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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4352

AN ORDINANCE relating to calculating building height on sloped sites; amending Sections 20.25B.040.A.1 and 20.50.012 of the Bellevue Land Use Code.

WHEREAS, the City of Bellevue promotes the sensitive development of sloped sites through the design review process, and

WHEREAS, the development of large structures on sloped sites presents design and engineering complications, and

WHEREAS, the amendments contained within this ordinance further both the design and steep slope sensitive area goals of the City; and

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

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

Section 1. Bellevue City Code (Land Use Code) Section 20.25B.040.A.1 is amended as follows:

20.25B.040 Development Standards: Pursuant to 20.25B.030, all development activity within a transition area must comply with the following:

A. Building Height:

1. Definition

For purposes of this Chapter, building height shall be measured from average existing grade around the building or building segment to the highest point of a flat roof or parapet or to the mean height between the eaves and ridge of a pitched roof. Mechanical equipment and satellite dish antennas are included in building height calculations, except that mechanical equipment may extend into the upper one-half of a pitched roof form not to exceed 10' above maximum building height. This additional 10 feet is for equipment or screening purposes only and not to obtain additional habitable space.

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Specifically excluded from this definition are slender structural elements not intended for human habitation and not exceeding 10 feet above the maximum building height including chimneys, smoke ventilation stacks, antennas, and flagpoles. This definition supersedes the building height definition in Section 20.50.012 for purposes of this Chapter only.

Section 2. Bellevue City Code (Land Use Code) Section 20.50.012, definition of "Building Height" is amended as follows:

Building Height. The vertical distance measured from the average elevation of the finished grade around the building or building segment to the highest point of a flat roof, or to the mean height between the eaves and ridge of a pitched roof. Specifically excluded from this definition and from the regulation of maximum building height are structural elements not intended for habitation and not exceeding 15' above the maximum building height including penthouses for mechanical and elevator equipment, chimneys, antennas, communication facilities, smoke and ventilation stacks, flag poles, mechanical and elevator equipment, and parapet walls designed solely to screen mechanical and elevator equipment.

Section 3. Bellevue City Code (Land Use Code) Section 20.50.012 is amended with the addition of a definition as follows:

Building segment. That portion of a terraced building on a sloping site which has a separate roof line or finished floor elevation with a grade change of at least 4'.

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Section 4. This ordinance shall take force and be in effect five days after passage and legal publication.

PASSED by the City Council this 13th day of April, 1992, and signed in authentication of its passage this 13th day of April, 1992.

(SEAL)


Cary Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard Gidley, Deputy City Attorney

Attest:


Marie K. O'Connell, City Clerk

Published April 17, 1992