

**BELLEVUE PLANNING COMMISSION**

Thursday, April 23, 2026 6:00 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 March 26, 2026 Regular Meeting

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

**2. CONSENT AGENDA/PUBLIC HEARINGS:**

**3. PUBLIC HEARINGS:**

a. Request to amend Sections 5.26, 5.27, and 5.28, City of Bellevue Zoning Ordinance, removing self-storage facilities as a permitted use and requiring this use as a conditional use permit in the FX, ML, and MH zoning districts. Applicant: City of Bellevue.

**4. CURRENT BUSINESS**

**5. ADJOURNMENT**

# MINUTE RECORD

Bellevue Planning Commission Meeting, March 26, 2026, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, March 26, 2026, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Perrin, Yoder, Sims, Hankins, Bennett, Ackley, Lasenburg, and Taylor-Jones. Absent was Commissioner Aerni. Also present was Tammi Palm, Planning Director, and Angela Curry, Assistant Planning Manager.

Notice of this meeting was given in advance thereof by publication in the Sarpy County Times 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.

Hankins 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 Bennett, to approve the minutes of the February 26, 2026, regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

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

Motion was made by Taylor-Jones, seconded by Yoder, 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.

The following item was on consent agenda:

Item 2.a. Request to small subdivision plat Lots 1 and 2, Casart Addition, being a platting of Tax Lots 4A2A and 4A2B, all located in the Northeast ¼ of Section 20, T14N, R13E of the 6th P.M., Sarpy County, Nebraska; and waiver of Section 6-7 (7) and (8), Subdivision Regulations, regarding lot standards for excessive depth in relation to width and flag lots. Applicant: Ron Casart. General Location: 4113 Giles Rd. Case #: S-2601-02.

There was no one present to speak in favor of, or in opposition to this request.

MOTION was made by Ackley, seconded by Taylor-Jones to recommend APPROVAL of a request to small subdivision plat Lots 1 and 2, Casart Addition, being a platting of Tax Lots 4A2A and 4A2B, all located in the Northeast ¼ of Section 20, T14N, R13E of the 6th P.M., Sarpy County, Nebraska; and waiver of Section 6-7 (7) and (8), Subdivision Regulations, regarding lot standards for excessive depth in relation to width and flag lots. Applicant: Ron Casart. General Location: 4113 Giles Rd. Case #: S-2601-02. APPROVAL based upon lack of negative perceived impact upon the surrounding neighborhood and conformance with the Comprehensive Plan. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to CITY COUNCIL for PUBLIC HEARING on April 21, 2026**

Hankins explained the public hearing procedures.

PUBLIC HEARING was held on a request for site plan approval for Lot 1, Tregaron Towne Centre Replat 8, for the purpose of a Centris Federal Credit Union bank. Applicant: Centris Federal Credit Union. General Location: S 25th St & Capehart Rd. Case #Z-2602-02.

Hankins asked staff for updates. Palm stated there were no updates and gave a summary of the request.

Palm stated the request before the Commission is a site plan for a Centris Federal Credit Union bank branch near the intersection of 25th Street and Capehart Road. Palm stated the applicant has gone through the necessary steps with staff, and staff has reviewed the preliminary grading, drainage, landscaping, setbacks, access, and parking. Palm stated all items are in conformance with city regulations. Palm stated a bank branch is a permitted use in the General Business (BG) zoning district and that the property is properly zoned for this commercial use. Therefore, staff is recommending approval based upon conformance with the Comprehensive Plan, Zoning Ordinance, and Subdivision Regulations.

Blake Weatherly, 2111 S 67th Street, Omaha, NE, was present on behalf of the applicant and stated he is a civil engineer with Olsson representing Centris.

# MINUTE RECORD

Bellevue Planning Commission Meeting, March 26, 2026, Page 2

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

Yoder asked, since the property is already zoned appropriately and the use is permitted, if the request is required due to the Planned Center Overlay (PCO). Palm clarified that because the property has a PCO overlay, site plan approval is required. Palm stated the original site plan approval for this area was completed approximately 25 years ago, and the current plan differs from the original. Therefore, the applicant was required to submit an updated site plan for approval for this property.

MOTION was made by Yoder, seconded by Bennett to recommend APPROVAL of a request for site plan approval for Lot 1, Tregaron Towne Centre Replat 8, for the purpose of a Centris Federal Credit Union bank. Applicant: Centris Federal Credit Union. General Location: S 25th St & Capehart Rd. Case #Z-2602-02. APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, as well as lack of perceived negative impact upon the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to City Council for PUBLIC HEARING on April 21, 2026.**

Meeting adjourned at 6:09 p.m.



Jenna Lance  
Planning/Permit Technician



City of Bellevue  
1500 Wall St • Bellevue, Nebraska • 68005 • 402-293-3000

**3.a.**

## MEMORANDUM

TO: Planning Commission  
FROM: Angela Curry, Assistant Planning Manager  
DATE: April 23, 2026  
RE: Amendment to Sections 5.26, 5.27, and 5.28 in FX, ML, and MH regarding self-storage

City Administration has reviewed the current City of Bellevue Zoning Ordinance regarding self-storage facilities. Under the existing zoning regulations, self-storage facilities are permitted by right in the Flex (FX), Light Manufacturing (ML), and Heavy Manufacturing (MH) zoning districts. Currently, the development of self-storage facilities may proceed without review and recommendation by the Planning Commission and final approval by the City Council, provided they meet all applicable requirements of the zoning ordinance.

Staff is recommending the zoning ordinance be amended to remove self-storage facilities as permitted uses in FX, ML and MH, instead, allowing self-storage facilities by approval of a conditional use permit (CUP). As a conditional use permit, the request would have a public hearing before both the Planning Commission and City Council through a site plan approval process. The permit would have a recommendation from the Planning Commission and would be issued by the City Council. The CUP would authorize the recipient to make conditional use of the property in accordance with the provisions of this ordinance and any additional conditions placed upon or required by said permit. Such permit runs with the land, provided there are no violations to the approved permit.

Requiring a CUP for self-storage will allow greater oversight and decision-making authority over the proposed development area, particularly along key commercial and industrial corridors where developable land is limited, in high demand, vital to the community, and critical to supporting long-term economic growth. The city would also have control over building design and whether the proposed development would align with the surrounding area. This would be beneficial as self-storage facilities generate lower employment and economic activity compared to other permitted-use developments in the FX, ML, and MH zoning districts.

Requiring a conditional use permit for self-storage facilities in the FX, ML, and MH zoning districts ensures development decisions along key corridors are consistent with long-term planning and economic development. Approval of this amendment would provide control over the use of the city's limited, developable, land supply.

As such, staff is recommending the following amendments to Sections 5.26, 5.27, and 5.28:

## **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. Recreational Facilities (Indoor and Outdoor), with the exception of golf courses. (*Ord. 3990, April 21, 2020*)
27. 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. Secondhand stores
- S. Social club and fraternal organizations, not including uses defined under Sexually Oriented Business
- T. Telephone answering service
- U. Telephone exchange

- ~~28. 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 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 buffer yards.~~
  - ~~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.~~
- 29. Stone and monument work.
- 30. Totally enclosed, automated and conveyor-style car washes.
- 31. Toy and sporting goods store.

- 32. Veterinarian services or animal hospitals.
- 33. 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. Microbreweries 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. 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 buffer yards.
- 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.**

- 23. Truck Stops.
- 24. Utility substations, terminal facilities, and reservoirs.

**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 8.10.
- 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 8.12.
- 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
8. 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.
9. 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.
10. Height and minimum lot requirements of accessory buildings are considered same as their associated permitted or conditional use.
11. Performance standards shall conform to Section 8.08 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 dyeing 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 kindred 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 drainage way 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, 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. Recycling collection and processing facilities, both public and private.  
*(Ord. No. 4053, Oct. 5, 2021)*
- ~~38. 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:~~
  - F. ~~Parking: Two parking spaces shall be provided at the rental office or 1.5 parking spaces per employee, whichever is greater.~~
  - G. ~~Loading: Loading docks shall be prohibited; all loading areas shall be at the same elevation as the floor elevation of the individual storage bay.~~
  - H. ~~Drive Lanes: Minimum drive land width shall be twenty four (24) feet.~~
  - I. ~~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 buffer yards.~~
  - J. ~~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)*~~~~
- 39. Special and vocational educational and training facilities.
- 40. Stone and monument work.
- 41. Trucking terminals containing four or less loading or transfer bays.
- 42. Upholstery shops.
- 43. Veterinary Services.
- 44. Warehouses and storage of non-hazardous goods provided storage be inside building.

**5.27.03 Conditional Uses:**

- 1. Commercial/Utility grade wind energy systems, subject to Section 8.11.
- 2. Commercial/Utility grade SCS, subject to Section 8.07. *(Ord No. 4055, Oct 5, 2021)*
- 3. Communication Towers meeting the requirements as set forth in Section 8.05.
- 4. Indoor Firing Range *(Ord. No. 3698, Feb. 11, 2013)*
- 5. 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:
- F. Parking: Two parking spaces shall be provided at the rental office or 1.5 parking spaces per employee, whichever is greater.
- G. Loading: Loading docks shall be prohibited; all loading areas shall be at the same elevation as the floor elevation of the individual storage bay.
- H. Drive Lanes: Minimum drive land width shall be twenty-four (24) feet.
- I. 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 buffer yards.
- J. 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*)

**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 8.10.
- 3. Temporary buildings and uses incidental to construction work that will be removed upon completion or abandonment of the construction work.

**5.27.06 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.

**5.27.07 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 8.08 of the Supplemental Regulations.

**Section 5.28 MH Heavy Manufacturing District**

**5.28.01 Intent.** This zone provides for the widest range of industrial operations permitted in the city. It is the zone for location of those industries, which have not reached a technical stage in processing, which renders them free of nuisance factors or where economics precludes construction and operation in a nuisance free manner.

**5.28.02 Permitted Uses:**

1. Automobile rental store.
2. Brewery.
3. Building materials yards with enclosed and screened storage areas.
4. Car wash.
5. 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.
6. Commercial Kennels
7. Dry cleaning, laundry, and dyeing plants.

8. Feed and seed store.
9. Garages for the storage of automobiles.
10. Garden supply including nursery stock.
11. Gasoline stations.
12. Governmental services – administrative facilities.
13. Governmental services – maintenance and service facilities.
14. Greenhouses, commercial; nursery stock sales yards.
15. Heavy auto repair services.
16. Highway maintenance yards or buildings.
17. Junk yards, auto parts salvage and auto wrecking yards when such operations are obscured from any street or from any adjacent property in another zone by a sturdy, sight obscuring fence in good repair, and under the condition that any burning operations be carried on in any enclosed structure provided with such super-heating devices designed to assure complete combustion as may be approved by the Building Inspector.
18. Laboratories.
19. Light auto repair services.
20. Light manufacturing; assembly, fabrication, and processing of products inside an enclosed building, except hazardous or combustible materials.
21. Manufacture and assembly of electrical and electronic appliances.
22. Manufacture of light sheet metal products including heating and ventilation equipment.
23. Manufacturing, compounding, processing, extruding, painting, coating and assembly of steel, metal, vinyl, plastic, paper and similar products and related outdoor and indoor storage activities.
24. Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials.
25. Manufacturing of apparel, textile mill products, furniture and fixtures, transportation equipment, and assembly of electrical and electronic equipment and components.
26. Manufacturing of food and kindred products, such as bakery items, dairy products, sugar and confectionary products, and beverages.
27. Marine sales and services but excluding the storage or salvage of boats.
28. 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.
29. Outdoor storage of automobiles, boats, and recreational vehicles in operable condition.
30. 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 drainage way 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, 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 City of Bellevue's Landscape Ordinance. 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.
- 31. Printing services when mechanical operation is not visible from a street.
  - 32. 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.
  - 33. Radio and television stations, except transmission towers over 35 feet high.
  - 34. Railroad through and spur tracks, but no sidings or other terminal type facilities and no service, repair, or administrative facilities.
  - 35. Recycling Collection and processing facilities, both public and private. (*Ord. No. 4053, Oct 5, 2021*)
  - ~~36. Self-service storage facilities provided they meet the following restrictions:
    - ~~A. Lot Standards: All space limits as specified in the MH 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. 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 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 buffer yards.~~  
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)~~

37. Stone and monument work.
38. Temporary recycling plant for concrete, asphalt, or paving materials not to exceed 36 months of operation. *(Ord. No. 4027, March 2, 2021)*
39. Temporary batch plants, not to exceed 36 months of operation. *(Ord. No. 4027, March 2, 2021)*
40. Truck wash.
41. Trucking terminals containing in excess of four loading or transfer bays.
42. Veterinary Services, including livestock.
43. Warehouses and storage of non-hazardous goods, provided storage is inside building.
44. Yards for the sale, transfer, and temporary holding of livestock. *(Ord. No. 3840, Feb. 8, 2016)*

### 5.28.03 Conditional Uses:

1. Commercial/Utility grade wind energy systems, subject to Section 8.11.
2. Commercial/Utility grade SCS, subject to Section 8.07 *(Ord. No. 4055, Oct 5, 2021)*
3. Communication Towers meeting the requirements as set forth in Section 8.05.
4. Meat packing, slaughtering, eviscerating, and skinning.
5. Permanent batch plants for concrete, asphalt, or paving material.
6. Permanent recycling plant for concrete, asphalt, or paving material. *(Ord. No. 4027, March 2, 2021).*
7. Poultry killing, plucking, and dressing when such operations are such size as to employ in excess of 3 persons.
8. Recreational facilities and uses which are temporary in nature and do not involve any appreciable amount of fixed construction and which will not interfere with that efficient functioning of the zone for its primary purpose of providing for manufacturing and heavy commercial establishments, may be allowed only upon appeal to the City Council.
9. Rendering of by-products of slaughtering and killing of animals or poultry.
10. ~~Self-service storage facilities provided they meet the following restrictions:~~
  - A. ~~Lot Standards: All space limits as specified in the MH 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. 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 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 buffer yards.

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*)

11. Special and vocational educational and training facilities.
12. The bulk storage above ground of liquid petroleum products or chemicals of a flammable or noxious nature.
13. The bulk storage of flammable or noxious gasses above or below ground.

**5.28.04 Specifically Excluded Uses:**

1. The following uses are hereby declared incompatible with the purpose of the MH Zone and are hereby expressly excluded:
  - A. Any use which cannot meet the performance standards set forth herein.
  - B. Dwellings except caretaker and watchmen quarters as set forth in the provisions of the MH Zone.
  - C. Schools and colleges, except trade schools.
  - D. Hospitals, clinics, rest homes and other institutions for the housing or care of human beings, except that medical facilities accessory to any industrial operation shall be permitted.
  - E. Motels, hotels and mobile home parks.
  - F. Churches, synagogues, chapels, and similar places of religious worship and instruction.

**5.28.05 Permitted Accessory Uses:**

1. Buildings and uses customarily incidental to the permitted uses.
2. Residential and small wind energy systems, subject to Section 8.10.
3. Temporary buildings and uses incidental to construction work that will be removed upon completion or abandonment of the construction work.

**5.28.06 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: 50 percent.

**5.28.07 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. 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.
6. Height and minimum lot requirements of accessory buildings are considered same as their associated permitted or conditional use.
7. 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.

8. Performance standards shall conform to Section 8.08 of the Supplemental Regulations.

**PLANNING DEPARTMENT RECOMMENDATION:**

APPROVAL of the amendment as presented.