

9-11-84
5172J

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3436

AN ORDINANCE relating to curb cut standards; and amending Bellevue City Code (Land Use Code) 20.20.255.

WHEREAS, it is desirable to allow flexibility of curb cut standards when consistent with safe and efficient circulation; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act, and the City's Environmental Procedures Ordinance; now, therefore,

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

Section 1. Bellevue City Code (Land Use Code) 20.20.255 is amended to read as follows:

20.20.255 Curb Cuts, Driveways and Street Openings.

- A. Single family dwellings in G, R-1, R-1.8, R-2.5, R-3.5, R-4 and OU districts are exempt from the provisions of this section.
- B. Unless there exists no other access to the property in question, the City shall not permit any curb cut, driveway or street opening within 150 feet of the near-side face of curb of the intersecting street. If there exists no other access to the property in question, curb cuts, driveways or street openings shall be located as far away from the near-side of curb of the intersecting street as possible. This paragraph shall not apply to any use which generates at least 250 trips per 1,000 square feet of gross floor area per day.
- C. Unless there exists no other access to the property in question, the City shall not permit any curb cut, driveway or street opening to be located any closer than 100 feet from any other such curb cut, driveway or street opening. In no case may the City permit any curb cut, driveway or street opening to be located any closer than 20 feet from any other such curb cut, driveway or street opening. This paragraph shall not apply if abutting property owners make joint use of curb cuts, driveways or street openings. This paragraph shall not apply to any use which generates at least 250 trips per 1,000 square feet of gross floor area per day.
- D. The City shall not permit more than one curb cut, driveway or street opening on any property having a street frontage of 200 feet or less. This paragraph shall not apply if the property's street frontage is less than 200 feet and the property is at least 3 acres in size.

- E. The requirements of this Section may be modified by the Planning Director and the Public Works Director within thirty calendar days from the date of application if --
 - 1. The modification is reasonable and necessary for development of the subject property; and
 - 2. The modification will result in more efficient access to and circulation within the subject property; and
 - 3. The modification will not create a hazardous condition for motorists or pedestrians.
- F. Wherever practical, abutting property owners shall make joint use of curb cuts, driveways or street openings.
- G. This section shall apply notwithstanding any other provision of the Bellevue City Code. (See also Chapter 22B.24 of the Bellevue City Code.)

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

PASSED by the City Council this 27th day of November 1984, and signed in authentication of its passage this 27th day of November 1984.

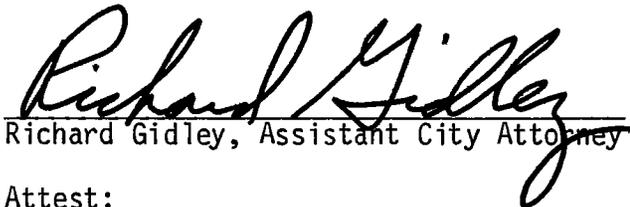
(SEAL)



Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Andrews, City Attorney

Attest:



Marie K. O'Connell, City Clerk

Published December 1, 1984