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02 (4-87

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3753

AN ORDINANCE regarding off-street parking dimensions and building dimensional requirements; and amending Section 2 and Section 5 (part) of Ordinance No. 3747; Bellevue City Code (Land Use Code) 20.20.590.K.12.d, Stall and Aisle Dimensions; and Bellevue City Code 20.20.010, Uses in Land Use Districts - Dimensional Requirements - Charts and Notes.

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

Section 1. Section 5 (part) of Ordinance No. 3747 and Bellevue City Code (Land Use Code) 20.20.590.K.12.d are amended to read as follows:

- d. Stall and Aisle Dimensions: Off-street parking dimensions may not be less than as shown on the following tables and plates, except as otherwise approved by the Director of Design and Development:

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Section 2. Section 2 of Ordinance No. 3747 and Bellevue City Code (Land Use Code) 20.20.010 Uses in Land Use Districts - Dimensional Requirements - Charts and Notes are amended as indicated in Exhibit A attached hereto and by this reference incorporated herein.

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

PASSED by the City Council this 9<sup>th</sup> day of February 1987 and signed in authentication of its passage this 9<sup>th</sup> day of February, 1987.

(SEAL)



Cary E. Bozeman, Mayor

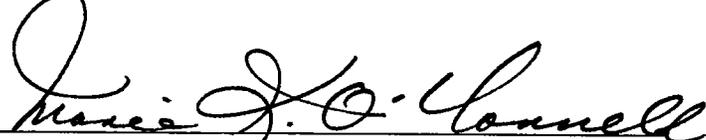
Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Andrews, City Attorney

Attest:



Marie K. O'Connell, City Clerk

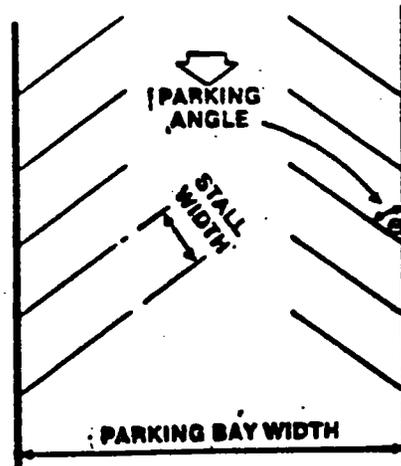
Published February 13, 1987

**Table 1**  
**ONE - WAY TRAFFIC AND DOUBLE LOADED AISLES**

Parking Angle	Parking Bay Width						
	8'-4" S.S. Stalls*	8'-6" S.S. Stalls	8'-8" S.S. or 8'-4" D.S. Stalls	8'-10" S.S. or 8'-6" D.S. Stalls	9'-0" S.S. or 8'-8" D.S. Stalls	9'-2" S.S. or 8'-10" D.S. Stalls	9'-4" S.S. or 9' D.S. Stalls
30	43'-0"	43'-0"	43'-0"	43'-0"	43'-0"	43'-0"	43'-0"
35	45'-3"	45'-3"	45'-3"	45'-3"	45'-3"	45'-3"	45'-3"
40	47'-4"	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
45	50'-3"	49'-10"	49'-5"	49'-0"	48'-7"	48'-5"	48'-5"
50	52'-8"	52'-3"	51'-10"	51'-5"	51'-0"	50'-6"	50'-1"
55	54'-7"	54'-2"	53'-9"	53'-4"	52'-11"	52'-5"	52'-0"
60	56'-5"	55'-11"	55'-5"	55'-0"	54'-6"	54'-0"	53'-7"
65	58'-2"	57'-8"	57'-2"	56'-8"	56'-2"	55'-8"	55'-2"
70	59'-7"	59'-0"	58'-6"	58'-0"	57'-6"	57'-0"	56'-6"
75	60'-11"	60'-4"	59'-9"	59'-2"	58'-8"	58'-1"	57'-7"
80	62'-2"	61'-7"	61'-0"	60'-5"	59'-10"	59'-3"	58'-8"
85	63'-2"	62'-6"	61'-11"	61'-3"	60'-8"	60'-1"	59'-6"
90	64'-0"	63'-4"	62'-8"	62'-0"	61'-4"	60'-8"	60'-0"

\*Minimum Stall Width

Note: S.S. means Single striped stalls;  
D.S. means Double striped stalls

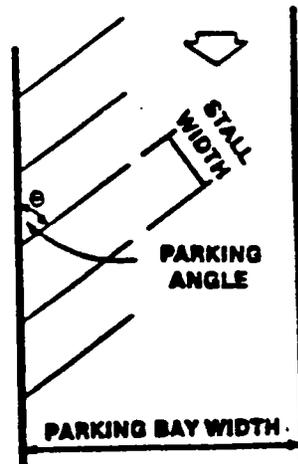


**Table 2**  
**ONE - WAY TRAFFIC AND SINGLE LOADED AISLES**

Parking Angle	Parking Bay Width						
	8'-4" S.S. Stalls*	8'6" S.S. Stalls	8'8"S.S. or 8'-4" D.S. Stalls	8'-10"S.S. or 8'-6" D.S. Stalls	9'-0"S.S. or 8'-8" D.S. Stalls	9-2"S.S. or 8'-10" D.S. Stalls	9'-4"S.S. or 9' D.S. Stalls
30	27'-6"	27'-6"	26'-6"	27'-6"	27'-6"	27'-6"	27'-6"
35	28'-7"	28'-7"	28'-7"	28'-7"	28'-7"	28'-7"	28'-7"
40	29'-11"	29'-11"	29'-6"	29'-11"	29'-6"	29'-6"	29'-6"
45	31'-11"	31'-6"	31'-1"	30'-8"	30'-3"	30'-3"	30'-2"
50	33'-10"	33'-5"	33'-0"	32'-7"	32'-2"	31'-9"	31'-4"
55	35'-7"	35'-1"	34'-7"	34'-2"	33'-8"	33'-3"	32'-10"
60	37'-3"	36'-9"	36'-3"	35'-9"	35'-3"	34'-9"	34'-4"
65	38'-9"	38'-2"	37'-8"	37'-2"	36'-8"	36'-2"	35'-8"
70	40'-3"	39'-8"	39'-2"	38'-7"	38'-1"	37'-6"	37'-0"
75	41'-8"	41'-1"	40'-7"	40'-0"	39'-5"	38'-10"	38'-4"
80	43'-1"	42'-6"	41'-11"	41'-4"	40'-9"	40'-2"	39'-7"
85	44'-6"	43'-10"	43'-3"	42'-7"	42'-0"	41'-4"	40'-9"
90	46'-0"	45'-4"	44'-8"	44'-0"	43'-4"	42'-8"	42'-0"

\*Minimum Stall Width

Note: S.S. means Single striped stalls;  
D.S. means Double striped stalls

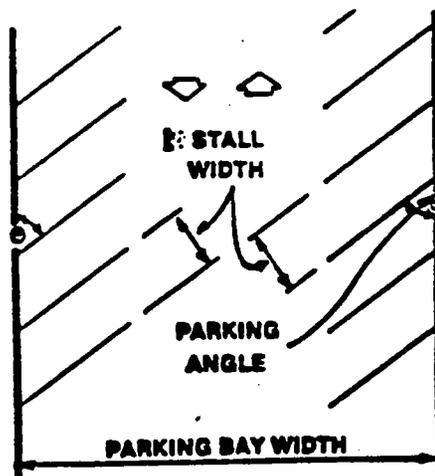


**Table 3**  
**TWO - WAY TRAFFIC AND DOUBLE LOADED AISLES**

Parking Angle	Parking Bay Width						
	8'-4" S.S. Stalls*	8'-6" S.S. Stalls	8'-8" S.S. or 8'-4" D.S. Stalls	8'-10" S.S. or 8'-6" D.S. Stalls	9'-0" S.S. or 8'-8" D.S. Stalls	9'-2" S.S. or 8'-10" D.S. Stalls	9'-4" S.S. or 9' D.S. Stalls
30	51'-2"	51'-2"	51'-2"	51'-2"	51'-2"	51'-2"	51'-2"
35	53'-3"	53'-3"	53'-3"	53'-3"	53'-3"	53'-3"	53'-3"
40	54'-10"	54'-10"	54'-10"	54'-10"	54'-10"	54'-10"	54'-10"
45	56'-4"	56'-4"	56'-4"	56'-4"	56'-4"	56'-4"	56'-4"
50	57'-8"	57'-8"	57'-7"	57'-7"	57'-7"	57'-6"	57'-6"
55	58'-11"	58'-9"	58'-8"	58'-7"	58'-6"	58'-5"	58'-4"
60	59'-11"	59'-9"	59'-7"	59'-5"	59'-3"	59'-1"	58'-11"
65	60'-11"	60'-8"	60'-5"	60'-2"	59'-11"	59'-8"	59'-5"
70	61'-10"	61'-5"	61'-1"	60'-9"	60'-5"	60'-1"	59'-9"
75	62'-7"	62'-1"	61'-8"	61'-3"	60'-9"	60'-4"	59'-11"
80	63'-3"	62'-8"	62'-2"	61'-7"	61'-1"	60'-6"	60'-0"
85	63'-9"	63'-1"	62'-6"	61'-10"	61'-3"	60'-7"	60'-0"
90	64'-0"	63'-4"	62'-8"	62'-0"	61'-4"	60'-8"	60'-0"

\*Minimum Stall Width

Note: S.S. means Single striped stalls;  
D.S. means Double striped stalls

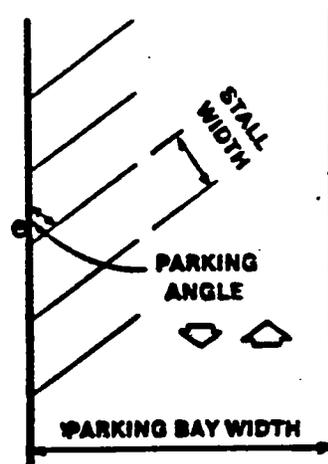


**Table 4**  
**TWO - WAY TRAFFIC AND SINGLE LOADED AISLES**

Parking Angle	Parking Bay Width						
	8'-4" S.S. Stalls*	8'-6" S.S. Stalls	8'-8" S.S. or 8'-4" D.S. Stalls	8'-10" S.S. or 8'-6" D.S. Stalls	9'-0" S.S. or 8'-8" D.S. Stalls	9'-2" S.S. or 8'-10" D.S. Stalls	9'-4" S.S. or 9' D.S. Stalls
30	35'-6"	35'-6"	35'-6"	35'-6"	35'-6"	35'-6"	35'-6"
35	36'-6"	36'-6"	36'-6"	36'-6"	36'-6"	36'-6"	36'-6"
40	37'-6"	37'-6"	37'-6"	37'-5"	37'-5"	37'-5"	37'-5"
45	38'-6"	38'-6"	38'-5"	38'-5"	38'-4"	38'-4"	38'-3"
50	39'-5"	39'-4"	39'-3"	39'-3"	39'-2"	39'-1"	39'-0"
55	40'-3"	40'-1"	40'-0"	39'-11"	39'-10"	39'-9"	39'-8"
60	41'-1"	40'-11"	40'-10"	40'-8"	40'-7"	40'-5"	40'-4"
65	41'-11"	41'-8"	41'-6"	41'-4"	41'-2"	41'-0"	40'-10"
70	42'-9"	42'-6"	42'-3"	42'-0"	41'-9"	41'-6"	41'-4"
75	43'-7"	43'-3"	42'-11"	42'-7"	42'-3"	41'-11"	41'-8"
80	44'-5"	44'-0"	43'-7"	43'-2"	42'-9"	42'-4"	41'-11"
85	45'-3"	44'-8"	44'-2"	43'-7"	43'-1"	42'-6"	42'-0"
90	46'-0"	45'-4"	44'-8"	44'-0"	43'-4"	42'-8"	42'-0"

\*Minimum Stall Width

Note: S.S. means Single striped stalls;  
D.S. means Double striped stalls



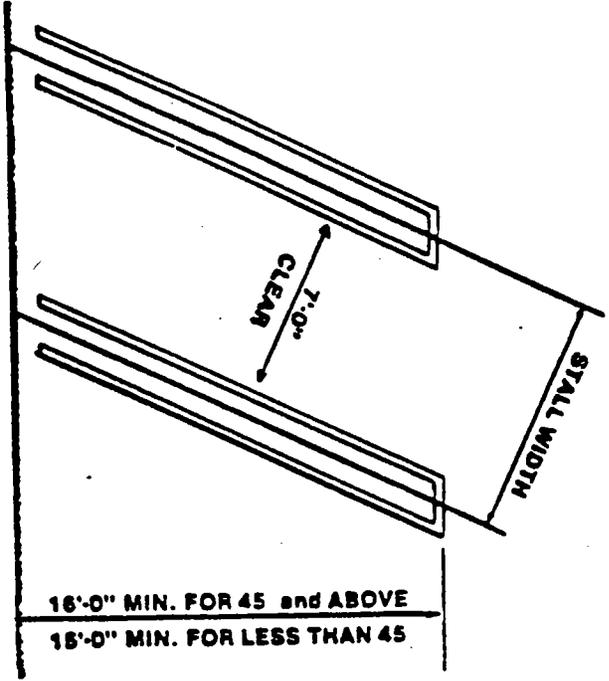
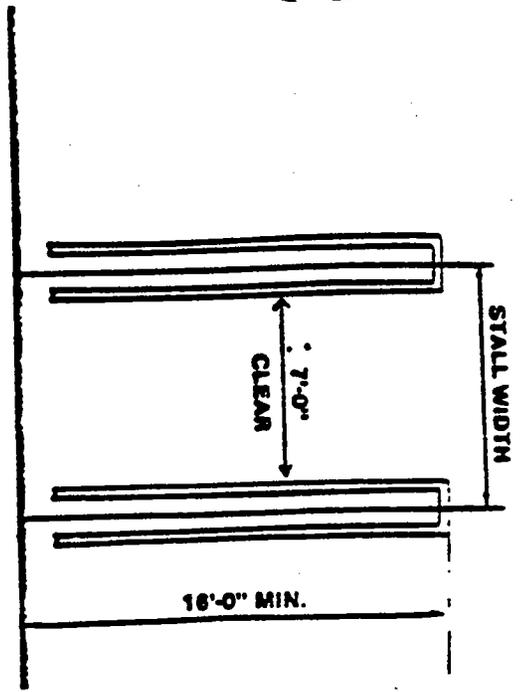
**Table 5**  
**PARKING DESIGN STANDARDS FOR COMPACT CARS**

Parking Angle	Parking Bay Width			
	One-Way (1) Double-Loaded Aisles, 7'-6" Stalls	One-Way (2) Single-Loaded Aisles, 7'-6" Stalls	Two-Way (3) Double-Loaded Aisles, 7'-6" Stalls	Two-Way (4) Single-Loaded Aisles, 7'-6" Stalls
30	38'-4"	25'-2"	46'-6"	33'-2"
35	40'-0"	26'-0"	48'-0"	34'-0"
40	41'-4"	26'-8"	49'-6"	34'-8"
45	41'-6"	27'-3"	50'-6"	35'-3"
50	43'-6"	27'-10"	51'-3"	35'-10"
55	44'-2"	28'-1"	51'-6"	36'-2"
60	45'-1"	29'-0"	51'-6"	36'-6"
65	47'-0"	30'-5"	51'-6"	36'-8"
70	48'-4"	32'-0"	51'-6"	36'-9"
75	49'-6"	33'-6"	51'-6"	36'-9"
80	50'-5"	34'-9"	51'-6"	36'-9"
85	51'-0"	35'-11"	51'-6"	36'-9"
90	51'-6"	36'-9"	51'-6"	36'-9"

- (1) See Table 1 for an illustration of One-Way Double-Loaded Aisles.
- (2) See Table 2 for an illustration of One-Way Single-Loaded Aisles.
- (3) See Table 3 for an illustration of Two-Way Double-Loaded Aisles.
- (4) See Table 4 for an illustration of Two-Way Single-Loaded Aisles.

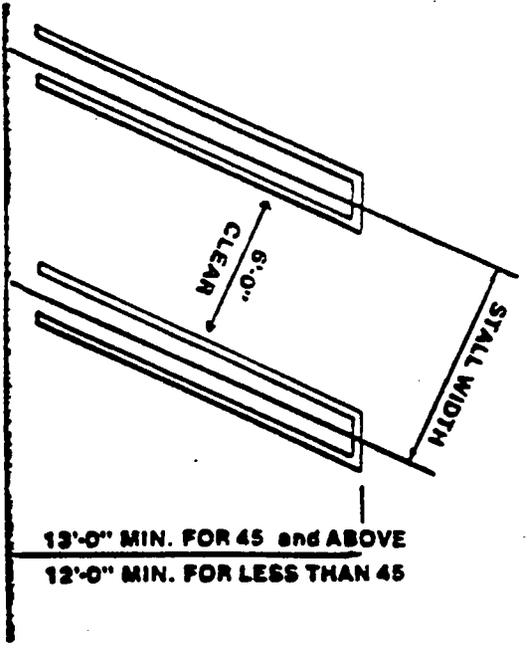
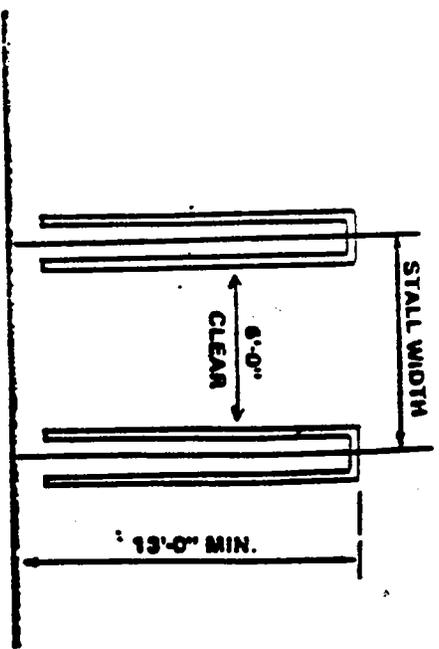
# STRIPING FOR PARKING STALLS

Standard - Sized



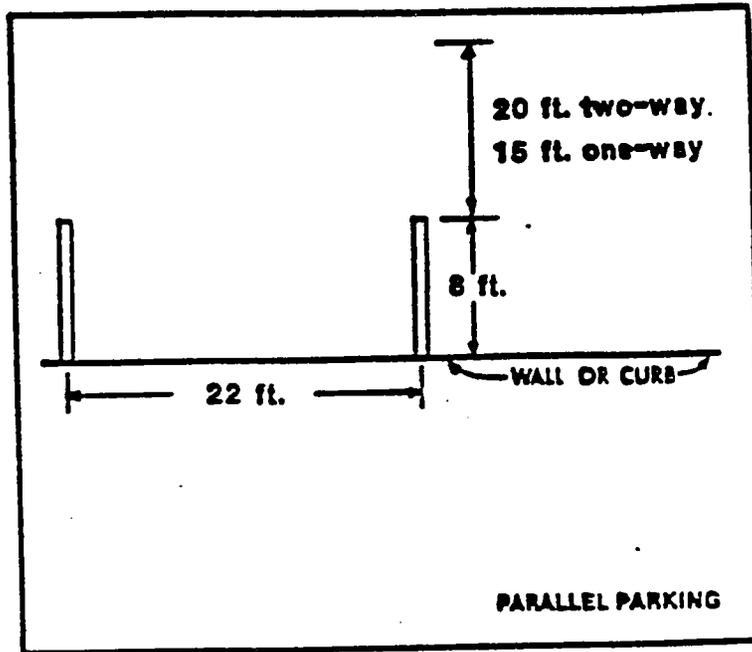
16'-0" MIN. FOR 45 and ABOVE  
16'-0" MIN. FOR LESS THAN 45

Compact



13'-0" MIN. FOR 45 and ABOVE  
12'-0" MIN. FOR LESS THAN 45

**PLATE B**





**NOTES: Uses in Land Use Districts—Dimensional Requirements**

- (1) These setbacks control except where street classification in Section 20.20.020 indicates a greater setback.
- (2) Side yard setback in R-30 districts increases to 20 ft. on any side yard where structure exceeds 30 ft. above finished grade.
- (3) All rear and side yards shall contain landscaping as required by Section 20.20.520.
- (4) See Section 20.20.012.
- (5) See Section 20.20.015.
- (6) The maximum allowable building height in R-20 districts is 40 feet if the ground floor of such building is devoted to parking.
- (7) The maximum allowable building height is 75 feet on any property designated OLB which lies within 475 feet of the right-of-way of I-405, between I-90 and SR-520, subject to obtaining a Conditional Use Permit, (Part 20.30B. or Part 20.30C). (Ord. 3530, 8-12-85, Section 10).
- (8) Dimensional requirements for CBD Land Use Districts are listed in Section 20.25A.020.
- \* (9) Any office building or any office portion of a building shall comply with the definition of "low intensity" contained in the Comprehensive Plan.
  - \* Not effective within the jurisdiction of the East Bellevue and Sammamish Community Councils.
- \* (10) The maximum building height may be exceeded upon approval of the Director of Design and Development. Requests for such approval shall be processed in accordance with the administrative conditional use procedure of Part 20.30E. Before granting any such approval, the Director of Design and Development must find that:
  - a) The height increase is only to accommodate equipment, structures or buildings that contain special equipment primarily related to light manufacturing, wholesale, trade and distribution use, and is not for office or bulk retail use; and
  - b) There is functional need for a height increase; and
  - c) The overall site development will minimize adverse impacts caused by the height increase.

Notwithstanding the provisions of this Note, no height increase is permitted within a Transition Area as defined in Part 20.25B. (Ord. 3530, 8-12-85, Section 11).

  - \* Not effective within the jurisdiction of the East Bellevue and Sammamish Community Councils. The maximum building height in LI Districts shall remain 30 feet.
- \* (11) Except in transition areas, the allowable building height of any office building located in a PO, O, OLB, GC, NB, CB or OU district may be increased by one story, but not to exceed 15 feet, if the ground floor of that building is devoted to parking for that building.
  - \* Not effective within the jurisdiction of the East Bellevue and Sammamish Community Councils. The maximum building height in LI Districts shall remain 30 feet.
- (12) At least 80% of the net area of the site must be devoted to natural vegetation, landscape development, ponds, watercourses, or outdoor recreation areas except as otherwise provided in Note 14.
- (13) For each square foot of lot area devoted to open space in excess of 30% of the total lot area, one square foot is added to the lot area for the purpose of calculating density.
- (14) In a Planned Unit Development pursuant to 20.30D, west of I-405 and south of I-90, maximum lot coverage by structures is 35% if the proposal contains marine related activities.
- (15) Maximum lot coverage by structures is determined after public right-of-way and private roads are subtracted from the gross land area.
- (16) If there is a conflict between the minimum lot area and the permitted number of dwelling units per acre, the minimum lot area controls.
- (17) Dwelling units per acre is determined pursuant to Section 20.30D.
- (18) If the setback abuts a street right-of-way, access easement or private road, the minimum dimension is 10 feet unless a greater dimension is specified. (Ord. 3498, 5-28-85, Section 2).
- (19) See 20.20.030 for designation and measurement of setbacks. (Ord. 3690, 8-12-86, Section 2).

- \* (20) Notwithstanding any other provision of this Code, except Part 20.25B or Section 20.20.900-910, as applicable, the allowable building height of an office building may be increased by one story, not to exceed 15 feet if the ground floor of that building is devoted to parking for that building.

\* Effective only within Community Council jurisdiction.