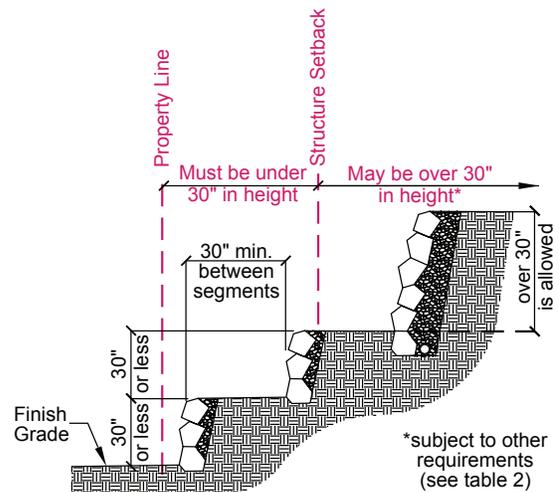


What is a rockery?

“Rockery” or “rock wall” means one or more courses of large rocks stacked near vertical in front of an exposed soil face to protect the soil face from erosion and sloughing. A rockery or rock wall is not considered a retaining wall. Modular block walls are treated the same as rockeries by the city.

Where can my rockery be located?

If the rockery is 30” high or less or stepped with no segment exceeding a height of 30” and there is at least 30” of separation between segments, it may be located nearly anywhere on your property, subject to limitations established by Land Use Code (LUC) 20.25H, Critical Areas Overlay District. If a rockery or any segment of a stepped rockery is over 30”, it is defined as a structure and must comply with the structure setback requirements in your land use district. For the purpose of applying this rule, the height is measured from the finished grade at the base of the base rock or the base of the rockery to the top of the rockery (see Table 1 and figure 1).



Height Measurement for Permitted Rockery Locations
(figure 1)

Table 1 – Permitted Rockery Locations

Rockery Height ⁽¹⁾	Allowed within Required Setbacks ⁽²⁾	Allowed Outside of Required Setbacks
30" or less	Yes ⁽³⁾	Yes
greater than 30"	No	Yes

¹ Measured from finished grade to top of rockery; see figure 1.

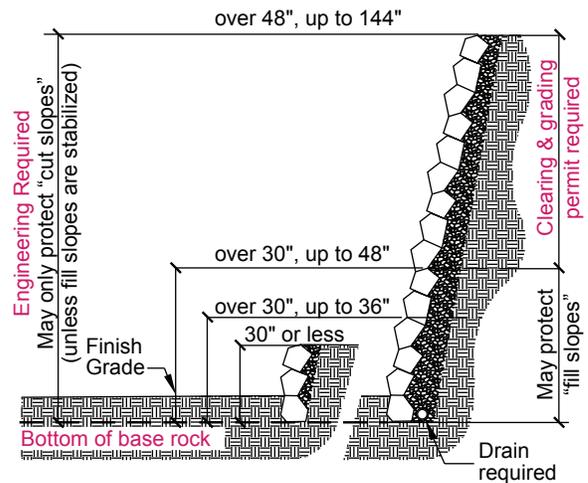
² See LUC 20.20.010 to determine required setbacks for your district.

³ Subject to limitations of LUC 20.25H, Critical Areas Overlay District.

What other requirements should I be aware of?

Rockerries are subject to some additional requirements, summarized in Table 2. Unlike the rules establishing permitted rockery locations, for which height is measured from the finished grade to the top of the rockery, height for the requirements in Table 2 is measured from the actual bottom of the base rock (which is the bottom-most rock that is not entirely below grade) to the top of the rockery (figure 2).

As Table 2 shows, rockeries up to 12' in height may be used to protect a cut slope, but rockeries used to protect fill are limited to a maximum height of 48" unless fill slopes are otherwise stabilized. Rockery drains are required for any rockery over 4', and a clearing & grading permit is required if the rockery exceeds 4'. Any rockery over 48" high must be designed by a licensed geotechnical engineer.



Rockery Uses and Requirements
(figure 2)

Table 2 – Rockery Uses and Requirements

Rockery Height ⁽¹⁾	May Protect Cut Slopes	May Protect Fill Slopes	Rockery Drain Required	Clearing & Grading Permit Required	Engineering Required
48" or less	Yes	Yes	No	No ⁽²⁾	No
over 48", up to 12'	Yes	No	Yes	Yes	Yes

¹ Measured from bottom of base rock to top of rockery; see figure 2.

² Unless construction of the rockery involves clearing more than 1,000 square feet or filling/excavating more than 50 cubic yards.

This document is intended to provide guidance in applying certain Land Use Code regulations and is for informational use only. It cannot be used as a substitute for the Land Use Code or for other city codes, such as the Construction Codes. Additional information is available from Development Services at Bellevue City Hall or on the city website at www.bellevuewa.gov.

For land use regulations that may apply to your project, contact the Land Use Information Desk in Development Services. Phone: 425-452-4188. E-mail: landusereview@bellevuewa.gov. Assistance for the hearing impaired: dial 711.