

ORIGINAL

WP0392C-ORD
02/23/95

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4744

AN ORDINANCE regarding limited governmental services;
amending Bellevue City Code (Land Use Code)
20.10.440.

WHEREAS, the City's Comprehensive Plan includes the goal of providing needed community services and facilities; and

WHEREAS, the City desires to provide certain governmental services to citizens where they live and work, in order to enhance citizen access to those services; now, therefore,

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

Section 1. Section 20.10.440 (Chart and Notes: Uses in Land Use Districts - Services) of the Land Use Code is hereby amended to read as follows:

Chart 20.10.440

Uses in land use districts

Services

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Open Use	Residential											
		OU	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30	
66	Contract Construction Services: Building Construction, Plumbing, Paving & Landscape													
671	Governmental Services: Executive, Legislative, Administrative & Judicial Functions	C					C 15							
672 673	Governmental Services: Protective Functions & Related Activities Excluding Maintenance Shops	C	C	C	C	C	C	C	C	C	C	C	C	C
	Limited Governmental Services: Protective Functions 20									P	P	P	P	**
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions 21													**
674 675	Military & Correctional Institutions		C	C	C	C	C	C	C	C	C	C	C	C
681	Education: Primary and Secondary		C	C	C	C	C	C	C	C	C	C	C	C
682	Universities & Colleges		C	C	C	C	C	C	C	C	C	C	C	C
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools													
691	Religious Activities	C	C	C	C	C	C	C	C	C	C	C	C	C
692 (A)	Professional & Labor Organizations Fraternal Lodge	C												
692 (B)	Social Service Providers	C	A 14	A 14	A 14	A 14	A 14	A 14	A 14	A 14	A 14	A 14	A 14	A 14
	Administrative Office - General	C												
	Computer Program, Data Processing & Other Computer Related Services	C												
	Research, Development & Testing Services	C												

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.
 *Not effective within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.

**New Revision (12/7/94)

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)
S - Permitted only as a subordinate use to a permitted or special use

Chart 20.10.440

Uses in land use districts

Services

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Business	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		PO	O	OLB	LI	GC	NB 16	CB	O-1	O-2	MU	R	OB	OLB
66	Contract Construction Services: Building Construction, Plumbing, Paving & Landscape				P	P								
671	Governmental Services: Executive, Legislative, Administrative & Judicial Functions	C	C	C				C	P	P	P	P 11, 12	P 11	A
672 673	Governmental Services: Protective Functions & Related Activities Excluding Maintenance Shops	C	C	C	C 10	C 10	C	C			P	C	C	A
	Limited Governmental Services: Protective Functions 20													
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions 21	P	P	P		P	P	P	P	P	P	P 12	P	P
674 675	Military & Correctional Institutions	C	C	C	C	C	C	C						
681	Education: Primary and Secondary	C	C	C	C	C	C	C	A	A	A	C	C	A
682	Universities & Colleges	P	P	P	P	P	C	P	P	P	P			
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools	P	P	P	P	P		P			P	P 11, 12	P 11	P
691	Religious Activities	P	P	P	P	P	C	P	P	P	P	C	C	P
692 (A)	Professional & Labor Organizations Fraternal Lodge	C	C	P		P		P	P	P	P	C	C	P
692 (B)	Social Service Providers	C	C	P	P	P	P	P	P	P	P	C	C	P
	Administrative Office - General	P	P	P	P 5	P		P	P	P	P	P 11, 12	P	P
	Computer Program, Data Processing & Other Computer Related Services	P	P	P	P 5	P			P	P	P	P 11, 12	P	P
	Research, Development & Testing Services	P	P	P	P 5	P			P	P	P	P 11, 12	P	P

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Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010. (Ord. 4422, 9-28-92, § 2; Ord. 3530, 8-12-85, § 7)

*Not effective within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.

**New revision (12/7/94)

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NOTES: USES IN LAND USE DISTRICTS - SERVICES

1. Finance, Insurance, Real Estate Services are permitted only if commercially or industrially related in LI districts.
2. Personal Services are permitted in LI districts only if located in a multiple function building or complex.
3. For day care in private residences, see Home Occupation Section 20.30N. For definitions of family day care home mini day care center and day care center, see child care services definition in Section 20.50.015. (Ord. 4026, 11-27-89, Sec 1)
4. A child care service may be located in a community facility in any Land Use District pursuant to Paragraph 20.20.170.E.
5. These uses are permitted in LI only if located in a multiple function building or complex.
6. Automobile rental and leasing services require administrative conditional use approval and are subject to the decision criteria in Section 20.20.135. (Ord. 4176, 11-26-90, Section 3)
7. Rental Services are restricted to autos and furniture in CB districts and to truck, trailer, and tool rentals provided the site has two street frontages.
8. Auto repair and Washing Services are permitted only if washing services are a subordinate use to a permitted or special use in Downtown-MU districts.
9. Professional services are permitted in LI districts only if located in a multiple function building or complex.
10. Governmental Services include maintenance shops in LI and GC districts.
11. Limited to a maximum of 1, 500 gross square feet per establishment.
12. Nonresidential uses are permitted in Downtown-R only if developed in a building which contains residential uses.
13. Drive-in facilities may be permitted through Design Review Part 20.30F. at any location in the Downtown-O-2 District, or within 200 feet of N.E. 4th Street or N.E. 8th Street in the Downtown-O-1 District; but only if all the following criteria are met:
 - a. On-site capacity for vehicle stacking of 10 spaces for one drive-up station and 20 spaces for two or more drive-up stations must be provided.
 - b. The design of the vehicular access is compatible with high volume pedestrian walkways and parking access. The vehicular access will not disrupt established retail or service frontages designed to serve pedestrians, nor can the vehicular access lanes be located between the street and the main pedestrian access to the buildings.

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- c. The vehicle stacking lanes must be contained within a structured parking area, or be otherwise screened.
 - d. Landscaping or screening must be provided to mitigate any adverse effects on nearby property. Perimeter walkways and sidewalks must conform to the requirements of Section 20.25A.060.
 - e. Walk up banking service, whether manned or electronically activated customer service stations, must be provided on site during regular daytime business hours for pedestrian business when there is no interior banking service. (Ord. 3530, 8-12-85, Section 8)
14. These uses are permitted only in Bellevue School District schools, whether under control of the School District or the City.
- a. In the review of the proposed use or uses under the administrative conditional use permit application (Part 20.30E), the following criteria shall be considered:
 - i. Consistency of the proposal with the goals and policies of the Comprehensive Plan.
 - ii. Extent to which the physical environment will be modified by the proposal.
 - iii. Ability to provide on-site parking facilities to accommodate intended uses under the proposal.
 - iv. Extent of additional demand on public utilities and public services resulting from the proposal.
 - v. Noise impacts of the proposal.
 - vi. Traffic volumes and street classifications in the area of the proposal.
 - vii. Compatibility of the proposal with surrounding land uses.
 - viii. Impact of the proposal on the visual and aesthetic character of the neighborhood.

In addition, the proposed use or uses shall not be more intensive than if the school were being used as a school.
 - b. A master conditional use permit listing a range of permissible uses from those permitted in the land use district as listed in Section 20.10.440 can be obtained for the entire school by using the conditional use process (Part 20.30B or Part 20.30C). Uses listed in the permit shall be permitted outright and uses not listed but permitted as conditional uses shall obtain a conditional use permit. (Ord. 3530, 8-12-85, Section 9)
15. Permitted in inactive elementary school facilities. The following criteria shall be considered:
- a. Criteria a. i-viii, Note 15-Uses in Land Use District-Services.

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- b. Hours of operation.
 - c. Proposed signing.
16. Each individual service use in NB districts is limited to 5000 square feet. Administrative conditional use approval is required for hours of operation between 12:00 midnight and 6:00 a.m. The applicant must meet the decision criteria for an Administrative Conditional Use Permit set forth in LUC Chapter 20.30E, and must demonstrate that: (1) the use will meet the requirements of the Noise Control Ordinance, BCC Chapter 9.18; and (2) the use will meet the lighting standards of the Community Retail Design District for all lighting fixtures on the premises that would be lit between the hours of 12:00 midnight and 6:00 a.m. Businesses operating between the hours of 12:00 midnight and 6:00 a.m. on the effective date of this ordinance are exempt from the ACUP requirements.
 17. Only travel agencies are permitted in NB district.
 18. Rental services limited to truck, trailer and tool rentals are permitted in NB districts with administrative conditional use approval, provided the site has two street frontages.
 19. Auto repair and washing services are permitted with administrative conditional use approval only on NB sites that have two street frontages. (Ord. 3095, 5-24-82, Section 2)
 20. Uses are limited to neighborhood community police stations of 1,000 square feet or less.
 21. Uses are limited to 1,000 square feet, except for protective functions which are limited to community police stations of 1,500 square feet or less.

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Section 2. This ordinance shall take effect and be in force five (5) days after its passage and legal publication.

PASSED by the City Council this 27th day of February, 1995, and signed in authentication of its passage this 27th day of February, 1995.

(SEAL)


Donald S. Davidson, DDS, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard L. Andrews, City Attorney

Attest:


Myrna L. Basich, City Clerk

Published March 3, 1995