

CITY OF SEATTLE
ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE relating to land use and zoning; amending the Official Land Use Map (Chapter 23.32) to rezone land within the Lake City Urban Village and along Lake City Way; amending Section 23.47A.005 of the Seattle Municipal Code to remove restrictions on residential uses at the street-level street-facing facade; and amending section 23.47A.009 to adopt development standards for certain properties along Lake City Way.

..body

WHEREAS, in 1999 Seattle City Council passed Ordinance 119633 to amend Seattle's

Comprehensive Plan and incorporate portions of the North Neighborhoods'

Neighborhood Plan; and

WHEREAS, throughout 2014 and 2015, City staff worked with community members in the

North District Neighborhoods to develop an Urban Design Framework for Lake City; and

WHEREAS, in 2015, the Seattle City Council passed Comprehensive Plan annual amendments

in Ordinance 124887 that included amendments to the Future Land Use Map for Lake

City; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is

amended to rezone land along Lake City Way and within the Lake City Hub Urban Village

identified on pages 8, 17, 18, 30, and 31 of the Official Land Use Map, as shown on Exhibits A

through E attached to this Ordinance.

Section 2. Subsection 23.47A.005.C of the Seattle Municipal Code, which section was

last amended by Ordinance 124770, is amended as follows:

23.47A.005 Street-level uses

* * *

1 C. Residential uses at street level

2 1. In all NC and C zones, residential uses may occupy, in the aggregate, no more
3 than 20 percent of the street-level street-facing facade in the following circumstances or
4 locations:

5 a. In a pedestrian-designated zone, facing a designated principal
6 pedestrian street; or

7 b. In all NC and C1 zones within the Bitter Lake Village Hub Urban
8 Village; or

9 ~~((c. In all NC and C1 zones within the Lake City Hub Urban Village,~~
10 ~~except as provided in subsection 23.47A.005.C.2; or))~~

11 ~~((d))~~c. Within a zone that has a height limit of 85 feet or higher, except
12 as provided in subsection 23.47A.005.C.2; or

13 ~~((e))~~d. Within an NC1 zone, except as provided in subsection
14 23.47A.005.C.2; or

15 ~~((f))~~e. In all NC and C1 zones within the Northgate Overlay District,
16 except as provided in Section 23.71.044; or

17 ~~((g))~~f. In all NC and C1 zones within the areas shown on Maps 1
18 through 5 for 23.47A.005.C at the end of this Chapter 23.47A when facing an arterial street.

19 2. Subsection 23.47A.005.C.1 notwithstanding, there is no restriction on the
20 location of residential uses in the following circumstances:

21 a. Within a very low-income housing project existing as of May 1, 2006,
22 or within a very low-income housing project replacing a very low-income housing project
23 existing as of May 1, 2006, on the same site; or

1 b. The residential use is an assisted living facility or nursing home and
2 private living units are not located at street level; or

3 c. Within the Pike/Pine Conservation Overlay District, for street-facing
4 facades that do not face a designated principal pedestrian street, as shown on Map A for
5 23.73.008; or

6 d. In a structure existing on January 1, 2012, that is within an NC1 zone
7 but not located in an area defined in Maps 1 through 60 for 23.47A.005.C, at the end of this
8 Chapter 23.47A, a live-work space may be converted to an accessory dwelling unit if the
9 residential use is established, if the area proposed to be converted meets the minimum housing
10 standards of Chapter 22.206, and if the area proposed to be converted meets the owner
11 occupancy requirement of subsection 23.44.041.C; or

12 e. Within a structure that:

13 1) is developed and owned by the Seattle Housing Authority;
14 and

15 2) is located on a lot zoned NC1 or NC3 that was owned by the
16 Seattle Housing Authority as of January 1, 2009.

17 3. Additions to, or on-site accessory structures for, existing single-family
18 structures are permitted outright.

19 4. Where residential uses at street level are limited to 20 percent of the street-
20 level street-facing facade, such limits do not apply to residential structures separated from the
21 street lot line by an existing structure meeting the standards of this Section 23.47A.005 and
22 Section 23.47A.008, or by an existing structure legally nonconforming to those standards.

23 * * *

1 Section 3. Section 23.47A.009 of the Seattle Municipal Code, which section was last
2 amended by Ordinance 124952, is amended as follows:

3 **23.47A.009 Standards applicable to specific areas**

4 A. Resolution of standards conflicts. To the extent there is a conflict between this Section
5 23.47A.009 and other sections of Title 23, the provisions of this Section 23.47A.009 apply.

6 B. West Seattle Junction Hub Urban Village. The following provisions apply to
7 development in the NC3 85(4.75) zone.

8 1. Lot (~~(Coverage Limit)~~)coverage limit. The maximum lot coverage permitted
9 for principal and accessory structures shall not exceed 80 percent on lots 40,000 square feet in
10 size or greater.

11 2. The total permitted FAR is as identified in subsection 23.47A.013.F.

12 3. Maximum (~~(Width)~~)width of (~~(Structures)~~)structures. The maximum width of
13 all portions of a structure measured parallel to a north-south street lot line is 275 feet.

14 4. Setback and separation requirements

15 a. The following standards apply to structures greater than 250 feet in
16 width measured parallel to a north-south street lot line:

17 1) A minimum separation of 30 feet is required between structures
18 that are adjacent to the same north-south street lot line; and

19 2) A minimum setback of 15 feet is required from side lot lines
20 that are not street side lot lines and that separate lots that abut the same north-south street lot line;
21 and

22 3) Structures permitted in required setback and separation areas
23 pursuant to subsections 23.47A.009.A.4.a and 23.47A.009.A.4.b are:

1 a) Decks with open railings may project up to 5 feet into
2 the required setback or separation area if they are (~~no lower than~~) at least 20 feet above existing
3 or finished grade. Decks may cover no more than 20 percent of the total setback or separation
4 area.

5 b) Eaves, cornices, and gutters may project no more than 18
6 inches from the structure façade.

7 c) Ramps or other devices necessary for access for the
8 disabled and elderly that meet Seattle Building Code, Chapter 11, are permitted.

9 d) Stairs or ramps to accommodate changes in grade are
10 permitted.

11 e) Underground structures are permitted.

12 f) Within the setback area identified in subsection
13 23.47A.009.A.4.b, unenclosed porches or steps for residential units no higher than 4 feet above
14 the grade at the street lot line closest to the porch are permitted.

15 g) Above-grade green stormwater infrastructure (GSI)
16 features are allowed without setback or separation restrictions if:

17 i) Each above-grade GSI feature is less than 4.5 feet
18 tall, excluding piping;

19 ii) Each above-grade GSI feature is less than 4 feet
20 wide; and

21 iii) The total storage capacity of all above-grade
22 GSI features is no greater than 600 gallons.

1 h) Above-grade GSI features larger than what is allowed in
2 subsection 23.47A.009.B.4.a.3.g are allowed within a required setback or separation if:

3 i) Above-grade GSI features do not exceed 10
4 percent coverage of any one setback or separation area;

5 ii) No portion of an above-grade GSI feature is
6 located closer than 2.5 feet a side lot line; and

7 iii) No portion of an above-grade GSI feature
8 projects more than 5 feet into a front or rear setback area.

9 b. A setback of at least ten feet from the street lot line is required along
10 non-arterial north-south avenues for at least 25 percent of the lot frontage or 100 feet of the lot
11 frontage, whichever is less.

12 c. Required setback and areas separating structures identified in
13 subsections 23.47A.009. A.4.a and A.4.b shall include landscaping, paving and lighting.
14 Sidewalks for pedestrian access, plazas or other approved amenity or landscaped areas are
15 permitted in required setback or separation areas.

16 d. Upper-Level Setback Requirements along SW Alaska Street.

17 1) Structures exceeding 65 feet in height on lots abutting SW
18 Alaska Street between 38th Avenue SW and California Avenue SW shall maintain a minimum
19 setback of 10 feet for that portion of the structure between 45 feet and 55 feet in height.

20 2) For portions of a structure above 55 feet in height, an additional
21 minimum setback is required at a rate of at least 1 foot of setback for every 5 feet of height that
22 exceeds 55 feet, up to the maximum allowable height.

1 3) Structures located within 100 feet of Fauntleroy Way SW are
2 exempt from the upper-level setback requirement.

3 4) Heights in this subsection 23.47A.009.A.4.d shall be measured
4 from the middle of the street lot line along SW Alaska Street.

5 C. Reserved.

6 D. Roosevelt Urban Village. The following provisions apply within the area shown on
7 Map A for 23.47A.009.

8 **Map A for 23.47A.009**

9 **Roosevelt**



10

1 1. Setback requirements

2 a. The following setbacks are required from the listed street property lines:

3 1) Northeast 66th Street. An average ground level setback of 10
4 feet along the length of the street property line and a minimum upper level setback of 4 feet. The
5 minimum upper level setback shall be provided in addition to the required ground level setback
6 at all points along the length of the street property line at 45 feet of height and above, as
7 measured from average finished grade.

8 2) Brooklyn Avenue Northeast. An average ground level setback
9 of 5 feet along the length of the street property line and a minimum upper level setback of 4 feet.
10 The minimum upper level setback shall be provided in addition to the required ground level
11 setback at all points along the length of the street property line at 45 feet of height and above, as
12 measured from average finished grade.

13 3) 14th Avenue Northeast. An average ground level setback of 15
14 feet and a minimum ground level setback of 5 feet along the length of the street property line and
15 a minimum upper level setback of 3 feet. The minimum upper level setback shall be provided in
16 addition to the required ground level setback at all points along the length of the street property
17 line at 45 feet of height and above, as measured from average finished grade.

18 4) 15th Avenue Northeast. A minimum ground level setback of 5
19 feet along the length of the street property line and an average upper level setback of 7 feet. The
20 average upper level setback shall be provided in addition to the required ground level setback at
21 all points along the length of the street property line at 45 feet of height and above, as measured
22 from average finished grade.

1 c. Where required setbacks may be averaged, measurement shall be per
2 subsection 23.86.012.A and the following:

3 1) Where a building is setback more than 30 feet from a lot line at
4 ground level, 30 feet shall be used as the ground level setback amount for averaging purposes.

5 2) Where averaging is allowed for a required upper level setback,
6 the measurement shall be taken horizontally from points directly above the lot line to the façade
7 of the structure at the height where the upper level setback is required.

8 2. Landscaping. Required ground level setbacks shall be landscaped, and may
9 include paving and lighting to enhance pedestrian safety and comfort. Sidewalks, plazas, and
10 other amenities or landscaped areas approved by the Seattle Department of Construction and
11 Inspections are permitted in required ground level setbacks.

12 3. Limit on Commercial Uses. Commercial uses are prohibited within 80 feet of
13 the street property line of Northeast 66th Street, except within 50 feet of the intersections of
14 Northeast 66th Street with Brooklyn Avenue Northeast, 14th Avenue Northeast, 12th Avenue
15 Northeast, and 15th Avenue Northeast, as shown on Map A for 23.47A.009.

16 4. Housing units on the ground floor. All housing units with a façade that faces
17 Northeast 66th Street with no intervening housing units or commercial uses between the housing
18 unit and the Northeast 66th Street lot line, and located on the first floor of a building, shall have
19 the primary pedestrian entrance to each housing unit directly accessible from the exterior of the
20 structure rather than a primary pedestrian entry through a common entrance hallway.

21 5. Underground Parking. Parking shall be located below grade, except a portion of
22 a below-grade garage may extend up to 4 feet above existing or finished grade, whichever is

1 lower, provided that the parking that extends above grade is fully screened from direct street
2 view by the street-facing façade of the structure or by landscaping.

3 E. Reserved

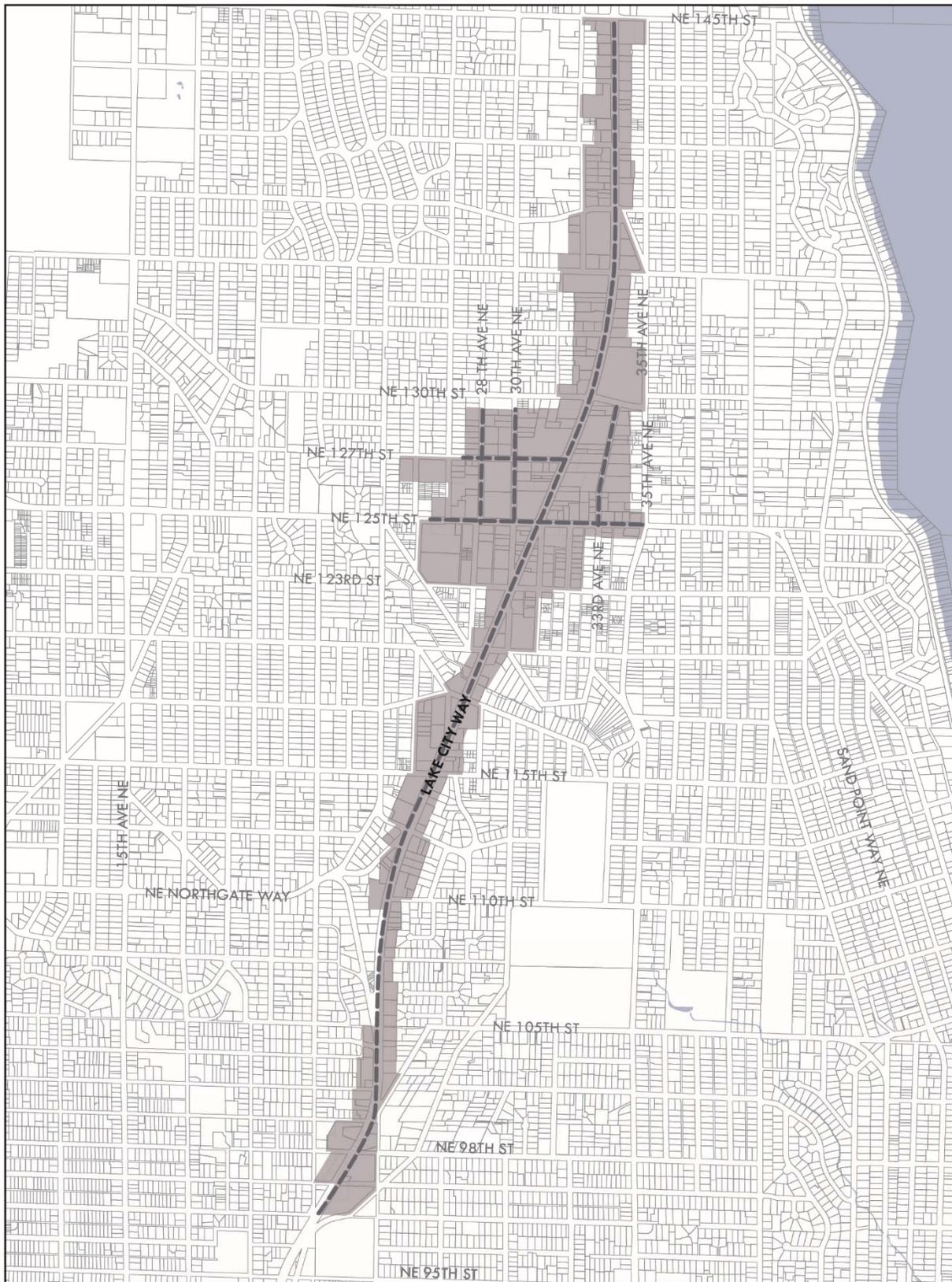
4 F. Reserved

5 G. Reserved

6 H. Lake City. The following standards apply within the Lake City hub urban village and
7 parcels along Lake City Way as shown on Map B for 23.47A.009 Lake City Way.

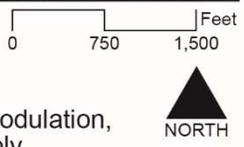
8 Map B for 23.47A.009

9 Along Lake City Way where Lake City area-specific development standards apply



Map B for 23.47A.009:
 Commercially-zoned parcels
 where Lake City area-specific
 development standards apply.

- Area where Lake City area-specific development standards per SMC 23.47A.009 E apply.
- Streets where Lake City area-specific facade modulation, maximum width of structures, and setbacks apply.



1 1. Façade modulation. Façade modulation is required for all portions of street
2 street-facing facades within 10 feet of a street lot line except as provided in section
3 23.47A.009.H.1..

4 a. No modulation is required for portions of the street-facing façade of a
5 structure that is no more than four feet above sidewalk grade.

6 b. The maximum width of a façade without modulation is 100 feet.

7 d. If a portion of a street-facing façade is within 10 feet of the street lot
8 line, and is the maximum length permitted for an unmodulated façade, the façade width may be
9 increased only if additional portions of the façade are set back from the street lot line for a
10 minimum depth of 10 feet and a minimum width of 15 feet.

11 2. Standards for large lot development. The following provisions apply to all
12 development on lots 40,000 square feet in size or greater.

13 a. Lot coverage limit. The maximum lot coverage permitted for principal
14 and accessory structures is 80 percent.

15 b. Maximum width of structures. The maximum width of a structure
16 abutting streets identified on Map B for 23.47A.009 is 250 feet.

17 c. Setback requirements for structures abutting streets identified on Map B
18 for 23.47A.009.

19 1) Portions of a structure between 45 feet and 65 feet in height
20 shall be set back by an average of 10 feet measured from the street lot line. Portions set back
21 beyond 20 feet measured from the street lot line shall not be included for purposes of averaging.

- 1 DRAFT for SEPA review only. Exhibits A through E will be Official Land Use Map changes
- 2 that reflect the final zoning changes.

