

## **BELLEVUE PLANNING COMMISSION**

Thursday, February 27, 2020 7:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

### **1. CALL TO ORDER:**

a. Pledge of Allegiance

b. Roll Call

c. The Open Meetings Act location

d. Approve Minutes of January 23, 2020 Regular Meeting

e. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.

2. Request to amend Sections 5.26 and 5.27, City of Bellevue Zoning Ordinance, regarding indoor recreational facilities as a conditional use in the FX and ML zoning districts.

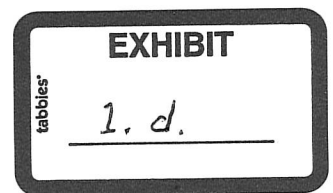
Applicant: Bellevue Elite Fastpitch Softball.

3. Request to amend Sections 5.24 and 8.03, City of Bellevue Zoning Ordinance, to allow for the parking of semi-trailers, tractors, or any truck exceeding eight (8) feet in width or twenty-one (21) feet in length, as a conditional use permit in the BGH zoning district.

Applicant: City of Bellevue.

### **4. CURRENT BUSINESS**

### **5. ADJOURNMENT**



# MINUTE RECORD

Bellevue Planning Commission Meeting, January 23, 2020, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, January 23, 2020, at 7:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Casey, Perrin, Aerni, Ritz, Ackley, and Hankins. Absent were Cain, Cutsforth and Jacobson. Also present were Tammi Palm, Planning Department Manager, and Angela Curry, Assistant Planning Manager.

Notice of this meeting was given in advance thereof by publication in the Bellevue Leader and posting in two public places, and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Ritz announced a copy of the Open Meetings Act was posted in the entry to the City Council Chambers.

Motion was made by Ackley, seconded by Hankins, to approve the minutes of the December 19, 2019 regular meeting as presented. Upon roll call, Casey, Perrin, Aerni, Ritz, and Hankins, voted yes. Motion carried unanimously.

Ritz asked if there were any updates or additions to staff reports. Palm advised there were no updates or additions.

Motion was made by Casey, seconded by Perrin, to accept into the record all staff reports, attachments, memos, and handouts regarding each application. Upon roll call, all present voted yes. Motion carried unanimously.

Ritz explained the public hearing procedures.

PUBLIC HEARING was held on a request to rezone Lot 1 Cascio Addition No. 1, from BG-PCO to RG-20 for the purpose of an existing multi-family residential building. Applicant: Sheltering Tree Housing Corporation. Location: 1903 Gregg Road. Case #: Z-1912-08,

Kyle Haase with E & A Consulting Group, 11202 Mill Valley Road, Omaha, NE, was present on behalf of the applicant. Haase stated the parcel is a 1.9 acre parcel located on the southeast corner of Galvin and Gregg Road, currently zoned BG-PCO. He said they are requesting it to be rezoned to RG-20 to bring it into current zoning code conformance. The site is an eleven unit multi-family facility designated for persons with developmental disabilities. At the time of the original approval of the project in 2010 multi-family housing was a permitted use in the BG-PCO zoning. Due to the high demand and lack of available units that meet the need of people with developmental disabilities, Sheltering Tree has a desire to complete an addition to the current facility.

There was no one else present to speak in favor of, or in opposition to this request. Subsequently, Ritz closed the public hearing.

Ackley said, "This has been a great addition to the Bellevue Community. Miss McNally I applaud you, and if you have plans to expand the facility it would be great for the City of Bellevue."

MOTION was made by Ackley, seconded by Aerni, to recommend APPROVAL of a request to rezone Lot 1 Cascio Addition No. 1, from BG-PCO to RG-20 for the purpose of existing multi-family residential, as well as an amendment to the Future Land Use Map of the Comprehensive Plan for this property based upon conformance with the zoning ordinance, subdivision regulations, and lack of perceived negative impact to the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to City Council for PUBLIC HEARING ON February 18, 2020.**

Meeting adjourned at 7:11 p.m.

Dianna Van Horn  
Planning Secretary



City of Bellevue  
Planning Department  
1510 Wall Street • Bellevue, Nebraska 68005  
(402) 293-3026

## 2.a.

# MEMORANDUM

TO: Planning Commission  
FROM: Angela Curry, Assistant Planning Manager  
DATE: February 18, 2020  
RE: Amendment to Sections 5.26 and 5.27 regarding conditional uses

Bellevue Elite Fastpitch Softball has requested an amendment to the Zoning Ordinance to add **Indoor Recreational Facilities** as a conditional use in ML (Light Manufacturing) Zoning District. The Planning Department researched and found similar local facilities in Omaha, Elkhorn and LaVista where both city and county ordinances allow indoor recreational facilities in their General Industrial, General Manufacturing, Light Industrial, Heavy Industrial, and Community Commercial zones as permitted and conditional use permits. As a result of this research staff is also recommending adding Indoor Recreational Facilities as a conditional use in FX (Flex Space) Zoning District.

As such, staff is recommending the following amendment to Sections 5.26.03 and 5.27.03:

### Section 5.26 FX Flex Space District

**5.26.01 Intent:** This zone provides for a variety of commercial, retail, and industrial uses. The flex space district is designed to accommodate both traditional and modern businesses and industries by having regulations that are adaptive and more responsive to market trends and conditions. Such uses may include retail, service, public, and light industrial.

### 5.26.02 Permitted Uses:

The following principal uses are permitted in the FX District.

1. Building materials yards with enclosed and screened storage areas.
2. Business parks and services.
3. Call center.
4. Car wash.
5. Commercial parking lots.
6. Commercial recreation facilities, indoor and outdoor.
7. Construction and contractor storage yards.
8. Convenience store with limited fuel sales.
9. Facilities for building construction contractors.

10. Garden supply and retail garden center.
11. Gasoline stations.
12. Governmental services – administrative facilities.
13. Highway maintenance yards or buildings.
14. Laboratories.
15. Landscape and horticultural services.
16. Light manufacturing; assembly, fabrication and processing of products inside an enclosed building, except hazardous or combustible materials.
17. Logistical center.
18. Lumber and other building materials dealer
19. Manufacture and assembly of electrical and electronic appliances.
20. Manufacture of light sheet metal products including heating and ventilation equipment.
21. Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials.
22. Parks and recreation.
23. Printing and publishing business.
24. Public utility main transmission lines including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses.
25. Railroad through and spur tracks.
26. Retail business or service establishment supplying commodities or performing services, such as, or in compatibility with and including the following:
  - A. Antique store
  - B. Automobile parts and supply store
  - C. Bicycle shop
  - D. Communication services
  - E. Dairy products sales
  - F. Dance studios, not including those classified under Sexually Oriented Business
  - G. Dry cleaning and laundry pickup
  - H. Exercise, Fitness, and Tanning Spa. (*Ord. No. 3911, September 10, 2018*)
  - I. Furniture store or showroom
  - J. Gunsmith
  - K. Hardware store
  - L. Health Clubs, exercise, fitness and tanning salons, not including uses defined under Sexually Oriented Business
  - M. Hobby and craft store
  - N. Locksmith
  - O. Outlet retail store
  - P. Paint store
  - Q. Pet shop, provided that all facilities are fully enclosed.
  - R. Second hand stores
  - S. Social club and fraternal organizations, not including uses defined under Sexually Oriented Business
  - T. Telephone answering service

- U. Telephone exchange
- 27. Self-service storage facilities, provided they meet the following restrictions:
  - A. Lot Standards: All space limits as specified in the FX Zone shall be followed.
  - B. Limitation of Activities: No activity other than the rental of storage space and the administration of the facility shall be permitted.
  - C. Access to Buildings: No storage building may open into required side or rear yards, if the site directly abuts a residential zoning district. Individual storage bays shall not be interconnected by interior doors or other interior means which would provide access from one storage bay to another.
  - D. Storage Restrictions: All storage on the site must be within Storage Restrictions: All storage on the site must be within enclosed buildings. The storage of hazardous materials on the site is prohibited.
  - E. Parking/Loading:
    - Parking: Two parking spaces shall be provided at the rental office of 1.5 parking spaces per employee, whichever is greater.
    - Loading: Loading docks shall be prohibited, all loading areas shall be at the same elevation as the floor elevation of the individual storage bay.
  - F. Drive Lanes: Minimum drive lane width shall be twenty-four (24) feet.
  - G. Landscaping/Fencing: Landscaping shall be provided in accordance with the City of Bellevue's Landscape Ordinance. In addition, the perimeter of each facility shall be fully enclosed by fencing or screening walls, as approved by the Planning Director. All fencing shall be located on the interior side of the required bufferyards.
  - H. Site Plan: Each application for a self-storage facility shall provide a detailed site plan as required by the Planning Director.
  - I. Special and vocational educational and training facilities.
- 28. Stone and monument work.
- 29. Totally enclosed, automated and conveyor-style car washes.
- 30. Toy and sporting goods store.
- 31. Veterinarian services or animal hospitals.
- 32. Warehouses and wholesale businesses.

#### **5.26.03 Conditional Uses:**

The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the FX District as recommended by the Planning Commission and approved by the City Council.

- 1. Amusement parks.
- 2. Auction Sales.
- 3. Automotive rental / leasing and other heavy equipment rental.
- 4. Automotive sales and repair service, including recreational vehicles such as boats and campers
- 5. Bowling center.
- 6. Cabinetry millwork
- 7. Commercial greenhouse.

8. Construction and heavy equipment sales and service.
9. Farm implement sales and service.
10. Fertilizer transmission lines.
11. Home Improvement Center, provided that the following minimum standards are present:
  - A. All lumber shall be enclosed with the primary structure.
  - B. All year round landscaping materials shall be enclosed within the primary structure.
12. Hotels and Motels
13. Kennels and stables
14. Live-in quarters used by live-in watchman or custodians during periods of construction or when necessary as an accessory to permitted use
15. Mail order services.
16. Micro breweries and brew pubs.
17. Outdoor storage, subject to the following requirements:
  - A. A landscape buffer shall be provided subject to the approval of the zoning administrator.
  - B. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street
  - C. All outdoor storage areas shall be screened by a fence or wall or a combination of both, and shall be located to the rear of the landscape buffer.
18. Radio, television and communication towers and transmitters, as per Section 8.05.
19. Recreational establishments.
20. Recycling collection and processing facilities, both public and private.
21. Research facilities.
22. Truck Stops.
23. Utility substations, terminal facilities, and reservoirs.
24. **Indoor recreational facility**

**5.26.04 Permitted Accessory Uses:**

1. Accessory uses for commercial or light industrial (flex) development shall include those normally appurtenant to such development, except as further specified herein.
2. Residential and small wind energy systems, subject to Section 8.09.
3. Temporary buildings and uses incidental to construction work that will be removed upon completion or abandonment of the construction work.

**5.26.05 Space Limits:**

1. Minimum lot area for business or industry: 10,000 square feet.
2. Minimum width of lot: 50 feet.
3. Maximum building height: No restriction except as limited by gross floor area ratio and by any restrictions which may be imposed by virtue of aircraft approach and turning zone height restrictions.
4. Minimum front yard: 20 feet front yard setback required only when no parking is present in the front yard. If parking is located in the front yard then front yard

- setback is a minimum of 50 feet.
- 5. Minimum rear yard: None.
- 6. Minimum side yard: None.
- 7. Minimum side yard on street side of corner: 10 feet.
- 8. Maximum gross floor area ratio: 1.0
- 9. Maximum ground coverage: 75percent.

**5.26.06 Miscellaneous Provisions:**

- 1. Off-street parking and loading shall be provided for all uses established in this zone.
- 2. All parking and storage of vehicles, boats, campers and trailers shall be in conformance with Sections 8.01-8.03.
- 3. All signage shall be in conformance with Article 7.
- 4. All buildings shall conform to building design regulations in Section 8.11.
- 5. All landscaping shall be in conformance with Article 9.
- 5. When adjacent to residentially zoned land, no parking, drives or signs shall be allowed in any required yard within 15 feet of such district. Furthermore, permanent screening shall be provided in this area in order to minimize impacts on residentially zoned property, as per Article 9.
- 7. No outdoor storage is permitted, except
  - A. The display of new merchandise for sale to the public
  - B. Unless specifically permitted within this Section
- 1. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
- 2. No use shall produce a nuisance or hazard from fire, explosion, toxic or corrosive fumes, gas, smoke, odors, obnoxious dust or vapor, harmful radioactivity, offensive noise or vibration, flashes, objectionable effluent, or electrical interference which may affect or impair the normal use and peaceful enjoyment of any surrounding property, structure, or dwelling.
- 3. Height and minimum lot requirements of accessory buildings are considered same as their associated permitted or conditional use.
- 4. Performance standards shall conform to Section 8.07 of the Supplemental Regulations.

**Section 5.27 ML Light Manufacturing District**

**5.27.01 Intent.** This zone provides for a wide range of commercial and industrial uses, all of which shall be able to meet comparatively rigid specifications as to nuisance free performance. The zone specifically excludes residences on the theory that the mixture of residential use, and public services and facilities for residences with those for industry is contrary to the purposes of these regulations irrespective of whether the industry is encroaching on a living area or a living area is encroaching on an industrial area.

**5.27.02 Permitted Uses:**

1. Automobile rental store.
2. Brewery.
3. Building materials yards with enclosed and screened storage areas.
4. Call centers.
5. Car wash.
6. Combination display store, office, warehouse, and fabrication shop for electrical, plumbing, heating and refrigeration contractors, and automobile supply house with minor overhaul and machining of parts.
7. Commercial parking lots.
8. Dry cleaning, laundry, and dying plants.
9. Feed and seed store.
10. Garages for the storage of automobiles.
11. Garden supply including nursery stock.
12. Gasoline stations.
13. Governmental services – administrative facilities.
14. Governmental services – maintenance and service facilities.
15. Greenhouses, commercial; nursery stock sales yards.
16. Hardware, appliance, and small tool rental when incidental to a hardware or other business.
17. Heavy auto repair services.
18. Highway maintenance yards or buildings.
19. Indoor and Outdoor Recreational Facilities, with the exception of golf courses.
20. Kennels.
21. Laboratories.
22. Light auto repair services.
23. Light manufacturing; assembly, fabrication and processing of products inside an enclosed building, except hazardous or combustible materials.
24. Logistical centers.
25. Manufacture and assembly of electrical and electronic appliances.
26. Manufacture of light sheet metal products including heating and ventilation equipment.
27. Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials.
28. Manufacturing of food and kindered products, such as bakery items, dairy products, sugar and confectionary products, and beverages.
29. Marine sales and services, but excluding the storage or salvage of boats.
30. New and used automobile, truck, tractor, construction equipment, boat, trailer and farm machinery sales rooms and lots, but excluding the storage of vehicles, boats, trailers, or machinery not in operable condition or in the process of salvage, or the major parts thereof.
31. Outdoor storage of automobiles, boats, and recreational vehicles in operable condition.
32. Portable Outdoor Storage and the storage of such containers shall be a Permitted Use, subject to the following conditions:
  - A. All minimum setback requirements of the zoning district shall be met. Additionally, no storage container (whether used for storage or as business



- inventory) may be located between a front or street side property line and any building on the lot.
- B. No stacking of containers shall be permitted.
  - C. Containers shall not be permitted to be located within any required parking area, as determined by the Zoning Ordinance. In no event may the use obstruct the circulation of traffic within the zoning lot.
  - D. Containers may not encroach into a drainageway or required landscaped area.
  - E. No container may open into a required side or rear yard, if the site directly abuts a residential zoning district. Containers shall not be located in such a manner which will preclude access to the container, i.e. completely surrounded by other containers, except when empty containers are being used as business inventory, rather than for actual storage.
  - F. An approved hard surface will be required for access to and the placement of all containers. Additionally, areas intended for this use shall be marked to distinguish them from required off-street parking areas.
  - G. All containers shall remain locked at all times, when not being attended to, whether empty or full.
  - H. Landscaping shall be provided in accordance with the landscape regulations in Article 9. In addition, the perimeter of each storage area shall be enclosed by fencing or screening walls, as approved by the Planning Director. All fencing/screening walls shall be located on the interior side of any required landscaping.
  - I. The storage of hazardous materials within such containers is permitted to the extent that it is listed as a principal permitted use and/or it meets the performance standards of the zoning district. Containers shall be labeled if combustible materials are being stored.
- 33. Printing services, when mechanical operation is not visible from a street.
  - 34. Public utility main transmission lines including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses.
  - 35. Radio and television stations, except transmission towers over 35 feet high.
  - 36. Railroad through and spur tracks, but no sidings or other terminal type facilities and no service, repair or administrative facilities.
  - 37. Self-service storage facilities, provided they meet the following restrictions:
    - A. Lot Standards: All space limits as specified in the ML Zone shall be followed,
    - B. Limitation of Activities: No activity other than the rental of storage space and the administration of the facility shall be permitted.
    - C. Access to Buildings: No storage building may open into required side or rear yards, if the site directly abuts a residential zoning district. Individual storage bays shall not be interconnected by interior doors or other interior means which would provide access from one storage bay to another.
    - D. Storage Restrictions: All storage on the site must be within enclosed buildings, with the exception of automobiles, boats, and recreational vehicles in operable condition. The storage of hazardous materials on the

- site is prohibited.
- E. **Parking/Loading:**  
 Parking: Two parking spaces shall be provided at the rental office or 1.5 parking spaces per employee, whichever is greater.  
 Loading: Loading docks shall be prohibited, all loading areas shall be at the same elevation as the floor elevation of the individual storage bay.
- F. **Drive Lanes:** Minimum drive land width shall be twenty-four (24) feet.
- G. **Landscaping/Fencing:** Landscaping shall be provided in accordance with the City of Bellevue's Landscape Ordinance. In addition, the perimeter of each facility shall be fully enclosed by fencing or screening walls, as approved by the Planning Director. All fencing shall be located on the interior side of the required bufferyards.
- H. **Site Plan:** Each application for a self-storage facility shall provide a detailed site plan as required by the Planning Director. (*Ord. No. 3888, Dec. 11, 2017*)
- 38. Special and vocational educational and training facilities.
- 39. Stone and monument work.
- 40. Trucking terminals containing 4 or less loading or transfer bays.
- 41. Upholstery shops.
- 42. Veterinary Services.
- 43. Warehouses and storage of non-hazardous goods provided storage is inside building.

**5.27.03 Conditional Uses:**

- 1. Commercial/Utility grade wind energy systems, subject to Section 8.10.
- 2. Communication Towers meeting the requirements as set forth in Section 8.05.
- 3. Indoor Firing Range (*Ord. No. 3698, Feb. 11, 2013*)
- 4. Indoor recreational facility

**5.27.04 Specifically Excluded Uses:**

- 1. The following uses are hereby declared incompatible with the purpose of the ML zone and are hereby expressly excluded:
  - A. Churches, synagogues, chapels, and similar places of religious worship and instruction.
  - B. Dwellings and other types of living accommodations shall be prohibited except that quarters for a watchman or caretaker shall be permitted as an accessory use for any permitted use occupying more than 20,000 square feet of lot area.
  - C. Hospitals, clinics, rest homes and other institutions for the housing or care of human beings.
  - D. Motels, hotels, and mobile home parks.
  - E. Public, parochial and private schools and colleges, except trade schools.
  - F. Any use not enumerated as permitted in this zone, but which is specifically provided for in another zone or zones.

**5.27.05 Permitted Accessory Uses:**

1. Accessory uses for light industrial development shall include those normally appurtenant to such development, except as further specified herein.
2. Residential and small wind energy systems, subject to Section 8.09.
3. Temporary buildings and uses incidental to construction work that will be removed upon completion or abandonment of the construction work.

**5.27.05 Space Limits:**

1. Minimum lot area for business or industry: 10,000 square feet.
2. Minimum width of lot: 50 feet.
3. Maximum building height: No restriction except as limited by gross floor area ratio and by any restrictions which may be imposed by virtue of aircraft approach and turning zone height restrictions.
4. Minimum front yard: 20 feet.
5. Minimum rear yard: None.
6. Minimum side yard: None.
7. Minimum side yard on street side of corner: 10 feet.
8. Maximum gross floor area ratio: 1.0
9. Maximum ground coverage: 75percent.

**5.27.06 Miscellaneous Provisions:**

1. Buildings and uses customarily incidental to the permitted uses
2. Parking as required by Sections 8.01-8.03.
3. Signs as permitted in Article 7.
4. Landscaping as required by Article 9.
5. No outdoor storage is permitted, except
  - A. The display of new merchandise for sale to the public
  - B. Unless specifically permitted within this Section
6. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
7. Height and minimum lot requirements of accessory buildings are considered same as their associated permitted or conditional use.
8. Physical Appearance: All operation shall be carried on within an enclosed building except that new materials or equipment in operable condition may be stored in the open. Normal daily wastes of an inorganic nature may be stored in containers not in a building when such containers are not readily visible from a street. The provisions of this paragraph shall not be construed to prohibit the display of merchandise or vehicles for sale or the storage of vehicles, boats, farm machinery, trailers, mobile homes or similar equipment when in operable condition.
9. Performance standards shall conform to Section 8.07 of the Supplemental Regulations.

**PLANNING DEPARTMENT RECOMMENDATION:**

APPROVAL of the amendment as presented.



City of Bellevue  
Planning Department  
1510 Wall Street • Bellevue, Nebraska 68005  
(402) 293-3026

**2.b.**

## MEMORANDUM

TO: Planning Commission  
FROM: Angela Curry, Assistant Planning Manager  
DATE: February 20, 2020  
RE: Amendment to Sections 5.24 and 8.03 regarding conditional uses

The City of Bellevue is proposing to amend the BGH (Heavy General Business) Zoning District, Section 5.24.03 and Article 8 (Supplemental Regulations) Section 8.03.07 regarding parking of oversized vehicles. The BGH zoning district allows for the sale of automobile, truck, tractor, construction equipment, boat, trailer, and farm machinery. Additionally, commercial parking lots are permitted. Currently, Section 8.03.07 prohibits the parking of semi-trailers, tractors, truck-tractors, or any truck exceeding eight (8) feet in width or twenty-one (21) feet in length. Based on the permitted uses of the BGH Zoning District, staff believes it is suitable to allow for the parking of oversized semi-trailers, tractors, truck-tractors as a conditional use in the BGH zoning district.

As such, staff is proposing to amend Sections 5.24.03 and 8.03.07 as follows:

### **Section 5.24 BGH Heavy General Business District**

**5.24.01 Intent.** This zone is designed to provide for the widest range of retail and service establishments short of actual industrial operations.

**5.24.02 Permitted Uses:**

1. Retail and service stores and offices of the following types ranging from small stores to large box retail, provided all activities and display goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open and further provided that all waste material be kept within a sight obscuring enclosure:
  - A. Animal hospital.
  - B. Animal specialty services.
  - C. Antique Store.
  - D. Apparel store, tailor shops, dressmaker.
  - E. Art gallery.
  - F. Automatic vending structures when located on that portion of a lot on

- which a principal building is permitted.
- G. Automobile parts and supply store.
  - H. Automobile rental store.
  - I. Automotive (light) repair services.
  - J. Bakery, custom, selling all production at retail on the premises or as retail custom orders for delivery.
  - K. Bank, Savings and Loan Association.
  - L. Barber, beauty shops.
  - M. Bicycle sales and repair shops, but not including sales and repair of motor driven vehicles.
  - N. Book store.
  - O. Bowling alley, trampoline or rebound equipment center miniature golf, pool hall, dance hall, kiddy parks, skating rinks.
  - P. Candy, ice cream store including manufacture, if all production is sold at retail on the premises or as retail custom orders for delivery.
  - Q. Car wash.
  - R. Child care center.
  - S. Commercial parking lots.
  - T. Convenient store with limited fuel sales.
  - U. Dairy products sales.
  - V. Dancing studios and schools including group instruction, not including those classified under sexually oriented business.
  - W. Dental clinic.
  - X. Drug or drug-variety store.
  - Y. Drive-in uses for permitted businesses shall be allowed, provided that any such establishment shall provide adequate off-street storage space for all cars of patrons; that there be a sturdy, close woven or solid fence on all but the front side; that no music or loud speaker system shall be installed that may be heard at neighboring residential properties and that no lighting shall shine on neighboring properties used for residential purposes.
  - Z. Dry cleaning and laundry establishments using only non-flammable solvents and not over 1,200 square feet in floor area. The scale of such operations is intended to serve the local residents and capacity shall be limited to the service of walk-in trade and a two delivery vehicle outside operation.
  - AA. Dry cleaning (self-service automatic) establishments of not more than 10 cleaning units.
  - BB. Dry cleaning pick-up station with custom pressing and repair, but not including cleaning and laundering on the premises, unless self-service laundry or dry cleaning as permitted herein.
  - CC. Dry goods store.
  - DD. Exercise, Fitness, and Tanning Spa. (*Ord. No. 3911, September 10, 2018*)
  - EE. Feed and seed store.
  - FF. Florist shop.
  - GG. Frame shop.
  - HH. Frozen food lockers for individual or family trade, but no slaughtering,

- killing, eviscerating, skinning, plucking or smoking on the premises.
- II. Furniture and antique homes and stores including used furniture store.
- JJ. Furniture (specialty) shops.
- KK. Garages for the storage of automobiles, but not including major repair, body and fender work or painting.
- LL. Garden supply, commercial greenhouses, nursery stock sales yards.
- MM. Gasoline stations.
- NN. General office uses. (*Ord. No. 3984, December 3, 2019*)
- OO. Gift and card shop.
- PP. Grocery, supermarket.
- QQ. Gunsmith.
- RR. Hardware and appliance store and small tool rental when incidental to a hardware or other business.
- SS. Hobby and craft store.
- TT. Interior design firm.
- UU. Jewelry store.
- VV. Laundry (self-service automatic) of not more than 30 washing units.
- WW. Laundry (self-service automatic) of not more than 50 washing units, provided two loading and unloading spaces are provided. (*Ord. No. 3899, February 12, 2018*)
- XX. Liquor stores.
- YY. Loan office.
- ZZ. Locksmith.
- AAA. Machine sales and service (stationery and office)
- BBB. Manufacturing and repair (extremely light, professional type) of such items as eyeglasses, custom jewelry, prosthetic devices and other similar services and manufacture.
- CCC. Meat market, retail, but no killing, eviscerating, skinning, plucking or smoking of food products on the premises.
- DDD. Medical clinics.
- EEE. Micro breweries and brew pubs.
- FFF. Music store, music studio.
- GGG. News and tobacco store.
- HHH. Outlet retail store.
- III. Paint, wallpaper, drapery and floor covering store.
- JJJ. Pawn shops.
- KKK. Pet shop, provided that all facilities are fully enclosed.
- LLL. Photographer, artist, photo finishing, and camera store.
- MMM. Printing job, when mechanical operation is not visible from a street and employing not over 15 persons engaged in operating digital printing equipment, and may be incidental to other uses permitted hereunder. (*Ord. No. 3984, December 3, 2019*)
- NNN. Real estate sales office.
- OOO. Restaurant (Drive-in or fast food).
- PPP. Restaurant (Entertainment).
- QQQ. Restaurant (General).

RRR. Restaurant (Limited).  
 SSS. Second hand stores.  
 TTT. Shoe repair shop.  
 UUU. Shoe store.  
 VVV. Social club and fraternal organizations, not including uses defined under sexually oriented business.  
 WWW. Tavern, cocktail lounge, club operated as a tavern or cocktail lounge.  
 XXX. Telephone answering service.  
 YYY. Telephone exchange.  
 ZZZ. Television, radio and small appliance repair.  
 AAAA. Toy and sporting goods store.  
 BBBB. Upholstery shops.  
 CCCC. Variety store.

***(Ord. No. 3716, April 22, 2013)***

2. Automobile sales – New and used automobile, truck , tractor, construction equipment, boat, trailer and farm machinery sales rooms and lots, but excluding the storage of vehicles, boats, trailers, or machinery not in operable condition or in the process of salvage, or the major parts thereof.
3. Call center.
4. Educational Institutions, Business, and Commercial Schools (post secondary) provided they meet the following conditions:
  - A. Lot Standards: All space limits as specified in the BG zone shall be met.
  - B. Site Plan: Each application shall provide a detailed site plan as required by the Planning Director.
5. Governmental Services – Administrative Facilities.
6. Governmental Services – Maintenance and Service Facilities.
7. Logistical center.
8. Mixed commercial – Combination display store, office, warehouse, and fabrication shop for electrical, plumbing, heating and refrigeration contractors, and automobile supply house with minor overhaul and machining of parts.
9. Mortuaries, funeral homes and funeral chapels.
10. Motel, Hotel.
11. Public utility main transmission lines including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses.
12. Radio and television stations, except transmission towers over 35 feet high.
13. Railroad through and spur tracks, but no sidings or other terminal type facilities and no service, repair or administrative facilities.
14. Recreational Facilities (Indoor and Outdoor), with the exception of golf courses.
15. Theater other than drive-in.
16. Wholesale stores, but not establishments operated primarily as a warehouse. A wholesale store shall be distinguished from a warehouse if there is one square foot of office, sales and display space for each square foot of warehousing space, and the building is so arranged as to encourage walk-in trade.



### 5.24.03

#### Conditional Uses:

1. Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature when located in a business building or on the same lot as a business building.
2. Communication Towers meeting the requirements as set forth in Section 8.05.
3. Self-storage facilities, provided they meet the following restrictions:
  - A. Lot Standards: All space limits as specified in the BGH Zone shall be followed, however, the maximum height for any structure within the facility shall be twenty (20) feet.
  - B. Limitation of Activities: No activity other than the rental of storage space and the administration of the facility shall be permitted.
  - C. Access to Buildings: No storage building may be open into required side or rear yards, if the site directly abuts a residential zoning district. Individual storage bays shall not be interconnected by interior doors or other interior means which would provide fire access from one storage bay to another.
  - D. Storage Restrictions: all storage on the site must be within enclosed buildings, with the exception of automobiles, boats, and recreational vehicles in operable condition. The storage of hazardous materials on the site is prohibited.
  - E. Parking/Loading: Parking: Two parking spaces shall be provided at the rental office or 1.5 parking spaces per employee whichever is greater. Loading: Loading docks shall be prohibited, all loading areas shall be at the same elevation as the floor elevation of the individual storage bay.
  - F. Drive Lanes: Minimum drive lane width shall be twenty four (24) feet.
  - G. Landscaping/Fencing: Landscaping shall be provided in accordance with the City of Bellevue's Landscape Ordinance. In addition, the perimeter of each facility shall be fully enclosed by fencing or screening walls, as approved by the Planning Director. All fencing shall be located on the interior side of the required bufferyards.
  - H. Site Plan: Each application for a self-storage facility shall provide a detailed site plan as required by the Planning Director. (*Ord. No. 3888, Dec. 11, 2017*)
4. Indoor Firing Range (*Ord. No. 3698, Feb. 11, 2013*)
5. Outdoor storage of automobiles, boats, and recreational vehicles in operable condition, provided the following conditions are met:
  - A. Landscaping/Fencing: Landscaping shall be provided in accordance with the City of Bellevue's Landscape Ordinance. In addition, the perimeter of each facility shall be fully enclosed by fencing or screening walls, as approved by the Planning Director. All fencing shall be located on the interior side of the required bufferyards.
6. The parking of semi-trailers, tractors, truck-tractors, or any truck exceeding eight (8) feet in width or twenty-one (21) feet in length may be allowed when not utilizing required parking as defined in Section 8 of the zoning ordinances. If necessary, trucks will be measured bumper to bumper, including overhangs and attachments such as trailer hitches and side mirrors.

**5.24.04 Permitted Accessory Uses:**

1. Accessory uses for commercial development shall include those normally appurtenant to such development, except as further specified herein.
2. Residential and small wind energy systems, subject to Section 8.09.

**5.24.05 Space Limits:**

1. Minimum lot area for business: None.
2. Minimum width of lot: None for business.
3. Maximum height of building: 55 feet.
4. Minimum front yard: None for business.
5. Minimum rear yard: None for business.
6. Minimum side yard: None for business.
7. Minimum side yard on street side of corner: None for business.
8. Maximum gross floor area ratio: 6.0.
9. Maximum ground coverage: 100 percent for business or mixed business.

**5.24.06 Miscellaneous Provisions:**

1. Off-street parking and loading shall be provided for all uses established in this zone.
2. All parking and storage of vehicles, boats, campers and trailers shall be in conformance with Sections 8.01-8.03.
3. All signage shall be in conformance with Article 7.
4. All buildings shall conform to building design regulations in Section 8.11.
5. All landscaping shall conform with Article 9.

**Section 5.24 ML Light Manufacturing District**

**5.24.03 Conditional Uses:**

1. Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature when located in a business building or on the same lot as a business building.
2. Communication Towers meeting the requirements as set forth in Section 8.05.
3. Self-storage facilities, provided they meet the following restrictions:
  - A. Lot Standards: All space limits as specified in the BGH Zone shall be followed, however, the maximum height for any structure within the facility shall be twenty (20) feet.
  - B. Limitation of Activities: No activity other than the rental of storage space and the administration of the facility shall be permitted.
  - C. Access to Buildings: No storage building may be open into required side or rear yards, if the site directly abuts a residential zoning district. Individual storage bays shall not be interconnected by interior doors or other interior means which would provide fire

- access from one storage bay to another.
- D. Storage Restrictions: all storage on the site must be within enclosed buildings, with the exception of automobiles, boats, and recreational vehicles in operable condition. The storage of hazardous materials on the site is prohibited.
  - E. Parking/Loading: Parking: Two parking spaces shall be provided at the rental office or 1.5 parking spaces per employee whichever is greater. Loading: Loading docks shall be prohibited, all loading areas shall be at the same elevation as the floor elevation of the individual storage bay.
  - F. Drive Lanes: Minimum drive lane width shall be twenty-four (24) feet.
  - G. Landscaping/Fencing: Landscaping shall be provided in accordance with the City of Bellevue's Landscape Ordinance. In addition, the perimeter of each facility shall be fully enclosed by fencing or screening walls, as approved by the Planning Director. All fencing shall be located on the interior side of the required bufferyards.
  - H. Site Plan: Each application for a self-storage facility shall provide a detailed site plan as required by the Planning Director. (*Ord. No. 3888, Dec. 11, 2017*)
- 4. Indoor Firing Range (*Ord. No. 3698, Feb. 11, 2013*)
  - 5. Outdoor storage of automobiles, boats, and recreational vehicles in operable condition, provided the following conditions are met:
    - A. Landscaping/Fencing: Landscaping shall be provided in accordance with the City of Bellevue's Landscape Ordinance. In addition, the perimeter of each facility shall be fully enclosed by fencing or screening walls, as approved by the Planning Director. All fencing shall be located on the interior side of the required bufferyards.

## **ARTICLE 8 SUPPLEMENTAL REGULATIONS**

8.03.07 Except in the AG, FX, ML, and MH zoning district, parking of semi-trailers, tractors, truck-tractors, or any truck exceeding eight (8) feet in width or twenty-one (21) feet in length shall be ~~strictly~~ prohibited. **Parking of semi-trailers, tractors, truck-tractors, or any truck exceeding eight (8) feet in width or twenty-one (21) feet in length may be allowed in BGH zoning districts by conditional use permit.** If necessary, trucks will be measured bumper to bumper, including overhangs and attachments such as trailer hitches and side mirrors.

## **PLANNING DEPARTMENT RECOMMENDATION:**

APPROVAL of the amendment as presented.