



CITY OF BELLEVUE, IDAHO
Planning and Zoning Commission
Monday, May 6th, 5:30 PM
115 Pine Street, Bellevue, Idaho 83313

****AMENDED AGENDA**

This agenda is subject to revisions. All revisions will be underlined.

JOIN ZOOM MEETING

<https://us02web.zoom.us/j/82010977484?pwd=Y0MyRkwwS0UrM09MWHMyOjVjZFdUQT09>

Meeting ID: # 820 1097 7484

Passcode: # 063149

One tap mobile

+1-253-215-8782 US (Tacoma)

+1-346-248-7799 US (Houston)

Please Mute Your Call:

Friendly Reminder: Please turn off all cell phones except for emergency personnel.

CALL TO ORDER:

ROLL CALL:

1. NOTICE OF AGENDA COMPLIANCE: – ACTION ITEM

*Finding That The regular meeting notice and **AMENDED** agenda were posted in accordance with Idaho Code §74-204 within forty-eight (48) hours prior to the meeting at: the City of Bellevue City Hall, Post Office, on the City's website and e-mailed to the Idaho Mountain Express on **May 1, 2024**. (Suggested Motion: I move the notice for the May 6, 2024, regular Meeting was completed in accordance with Idaho Code, Section §74-204.)*

2. CALL FOR CONFLICT: (As outlined in Idaho Code 74-404)

3. CONSIDERATION OF APPROVAL OF THE PLANNING AND ZONING MEETING MINUTES
Action Item

- a. ****Planning commission regular minutes of April 01, 2024**
- b. Planning commission regular minutes of April 15, 2024

4. PRESENTATION:

Consideration of Blaine County Housing Authority & Wood River Land Trust presentation on community housing and incentive tools; Ryan Rooney city of Ketchum, Housing Fellow

5. CONSIDERATION OF DISCUSSION:

Purposed text amendment for Bellevue Code § Title 10, Chapter 7: b business district: Jerry Gerbenc and Courtney Long, Great West Engineering

6. ADJOURNMENT: Action Item

/s/ Amy M. Phelps

Planning commission Secretary, City of Bellevue

I, designated Planning Commission Secretary for the City of Bellevue, Idaho, hereby certify that the AMENDED regular meeting notice and agenda were posted in accordance with **Idaho Code §74-204** within forty-eight (48) hours prior to the meeting at: the City of Bellevue City Hall, Post Office, and on the City of Bellevue Website: <https://www.bellevueidaho.us/> and sent to the Idaho Mountain Express on **May 1, 2024**.

In compliance with the American with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Bellevue, 115 East Pine Street, Bellevue, Idaho 83313, or **phone number 208-788-2128 ext. 4, at least twenty-four (24) hours prior to the meeting.**

Monday, May 6, 2024, Regular Planning and Zoning Meeting



Ciudad de Bellevue, Idaho
Comisión de Planificación y Zonificación
lunes, 6 de mayo de 2024 17:30
115 Pine Street, Bellevue, Idaho 83313

****AGENDA ENMENDADA**

Esta agenda está sujeta a revisiones. Todas las revisiones estarán subrayadas.

ÚNASE A LA REUNIÓN DE ZOOM

<https://us02web.zoom.us/j/82010977484?pwd=Y0MyRkwwS0UrM09MWHMyOjVjZFdUQT09>

ID de reunión: # 820 1097 7484

Código de acceso: # 063149

Móvil con un toque

+1-253-215-8782 EE. UU. (Tacoma)

+1-346-248-7799 EE. UU. (Houston)

Silencie su llamada

Recordatorio amistoso: apague todos los teléfonos celulares excepto los del personal de emergencia.

LLAME PARA ORDENAR

PASAR LISTA

1. APROBACIÓN DEL ORDEN DEL DÍA: ARTÍCULO DE ACCIÓN

*Determinando que el aviso de la reunión regular y la agenda **MODIFICADA** se publicaron de acuerdo con el Código de Idaho §74-204 dentro de las cuarenta y ocho (48) horas anteriores a la reunión en: el Ayuntamiento de la Ciudad de Bellevue, Oficina de Correos, en el sitio web de la Ciudad y en el correo electrónico. enviado por correo al Idaho Mountain Express el **1 de mayo de 2024**. (Moción sugerida: propongo que se complete el aviso para la reunión ordinaria del de acuerdo con el Código de Idaho, Sección §74-204).*

2. LLAMADO A CONFLICTO: (Como se describe en el Código de Idaho 74-404)

3. CONSIDERACIÓN DE APROBACIÓN DEL ACTA DE LA REUNIÓN DE PLANIFICACIÓN Y ZONIFICACIÓN | ARTÍCULO DE ACCIÓN

- **Acta ordinaria de la comisión de planificación del 01 de abril de 2024**
- Acta ordinaria de la comisión de planificación del 15 de abril de 2024

4. PRESENTACIÓN:

Consideración de la presentación de la Autoridad de Vivienda del Condado de Blaine y Wood River Land Trust sobre viviendas comunitarias y herramientas de incentivos; Ryan Rooney Ciudad de Ketchum, Becario de Vivienda

5. CONSIDERACIÓN DE LA DISCUSIÓN

Enmienda de texto propuesta para el Código Bellevue § Título 10, Capítulo 7: b distrito comercial: Jerry Gerbenc y Courtney Long, Great West Engineering

6. ADORNO: ARTÍCULO DE ACCIÓN

/s/ Amy M. Phelps

Secretario de la comisión de planificación

Yo, Secretario designado de la Comisión de Planificación de la Ciudad de Bellevue, Idaho, por la presente certifico que el aviso y la agenda de la reunión regular ENMENDADOS se publicaron de acuerdo con el Código de Idaho §74-204 dentro de las cuarenta y ocho (48) horas anteriores a la reunión en: el Ayuntamiento de la ciudad de Bellevue, oficina de correos y en el sitio web de la ciudad de Bellevue: <https://www.bellevueidaho.us/> y enviado al Idaho Mountain Express el 1 de mayo de 2024.

De conformidad con la Ley de Estadounidenses con Discapacidades, las personas que necesiten adaptaciones especiales durante esta reunión deben notificar a City Bellevue, 115 East Pine Street, Bellevue, Idaho 83313, o al número de teléfono 208-788-2128 ext. 4, al menos veinticuatro (24) horas antes de la reunión.

Lunes 6 de mayo de 2024, Reunión Ordinaria de Planificación y Zonificación



City of Bellevue Planning & Zoning Commission Minutes of Meeting April 1, 2024

The meeting was called to order at 5:41 p.m. Commissioners present were Alexis Lindberg, Eric Grootveld and John Kurtz. Also present was Shelly Shoemaker, City Treasurer, and Errin Bliss, Bliss Architecture.

Attending Via Zoom: Courtney Long and Jerry Grebenc, Great West Engineering, Diane Shay, Bellevue City Council and Tony Evans, Idaho Mountain Express.

1. NOTICE AND HEARING COMPLIANCE:

The regular meeting notice and agenda were posted in accordance with Idaho Code §74-204 within forty-eight (48) hours prior to the meeting at City Hall, Bellevue Post Office and on the City's website and emailed to the Idaho Mountain Express on March 26, 2024.

Commissioner Lindberg moved the notice was posted in compliance with Idaho Code §67-204. Commissioner Grootveld seconded, and the motion passed unanimously.

2. CALL FOR CONFLICT (as outlined in I.C. 74-404): None

3. PUBLIC COMMENT (for items of concern NOT on the agenda): None

4. APPROVAL OF PLANNING AND ZONING COMMISSION MEETING MINUTES of March 4, 2024.

Commissioner Grootveld moved to approve the Planning and Zoning Commission Meeting Minutes of March 4, 2024. Commissioner Lindberg seconded, and the motion passed unanimously.

5. DISCUSSION OF BUSINESS CORE OVERLAY DISTRICT:

Courtney and Jerry introduced themselves and noted that Great West Engineering (GWE) only works for local governments, including comprehensive plans, parks, trails, and daily planning services.

Commissioner Kurtz started the discussion by explaining that this whole process is new for the Planning and Zoning Commission (the "Commission") and that the Commission needs to understand the contract with GWE. The Commission is learning as we go and will plan on asking their questions through City staff for this process to be cognizant of costs. He explained that although Bellevue is a part of a larger community of resort towns, Bellevue seems to be more "working class" citizens, but still facing pressures similar to those of the north valley. GWE might want to review the other four communities in the Valley on this topic, although Bellevue wants to remain independent for what is right for the City. So, figuring out the Business Overlay District is important and previous versions presented to the Commission seem quite complex. As far as history for GWE to review, minutes from City Council meetings might provide some information. He then asked GWE how they would like to proceed.

Jerry Grebenc explained that Michelle Vest Snarr will be the point of contact for the City, and he plans to have a clear line of communication and workflow on all documents to be sure everyone is on the same page.

Courtney commented that GWE has initial thoughts and ideas on how to move forward, but that GWE wants to be mindful of the history behind this matter, understand the community mindset and in the process, be efficient with time and money, all while complying with governing laws. GWE is here to serve the City. She noted that GWE has read all the information Michelle gave them and that it sounds like the Commission wants to get back to the original intent and goals and move forward from there.

Commissioner Kurtz then opened the floor for public comment, especially regarding any history to share on this matter.

Tony Evans, Idaho Mountain Express (IME), pointed out that a possible resource for historical information is in the archives of the IME because he has reported on City business for many years.

Diane Shay stated that she is willing to have more detailed conversations with everyone. She recalls that in 2020 she was looking at density allowed, and that the City didn't have any provision for multi-family housing. The only definition for multi-family housing was a duplex. She drafted proposed language for multi-family housing, and it went back to the Commission for revisions and then she retired. At that point, it appears the project stalled, and the Commission was left without direction.

Jerry responded that zoning is complex enough and the simpler and clearer we can make it, the better.

Commissioner Kurtz noted that at one point there was discussion about extending the overlay district to light industrial zoning. If the City is going to amend or make a new ordinance, he would prefer to do it once and do it right. He asked GWE what their thoughts are on extending the overlay?

Jerry noted that they do not see a lot of residential use in light industrial except in communities where a live/work concept works. It is a policy decision of the City. Zoning codes should be flexible and if the City can get through this process for the business district, you can amend the zoning map for overlay districts.

Diane supported the concept of accessory dwelling units in light industrial.

Errin Bliss, Bliss Architecture, stated that over the last five months he has been to at least three City council meetings on this issue and the same for the Commission meetings. He has a client wanting to submit an application for a live/work three-story building on Main Street. They originally applied for a zone change but then were told to submit a text amendment to the City. He and his client just want to see this move forward as they are stuck and unable to build their project. He suggested focusing on the business district first. Further, he brought a text amendment to the Commission last November that simply allows for mixed use buildings in the business district, which is allowed in many cities. Bellevue does not currently allow mixed use buildings in the business district. He will submit that text amendment as a follow-up to this meeting.

Commissioner Kurtz noted that it would make sense to focus on the business core overlay district and that it is unfortunate it is taking so long to make progress.

Commissioner Lindberg suggested that they start with the draft documents and discuss priorities and focus from there.

Courtney commented that it gets complex with higher density and live/work scenarios. At first look, she wondered why an overlay is proposed versus a text amendment to the code. What if GWE drafted a downtown business district and allowed for more density? Housing is not usually an overlay, but it can be a part of zoning district regulations. Layers can get confusing for everyone.

There was brief discussion on parking restrictions, the mentality of downtown dwellers and attracting the local workforce for housing versus short-term rentals. The Commissioners all agreed they do not want to see the area become a short-term rental market.

There was brief discussion on density requirements, or lot size requirements, open space requirements, setbacks and viewsheds. Viewsheds affect height restrictions. Flexibility can be written into the text. Diane noted the unique topography on the West side of downtown where the streets dead end due to a steep incline. Perhaps there is room to provide open space in these areas. Creative ideas at this stage are encouraged.

Commissioner Grootveld stated that he is not supportive of more restrictions like requiring a resident to have a business in the City. What this amendment might offer is affordable housing for workers who now commute from Shoshone. Commissioner Kurtz agreed and then asked how you would enforce restrictions like that. The consensus was that the City does not have the staffing and resources to enforce such restrictions.

The discussion also included ideas on whether to require minimum square footage and variety of unit sizes within a project. It was concluded that developers might tend to do what makes sense for each project. Again, the suggestion of fewer requirements was advocated.

The discussion then turned to how best to proceed. Does the Commission want an overlay or a text amendment? As the Commission was open to the most efficient way to move forward, it was determined to proceed as a text amendment, starting with the 2020 version prepared by Diane Shay. GWE will also review the minutes of this meeting and talk to Diane Shay as part of the process. GWE will then prepare a draft text amendment for the Commission's review and comment on May 6, 2024. GWE plans to have a draft to the Commission by April 29.

Commissioner Lindberg moved to adjourn the meeting at 7:00 p.m. Commissioner Grootveld seconded, and the motion passed unanimously.

APPROVED this _____ day of _____, 2024.

Commissioner Kurtz

Shelly Shoemaker, City Treasurer



City of Bellevue Planning & Zoning Commission Minutes of Meeting April 15, 2024

The meeting was called to order at 5:35 p.m. Commissioners present were John Kurtz and Eric Grootveld. Also present was Shelly Shoemaker, City Treasurer, and Krystal Swank and Dave Wood.

Attending Via Zoom: Jerry Grebenc, Great West Engineering and Tony Evans, Idaho Mountain Express.

3. CONCEPTUAL DISCUSSION:

As no quorum was present at the start of the meeting, the meeting started with conceptual discussion for a pending project application to the City for a combined work/live development on property at 81 Martin Lane. Chair Kurtz explained that multiple developers have approached the City who desire to develop in the business zone for multi-family type development. The Commission simply makes recommendations to the City Council, who then votes on amending the City Code.

Dave Wood asked about the timing expectation for a Code Amendment.

Chair Kurtz explained that the Commission is expecting a draft of a proposed code amendment the last week of April to be formally presented to the Commission at the May 6 meeting. The Commission will then discuss it. It could take multiple meetings as the Commission wants to do it right, with community support.

Krystal Swank asked if a rezone application would be a faster process?

Commissioner Grootveld commented that a rezone is not an appropriate option in his opinion because it does not fit the character of what that the zoning is designed to provide. A text amendment in the business zone seems more appropriate. Whether the project is granted conditional use, or it is permitted use, he is open to different configurations, but the zoning needs to stay business.

Jerry Grebenc reported that once the Commission agrees on a draft, then a public hearing must be scheduled before recommending the amendment to the City Council. The public hearing notice is at least a 15-day process and that moving forward for a project is a minimum of several weeks to a month. An estimated timeline for text amendment would be early to mid-June.

There was brief discussion about where to draw the line between business and light industrial zoning and spot zoning. Discussion included the struggle between too restrictive zoning and vague zoning in that it is a balancing act to make good decisions that are beneficial to the community.

Discussion continued about living above business use and the issues with parking and noise. Dave Wood commented that he has experienced this very situation in Hailey, and it is important for the business owner to be the owner of the property to create beneficial relationships for the live/work situation. In Hailey, the homeowner association polices the rules, and Hailey made the business use with priority and residential secondary.

Commissioner Grootveld commented that mixed use may not be appropriate to be tied to the business, and he encourages Great West Engineering to look at how to accommodate both situations as to what makes sense for Bellevue.

Jerry Grebenc commented on how difficult it is to deal with parking in live/work situations and differentiating between the business and residential uses and enforcement of rules and regulations. In a commercial mixed use, state building codes are also a factor. Overall, the text amendment needs to work for the community.

Commissioner Weisen joined the meeting in person.

Commissioner Kurtz encouraged the applicants to submit their project once the text amendment is finalized so they can officially hold a hearing. Commissioner Weisen commented that he likes the idea for the proposed project and that it fits the location and projects like this are something this valley is lacking.

As a quorum was now present, the Commissioners addressed items deferred earlier:

1. NOTICE AND HEARING COMPLIANCE:

The regular meeting notice and agenda were posted in accordance with Idaho Code §74-204 within forty-eight (48) hours prior to the meeting at City Hall, Bellevue Post Office and on the City’s website and emailed to the Idaho Mountain Express on March 26, 2024.

Commissioner Grootveld moved the notice was posted in compliance with Idaho Code §74-204. Commissioner Weisen seconded, and the motion passed unanimously.

2. CONSIDERATION AND APPROVAL OF PLANNING AND ZONING MEETING MINUTES of April 1, 2024 –

Commissioners briefly discussed the minutes and agreed to defer approval to the next meeting, as Commissioner Weisen was not present at the April 1 meeting.

4. ADJOURNMENT:

Commissioner Grootveld moved to adjourn the meeting at 6:7 p.m. Commissioner Weisen seconded, and the motion passed unanimously.

APPROVED this _____ day of _____, 2024.

Commissioner Kurtz

Shelly Shoemaker, City Treasurer

**CHAPTER 7
B BUSINESS DISTRICT**

SECTION:

10-7-1: Purpose and Intent

10-7-2: Permitted Uses

10-7-3: Accessory Uses

10-7-4: Conditional Uses

10-7-5: Dimensional, Bulk, And Building Coverage Standards And Requirements

10-7-6: Specific District Standards

10-7-1: PURPOSE:

~~It is the purpose of the Business District. The purpose of the Business District is to designate space for business, and to preserve the downtown core as the center of cultural and social heart of Bellevue that is consistent with the Bellevue Comprehensive Plan. (Ord. 2015-02, 4-20-2015) The district provides for a mix of commercial, office and residential uses and encourages two-and three-level story mixed-use buildings. In addition to providing for business activities, this district intends to preserve the small-town character and pedestrian scale of development that contribute to the appeal and economic viability of the community. Further, the district supports compact development and higher residential densities, no less than 16 dwelling units per acre of buildable land, with easy pedestrian access to commercial areas and small lot development to contribute to producing affordable housing while keeping the business zone intact. The Business District promotes the continued infill, investment, and development of the City's commercial areas.~~

Formatted: Not Highlight

Formatted: Highlight

10-7-2: PERMITTED USES:

~~Permitted, Accessory, and Conditional Uses allowed in the Business District are in Table 10.7.1. All Conditional Uses must comply with Chapter 10-15 'Conditional Use Permit' of the Code.~~

Formatted: Not Highlight

Permitted uses for this district are limited to the following:

Business, professional, public or social services offices.

Gas stations, restaurants, bars, theaters, banks, motels, tourist homes, hotels, and car washes.

Nursery for children, nursing homes.

One accessory dwelling unit for each six thousand (6,000) square feet of lot area; provided, that it is: a) in the same building as the business use of the property; b) clearly ancillary and secondary to the business use which shall, by application, be the primary use of the property; c) of less square footage than the business use of the building; and d) in the back of and/or on an upper floor of the building so as not to adversely reduce the ground level, street frontage business space available. Accessory dwelling units shall be subject to administrative design review approval.

Public utility business offices, repair, and storage facilities.

Recreational facilities, including bowling alleys.

Repair and personal services.

Retail stores and related storage, including commercial nursery and building supply outlets.

Wireless communication facilities (WCFs) (see additional requirements in section 10-23-7 of this title). (Ord. 2015-02, 4-20-2015)

10-7-3: ACCESSORY USES:

The accessory uses for this district include, but are not limited to, the following:

Temporary buildings incidental to construction work on the premises; such buildings to be removed upon completion of construction work. (Ord. 2015-02, 4-20-2015)

10-7-4: CONDITIONAL USES:

Conditional uses for this district are limited to the following:

~~Churches.~~

~~Governmental emergency service WCFs.~~

~~Motor vehicle sales and leasing with no use of banners, flags, balloons and other display techniques except signage which complies with this title.~~

~~Parking lots and garages.~~

~~Public facilities.~~

~~Small engine repairs and maintenance incidental to the primary use.~~

~~Buildings in excess of twenty-eight thousand (28,000) square feet in gross floor area, up to a maximum floor area not to exceed thirty-six thousand (36,000) square feet in gross floor area. (Ord. 2018-01, 4-23-2018; amd. Ord. 2022-01, 4-11-2022)~~

Table 10.7.1 - Permitted Uses

Commented [CL1]: Suggestion to remove this text and convert into a table

Formatted: Font: Bold

PERMITTED				
Business, professional, or social services offices	Gas stations	Restaurants	Theaters	Nursery for children
	Restaurants	Bars		Nursing home
Banks	Motels	Tourist homes Short Term Rental	Hotels	Car Washes

Residential Units, Multi-Family	Mixed-Use buildings <20,000 square feet	Public Utility Business Offices, Repair and Storage Facilities	Recreational Facilities, including bowling alleys	Repair and Personal Services
Residential Units, Work/Live				
Retail and Related Storage, including commercial nursery and building supply			Wireless Communication Facility (see 10.23.7)	
ACCESSORY				
Accessory Dwelling Units (see 10.7.xx)	Temporary buildings incidental to construction work on the premises; such buildings to be removed upon completion of construction work. (Ord. 2015-02, 4-20-2015)			
	Small engine repairs and maintenance			
CONDITIONAL				
Churches	Governmental emergency services WCFs		Parking lots and garages	
Motor vehicle sales and leasing with no use of banners, flags, balloons and other display techniques except signage which complies with this title.				

Public Facilities	Buildings > 28,000 20,000 square feet but less than 36,000 square feet (See 10.7.05.D-1)	

An Accessory use shall be allowed when a primary use has been established on the lot. If the applicant desires to establish an Accessory use or structure prior to a primary use or structure, the applicant shall seek an agreement with the City and establish a timeline for developing the primary use or structure.

10-7-5: DIMENSIONAL, BULK AND BUILDING COVERAGE STANDARDS AND REQUIREMENTS:

The dimensional, bulk, and building coverage standards and requirements for this district are the following:

- A. Maximum Building Height: The maximum height of a building shall be forty feet (40').
- B. Minimum Lot Width And Area: The minimum lot width shall be fifty feet (50'), and the minimum lot area shall be six thousand (6,000) square feet.
- C. Parking Requirements: For parking requirements, refer to Chapter 21 of this title.
- D. Maximum Floor Area:

1. The gross floor area for buildings in the B zone shall not exceed ~~thirty-six~~thirty-six thousand (36,000) thousand square feet. All buildings in excess of twenty-eight thousand (~~28,000~~20,000) square feet in gross floor area per lot or parcel shall apply for and obtain a conditional use permit, pursuant to Chapter 10-15 of this Code. All buildings in excess of twenty-eight thousand (~~28,000~~20,000) square feet shall have a minimum setback of ten feet (10').

2. Exemptions: Public facilities, as defined in chapter 10-2, shall be exempt from the maximum floor area provision. (Ord. 2015-02, 4-20-2015; amd. Ord. 2022-01, 4-11-2022)

10-7-6: SPECIFIC DISTRICT STANDARDS

The following standards shall apply to development in the Business District:

A. Parking

Siting parking in appropriate locations can simultaneously enhance streetscape and viewshed of a community while maintaining vehicular access and safety, ultimately improving pedestrian access, circulation and safety.

- i. Reverse frontage (off-street parking beside or behind the building) shall be required.
- ii. Parking requirements shall adhere to Chapter 10-21 of this Code.
- iii. Parking calculations for mixed uses may be reduced up to 50% for each residential unit if two (2) bicycle parking spots are installed per parking space.

B. Building Orientation

Primary building facades and entries shall face the adjacent street or avenue with an entry door recessed at least two (2) feet from the front building wall.

C. Screening

Service areas associated with non-residential uses, such as dumpsters, and parking lots larger than four (4) parking spaces shall be screened from adjoining residential uses with an opaque wall and/or fence at least six (6) feet in height, along with vegetation.

D. Building Height

Multi-level buildings are encouraged.

E. Sidewalk

Sidewalks shall be required per Chapter 10-14-6 of the Code.

F. Residential Uses

- i. Residences shall be prohibited on the streetfront of the ground floor level.

Formatted: Indent: Left: 0.25", No bullets or numbering

- ii. A minimum of one (1) space per residential unit and one (1) guest space of off-street parking shall be provided per dwelling unit. Credit towards the guest parking requirement may be given if unimproved City rights-of-way are improved as part of this site development.
- iii. Usable open space of not less than 10% of the lot area shall be included in the project design. Calculations for open space may include space reserved for required setbacks and snow storage.
- iv. Storage: each unit of less than 600 square feet shall be provided with on-site storage. Size, location, design of the storage areas shall be determined through the Design Review process.
- v. Work/Live units shall be held jointly in common ownership and the work and live spaces cannot be sold or platted as separate condominiums

G. Exemptions from Open Space Requirements

- i. The Administrator may review and approve rooftop open Space in concurrence with the Chair to reduce open space requirements for multi-family units to no less than 5%.
- ii. Open space requirements may be reviewed and approved by the Administrator in concurrence with the Chair to reduce to no less than 5% for installation of green infrastructure, such as bioswales for stormwater management.

10-7-7: DESIGN REVIEW REQUIRED

- A. All multi-family and mixed-use buildings shall be subject to Design Review. The Planning and Zoning Commission may impose additional requirements and conditions in the process. These conditions may include, but are not limited to, architectural design parameters, snow storage, screening, and buffering treatments.

CHAPTER 7

B BUSINESS DISTRICT

SECTION:

10-7-1: Purpose and Intent

10-7-2: Permitted Uses

10-7-3: Accessory Uses

10-7-4: Conditional Uses

10-7-5: Dimensional, Bulk, And Building Coverage Standards And Requirements

10-7-6: Specific District Standards

10-7-1: PURPOSE:

The purpose of the Business District is to designate space for business, and to preserve the downtown core as the center of cultural and social heart of Bellevue that is consistent with the Bellevue Comprehensive Plan.(Ord. 2015-02, 4-20-2015) The district provides for a mix of commercial, office and residential uses and encourages two-and three-story mixed-use buildings. In addition to providing for business activities, this district intends to preserve the small-town character and pedestrian scale of development that contribute to the appeal and economic viability of the community. Further, the district supports compact development and higher residential densities **no less than 16 dwelling units per acre of buildable land**, with easy pedestrian access to commercial areas and small lot development to contribute to producing affordable housing while keeping the business zone intact. The Business District promotes the continued infill, investment, and development of the City's commercial areas.

10-7-2: PERMITTED USES:

Permitted, Accessory, and Conditional Uses allowed in the Business District are in Table 10.7.1. All Conditional Uses must comply with Chapter 10-15 'Conditional Use Permit' of the Code.

Table 10.7.1 – Permitted Uses

PERMITTED				
Business, professional, or social services offices	Gas stations	Restaurants	Theaters	Nursery for children
	Restaurants	Bars		Nursing home
Banks	Motels	Tourist homes Short Term Rental	Hotels	Car Washes
Residential Units, Multi-Family	Mixed-Use buildings <20,000 square feet	Public Utility Business Offices, Repair and Storage Facilities	Recreational Facilities, including bowling alleys	Repair and Personal Services
Residential Units, Work/Live				
Retail and Related Storage, including commercial nursery and building supply			Wireless Communication Facility (see 10.23.7)	
ACCESSORY				

Accessory Dwelling Units (see 10.7.xx)	Temporary buildings incidental to construction work on the premises; such buildings to be removed upon completion of construction work. (Ord. 2015-02, 4-20-2015)	
	Small engine repairs and maintenance	
CONDITIONAL		
Churches	Governmental emergency services WCFs	Parking lots and garages
Motor vehicle sales and leasing with no use of banners, flags, balloons and other display techniques except signage which complies with this title.		
Public Facilities	Buildings >20,000 square feet but less than 36,000 square feet (See 10.7.5.D-1)	

An Accessory use shall be allowed when a primary use has been established on the lot. If the applicant desires to establish an Accessory use or structure prior to a primary use or structure, the applicant shall seek an agreement with the City and establish a timeline for developing the primary use or structure.

10-7-5: DIMENSIONAL, BULK AND BUILDING COVERAGE STANDARDS AND REQUIREMENTS:

The dimensional, bulk, and building coverage standards and requirements for this district are the following:

- A. Maximum Building Height: The maximum height of a building shall be forty feet (40').

B. Minimum Lot Width And Area: The minimum lot width shall be fifty feet (50'), and the minimum lot area shall be six thousand (6,000) square feet.

C. Parking Requirements: For parking requirements, refer to Chapter 21 of this title.

D. Maximum Floor Area:

1. The gross floor area for buildings in the B zone shall not exceed thirty-six thousand (36,000) thousand square feet. All buildings in excess of twenty thousand (20,000) square feet in gross floor area per lot or parcel shall apply for and obtain a conditional use permit, pursuant to Chapter 10-15 of this Code. All buildings in excess of twenty thousand (20,000 square feet shall have a minimum setback of ten feet (10').

2. Exemptions: Public facilities, as defined in chapter 10-2, shall be exempt from the maximum floor area provision. (Ord. 2015-02, 4-20-2015; amd. Ord. 2022-01, 4-11-2022)

10-7-6: SPECIFIC DISTRICT STANDARDS

The following standards shall apply to development in the Business District:

A. Parking

Siting parking in appropriate locations can simultaneously enhance streetscape and viewshed of a community while maintaining vehicular access and safety, ultimately improving pedestrian access, circulation and safety.

- i. Reverse frontage (off-street parking beside or behind the building) shall be required.
- ii. Parking requirements shall adhere to Chapter 10-21 of this Code.
- iii. Parking calculations for mixed uses may be reduced up to 50% for each residential unit if two (2) bicycle parking spots are installed per parking space.

B. Building Orientation

Primary building facades and entries shall face the adjacent street or avenue with an entry door recessed at least two (2) feet from the front building wall.

C. Screening

Service areas associated with non-residential uses, such as dumpsters, and parking lots larger than four (4) parking spaces shall be screened from adjoining residential uses with an opaque wall and/or fence at least six (6) feet in height, along with vegetation.

D. Building Height

Multi-level buildings are encouraged.

E. Sidewalk

Sidewalks shall be required per Chapter 10-14-6 of the Code.

F. Residential Uses

- i. Residences shall be prohibited on the streetfront of the ground floor level.
- ii. A minimum of one (1) space per residential unit and one (1) guest space of off-street parking shall be provided per dwelling unit. Credit towards the guest parking requirement may be given if unimproved City rights-of-way are improved as part of this site development.
- iii. Usable open space of not less than 10% of the lot area shall be included in the project design. Calculations for open space may include space reserved for required setbacks and snow storage.
- iv. Storage: each unit of less than 600 square feet shall be provided with on-site storage. Size, location, design of the storage areas shall be determined through the Design Review process.
- v. Work/Live units shall be held jointly in common ownership and the work and live spaces cannot be sold or platted as separate condominiums

G. Exemptions from Open Space Requirements

- i. The Administrator may review and approve rooftop open Space in concurrence with the Chair to reduce open space requirements for multi-family units to no less than 5%.

- ii. Open space requirements may be reviewed and approved by the Administrator in concurrence with the Chair to reduce to no less than 5% for installation of green infrastructure, such as bioswales for stormwater management.

10-7-7: DESIGN REVIEW REQUIRED

- A. All multi-family and mixed-use buildings shall be subject to Design Review. The Planning and Zoning Commission may impose additional requirements and conditions in the process. These conditions may include, but are not limited to, architectural design parameters, snow storage, screening, and buffering treatments.