building. A building surrounded on all sides by open space.

Dwelling, One-Family. A detached building containing but one kitchen designed for and occupied exclusively by one family and the household employees of that family.

Dwelling, Two-Family. A building containing two kitchens and designed to be occupied by two families living independently of each other.

Dwelling, Multi-Family. A building designed to house three or more families living independently of each other.

Dwelling Unit. A building or portion thereof providing complete house-keeping facilities for one family.

Electrical Distribution Substation. An assembly of equipment designed to receive energy from a high voltage distribution supply system, to convert it to a form suitable for local distribution and to distribute the energy to feeders through switching equipment designed to protect the service from the effects of faults.

Essential Use. That use for the preservation or promotion of which the use district was created, and to which all other permitted uses are subordinate.

Family. One person or two or more related persons living together. Not more than eight unrelated persons living together as a single, non-profit housekeeping unit.

Floor Area. The sum of the gross horizontal areas of the floors of a building or buildings, measured from the exterior faces of exterior walls and from the center line of division walls. Floor area shall include; Basement space, elevator shafts and stairwells at each floor, mechanical equipment rooms or attic spaces with headroom of 7'6" or more, penthouse floors, interior balconies and mezzanines, enclosed porches. Floor area shall not include: Accessory water tanks and cooling towers, mechanical equipment or attic spaces with headroom of less than 7'6", exterior steps or stairs, terraces, breezeways and open spaces.

Fraternity, Sorority, or Student Cooperative. A building occupied by and maintained exclusively for students affiliated with an academic or professional college or university, or other recognized institution of higher learning, and regulated by such institution.

Garage, Private. A sheltered or enclosed space designed and used for the storage of the motor vehicles or boats of the residents of the premises.

Garage, Public. A building or portion thereof designed and used for the storage, repair or servicing of motor vehicles or boats as a business.

Gas Station. Any area of land, including the structures thereon, that is used for the sale of gasoline or other motor fuels, oils, lubricants and auto accessories and which may or may not include washing, lubricating and other minor servicing but no painting operation.

Hogs, Commercial. More than one sow, one boar and their one year old litter.

Home Occupation. An occupation or profession which is customarily incident to or carried on in a dwelling place and not one in which the use of the premises as a dwelling place is largely incidental to the occupation carried on, and which occupation is carried on by a member of the family residing within the dwelling place.

Hospital. A building designed and used for the medical and surgical diagnosis, treatment and housing of persons under the care of doctors and nurses. Rest homes, nursing home, convalescent homes and clinics are not included.

Hotel. A building or portion thereof designed or used for the transient rental of five or more units for sleeping purposes. A central kitchen and dining room and accessory shops and services catering to the general public can be provided. Not included are institutions housing persons under legal restraint or requiring medical attention or care.

Junk Yard. A lot, land or structure, or part thereof, used for the collecting, storage and sale of waste paper, rags, scrap metal or discarded material; or for the collecting, dismantling, storage, salvaging or sale of parts of machinery or vehicles not in running condition.

Kennel. More than three dogs and one litter of unweaned pups constitutes a kennel.

Lot. A lot in the meaning of this ordinance is a single tract of land, no matter how legally described, whether by metes and bounds and/or by lot or lots and block designation as in a recorded plat, which at the time of applying for a building permit is designated by its owner or developer as the tract to be used, developed or built upon as a unit of land under single ownership or control and assigned to the particular use for which the building permit is being secured.

Lot, Corner. A lot at the junction of and fronting on two or more intersecting streets.

Lot Depth. The mean dimension of the lot from the front street line to the rear line.

Lot Interior. A lot fronting on one street.

Lot, Through. A lot fronting on two streets that do not intersect on the parcel's lot lines.

Lot, Width. The dimension of the lot line at the street, or in an irregular shaped lot the dimension across the lot at the building line, or in a corner lot the narrow dimension of the lot at a street or building line.

Mean Depth. The mean depth of a lot is the depth of such lot measured on a line approximately perpendicular to the fronting street and midway between the side lines of such lot.

Non-Conforming Building. A building or structure which does not conform in its construction, area, yard requirements or height to the regulations of the district in which it is located or to the requirements of the Uniform Building Code, 1952 Edition.

Non-Conforming Building Use. The use of a building or structure which does not conform to the regulations of the district in which the use exists.

Non-Conforming Land Use. The use of land which does not conform to the regulations of the district in which the use exists.

Parking Space. An off-street space, normally 10' x 20', used to temporarily park a motor vehicle and having access to a public street or alley.

Permitted Use. Any use authorized or permitted alone or in conjunction with another use in a specified district and subject to the limitations of the regulations of such use/district.

Primary Use (Or Principal Use.) The use for which a lot, structure or building, or the major portion thereof, is designed or actually employed.

Riding Academy. Any establishment where horses are kept for riding, driving or stabling for compensation or as an accessory use in the operation of a club, association, ranch or similar establishment.

Secondary Use. (Incidental or Accessory). A minor or second use for which a lot, structure or building is designed or employed in conjunction with but subordinate to its primary use.

Setback. Yard requirements. The distances that buildings or uses must be removed from their lot lines.

Shelter Station. A shelter for the protection from the elements of the waiting customers of a public transportation system.

Sign. Any device for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public, but not including any flag, badge or insignia of any government or government agency, or of any civic, charitable, religious, patriotic, fraternal or similar organization.

Solid Planting. A planting of evergreen trees and shrubs which will prevent a through and unobscured penetration of sight of light.

Sorority. See Fraternity.

Story. That part of a building lying between two floors or between the floor and ceiling of the highest usable level in the building.

Street. A public thoroughfare which affords the principal means of access to abutting properties.

Structure. A combination of materials constructed and erected permanently on the ground of attached to something having a permanent location on the ground. Not included are residential fences, retaining walls less than 3' in height, rockeries and similar improvements of a minor character.

Structural Alterations. Any change in load or stress of the loaded or stressed members of a building or structure.

Tract. A lot, usually several acres in area.

Trailer. A vehicle used for living or sleeping purposes.

Trailer Camp or Court. An area of land occupied or designed for the occupancy of two or more trailers.

Yard. An unoccupied space open to the sky, on the same lot with a building or structure.

Yard, Front. An open unoccupied space extending from the principal street line to the nearest point of a roofed building on the lot and including the full width of the lot to its side lines.

Yard, Rear. An open unoccupied space extending from the rear lot line to the nearest point of the roofed main building on the lot and including the full width of the lot to its side lines.

Yard, Side. An open unoccupied space extending from the front yard to the rear yard and from the nearest point of the roofed main building to the side lot line.

CHAPTER 4. REGULATIONS OF DISTRICTS

Section 4.1 R-8.5 RESIDENCE DISTRICT. The minimum lot area in this district shall be 8,500 sq. ft., except as permitted by Paragraph 5.1.3.

4.1.10 ESSENTIAL USES:

4.1.11 A single family dwelling.

4.1.20 PRIMARY PERMITTED USES:

4.1.21 Churches, community clubhouses, non-commercial art gallery, library or museum, schools, colleges, parks, provided the site is of sufficient size to permit compliance with the requirements of Paragraphs 5.1.4 or 5.1.5 and section 4.13.*

4.1.22 Buildings or developments necessary for the operation of a public utility, provided the installation complies with the requirements of Paragraph 5.2.8 and section 4.13.*

4.1.30 SECONDARY PERMITTED USES:

4.1.31 Playgrounds when developed in connection with a school, college, park or community clubhouse provided there is compliance with requirements of Paragraph 5.1.4.

4.1.32 Home occupations** as defined in Chapt. 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 a 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.

4.1.33 Rooms may be rented to not more than four persons, other than those occupying a single family 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.

4.1.34 Accessory buildings and structures as defined in Chapter 3. and described in Paragraph 5.1.6. An accessory building used for the housing of small animals or fowls shall not exceed 36 sq. ft. in floor area when located on a minimum lot and neither the building or the fenced area for their roaming shall be closer than 25' to a property line, except by mutual recorded agreement of adjacent owners. The keeping of mink, goats, foxes, or hogs is prohibited.

4.1.35 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 provided it is on a lot owned by the owner of the dwelling. Such parking space need not be separately zoned. The drive-way in the front yard may be used as only one parking space.

4.1.36 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.

4.1.40 SPECIAL PERMITTED USES:

4.1.41 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.

4.1.50 AREA & DIMENSIONAL REGULATIONS:

4.1.51 Minimum lot area, 8,500 sq. ft.

4.1.52 Minimum lot dimensions: 70' in width at the front building line. 30' minimum width at the street line. 80' minimum mean depth.

4.1.53 Minimum setback requirements.

- A. Front yard: 20' Buildings on corner lots shall observe the minimum setback on both streets.
- B. Side yard: One side yard 5'. The total of the two side yards shall be 15'.
- C. Rear yard: 25'. Where a lot abuts an alley the required rear yard space can be measured from the center line of the alley.

4.1.54 Maximum land coverage by buildings. (A) Interior lot: 35%. (B) Corner lot: 40%.

4.1.55 Maximum building height: Two stories, but not more than 30'.

* An application for reclassification to B-P for use in conjunction with uses permitted by Paragraph 4.1.2 shall be presented to the Planning Commission for consideration and recommendation to the City Council.

** An application for a permit for a home occupation shall be presented to the Board of Adjustment, and if upon investigation, the Board finds the intended use is a permitted use and complies with the requirements of 4.1.32 such application shall be granted.

Section 4.2 R-10 RESIDENCE DISTRICT. The minimum lot area in this district shall be 10,000 sq. ft., except as permitted by Paragraph 5.1.3.

4.2.10 ESSENTIAL USE:

4.2.11 A single family dwelling.

4.2.20 PRIMARY PERMITTED USES:

4.2.21 Churches, community clubhouses, non-commercial art gallery, library or museum, schools, colleges, parks, provided the site is of sufficient size to permit compliance with the requirements of Paragraphs 5.1.14 or 5.1.5 and Section 4.13.*

4.2.22 Buildings or developments necessary for the operation of a public utility, provided the installation complies with the requirements of paragraph 5.2.8 and section 4.13.*

4.2.30 SECONDARY PERMITTED USES:

4.2.31 Playgrounds when developed in connection with a school, college, park or community clubhouse provided there is compliance with the requirements of Paragraph 5.1.4.

4.2.32 Home occupations** as defined in Chapt. 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 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.

4.2.33 Rooms may be rented to not more than four persons, other than those occupying a single family 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.

4.2.34 Accessory buildings and structures as defined in Chapter 3. and described in Paragraph 5.1.6. An accessory building used for the housing of small animals or fowls shall not exceed 36 sq. ft. in floor area when located on a minimum lot and neither the building or the fenced area for roaming shall be closer than 25' to a property line, except by mutual recorded agreement of adjacent owners. The keeping of mink, goats, foxes or hogs is prohibited. Accessory buildings used for the housing of horses shall not exceed 100 sq. ft. in stall area or 200 sq. ft. in total area, and shall be located not less than 25' from a property line, except that by mutual recorded agreement of adjacent owners, barns and paddocks can be arranged as agreed. Roaming areas for horses shall be fenced.

4.2.36 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.

4.2.40 SPECIAL PERMITTED USES:

4.2.41 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.

4.2.50 AREA & DIMENSIONAL REGULATIONS:

4.2.51 Minimum lot area: 10,000 sq. ft.

4.2.52 Minimum lot dimensions: 80' in width at the front building line. 30' minimum width at the street line. 80' minimum mean depth.

4.2.53 Minimum setback requirements.

- A. Front yard: 20' Buildings on corner lots shall observe the the minimum setback on both streets.
- B. Side yard: One side yard 5'. The total of the two side yards shall be 15'.
- C. Rear yard: 25'. Where a lot abuts an alley the required rear yard space can be measured from the center line of the alley.

4.2.55 Maximum building height: Two stories, but not more than 30'.

* An application for reclassification to B-P for use in conjunction with uses permitted by Paragraph 4.2.2 shall be presented to the Planning Commission for consideration and recommendation to the City Council.

** An application for a permit for a home occupation shall be presented to the Board of Adjustment, and if upon investigation, the Board finds the intended use in a permitted use and complies with the requirements of 4.2.32 such application shall be granted.

4.2.35 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 provided it is on a lot owned by the owner of the dwelling. Such parking space need not be separated and zoned. The driveway in the front yard may be used as only one parking space.

Section 4.3 R-13.5 RESIDENCE DISTRICT. The minimum lot area in this district shall be 13,500 sq. ft., except as permitted by Paragraph 5.1.3.

4.3.10 ESSENTIAL USE:

4.3.11 A single family dwelling.

4.3.20 PRIMARY PERMITTED USES:

4.3.21 Churches, community clubhouses, non-commercial art gallery, library or museum, schools, colleges, parks, provided the site is of sufficient size to permit compliance with the requirements of Paragraph 5.1.4 or 5.1.5 and section 4.13.*

4.3.22 Buildings or developments necessary for the operation of a public utility, provided the installation complies with the requirements of Paragraph 5.2.8 and section 4.13.*

4.3.30 SECONDARY PERMITTED USES:

4.3.31 Playgrounds when developed in connection with a school, college, park or community clubhouse provided there is compliance with the requirements of Paragraph 5.1.4.

4.3.32 Home occupations** as defined in Chapt. 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.

4.3.33 Rooms may be rented to not more than four persons, other than those occupying a single family 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.

4.3.34 Accessory buildings and structures as defined in Chapter 3. and described in Paragraph 5.1.6. An accessory building used for the housing of small animals or fowls shall not exceed 36 sq. ft. in floor area when located on a minimum lot and neither the building or the fenced area for roaming shall be closer than 25' to a property line, except by mutual recorded agreement of adjacent owners. The keeping of mink, goats, foxes or hogs is prohibited. Accessory buildings used for the housing of horses shall not exceed 100 sq. ft. in stall area or 200 sq. ft. in total area, and shall be located not less than 25' from a property line, except that by mutual recorded agreement of adjacent owners, barns and paddocks can be arranged as agreed. Roaming areas for horses shall be fenced.

4.3.35 Accessory buildings and structures as defined in Chapter 3. and described in Paragraph 5.1.6. An accessory building used for the housing of small animals or fowls shall not exceed 36 sq. ft. in floor area when located on a minimum lot and neither the building or the fenced area for their

roaming shall be closer than 25' to a property line, except by mutual recorded agreement of adjacent owners. The keeping of mink, goats, foxes or hogs is prohibited.

4.3.36 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 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.

4.3.37 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.

4.3.40 SPECIAL PERMITTED USES:

4.3.41 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.

4.3.50 AREA & DIMENSIONAL REGULATIONS:

4.3.51 Minimum lot area: 13,500 sq. ft.

4.3.52 Minimum lot dimensions: 90' in width at the front building line. 30' minimum width at the street line. 80' minimum mean depth.

4.3.53 Minimum setback requirements.

- A. Front yard: 25'. Buildings on corner lots shall observe the minimum setback on both streets.
- B. Side yard: One side 5'. The total of the two side yards shall be 15'.
- C. Rear yard: 25'. Where a lot abuts an alley the required rear yard space can be measured from the center line of the alley.

4.3.54 Maximum land coverage by buildings.

- A. Interior lot: 35%.
- B. Corner lot: 35%.

* An application for reclassification to B-P for use in conjunction with uses permitted by Paragraph 4.3.2 shall be presented to the Planning Commission for consideration and recommendation to the City Council.

** An application for a permit for a home occupation shall be presented to the Board of Adjustment, and if upon investigation, the Board finds the intended use is a permitted use and complies with the requirements of 4.3.32 such application shall be granted.

Section 4.4 R-20 RESIDENCE DISTRICT. The minimum lot area in this district shall be 20,000 sq. ft., except as permitted by Paragraph 5.1.3.

4.4.10 ESSENTIAL USE:

4.4.11 A single family dwelling.

4.4.20 PRIMARY PERMITTED USES:

4.4.21 Churches, community clubhouses, non-commercial art gallery, library or museum, schools, colleges, parks, provided the site is of sufficient size to permit compliance with the requirements of Paragraphs 5.1.4 or 5.1.5 and section 4.13.*

4.4.22 Buildings or developments necessary for the operation of a public utility, provided the installation complies with the requirements of Paragraph 5.2.8 and section 4.13.*

4.4.30 SECONDARY PERMITTED USES:

4.4.31 Playgrounds when developed in connection with a school, college, park or community clubhouse provided there is compliance with the requirements of Paragraph 5.1.4.

4.4.32 Home occupations** as defined in Chapt. 3 and subject to the following conditions: (1) that the occupation 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 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.

4.4.33 Rooms may be rented to not more than four persons, other than those occupying a single family 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.

4.4.34 Accessory buildings and structures as defined in Chapter 3 and described in Paragraph 5.1.6. An accessory building used for the housing of small animals or fowls shall not exceed 100 sq. ft. in floor area, and neither the building or the fenced area for their roaming shall be closer than 25' to a property line, except by mutual recorded agreement of adjacent owners. The keeping of mink, goats, foxes or hogs is prohibited. Accessory buildings used for the non-commercial housing of horses shall not exceed 200 sq. ft. in stall area and shall be located not less than 25' from a property line, except that by mutual recorded agreement of adjacent owners, barns and paddocks can be arranged as agreed. Roaming areas for horses shall be fenced.

4.4.35 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 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.

4.4.36 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.

4.4.37 Private boat moorage facilities which comply with the requirements of Paragraph 5.2.7.

4.4.40 SPECIAL PERMITTED USES:

4.4.41 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.

4.4.50 AREA & DIMENSIONAL REGULATIONS:

4.4.51 Minimum lot area: 20,000 sq. ft.

4.4.52 Minimum lot dimensions: 100' in width at the front building line. 30' minimum width at the street line. 80' minimum mean depth.

4.4.53 Minimum set back requirements.

- A. Front yard: 30'. Buildings on corner lots shall observe the minimum setback on both streets.
- B. Side yard: One side yard 5'. The total of the two side yards shall be 15'.
- C. Rear yard: 25'. Where a lot abuts an alley the required rear yard space can be measured from the center line of the alley.

4.4.54 Maximum land coverage by buildings.

- A. Interior lot: 35%.
- B. Corner lot: 35%.

4.4.55 Maximum building height: Two stories, but not more than 30'.

* An application for reclassification to B-P for use in conjunction with uses permitted by Paragraph 4.4.2 shall be presented to the Planning Commission for consideration and recommendation to the City Council.

** An application for a permit for a home occupation shall be presented to the Board of Adjustment, and if upon investigation, the Board finds the intended use is a permitted use and complies with the requirements of 4.4.32 such application shall be granted.

Section 4.5 R-1A RESIDENCE DISTRICT. The minimum lot area in this district shall be one acre, except as permitted by Paragraph 5.1.3.

4.5.10 ESSENTIAL USE:

4.5.11 A single family dwelling.

4.5.20 PRIMARY PERMITTED USES:

4.5.21 Agriculture--the raising of crops and animals except mind, fox, goats, hogs and pigs, on the land in conformity with the state and county laws.

4.5.22 Churches, community clubhouses, non-commercial art gallery, library or museum, schools, colleges, parks, provided the site is of sufficient size to permit compliance with the requirements of Paragraphs 5.1.4 or 5.1.5 and section 4.13.*

4.5.23 Buildings or developments necessary for the operation of a public utility, provided the installation complies with the requirements of Paragraph 5.2.8 and section 4.13.*

4.5.30 SECONDARY PERMITTED USES:

4.5.31 Playgrounds when developed in connection with a school, college, park, or community clubhouse provided there is compliance with the requirements of Paragraph 5.1.4.

4.5.32 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, except agricultural occupations; (2) that not more than one person outside the family shall be employed in the home occupation, except that in agricultural occupations a maximum of 5 persons may be employed; (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 of 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.

4.5.33 Rooms may be rented to not more than four persons, other than those occupying a single family 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.

4.5.34 Accessory buildings and structures as defined in Chapter 3, and described in Paragraph 5.1.6. Animal and implement barns, silos, sheds and similar buildings needed in agricultural developments. Buildings housing small animals or fowl such as rabbits or chickens and the fencing for them, shall not be built or moved closer than 25' to a property line, except by mutual recorded agreement of adjacent owners. Buildings housing stock, such as horses or cows, shall not be built or moved closer than 25' to a property line, except by mutual recorded agreement of adjacent owners. Roaming areas for all animals or fowl shall be fenced.

4.5.35 There shall be provided and maintained at least one parking space or garage for each of the cars or trucks 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.

4.5.36 Power equipment, that commits no sound or odor nuisance, for the private utilities on the property.

4.5.40 SPECIAL PERMITTED USES:

4.5.41 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.

4.5.50 AREA AND DIMENSIONAL REGULATIONS:

4.5.51 Minimum lot area: 1 acre. On properties of 2 acres or more single family dwellings so located on the property that if sold the new owner will have access to a public right of way or private lane and the land use will conform to the requirements of the surrounding district classification. The private lane shall be at least 20' wide and shall be an easement permitting public access and the installation of all utilities and services.

4.5.52 Minimum lot dimensions: 150' in width at the front building line. 30' minimum width at the street line. 150' minimum mean depth.

4.5.53 Minimum setback requirements.

- A. Front yard: 35'. Buildings on corner lots shall observe the minimum setback on both streets.
- B. Side yard: One side yard 5'. The total of the two side yards shall be 20'.
- C. Rear yard: 25'.

4.5.54 Maximum land coverage by buildings:

- A. Interior lot: 35%.
- B. Corner lot: 35%.

4.5.55 Maximum building height: Two stories, but not more than 30'.

- * An application for reclassification to B-P for use in conjunction with uses permitted by Paragraph 4.5.2 shall be presented to the Planning Commission for consideration and recommendation to the City Council.
- ** An application for a permit for a home occupation shall be presented to the Board of Adjustment, and if upon investigation, the Board finds the intended use is a permitted use and complies with the requirements of 4.5.32 such application shall be granted.

4.6 R-A RESIDENCE & AGRICULTURAL DISTRICT.

Land within this district is unsubdivided acreage of large holdings, semi-rural in character, partially cultivated, with a minimum of public streets and public water distribution system, without the present necessity for storm or sanitary sewers, or sewage treatment plant; therefore, the regulations of this district are the minimum standards for this land at this stage of its development. Contained areas of this district shall be reclassified in the near future following a study of the physical and economic characteristics of this land.

4.6.10 ESSENTIAL USES:

4.6.11 A single family dwelling.

4.6.12 Agricultural--the raising of crops and animals, except commercial hogs, on the land in conformity with state law and city health ordinances.

4.6.20 PRIMARY PERMITTED USES:

4.6.21 Churches, community clubhouses, non-commercial art gallery, library or museum, schools, colleges, parks, provided the site is of sufficient size to permit compliance with the requirements of Paragraphs 5.1.4 or 5.1.5 and section 4.13.*

4.6.22 Buildings or developments necessary for the operation of a public utility, provided the installation complies with the requirements of Paragraph 5.2.8 and section 4.13,*

4.6.30 SECONDARY PERMITTED USES:

4.6.31 Playgrounds when developed in connection with a school, college, park or community clubhouse provided there is compliance with the requirements of Paragraph 5.1.4.

4.6.32 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, except agricultural occupations; (2) that not more than one person outside the family shall be employed in the home occupation, except that in agricultural occupations a maximum of 5 persons may be employed; (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, dress-making, 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.

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

4.6.34 Accessory buildings and structures as defined in Chapter 3 and described in Paragraph 5.1.6. Animal and implement barns, silos, sheds and similar buildings needed in agricultural activities. Animal roaming areas shall be fenced.

4.6.35 There shall be provided and maintained at least one parking space or garage for each of the cars or trucks used by the owners or residents of a dwelling unit erected on a lot, or within 100' of such dwelling u-it providddd 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.

4.6.36 Power equipment for the private utilities on the property.

4.6.40 SPECIAL PERMITTED USES:

4.6.41 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.

4.6.50 AREA & DIMENSIONAL REGULATIONS:

4.6.51 Minimum lot area: The minimum lot in this district shall be 20,000 sq.ft., except as permitted by Paragraph 5.1.3 and Section 4.6. Single

family dwellings shall be so located on property that a new owner will have access to a public right of way or private lane and the land use will conform to the requirements of the surrounding district classification. The private lane shall be at least 20' wide and shall be an easement permitting public access and the installation of all utilities and services.

4.6.52 Minimum lot dimensions: 100' in width at the front building line. 30' minimum width at the street line. 80' minimum mean depth.

4.6.53 Minimum setback requirements.

- A. Front yard: 35'. Buildings on corner lots shall observe the minimum setback on both streets.
- B. Side yard: One side yard 5'. The total of the two side yards shall be 15'.
- C. Rear yard: 25'.

4.6.54 Maximum building height: Two stories, but not more than 30'.

* An application for reclassification to B-P for use in conjunction with uses permitted by Paragraph 4.6.2 shall be presented to the Planning Commission for consideration and recommendation to the City Council.

** An application for a permit for a home occupation shall be presented to the Board of Adjustment, and if upon investigation, the Board finds the intended use is a permitted use and complies with the requirements of 4.6.32 such application shall be granted.

4.7 R-2 TWO-FAMILY RESIDENCE DISTRICT.

The minimum lot area in this district shall be 8,500 sq. ft. except as permitted by Paragraph 5.1.3.

4.7.10 ESSENTIAL USES:

4.7.11 A single family dwelling, subject to the regulations of Section 4.1.

4.7.12 A two-family dwelling. Units shall be separated by a one-hour fire wall. The owner of the rental unit must obtain an annual license from the City of Bellevue.

4.7.20 PRIMARY PERMITTED USES:

4.7.21 Churches, schools, colleges, community clubhouses, non-commercial art galleries, libraries, museums, memorial buildings or parks; clubs or fraternal societies except those the chief activity of which is a service customarily conducted as a business; provided the site is of sufficient size to permit compliance with the requirements of Paragraphs 5.1.4 or 5.1.5 and section 4.13.*

4.7.22 Buildings or development necessary for the operation of a public utility, provided the installation complies with the requirements of Paragraph 5.2.8 and section 4.13.*

4.7.30 SECONDARY PERMITTED USES:

4.7.31 Playgrounds when developed in connection with a school, college, park or community clubhouse provided there is compliance with the requirements of Paragraph 5.1.4.

4.7.32 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 no 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 in 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.

4.7.33 A boarding and rooming house accommodation not more than four roomer and/or boarders other than the family occupying one of the single family dwelling units if health and Building Code requirements can be complied with. The owner of the rooms to be rented must obtain an annual license from the City of Bellevue.

4.7.34 Accessory buildings and structures as defined in Chapter 3 and described in Paragraph 5.1.6 but none housing small animals or fowl.

4.7.35 There shall be provided and maintained at least one parking space or garage for each of the cars used by the owners of residents of a 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.

4.7.36 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.

4.7.40 SPECIAL PERMITTED USES:

4.7.41 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.

4.7.50 AREA AND DIMENSIONAL REGULATIONS:

4.7.51 Minimum lot area: 8,500 sq. ft.

4.7.52 Minimum lot dimensions: 70' in width at the front building line. 30' minimum width at the street line. 80' minimum mean depth.

4.7.53 Minimum set-back requirements.

- A. Front yard: 20'. Buildings on corner lots shall observe the minimum setback on both streets.
- B. Side yard: One side yard 5'. The total of the two side yards shall be 15'.
- C. Rear yard: 25'. Where a lot abuts an alley the required rear yard space can be measured from the center line of the alley.

4.7.54 Maximum land coverage by buildings.

- A. Interior lot: 35%.
- B. Corner lot: 40%.

4.7.55 Maximum building height: Two stories, but not more than 30'.

- * An application for reclassification to B-P for use in conjunction with uses permitted by Paragraph 4.1.2 shall be presented to the Planning Commission for consideration and recommendation to the City Council.
- ** An application for a permit for a home occupation shall be presented to the Board of Adjustment, and if upon investigation, the Board finds the intended use is a permitted use and complies with the requirements of 4.1.32 such application shall be granted.

4.8 R-3 MULTIFAMILY DISTRICT. The minimum lot area in this district shall be 8,500 sq. ft., except as permitted by Paragraph 5.1.3.

4.8.10 ESSENTIAL USES:

4.8.11 A single family dwelling, subject to the regulations of Section 4.1.

4.8.12 A two-family dwelling, subject to the regulations of Section 4.7.

4.8.13 A multifamily dwelling. Multifamily apartment buildings with land areas as required by the schedule in 4.8.51, or hotels with no kitchen facilities in the units with a land area requirement of 500 sq. ft. per hotel room in addition to the land areas covered by any public rooms or service space. Buildings over one story in height shall comply with the requirements of Fire Zone No. 2 as set forth in the 1952 Uniform Building Code and units shall be separated by a one-hour fire wall. Any shops, dining facilities or similar services and the access to them shall be within the building. No show windows or advertising displays oriented to public streets. Parking areas and service yards for deliveries must be sight screened from adjoining residences. The owner of the rental units must obtain an annual license from the City of Bellevue.

4.8.20 PRIMARY PERMITTED USES:

4.8.21 Churches, schools, colleges, community clubhouses, non-commercial art galleries, libraries, museums, memorial buildings, or parks; clubs of fraternal societies except those the chief activity of which is a service customarily conducted as a business; sanitoriums, institutions of philanthropic and eleemosynary uses but not those of a corrective nature; provided the site is of sufficient size to permit compliance with the requirements of Paragraphs 5.1.4 or 5.1.5 and section 4.13*.

4.8.22 Buildings or developments necessary for the operation of a public utility, provided the installation complies with the requirements of Paragraph 5.2.8 and section 4.13*.

4.8.23 Municipal buildings, police stations, fire stations.

4.8.24 Public transportation system terminals. Such terminals shall be completely sight screened from any adjoining residences by solid planting.

4.8.25 Semi-public and public boat moorage facilities which comply with the requirements of 5.2.7.

4.8.3 SECONDARY PERMITTED USES:

4.8.31 Playgrounds when developed in connection with a school, college, park community clubhouse, fraternal society, sanitarium or other institution, provided there is compliance with the requirements of Paragraph 5.1.4.

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.

4.8.33 A boarding and rooming house accommodating not more than four roomers and/or boarders other than the family occupying one of the single family dwelling units if health and Building Code requirements can be complied with. The owner of the rooms to be rented must obtain an annual license from the City of Bellevue.

4.8.34 Accessory buildings and structures as defined in Chapter 3 and described in Paragraph 5.1.6 but none housing small animals or fowl.

4.8.35 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 zoned B-P. (See requirements in Section 4.13*.)

4.8.36 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.

4.8.40 SPECIAL PERMITTED USES:

4.8.41 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.

4.8.50 AREA & DIMENSIONAL REGULATIONS:

4.8.51 Minimum lot area: 8,500 sq. ft. For a multifamily dwelling the required land area shall be computed as follows: Initial minimum lot size for two units of any size: 8,500 sq. ft. For each additional unit over two add:

Living room and bath apt. 500 sq. ft./unit.

Living room, kitchen & bath apt., 1,000 sq. ft./unit.

Living room, kitchen & bath & 1 Br. apt., 1,500 sq. ft./unit.

Living room, kitchen & bath & 2 Br. apt., 2,000 sq. ft./unit.

Living room, kitchen & bath & 3 Br. or more apt., 2,500 sq. ft./unit.

4.8.52 Minimum lot dimensions: 70' in width at the front building line. 30' minimum width at the street line. 80' minimum mean depth.

4.8.53 Minimum setback requirements.

- A. Front yard: 20'. Buildings on corner lots shall observe the minimum setback on both streets.
- B. Side yard: One side yard 5'. The total of the two side yards shall be 15'.
- C. Rear yard: 25'. Where a lot abutts an alley the required rear yard space can be measured from the center line of the alley.

4.8.54 Maximum land coverage by buildings.

- A. Interior lot: 35%.
- B. Corner lot: 40%.

4.8.55 Maximum building height: Four stories, but not more than 40'.

* An application for reclassification to B-P for use in conjunction with uses permitted by Paragraph 4.8.2 and Sub-paragraph 4.8.35 shall be presented to the Planning Commission for consideration and recommendation to the City Council.

** An application for a permit for a home occupation shall be presented to the Board of Adjustment, and if upon investigation, the Board finds the intended use is a permitted use and complies with the requirements of 4.8.32 such application shall be granted.

4.9 R-4 AUTO COURT DISTRICT. The minimum lot or tract area for auto court developments in this district shall be one acre.

4.9.11 A single family dwelling, subject to the regulations of Section 4.1.

4.9.12 Auto courts or motels specifically designed to house transient auto travelers and their automobiles. If the units are grouped or are in one building, abutting units shall have separation walls of one-hour construction, as defined by the Uniform Building Code, 1952 Edition, from the ground to the roof finish and through the exterior sheathing of the walls. These separation walls shall be designed to retard sound conduction. The walls and ceiling of carports or garages connected to dwelling units shall be of one-hour construction and shall have no openings directly into the dwelling unit. Meals, foods, soft drinks, tobaccos, magazines, souvenirs and similar items may be provided primarily for the convenience of the tourists accommodated in the motel but no such facility shall be oriented to the adjacent city streets. Any shops, dining facilities or similar services and the access to them shall be oriented to the interior of the site. No show windows or advertising devices shall be oriented to adjacent city streets. Parking areas and service yards for deliveries must be sight screened from adjoining properties. Gas stations are prohibited. Each dwelling unit shall have its own toilet and bath facilities. The kitchen facilities and equipment in a dwelling unit shall be only the minimum required by transient guests. The motel accommodations shall comply with the requirements of the State Health Department

Each motel development shall provide and maintain a 30' wide solid planting of evergreen trees and shrubs on any boundary facting a single family residential district. An illuminated advertising device oriented to traffic on the adjacent state highway is permitted in the motel site. The owner of the auto court must obtain an annual license from the City of Bellevue.

4.9.20 PRIMARY PERMITTED USES:

4.9.21 Buildings or developments necessary for the operation of a public utility, provided the installation complies with the requirements of Paragraph 5.2.8 and section 4.13*.

4.9.22 Public transportation system terminals. Such terminals shall be completely sight screened from any adjoining residences by solid planting. A terminal development shall provide and maintain a 30' wide solid planting of evergreen trees and shrubs on any boundary facing a single family residential district.

4.9.23 Municipal buildings, police stations, fire stations.

4.9.30 SECONDARY PERMITTED USES:

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.

4.9.32 Rooms may be rented to not more than four persons, other than those occupying a single family 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.

4.9.33 Accessory buildings and structures for a single family dwelling as permitted by 4.1.34; for an auto court as permitted by 4.8.34.

4.9.34 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 auto court developments there shall be provided one parking space and one garage or two parking spaces for each dwelling unit in the development and these spaces shall be located on the building lot. Any mass parking area shall be zoned B-P. (See requirements in Section 4.13*)

4.9.40 SPECIAL PERMITTED USES:

4.9.41 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.

4.9.50 AREA & DIMENSIONAL REGULATIONS

4.9.51 Minimum lot area for a single family residence: 8,500 sq. ft.; for an auto court; 1 acre. The minimum land area required for each dwelling unit in an auto court shall be 1,500 sq. ft.

4.9.52 Minimum lot dimensions: 70' in width at the front building line for single family residences; 150' for auto courts. 30' minimum width at the street line. 80' minimum mean depth for single family residences; 150' for auto courts.

4.9.53 Minimum setback requirements.

- A. Front yard: 30'. Buildings on corner lots shall observe the minimum setback on both streets.
- B. Side yard: For buildings other than single family residences-- one side yard 30' and the total of the two side yards 60' when adjacent to single family residence properties.
- C. Rear yard: 30'. Where a lot abuts an alley the required rear yard space can be measured from the center line of the alley.

4.9.54 Maximum land coverage by buildings.

- A. For any use other than single family residence: 45%.

4.9.55 Maximum building height: 1 story.

* An application for reclassification to B-P for use in conjunction with uses permitted by Paragraph 4.9.2 and Sub-paragraph 4.9.34 shall be presented to the Planning Commission for consideration and recommendation to the City Council.

** An application for a permit for a home occupation shall be presented to the Board of Adjustment, and if upon investigation, the Board finds the intended use is a permitted use and complies with the requirements of 4.9.31 such application shall be granted.

4.10 R-S SEMI-PUBLIC DISTRICT. The minimum lot area for residential uses in this district shall be 8,500 sq. ft.

4.10.11 A single family dwelling, subject to the regulations of Section 4.1.

4.10.12 A two-family dwelling, subject to the regulations of Section 4.7.

4.10.13 A multifamily dwelling*, subject to the regulations of Section 4.8.

4.10.14 Professional office buildings for doctors, architects, lawyers or engineers or offices of a similar nature**, provided the buildings conform in character with developments on surrounding properties. Parking areas* and service yards must be sight screened from adjoining residential properties.

4.10.15 Churches, clubs or fraternal societies, memorial buildings, community clubhouses, art galleries, libraries, museums, or the expansion of existing public schools. The parking areas and service yards must be sight screened from adjoining residences in compliance with the requirements of Paragraph 5.1.4 or 5.1.5 and section 4.13*.

4.10.16 Municipal buildings, police stations, fire stations*.

4.10.20 PRIMARY PERMITTED USES:

4.10.21 Buildings or developments necessary for the operation of a public utility, provided the installation complies with the requirements of Paragraph 5.2.8 and section 4.13*.

4.10.22 Public transportation system terminals*. Such terminals shall be completely sight screened from any adjoining residences by solid planting.

4.10.23 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.

4.10.30 SECONDARY PERMITTED USES:

4.10.31 Playgrounds when developed in connection with a school, college, park or community clubhouse provided there is compliance with the requirements of Paragraph 5.1.4.

4.10.32 Accessory buildings and structures as defined in Chapter 3 and described in Paragraph 5.1.6 but none housing small animals or fowls.

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.

4.10.34 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 zoned B-P. Where a property zoned R-S abuts a property zoned B-1 and both properties are one ownership the R-S property may be used as a parking area in connection with the B-1 use and zoned B-P provided an effective solid screen planting of evergreen trees and evergreen shrubs is installed and maintained for a depth of 20' on any boundary facing a R District, except at street intersections where sight obstruction regulations must be observed.

4.10.40 SPECIAL PERMITTED USES:

4.10.41 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.

4.10.50 AREA & DIMENSIONAL REGULATIONS:

4.10.51 Minimum lot area: For residence use as required by 4.10.11, 4.10.12, or 4.10.13.

4.10.52 Minimum lot dimensions. For residence use as required by 4.10.11, 4.10.12, or 4.10.13.

4.10.53 Minimum setback requirements: For residence use as required by 4.10.11, 4.10.12, or 4.10.13. For all other uses:

- A. Front yard: 30'. Buildings on a corner lot shall observe the minimum setback on both streets.
- B. Side yard: 20' on each side.
- C. Rear yard: 25'. Where a lot abuts an alley the required rear yard space can be measured from the center line of the alley.

4.10.54 Maximum land coverage by buildings: For residence use as required by 4.10.11, 4.10.12, or 4.10.13. For all other uses, on interior or corner lots--35%.

4.10.55 Maximum building height: 4 stories but not more than 40'.

4.10.56 Areas for off street auto parking shall be provided as required in Section 4.13.

* An application for reclassification to B-P for use in conjunction with uses permitted by Paragraph 4.10.2 and Sub-Paragraphs 4.10.13, 4.10.14, 4.10.15, and 4.10.16 shall be presented to the Planning Commission for consideration and recommendation to the City Council.

** An application for a permit for a home occupation shall be presented to the Board of adjustment, and if upon investigation, the Board finds the intended use is a permitted use and complies with the requirements of 4.10.14 and 4.10.33.

4.11 B-N NEIGHBORHOOD RETAIL BUSINESS DISTRICT.

4.11.11 A local neighborhood shopping center. The initial nucleus of such a neighborhood development shall include a minimum of four of the following primary permitted uses designed as a group.

4.11.20 PRIMARY PERMITTED USES:*

4.11.21 Retail stores and personal service shops.

4.11.22 Professional and business offices, studios, and other like enterprises and the accessory uses incidental thereto.

4.11.23 Gasoline service stations, except that no open space in this zone may be used for storage, display or sale of used vehicles or equipment.

4.11.24 Buildings or developments necessary for the operation of a public utility, provided the installation complies with the requirements of Paragraph 5.2.8.

4.11.30 SECONDARY PERMITTED USES:*

4.11.31 Automobile parking areas as required by Section 4-13. The required parking areas shall be zoned B-P.

4.11.40 SPECIAL PERMITTED USES:

4.11.41 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.

4.11.50 DISTRICT REGULATIONS:

4.11.51 The perimeter of a B-N District shall be sight screened from adjoining R. Districts by a solid planting of evergreen trees and evergreen shrubs for a depth of 30'.

4.11.52 Automobile access to a B-N District from a major arterial shall be at only one location and the traffic circulation and ingress and egress from the adjoining streets must be approved by the City Engineer.

4.11.60 AREA & DIMENSIONAL REGULATIONS.

4.11.61 Minimum setback requirements.

- A. Front yard: 30'. Buildings on corner lots shall observe the minimum setback on both streets.
- B. Side yard: 30' each side.
- C. Rear yard: 30'.

4.11.62 Maximum land coverage by buildings: 35% for combined uses.

4.11.63 Maximum building height: 1 story with a mezzanine, but not more than 20'.

* An application for reclassification to B-P for use in conjunction with uses permitted by Paragraphs 4.11.2

4.12 B-1 RETAIL BUSINESS DISTRICT.

4.12.11 Retail stores and personal service shops, studios. Shops for custom work or the making of custom articles not involving noise, odor or chemical waste.

4.12.12 Office and hotel buildings. Newspaper offices and printing works. Retail building material housed in a building. Retail upholstery shops provided the use creates no fire hazard greater than is normal to the uses permitted in the B-1 District. Laundry, cleaning and pressing agencies, or a self-service laundry.

4.12.13 Restaurants, taverns, cocktail bars, cabarets.

4.12.14 Automobile service stations, including minor maintenance and repair service. New car automobile sales and display room buildings and the repair and servicing accessory to the business. Used car sales accessory to the primary new car agency when housed in a building or on an open lot not to exceed in area two times the area of the agency building and contiguous to the new car agency. The used car ear shall be other than the required B-P area.

4.12.15 Enclosed food stores, Buildings for the rental of frozen food lockers.

4.12.20 PRIMARY PERMITTED USES:*

4.12.21 Enclosed theaters. Bowling alleys. Ice or roller skating rinks.

4.12.22 Clinics; hospitals of not more than 10 bed capacity. A veterinary clinic designed for the treatment and care of pet animals, such as cats and dogs, provided there is compliance with Paragraph 5.2.10.

4.12.23 Open air sales areas for trees, shrubs, plants and home gardening equipment. The use area of the site shall conform to setbacks required for buildings on street frontage.

4.12.24 Art galleries, libraries, museums, clubs or fraternal societies, memorial buildings.

4.12.25 Municipal buildings, police stations, fire stations.

4.12.26 Public parks.

4.12.27 Buildings or developments necessary for the operation of a public utility provided the installation complies with the requirements of Paragraph 5.2.8.

4.12.28 Automobile parking lots or buildings.

4.12.30 SECONDARY PERMITTED USES:

4.12.31 The non-commercial development of landscaping for the purpose of beautifying private property and the City.

4.12.40 SPECIAL PERMITTED USE:

4.12.41 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.

4.12.50 AREA & DIMENSIONAL REGULATIONS:

4.12.51 Minimum setback requirements.

A. Front yard: 15'. Buildings on corner lots shall observe the minimum setback on both streets.

4.12.52 Maximum building height: 4 stories, but not more than 40'.

4.12.53 Areas for off street auto parking shall be provided as required in Section 4.13*.

* An application for reclassification to B-P for use in conjunction with uses permitted by Paragraphs 4.12.10 and 4.12.20 shall be presented to the Planning Commission for consideration and recommendation to the City Council.

4.13 B-P AUTO PARKING DISTRICT.

4.13.11 Off-street automobile parking. The use of a building or structure, for which B-P zoning on property has been granted as required for the use, shall be dependent on the existence of such B-P zoning for its continued operation. If the required B-P zoning ceases to exist in connection with the use

Food stores, markets, and shopping centers having more than 5,000 square feet of gross floor area, exclusive of basement--1 for each 200 square feet of gross floor of the building.

Other retail establishments, such as furniture, appliance, hardware stores, household equipment service shops, clothing or shoe repair or service shops, clothing or shoe repair or service shops--1 for each 400 square feet of gross floor area of the building providing that each must have at least 4 parking spaces.

Wholesale store,, warehouses and storage buildings, motor vehicle or machinery sales--1 for each 2 employees, with a minimum of 2 spaces.

Manufacturing uses including research and testing laboratories, creameries, soft drink bottling establishments, bakeries, canneries, printing and engraving shops--1 for each 2 employees, with a minimum of 2 spaces.

4.13.20 UNSPECIFIED USES: In the case of a use not specifically mentioned in this section, the requirements for off-street parking facilities shall be the same as the above mentioned use, which is the opinion of the Board of Adjustment shall be deemed most similar.

4.13.30 MIXED OCCUPANCIES: In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as hereinafter specified for cooperative use.

4.13.40 COOPERATIVE PROVISION: Nothing of this section shall be construed to prevent cooperative provision of off-street parking facilities for two or more buildings or uses, provided that where the total combined parking area is less than the sum of the requirements for the various uses computed separately. Where adjoining parking facilities or two or more ownerships can be developed and designed as one facility, and where efficiency of parking and circulation and economy of space will result from joint development, and where the total parking area involved is 10,000 sq. ft. or greater, a reduction of 10% of the total combined required parking shall be permitted. None of the above provisions shall prevent the overlapping cooperative use or parking facilities when the times during which such facilities are used are not conflicting.

4.13.50 LOADING SPACE REQUIREMENTS: An off-street loading space, having access to a public thoroughfare, shall be required adjacent to each business building, hereafter erected or enlarged, of the use of such building entails deliveries to it or shipments from it, and such loading space shall be of adequate size for accommodating the maximum number and size of vehicles simultaneously loaded or unloaded, in connection with the business conducted in such building. No part of the truck or van using the loading space may project into the public thoroughfare.

4.13.60 PLANS: The party developing a B-P area shall submit a plan of the parking area showing adjacent streets, proposed circulation of traffic, proposed drainage, proposed artificial lighting, proposed landscaping, fencing or screen planting to the Planning Commission for their recommendations and approval.

4.13.70 BUILDING PERMITS: Before the granting of a building permit for any new building or structure, or for any enlargement thereof, or change of use in any building hereafter constructed involved in any of the aforementioned uses, the applicant for said building permit shall present evidence in writing that arrangements have been made to provide off-street parking and/or loading space to be zoned B-P (Business Parking) in accordance with the above pro-

for which it was granted, and no equivalent B-P zoning is provided in connection with the use, the occupancy and use of the building or structure becomes illegal and the occupancy permit is void. For a new building or structure, or for the enlargement or increase in size of any existing building or structure, or for the enlargement or increase in size of any existing building or structure, except one or two family dwellings, there shall be established and maintained a permanent B-P zoned off-street parking area within one thousand (1,000) feet of the front entrance thereof. The capacity of such parking area shall be as follows, for the following uses.

LAND USE AND NUMBER OF PARKING SPACES

Apartment Houses and Garden Courts--1 for each dwelling unit.

Rooming and lodging houses--1 for each occupant.

Fraternity, sorority or cooperative houses--1 for each three occupants.

Hotels--1 for each room or suite.

Auto Courts--2 for each dwelling unit.

Hospitals, sanitariums, convalescent homes, nursing homes and rest homes--1 for each five regular beds, plus one for each regular employee.

Churches, mortuaries, funeral homes--1 for each 5 seats in the chapel or nave.

Stadiums, sports arenas, auditoriums, and other places of assembly with fixed seats--1 for each 4 seats.

Dance halls, places of assembly, exhibition halls without fixed seats--1 for each 75 square feet of gross floor area of the building.

Outdoor sports areas or parks without fixed seats--Subject to review by Planning Commission.

Bowling alleys--5 for each alley.

Skating rinks and other commercial recreation places--1 for each 100 square feet of gross floor area of the building.

Medical and dental clinics--1 for each 200 square feet of gross floor area of the building.

Banks, business and professional offices--1 for each 200 square feet of gross floor area of the building.

Theaters--1 for each 4 fixed theater seats, subject to review by Planning Commission.

Restaurants, taverns, and any establishment for the sale and consumption within a building of food, alcoholic beverages, or refreshments--1 for each 100 square feet of gross floor area of the building.

Food stores, markets, and shopping centers; having not more than 2,000 square feet of gross floor area, exclusive of basement--1 for each 400 sq. ft. of gross floor area of the building.

Food stores, markets, and shopping centers; having more than 2,000 square feet but not more than 5,000 sq. ft. of gross floor area exclusive of basement--1 for each 300 sq. ft. of gross floor area of the building.

visions, or that the required amount of parking facilities classified as a business parking area on the city zoning maps has been provided by a satisfactory written contract, or present evidence of participation in an association which is providing adequate public off-street parking so classified.

4.13.80 INGRESS AND EGRESS PROVISIONS: The Commission, in the interest of safety and general welfare, any in connection with the approval of a reclassification to B-P as provided in the preceding section, after consultation with the State Engineer as to the State Highways and the County Engineer as to the County Highways and the City Engineer as to City Streets and Highways, fix the location, width, and manner of approach of any vehicular ingress or egress to or from such building or parking area and any public street or highway.

4.13.90 PARKING AREA REQUIREMENTS: All off-street parking areas zoned B-P (Business Parking) or public off-street parking areas required under Paragraph 4.13.7 "Building Permits" shall be graded and surfaced to a standard comparable to the street which serves the parking area as determined by the City Engineer.

4.13.10 ORDINANCE NO. 20: The detailed specifications and requirements of Ordinance 20 shall be considered a part of this section.

4.14 C-1 COMMERCIAL BUSINESS DISTRICT.

4.14.10 ESSENTIAL USES:*

4.14.11 Automobile service stations, automobile repair garages, body and fender, repair shops, auto laundries. Open used car sales lots for vehicles in operating condition.

4.14.12 Retail and wholesale markets. Storage yards in connection therewith shall be surrounded by an 8' high solid wall or sight-obscuring fence which shall conform to the setbacks required for buildings on street frontage.

4.14.13 Buildings for the rental of frozen food lockers.

4.14.14 Cabinet shops, upholstery and furniture repair shops.

4.14.15 Hay, grain and feed or garden supplies and equipment.

4.14.16 Wood, coal or oil fuel yards: retail lumber or building material yards; contractors' offices, shops and storage yards, Storage yards in connection therewith shall be surrounded by an 8' high solid wall or sight-obscuring fence. The wall of fence shall be considered a structure and shall conform to the setbacks required for buildings on street frontage.

4.14.20 PRIMARY PERMITTED USES:*

4.14.21 Restaurants.

4.14.22 A veterinary hospital provided there is compliance with Paragraph 5.2.10.

4.14.23 Buildings or developments necessary for the operation of a public utility.

4.14.24 Public parks.

4.14.25 Public transportation system terminals. Such terminals shall be completely sight screened from any adjoining residences by solid planting. A terminal development shall provide and maintain a 30' wide solid planting of evergreen trees and shrubs on any boundary facing a single family residential district.

4.14.26 Municipal buildings, police stations, fire stations.

4.14.30 SPECIAL PERMITTED USE:

4.14.31 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.

4.14.40 PERFORMANCE STANDARDS:

4.14.41 All commercial, light industrial or light manufacturing uses are permitted in this district provided their performance is of such nature that they do not inflict, upon the surrounding residential, B-1 or C-M areas, smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare, or safety of the public occupying or visiting such areas. The maximum permissible limits of these detrimental effects shall be as herein defined and upon exceeding these limits shall be considered a nuisance and declared in violation of the regulations of this Zoning Ordinance and shall be ordered abated.

- a. Smoke stacks shall not emit a visible smoke except for one 5-minute period each day when a new fire is being started. During this 5-minute period the density of smoke shall not be darker than No. 2 of the Ringlemann Chart as published by the U.S. Bureau of Mines.
- b. No visible or invisible noxious gases, fumes, fly ash, soot, or industrial dust shall be discharged into the atmosphere from any continuous or intermittent operation except such as is common to the normal operations of a heating plant or gasoline or diesel engines in cars, trucks or railroad engines.
- c. Building materials with high light reflective qualities shall not be used in the construction of buildings in such manner that reflected sun light will throw intense glare to areas surrounding the C-M district. Artificial lighting shall be hooded or shaded so that direct light of high intensity lamps will not result in glare when viewed from areas surrounding the C-M district.
- d. Odors of an intensity greater than that of a faint smell of con-namon which can be detected by humans traveling the roads bordering the lee side of the C-M district when a ten m.p.h. wind or less is blowing, are prohibited.
- e. Machines or operations which generate air or ground vibration must be baffled or insulated to eliminate any sensation of sound or vibration outside the C-M district except for the normal operation of through trains on the N.P.R.R.
- f. The level of combined continuous noises originating within the C-M district shall not exceed 60 decibals when measured on the border of the C-M district with the A or 40 db characteristic by sound level meter meeting the requirements of A.S.A. Standard "Z 24.3"--1944. Intermittent or staccato noises shall not be audible beyond the border of the C-M district. All trucks or similar motorized equipment must be adequately muffled. Bell or whistle signals not necessary for the safe and efficient operation of trains shall not be used during railroad switching operation. Railroad switching operations at night shall be limited to those necessary and incidental to the emergency repair of railroad property.

- g. There shall be no pollution of surface or subsurface drainage water beyond the limits of the C-M district.
- h. The disposal of industrial wastes shall be subject to the regulations of the State Health Department and shall comply with the requirements of the Washington Pollution Control Commission.

4.14.42 Outdoor storage of materials shall not exceed 20' in height and junk shall be obscured by buildings or fencing on all sides.

4.14.50 AREA & DIMENSIONAL REGULATIONS:

4.14.51 Minimum setback requirements: Front yard 15'. Buildings on a corner lot shall observe the minimum setback on both streets.

4.14.52 Maximum building height: 2 stories.

4.14.53 Areas for off-street auto parking shall be provided as required in Section 4.13*.

* An application for reclassification to B-P for use in conjunction with uses permitted by Paragraphs 4.14.1 and 4.14.2 shall be presented to the Planning Commission for consideration and recommendation to the City Council.

4.15 C-M CONTROLLED MANUFACTURING DISTRICT.

4.14.10 ESSENTIAL USES:*

4.14.11 Commercial, manufacturing, and industrial uses such as, but not restricted to, the following:

Wood, coal or oil fuel yards.

Retail or wholesale lumber or building material yards.

Contractors' offices, shops and storage yards.

Auto freight warehouse terminals.

Furniture manufacture and repair or cabinet or millwork shops.

Retail and wholesale markets.

Automobile repair garages, body and fender repair shops, automobile laundries.

Blacksmith, welding and metal fabricating shops.

4.15.20 PRIMARY PERMITTED USES:*

4.15.21 Buildings or developments necessary for the operation of a public utility of government function.

4.15.22 Public parks.

4.15.23 Automobile service stations.

4.15.24 Public transportation system terminals.

4.15.30 SECONDARY PERMITTED USES:*

4.15.31 Residences for watchmen or custodians.

4.15.32 Employees' cafeterias and auditoriums.

4.15.33 Parking lots for employees' cars or equipment used in the business. Parking lots shall be zoned B-P.

4.15.40 SPECIAL PERMITTED USE:

4.15.41 Public transportation shelter station 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.

4.15.50 PERFORMANCE STANDARDS:

4.15.51 All commercial, industrial or manufacturing uses are permitted in this district provided their performance is of such nature that they do not inflict, upon the surrounding residential or B-1, C-1 or C-M areas, smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare, or safety of the public occupying or visiting such areas. The maximum permissible limits of these detrimental effects shall be as herein defined and upon exceeding these limits they shall be considered a nuisance and declared in violation of the regulations of this Zoning Ordinance and shall be ordered abated.

- a. Smoke stacks shall not emit a visible smoke except for one 5-minute period each day when a new fire is being started. During this 5-minute period the density of smoke shall not be darker than No. 2 of the Ringiemann Chart as published by the U.S. Bureau of Mines.
- b. No visible or invisible noxious gases, fumes, fly ash, soot, or industrial dust shall be discharged into the atmosphere from any continuous or intermittent operation except such as is common to the normal operation of a heating plant or gasoline or diesel engines in cars, trucks or railroad engines.
- c. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sun light will throw intense glare to areas surrounding the C-M district. Artificial lighting shall be hooded or shaded so that direct light of high intensity lamps will not result in glare when viewed from areas surrounding the C-M district.
- d. Odors of an intensity greater than that of a faint smell of cinnamon which can be detected by humans traveling the roads bordering the lee side of the C-M district when a ten m.p.h. wind or less is blowing, are prohibited.
- e. Machines or operations which generate air or ground vibration must be baffled or insulated to eliminate any sensation of sound or vibration outside the C-M district except for the normal operation
- f. The level of combined continuous noises originating within the C-M district shall not exceed 60 decibals when measured on the border of the C-M district with the A or 40 db characteristics by sound level meter meeting the requirements of A.S.A. Standard "Z 24.3" 1944. Intermittent or staccato noises shall not be audible beyond the border of the C-M district. All trucks or similar motorized equipment must be adequately muffled. Bell or whistle signals not necessary for the safe and efficient operation of trains shall not

be used during railroad switching operations. Railroad switching operations at night shall be limited to those necessary and incidental to the pick up or delivery of shipments from or to shippers or consignees in Bellevue, or necessary and incidental to the emergency repair of railroad property.

- g. There shall be no pollution of surface or subsurface drainage water beyond the limits of the C-M district.
- h. The disposal of industrial wastes shall be subject to the regulations of the State Health Department and shall comply with the requirements of the Washington Pollution Control Commission.

4.15.52 Storage yards in connection with a permitted use shall be surrounded by an 8' high solid wall or sight-obscuring fence. The wall or fence shall be considered a structure and shall conform to setbacks required for building on street frontage.

4.15.53 Outdoor storage of materials shall not exceed 20' in height and junk shall be obscured by buildings or fencing on all sides.

4.15.54 A protective strip of land 75' in width bordering the external boundaries of the C-M district and bordering on major public rights of way through the C-M district shall be devoted exclusively to the planting, cultivation and maintenance of sight-obscuring trees, shrubs and plants. For the maintenance of such protective strips a bond to the City in a reasonable amount may be required by the City Council. In lieu of such protective strip, in appropriate circumstances, there may be submitted a natural or developed change in the terrain or an existing barrier, which provides an effective and equivalent screen, or a use for a depth of 200' of the outer margin of the C-M district, which is consistent with the surrounding use classification. The Board of Adjustment must determine that the proposal submitted in lieu of the 75' protective strip will adequately serve the same purpose as the protective strip before approving the proposal. The Board may request a recommendation from the Planning Commission.

4.15.55 The streets within the C-M district whether dedicated to the City or retained as private easements shall meet the requirements of plats and access to or egress from the District to public highways shall be subject to approval of the City Engineer.

4.15.56 Every application for a building permit for a development in the C-M district shall be accompanied by building plans and a plot plan showing the arrangement of the site and adjoining properties and compliance with the provisions of this section.

4.15.60 AREA & DIMENSIONAL REGULATIONS: No more than 35 percent of any commercial, industrial or manufacturing site area shall be occupied by structures.

4.15.61 Areas for off-street auto parking shall be provided as required in Section 4.13.*

- * An application for reclassification to B-P for use in conjunction with uses permitted by Paragraphs 4.15.1, 4.15.2 and 4.15.3 shall be presented to the Planning Commission for consideration and recommendation to the City Council.

CHAPTER 5. GENERAL PROVISIONS AND SPECIAL CONDITIONS

5.1 DIMENSIONAL PROVISIONS AND REGULATIONS.

5.1.10 Where the official city street and highway map shows a future width greater than the dedicated width, setbacks shall be measured from the proposed future street width line.

5.1.20 In the B-1 and C-1 districts the projection of marquees to the property line shall not be considered a violation of the building setback requirements. Marquees must conform to the construction requirements as set forth in the Uniform Building Code, 1952 Edition. Canvas awnings over public rights of way are prohibited.

5.1.30 Any lot of any size can be used for a building site, subject to the regulations governing the use district in which it is located, if it was officially recorded in city or county offices as a separately owned single lot prior to the adoption of this ordinance, provided it has 30' frontage on a public street or access to a public by a 20' wide private lane.

5.1.31 Acreage or groups of lots of one ownership must be subdivided to conform to the regulations of the district in which they are located.

5.1.32 In an existing recorded plat or in a plat approved by the Bellevue Planning Commission the individual lots of the plat shall be considered legal lots if the average of the areas of all the lots in the plat meets the minimum requirements for the district in which the plat is located. Provided that no individual lot therein shall vary more than 10% from the district minimum.

5.1.33 Existing waterfront lots of separate ownership at the time this ordinance is adopted with a minimum width of 80' and containing 30,000 sq. ft. or more can be divided into 2 lots provided the width is not reduced and the waterfront lot retains a depth 2 times its width or contains not less than 15,000 sq. ft.

5.1.34 On properties containing 30,000 sq. ft. or more and under single ownership, one detached cottage for the use of guests or servants' living quarters may be built. Drawings showing the entire property and the relation of the proposed cottage to existing buildings must be presented with the application for a building permit.

5.1.40 School buildings in R District shall cover not more than 35% of their site area. Side and rear yards of elementary and higher grade schools shall be a minimum of 50' each.

5.1.41 Playfields, exclusive of the building site, shall be provided as follows:

Kindergarten,	1/2 acre per 100 students.
Elementary,	1 acre per 100 students.
Junior High,	1 1/2 acre per 100 students.
Senior High,	2 acres per 100 students.

5.1.42 Playfields for junior and senior high schools may be on sites removed from the school site but be reasonably near and travel to and from the school site must not be hazardous.

5.1.43 Playfields developed to the limits of their property and which are adjacent to developed private property shall be fenced with an 8' high chain link or similar fence. In lieu of fencing, a 25' strip of native trees or cultivated landscaping along the edge of the playfield which will constitute an effective evergreen barrier will be permitted.

5.1.50 Churches, institutions, clubs, and similar semi-public use buildings in R Districts shall cover not more than 35% of their site area. Side and rear yards shall be a minimum of 50' each. The required screen planting on abutting residential property lines shall be of such size and age that it will constitute an actual and effective solid planting screen within two years after it is planted.

5.1.60 In R Districts, detached accessory buildings shall not exceed one story in height, and shall not occupy more than 50% of the area of a rear yard, and shall be not closer than 10' to each other or the main building. Accessory buildings shall comply with the setbacks required for the main building except that a detached accessory building can be built to the side or rear lot line provided a written mutual agreement of all the abutting property owners concerned by filed with the City Clerk.

5.1.61 Where an accessory building is attached to and made a part of the main building for at least 50% of the length of one of the abutting walls of the accessory building, or where the total length of the abutting walls of the accessory building is equal to 50% of the longest wall of the accessory building, then the accessory building shall be considered an integral part of the main building and shall comply with the regulations applicable to the main building.

5.1.62 If the topography of a lot is such that at the front property line there exists a bank 8' or more above the street grade, and there is no reasonable way to construct a driveway up to the dwelling level, a reinforced concrete garage may be built into the bank abutting the side property line and set at least 5' back from the front property line. If the topography of a lot is such that the land drops down steeply from the street level and there is no reasonable way to construct a driveway down to the dwelling level, a garage, accessible from within the property, with reinforced concrete walls on the high bank sides, and with the roof not higher than 2' above the street level, may be built into the bank abutting the side property line and set at least 5' back from the front property line.

5.1.63 An appeal from the City Engineer's decision on a proposal for a garage as described above shall be brought before the Board of Adjustment.

5.1.70 In R Districts eaves may project 2' into the minimum 5' side yard.

5.1.71 Open terrace, porch or stairway roofs that provide shelter shall comply with the requirements of the main building roof. Open trellis, beams, egerate or similar construction that does not provide shelter over open terraces, porches or stairways can be built to the property line provided the structure is designed as a part of a property line fence and does not constitute a view obstruction as defined in View Obstruction Ordinance, No. 29.

5.1.80 Buildings three stories or more in height shall have a minimum of 10' side yards.

5.2 SPECIAL USE REGULATIONS:

5.2.10 STABLES, RIDING ACADEMIES, KENNELS: In the R-A District, the following uses are permitted if the following requirements can be complied with.

5.2.11 Horse boarding stables or riding academies located on a minimum of 5 acres with all horse housing buildings 200' from any place of habitation other than the owners'. Fenced roaming or riding areas shall not be built closer than 65' to any place of habitation other than the owners'.

5.2.12 Dog raising or boarding kennels located on a minimum of 5 acres with all dog housing buildings and fenced roaming areas 400' from any place of habitation other than the owners'.

5.2.20 PRODUCE STANDS: In all of the R-A and R-1A Districts, temporary stands for the sale of fruit or vegetables grown on the property can be

erected for the duration of the harvest season, provided the Planning Commission approves the drawings showing the arrangement of customer parking space and the means of ingress and egress from the highway. These temporary stands shall be removed when the owner's harvest season is over.

5.2.30 DORMITORIES, CONVENTS, RESIDENCES: In all of the R Districts permitting institutions such as schools, hospitals, clubs, churches, etc., where the housing of students, members of the institution, or employees is necessary for the proper operation of the institution, such housing will be permitted provided (1) the housing and its site conform to the requirements of similar types of housing, such as residences, apartments, etc., as detailed in applicable sections of this ordinance and in the Building Code, and (2) complete site plans of the proposed housing development and its relation to the institution's other buildings, and complete building plans be submitted to the City Engineer with the application for a building permit. (3) Parking areas are approved by the Planning Commission and recommended for B-P classification to the City Council.

5.2.40 JUNK: In no district will there be permitted a collection of junk, scrap, unlicensed cars or parts or cars, equipment, abandoned sheds or buildings, which are a menace to the health, safety and general welfare of the neighborhood, except where specific provisions are made concerning such items in the ordinance governing a use district.

5.2.50 FENCES: Fences providing a maximum 6' sight obstruction from adjacent properties can be built on the side and rear property lines and across the front of the property in line with the front of a building but not closer than 20' to the street right-of-way. Corner lots must observe the 20' setback on both streets. From the 20' setback line to the street right-of-way, solid fences a maximum of 3' high, measured from the ground on which the fence stands, are permitted and open rail fences a maximum of 4'6" high, measured from the ground on which the fence stands, are permitted in which the rails and posts constitute not more than 1/3 of the fence area; provided that no fences shall be permitted which violate the sight obstruction ordinance at street intersections.

5.2.51 No fences incorporating barbed wire are permitted except that barbed wire may be used on top a 6' wire solid or chain link fence surrounding a public utility, an industrial plant site or a whole property, or barbed wire may be used when the fence is not a property boundary line fence.

5.2.52 Fences which deprive adjacent properties of a natural view of the landscape which is a contributing factor in the value of the land are prohibited.

5.2.53 Electric fences are permitted provided they comply with the following requirements: (1) An electric fence using an interrupted flow of current at intervals of about 1 second on and 2 seconds off shall be limited to 2,000 volts at 17 milliamp current, (2) An electric fence using continuous current shall be limited to 1,500 volts at 7 milliamp current. All electric fences shall be posted with permanent signs a minimum of 36 sq. inches in area at intervals of 100' stating that the fence is electrified. Electric fences manufactured by an established and reputable company and sold as a complete assembled unit carrying a written guarantee that complies with the requirements of this paragraph can be installed by an owner if the controlling elements of the installation carry an "U.L. Approved" seal.

5.2.60 CARNIVALS, REVIVAL TENTS, ETC.: In all districts the establishment of a carnival, circus, merry-go-round, ferris wheel, revival tent, or any similar amusement or temporary meeting place shall require a permit from the City. The permit will be granted for a maximum period of two months after the Board of Adjustment has approved the proposed use of the land.

waste, bilge, sewage or refuse of any kind into the water from any watercraft or moorage facility is prohibited.

5.2.80 PUBLIC UTILITIES: Public utility buildings, telephone exchanges, sewage pumping stations, electrical distribution substations, and similar developments necessary for the operation of a public utility shall be permitted in any district provided the following requirements are complied with:

- a. If the installation is housed in a building, the building must conform architecturally with the surrounding buildings or with the type of buildings that will develop due to the zoning district.
- b. An unhoued installation on the ground or a housed installation that does not conform to the architectural requirements of paragraph a, above, must be sight screened with evergreen trees, shrubs and landscaping planted in sufficient depth to form an effective and actual sight barrier within five years.
- c. An unhoued installation of a dangerous nature such as an electrical distribution sub-station shall be enclosed with an 8' high open wire fence.
- d. All buildings, installations and fences shall observe the setback requirements for buildings in the zone in which they are located and in the "R" zones the side yards requirements shall be increased to 20'.
- e. In residential areas the level of transformer noises from electrical distribution sub-stations measured at the property line shall normally not exceed 60 decibels when measured with the A or 40 db characteristic by sound level meter meeting the requirements of A.S.A. Standard "Z 24.3"--1944. This limitation does not include streets, highways or other public roads or alleys. Furthermore the sound level will be permitted to reach 65 db when measured with the A characteristic for a portion of the property boundary not exceeding 10 percent of the perimeter not bounded by streets, highways, other public roads or alleys.
- f. A complete plot plan and elevations showing the entire development, and photographs showing the location and character of all adjoining land improvements, and data showing the means employed to comply with Paragraph e, above, must be submitted to the City Engineer with the application for a permit.
- g. Within the system of an overhead electric power distribution grid in the City the installation of pole mounted transformers on major, secondary and access streets shall be limited to a maximum of a single phase or a three phase installation on a single pole with only one lighting transformer a maximum of 100 KVA or three power transformers not to exceed a capacity of 75 KVA each.

Overhead transformer installations in alley or rear of building locations are not included in the above restrictions.

Power lines crossing a building roof and supported on frames on the roof are prohibited.

In the event of an operational emergency transformers of any size can be installed at the discretion of the power utility company on any pole or poles for a period not to exceed 30 days.

5.2.61 Approval by the Board of Adjustment will be dependent on compliance with the following requirements: (1) The location must be such that there will be no serious interference with the City's normal affairs. (2) Provisions for adequate parking space on the site and a reasonable and safe means of ingress and egress must be shown. (3) Sound of any description shall not constitute a nuisance to neighboring residents. (4) Signs to be posted, circulars to be dispersed or any other means of advertising must be returned to its original condition at the termination of this use.

5.2.70 BOAT MOORAGE: Private moorage and docking facilities for the private pleasure boats of the moorage is located is permitted in waterfront areas of R Districts, subject to the approval of the U.S. Army Engineers and of the City Engineer as to structural stability and safety. Any private wharf or moorage for a boat shall be set back a minimum of 12' from the side property lines. No boat shelter or house shall project over the water beyond the normal water's edge or shoreline.

5.2.71 Semi-public moorage and docking facilities for private pleasure boats will be permitted in waterfront areas of R-3 Districts when the facility is an accessory to a club or similar permitted use provided the scope of the project meets the requirements of a public moorage.

5.2.72 Public moorage and docking and storage facilities for boats, and fuel and oil service incidental to the moorage and docking, will be permitted in waterfront areas of the R-3 District provided that the location is the best available for the purpose and that the proposed development includes at least 200' of shoreland frontage and has adequate depth of shore property to permit sufficient auto parking. Parking of the Planning Commission and their recommendation to the Council that the area be classified B-P.

5.2.73 Roofed moorage and docking facilities shall not exceed a maximum of 14' above the Lake Washington high water level datum which is 22.0' above the mean lower low water in Puget Sound as established by the U.S. Army Engineers which corresponds to elevation 29.16' as established by the U.S. Army Engineers which corresponds to elevation 29.16' as established by the U.S. Coast and Geodetic Survey.

5.2.74 Any structure built over water shall be built of dimensioned timbers and any moorage facility accommodating four or more boats shall be of 4" minimum dimension timber construction.

5.2.75 No piling shall extend higher than 3' above the wharf deck.

5.2.76 Shelter for boats in semi-public and public moorages shall be constructed of permanent materials--no permanent canvas shelters will be permitted.

5.2.77 Wharves 6' or more in width shall be designed structurally to carry H-10 truck loading.

5.2.78 Any gasoline or other fuel and oil service building or storage facility shall be of fireproof construction and for a distance of 20' surrounding the building, pump, or other facility the construction shall be fireproof or fire protected. Fuel tanks of more than 50 gallon capacity shall be underground. Two fire extinguishers in operating condition shall be kept in conspicuous locations at any oil or fuel facility and shall be located as far apart as is reasonable and shall be accessible to the public at all times.

5.2.79 Any public or semi-public moorage shall provide separate on-shore toilet facilities for each sex, convenient to the moorage area, which shall be connected to a public sewerage system or to a septic tank installation. The use of boat bilge pumps or boat toilets when in dock is prohibited. No houseboat or watercraft moored in or off the shorelands of Bellevue shall be used as a permanent place of habitation. The discharging of garbage,

Temporary transformer installations located on private property to serve a specific temporary need may be permitted for a specified time or to exceed one year if approved by the Board of Adjustment.

The electric power company holding a franchise in the City, has the right, after securing a permit from the City Engineer, to cut, prune or trim the growth of any trees planted in or adjacent to the public streets, which create a hazard by contacting the wires of the electric distribution system. Tree trunks, limbs or branches can be cut so that over public rights of way a clearance of 5'0" exists around the existing or newly installed electric distribution wires.

Where a new series of poles and distribution lines are to be installed and the street is planted with mature trees on each side it shall be within the jurisdiction of the Board of Adjustment, after receiving a recommendation from the Planning Commission, to determine on which side of the street the new poles and lines shall be installed.

5.2.90 HOUSE TRAILERS: One house trailer can be temporarily parked and used as a dwelling in the side or rear yard of a lot for a period not to exceed 15 days provided the setbacks applicable to detached accessory buildings can be complied with.

5.2.91 A permit for such temporary trailer parking must be obtained by the occupant of the lot from the City Engineer prior to locating the trailer on the lot and assurance that adequate toilet, water, and power facilities within his dwelling are available for the use of the trailer occupants must be presented in writing.

5.2.92 One house trailer located on its own lot, permanently connected to water, power and sewer utilities or to a septic tank system may be considered as a temporary dwelling provided the Board of Adjustment determines that the location of the trailer will not be unduly detrimental to adjacent surrounding property and that the general character and integrity of the neighborhood will be preserved and that the use of the trailer as a dwelling is a temporary permit good for one year, renewable at its discretion. The Board may authorize the issuance of a temporary expedient which will be terminated at a fixed date. The Board may authorize the issuance of a temporary permit good for one year, renewable at its discretion. The Board may require a bond to the City to assure disconnection and removal of the trailer at the expiration of the permit.

5.2.10 VETERINARY CLINIC OR HOSPITAL: A Veterinary Clinic designed for the treatment and care of pet animals, such as cats and dogs, shall be owned and operated by a registered Veterinarian. The animals must be confined within the exterior walls of the building at all times. Walls of interior court animal runs shall be a minimum of 8 feet high. Interior court animal runs shall be roofed and if there are open air spaces between the top of the wall and the roof they shall be enclosed with wire mesh. All rooms housing animals shall have ample natural or mechanical ventilation. There shall be no cremation or other disposal of dead animals on the premises. A Veterinary clinic or hospital building shall not be located closer than 100 feet to an existing residence building in an R District, an existing restaurant building, an existing apartment or hotel, an existing library, art gallery or museum, an existing clinic or hospital for humans, an existing church or theater. Parking areas and service yards must be sight screened, with a solid planting effective within two years after planting, from adjoining existing residences.

5.3 NON-CONFORMING USES:

5.3.10 EXISTING BUILDINGS OR USES: The lawful use of a structure or building existing at the effective date of this ordinance may continue although such

use does not conform to the regulations contained herein, provided that if such non-conforming use is abandoned, any future use of a structure or building shall conform to the regulations of the district in which it is located.

5.3.11 Discontinuance of a non-conforming use of land, structure or building for a period of 30 days shall be, prima-facie, evidence of intention to abandon.

5.3.20 CHANGE IN USE: If no structural alterations are made, a non-conforming use may be changed to another similar non-conforming use or to a use conforming to the district regulation.

5.3.30 EXPANSION OR ALTERATION: An existing non-conforming building cannot be enlarged or expanded or reconstructed unless it be made to conform to the regulations of this document and of the Uniform Building Code.

5.3.31 Ordinary maintenance and repair of a non-conforming building and its equipment or fixtures is permitted provided the value of the repair does not exceed 25 percent of the assessed value of the building as determined by the County Assessor for the year in which the work is done.

5.3.32 The non-conforming use of a fractional part of a building or land shall not be expanded.

5.3.40 RECONSTRUCTION: If a non-conforming building is destroyed by fire, explosion, act of God or act of the public enemy to the extent of 75 percent of its assessed value then thereafter the land and any developments on it shall conform to the regulations of the district in which it is located.

5.3.50 EXCEPTION: The Board of Adjustment may authorize the City Engineer to issue a permit for the construction of a non-conforming building, or for the non-conforming use of any area or building, for a specific period of time not exceeding one year provided the Board finds that the public convenience and advantage will be served by such non-conforming use and that the building or use will not be materially detrimental to the public welfare.

5.4 PROHIBITED USE:

5.4.10 SANITARY CONVENIENCES: In all districts the existence or use of outhouses or privies is prohibited. Sanitary conveniences must be incorporated within the building which they serve and must consist of a chemical toilet or installed plumbing properly connected to a septic tank and disposal field or to a closed sewer.

CHAPTER 6. INTERPRETATION & JURISDICTION

6.1 JURISDICTION: The provisions and standards contained in this ordinance shall be deemed to be minimum standards with which compliance is essential to the permitted uses, and shall not be construed as limiting the legislative discretion of the City Council to further restrict the permissive uses or to withhold or revoke permits for uses where, notwithstanding the existence of the minimum standards herein set forth, the promotion or protection of the public health, morals, safety and welfare bears a substantial relation to such withholding, denial or revocation of permits or uses.

6.2 PRIOR CONVENANTS: It is not intended by this ordinance to interfere with or abrogate or annul any easements, covenants, or other agreements between parties.

6.2.10 Where this ordinance imposes a greater restriction upon the use of buildings or land or upon height of buildings, or requires larger space than is imposed or required by other resolutions, rules or regulations or by easements, covenants, or other agreements, the provisions of this ordinance shall govern.

CHAPTER 7. FILING OF PLANS

7.1 BUILDING PLANS: In all districts, two sets of building plans and two plot plans drawn to scale showing the entire site, dimensions of the lot, dimensions of the building, dimensions of the setbacks from the lot lines, location of the garage or parking space and the driveway, extent of the roof eave overhang shown and dimensioned, location of the septic tank and drain field or of the side sewer line, and any other information required to show compliance with the regulations of this ordinance shall be filed in the City Offices when application for a building permit is made.

7.2 PARKING LOT PLANS: In all districts the party proposing a development that requires parking areas to be classified B-P shall present to the Planning Commission through the Planning Officer or the City Engineer two sets of plans of the proposed development which shall include complete plot plans drawn to scale and dimensioned showing the entire site, adjacent buildings, adjoining streets, topography, the proposed buildings and parking driveways, distances between banks of cars and striping, also proposed screen planting, spacing and species, and any other information pertinent to the scheme or required to show compliance with the regulations of this ordinance.

7.3 CERTIFICATE OF OCCUPANCY: Upon completion of a development or building for which a building permit was issued, or upon completion of a parking area for which B-P zoning was granted, a certificate of occupancy must be obtained from the City Engineer before occupancy begins.

CHAPTER 8. AMENDMENTS AND RECLASSIFICATIONS

8.1 AMENDMENTS: An amendment, supplement or change in this ordinance or in the Zoning Map can be initiated by the City Council or by the Planning Commission. A public hearing shall be held by the Commission in the manner provided for reclassification of the property, except for reclassification to B-P. Following the hearing the Commission shall make its recommendation to the Council. The Council may enact the amendment upon recommendation of or with the concurrence of the Commission.

8.2 RECLASSIFICATIONS:

8.2.10 The owner of any land desiring a change in use district boundaries or a reclassification of property shall present to the Planning Commission a petition signed and acknowledged by him, on the forms provided by the City, stating his proposal. Drawings delineating the proposal shall accompany the petition.

8.2.11 The Planning Commission upon receipt of a petition by a land owner shall make an investigation of the matters involved in the proposal. The Commission shall call a public hearing, except for B-P reclassification, to hear the public on the proposal. Following the hearing and after consideration of the facts of the proposal, the facts brought out in the hearing and any other competent facts pertaining to the property or to properties adjacent or in the vicinity thereof the Commission shall within 30 days make a recommendation to the City Council. If the Commission after thorough study of the proposal in the petition determines that the reclassification of the property or the change in use district boundaries is necessary for the preservation and enjoyment of any substantial property right of the petitioner and not materially detrimental to the public welfare or the property of other persons located in the vicinity, the Commission shall recommend that the Council approve the reclassification of the property.

8.2.12 If the Commission, following a public hearing, makes no decision on the petition or sends no recommendation to the Council for 30 days this shall be taken as a disapproval of the petition and the owner may follow the steps of appeal as set forth in Paragraph 8.2.13.

8.2.13 If the Commission recommends disapproval of the petition that decision shall be final unless the owner files notice of appeal to the City Council with the City Clerk within 30 days of the Commission's action. Upon receiving notice of appeal the Council shall set a date for hearing of the subject and shall notify the parties it deems most concerned. Following this hearing the Council may follow the recommendation of the Commission or refer the subject to the Commission for their reconsideration and a subsequent report to the Council, upon receipt of which the Council shall take final action within 30 days.

8.2.14 A petition which has been disapproved by the Council cannot be re-submitted to the Planning Commission within 6 months of the date of disapproval.

8.2.15 A petitioner whose petition has been disapproved by the Council may appeal to the Courts.

8.2.20 The fee for reclassification of property shall be \$25.00 for each petition, payable upon filing with the City Clerk. Reclassification to B-P shall require no fee or public hearing. The reclassification of land in plating shall require no additional fee.

CHAPTER 9. BOARD OF ADJUSTMENT

9.1 JURISDICTION OF THE BOARD: The Board of Adjustment shall have the authorities and powers as set forth in the City of Bellevue Ordinance No. 48 and as specified in this ordinance.

CHAPTER 10. ENFORCEMENT

10.1 AUTHORITY: The City Manager of the City of Bellevue or a city official as his authorized representative, is charged with the enforcement of the provisions of this ordinance.

10.2 APPEAL FROM DECISION OF AUTHORITY: An owner, or his agent may appeal a decision of the City Engineer to the Board of Adjustment. Both parties shall present their cases to the Board in writing seven days prior to the date set by the Board for hearing of the case. An appeal from the Board's decision shall be brought before the Superior Court of King County.

CHAPTER 11. VALIDITY

If any section, paragraph, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this resolution.

CHAPTER 12. PENALTY

A violation of the provisions of this ordinance, or any amendment thereto, is hereby made a misdemeanor.

CHAPTER 13.

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 28th day of September, 1954, and signed in authentication thereof this 28th day of September 1954.

68
6-12-72

MELVIN V. LOVE, Mayor
W.H. GLORIUS, Councilman
ALBERT O. PRINCE, Councilman
WILLARD P. KARG, Councilman
F.R. ARMSTEAD, Councilman

Approved as to form:

KENNETH A. COLE, City Attorney

Attest:

(Seal)

JEAN SCHOLER, City Clerk

Date of Publication, October 7, 1954.

Chapter 13 - 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 28th day of September, 1954, and signed in authentication thereof this 28th day of September, 1954.

William V. Lane
Mayor

W. H. Jones
Councilman

W. H. Farris
Councilman

William B. King
Councilman

A. R. Armstrong
Councilman

Approved as to form:

Kenneth A. Cook
City Attorney

FILED
CITY OF BELLEVUE
DATE Sept. 22, 1954
CITY CLERK Sharon S. Stewart

Attest:

Hazel J. Humphreys
Dep. City Clerk

Date of Publication Oct. 7, 1954

CERTIFICATE

I, the undersigned, SHARON S. STEWART, ASSISTANT CITY CLERK of the City of Bellevue, Washington, certify that this is a true and correct copy of Ordinance No. 68
Subscribed and sealed this 10 day of March, 1954

Sharon Stewart
Assistant City Clerk