ORIGINAL

2908c
03-14-88

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3903

AN ORDINANCE relating to onsite and offsite hazardous waste storage and treatment facilities; amending Bellevue City Code (Land Use Code) 20.10.440, Uses in Land Use Districts. Transportation and Utilities, Notes and Chart, Bellevue City Code (Land Use Code) 20.50.024, Definitions.

WHEREAS, in 1985 the Washington Legislature adopted Chapter 448, Laws of 1985, as amendments to Chapter 70.105 RCW, the State Hazardous Waste Management Act (the Act); and

WHEREAS, in July, 1987 the State Department of Ecology published zoning guidelines which fulfill a requirement of the Act and make the legislative requirements mandatory; and

WHEREAS, on October 22, 1987 the City of Bellevue submitted to the Department of Ecology a letter of intent to comply with zoning designation requirements for hazardous waste treatment and storage facilities by June 30, 1988; and

WHEREAS, this ordinance reflects the state mandated requirements that hazardous waste treatment and storage facilities must be allowed in zones in which the handling and processing of hazardous substances is not prohibited, except residential zones; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act and with 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) 20.10.440 Transportation and Utilities Notes and Chart are amended as follows:

NOTES: USES IN LAND USE DISTRICTS—TRANSPORTATION AND UTILITIES

1. Rail Transportation is limited to only Right-of-Way in OU districts.

2. Aircraft Transportation is limited to only Heliports in OU, CBD-O-1, CBD-O-2 and CBD-OLB districts.

3. Commercial lots and garages are those lots and garages which provide vehicular parking for the public generally for a fee and do not include lots and garages which provide the required parking for other uses.

4. Utilities: Local Storage, Distribution & Substations are limited to those utilities serving only the community surrounding them as part of the storage and distribution network. All other utilities are classified Utilities: Production, Generation, Disposal, Processing & Treatment Plants, Regional Storage, Distribution & Substations.

5. Permitted only as a subordinate use to a permitted or special use in CBD-O-1, CBD-O-2, CBD-MU and CBD-OLB districts.

6. The location of an off-site parking facility must be approved by the Director of Design and Development. See Section 20.25A.050H.

(Ord. 2945, 2-2-82, Section 5)

7. Park and Ride. A Park and Pool Lot or other carpool facility is regulated as a park and ride. A park and ride providing no more than 50 parking spaces, and utilizing the parking area of an existing use shall be regulated as an accessory use under Section 20.20.200. Any other Park and Ride requires a conditional use permit. (Ord. 3690, 8-4-86, Section 1)

8. Commercial parking facilities are limited to spaces in surface lots which are not required pursuant to Section 20.25A.050. Commercial lots must comply with the requirements of Paragraph 20.25A.050.D. (Ord. 3747, 1-20-87, Section 1)

9. Accessory parking requires approval through the review process required for the primary land use which it serves pursuant to Section 20.10.440. (Ord. 3747, 1-20-87, Section 1)

10. Onsite hazardous waste treatment and storage facilities as defined by 20.50.024 are only permitted as administrative conditional use approvals as a subordinate use to a permitted or special use. These facilities must comply with the State siting criteria as adopted in accordance with RCW 70.105.210.

11. Offsite hazardous waste treatment and storage facilities as defined by 20.50.024 must comply with the State siting criteria as adopted in accordance with RCW 70.105.210.

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Section 2. Bellevue City Code (Land Use Code) 20.50.024 is amended by the addition of the following definitions:

HAZARDOUS WASTE. All dangerous and extremely hazardous waste as defined in RCW 70.105.010 except for moderate-risk waste.

HAZARDOUS WASTE TREATMENT AND STORAGE FACILITY, ONSITE. These are facilities which treat or store wastes generated on the same site.

HAZARDOUS WASTE TREATMENT AND STORAGE FACILITY, OFFSITE. These are facilities which treat or store wastes generated on properties other than those on which the facility is located

HAZARDOUS WASTE STORAGE. The holding of dangerous waste for a temporary period as regulated by State Dangerous Waste Regulations, WAC Chapter 173-303.

HAZARDOUS WASTE TREATMENT. The physical, chemical, or biological processing of dangerous waste to make wastes nondangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume.

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 18th day of April, 1988, and signed in authentication of its passage this 18th day of April, 1988.

(SEAL)

Nan Campbell

Nan Campbell, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard Gidley

Richard Gidley, Deputy City Attorney

Attest:

Marie K. O'Connell

Marie K. O'Connell, City Clerk

Published April 25, 1988

Chart 20.10.440
USES IN LAND USE DISTRICTS

TRANSPORTATION & UTILITIES

STD LAND USE CODE REF	LAND USE CLASSIFICATION	GENERAL G	AGRICULTURE A	OPEN USE OU	RESIDENTIAL ESTATE R-1	R-18	SUBURBAN RESIDENTIAL R-25	R-35	R-4	R-5	URBAN RESIDENTIAL R-10	R-15	R-20	R-30	PROFESSIONAL OFFICE PO	OFFICE O	OFFICE/LIMITED BUSINESS OLB	LIGHT INDUSTRY LI	GENERAL COMMERCIAL GC	NEIGHBORHOOD BUSINESS NB	COMMUNITY BUSINESS CB		CENTRAL BUSINESS DISTRICT CBD O-1	OFFICE DISTRICT 1 CBD O-2	OFFICE DISTRICT 2 CBD MU	MIXED USE DISTRICT CBD R	RESIDENTIAL DISTRICT CBD OB	OLD BELLEVUE DISTRICT CBD OLB
4	TRANSPORTATION COMMUNICATION AND UTILITIES																											
41	RAIL TRANSPORTATION RIGHT-OF-WAY, YARDS, TERMINALS, MAINTENANCE SHOPS	C	C	C 1	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C							
42 4291	MOTOR VEHICLE TRANSPORTATION BUS TERMINALS, TAXI HEADQUARTERS																	P	P		P		A	A	A			A
4214 422	MOTOR VEHICLE TRANSPORTATION MAINTENANCE GARAGES & MOTOR FREIGHT SERVICES																	P	C				P 5	P 5	P 5			P 5
43	AIRCRAFT TRANSPORTATION AIR PORTS, FIELDS, TERMINALS, HELI-PORTS, STORAGE & MAINTENANCE	C	C	C 2	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		A 2	A 2				A 2
	ACCESSORY PARKING 9	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P 6	P 6	P 6	P 6	P 6	P 6
46	AUTO PARKING, COMMERCIAL LOTS AND GARAGES 3																C		C		C		A 8	A 8	A 8	A 8	A 8	A 8
	PARK AND RIDE 7	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				A			
47	COMMUNICATION EXCHANGES, CENTERS AND STUDIOS																				P		P	P	P		P	
479	COMMUNICATION BROADCAST & RELAY TOWERS	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C
	HIGHWAY AND STREET RIGHT-OF-WAY	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P
	UTILITY FACILITY	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C
	LOCAL UTILITY SYSTEM	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P
	REGIONAL UTILITY SYSTEM	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C
	ONSITE HAZARDOUS WASTE TREATMENT AND STORAGE FACILITY 10																A	A	A	A	A		A	A	A	A	A	A
	OFFSITE HAZARDOUS WASTE TREATMENT AND STORAGE FACILITY 11																	C										

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C AND EH-D) are listed in Section 20.25F.010.

(Ordinance 3530, 8-12-85, Section 7)

Key

P - PERMITTED USE
C - CONDITIONAL USE (see Part 20.30B. or Part 20.30C.)
PD - PERMITTED subject to planned unit development only. (see Part 20.30D.)
A - ADMINISTRATIVE CONDITIONAL USE (see Part 20.30E.)