

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE relating to land use and zoning; amending Sections 23.45.508, 23.45.512, 23.45.518, 23.45.536, 23.54.015, 23.54.030, 23.86.007, 23.86.014, and 23.86.015 of the Seattle Municipal Code to implement changes to support the development of townhouse and rowhouses.

..body

WHEREAS, ...; and

WHEREAS, ...; and

WHEREAS, ...; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Subsection 23.45.508.J of the Seattle Municipal Code, which section was last amended by Ordinance 125791, is amended as follows:

23.45.508 - General provisions

J. If more than one category of residential use is located on a lot, and if different development standards apply to the different categories of use, then each category's percentage of the total limit imposed by the development standard shall be calculated ~~((according to the formula for floor area ratio (FAR) in subsection 23.86.007.E.))~~ based on each category's percentage of total structure footprint area, as follows:

1. Calculate the footprint, in square feet, for each category of residential use.

For purposes of this calculation, "footprint" is defined as the horizontal area enclosed by the exterior walls of the structure.

2. Calculate the total square feet of footprint of all categories of residential uses on the lot.

1 3. Divide the square footage of the footprint for each category of residential
2 structure in subsection 23.45.508.J.1 above by the total square feet of footprints of all
3 residential uses in subsection 23.45.508.J.2 above.

4 4. Multiply the percentage calculated in subsection 23.45.508.J.3 for each
5 housing category by the area of the lot. The result is the area of the lot devoted to each housing
6 category.

7 5. The total limit for each category of residential use is the applicable limit for
8 that use multiplied by the percentage calculated in subsection 23.45.508.J.4.

9 ***

10 Section 2. Subsection 23.45.512 of the Seattle Municipal Code, which section was last
11 amended by Ordinance 125791, is amended as follows:

12 **23.45.512 - Density limits and family-size unit requirements—LR zones**

13 A. Density limits

14 1. Except according to subsection 23.45.512.A.4, the following developments
15 must meet the density limits described in this subsection 23.45.512.A:

16 a. In LR1 zones, rowhouse development on interior lots (~~less than~~
17 ~~3,000 square feet in size~~) and all townhouse development; and

18 b. All development in Lowrise zones that do not have a mandatory
19 housing affordability suffix.

20 2. Development described in subsection 23.45.512.A.1 shall not exceed a
21 density of one dwelling unit per ~~((4,300))~~ 1,150 square feet of lot area, except that apartments
22 in LR3 zones that do not have a mandatory housing affordability suffix shall not exceed a
23 density limit of one dwelling unit per 800 square feet.

1 3. When density calculations result in a fraction of a unit, any fraction up to
2 and including 0.85 constitutes zero additional units, and any fraction over 0.85 constitutes one
3 additional unit.

4 4. Density exception for certain types of low-income multifamily residential
5 uses

6 a. The exception in this subsection 23.45.512.A.4 applies to low-
7 income residential uses operated by a public agency or a private nonprofit corporation.

8 b. The uses listed in subsection 23.45.512.A.4.a shall have a maximum
9 density of one dwelling unit per 400 square feet of lot area if a majority of the dwelling units
10 are designed for and dedicated to tenancies of at least three months, and the dwelling units
11 remain in low-income residential uses for the life of the structure.

12 ***

13 Section 3. Subsection 23.45.518.I of the Seattle Municipal Code, which section was last
14 amended by Ordinance 126287, is amended as follows:

15 **23.45.518 - Setbacks and separations**

16 ***

17 I. Structures in required setbacks or separations, except upper-level setbacks

18 1. Detached garages, carports, or other accessory structures may be located in
19 required separations and required rear or side setbacks, subject to the following requirements:

20 a. Any accessory structure located between a principal structure and a
21 side lot line shall provide the setback required for the principal structure;

22 b. Any portion of an accessory structure located more than 25 feet from
23 a rear lot line shall be set back at least 5 feet from the side lot line;

1 c. Accessory structures shall be set back at least 7 feet from any lot line
2 that abuts a street; and

3 d. Accessory structures shall be separated by at least 3 feet from all
4 principal structures, including the eaves, gutters, and other projecting features of the principal
5 structure.

6 2. Ramps or other devices necessary for access for the disabled and elderly that
7 meet the Seattle Residential Code, Chapter 3, or Seattle Building Code, Chapter 11,
8 Accessibility, are permitted in any required setback or separation.

9 3. Uncovered, unenclosed pedestrian bridges, necessary for access and 5 feet or
10 less in width, are permitted in any required setback or separation.

11 4. Underground structures are permitted in any required setback or separation.

12 5. Solar collectors may be permitted in required setbacks or separations,
13 pursuant to the provisions of Section 23.45.545.

14 6. Freestanding (~~structures,~~) signs, bike racks, and similar unenclosed
15 structures that are 6 feet or less in height above existing or finished grade, whichever is lower,
16 may be erected in each required setback or separation, provided that signs meet the provisions
17 of Chapter 23.55, Signs.

18 7. Fences

19 a. Fences no greater than 6 feet in height are permitted in any required
20 setback or separation, except that fences in the required front setback extended to side lot
21 lines or in street side setbacks extended to the front and rear lot lines may not exceed 4 feet in
22 height. Fences located on top of a bulkhead or retaining wall are also limited to 4 feet. If a

1 fence is placed on top of a new bulkhead or retaining wall used to raise grade, the maximum
2 combined height is limited to 9.5 feet.

3 b. Up to 2 feet of additional height for architectural features such as
4 arbors or trellises on the top of a fence is permitted, if the architectural features are
5 predominately open.

6 c. Fence height may be averaged along sloping grades for each 6-foot-
7 long segment of the fence, but in no case may any portion of the fence exceed 8 feet in height
8 when the height permitted by subsection 23.45.518.I.7.a is 6 feet, or 6 feet in height when the
9 height permitted by subsection 23.45.518.I.7.a is 4 feet.

10 8. Bulkheads and retaining walls

11 a. Bulkheads and retaining walls used to raise grade may be placed in
12 each required setback if they are limited to 6 feet in height, measured above existing grade. A
13 guardrail no higher than 42 inches may be placed on top of a bulkhead or retaining wall
14 existing as of January 3, 1997.

15 b. Bulkheads and retaining walls used to protect a cut into existing
16 grade may not exceed the minimum height necessary to support the cut or 6 feet measured
17 from the finished grade on the low side, whichever is greater. If the bulkhead is measured
18 from the low side and it exceeds 6 feet, an open guardrail of no more than 42 inches meeting
19 Seattle Residential Code or Seattle Building Code requirements may be placed on top of the
20 bulkhead or retaining wall. Any fence shall be set back a minimum of 3 feet from such a
21 bulkhead or retaining wall.

22 9. Arbors may be permitted in required setbacks or separation under the
23 following conditions:

1 a. In each required setback or separation, an arbor may be erected with
2 no more than a 40-square-foot footprint, measured on a horizontal roof plane inclusive of
3 eaves, to a maximum height of 8 feet. At least 50 percent of both the sides and the roof of the
4 arbor shall be open, or, if latticework is used, there shall be a minimum opening of 2 inches
5 between crosspieces.

6 b. In each required setback abutting a street, an arbor over a private
7 pedestrian walkway with no more than a 30-square-foot footprint, measured on the horizontal
8 roof plane and inclusive of eaves, may be erected to a maximum height of 8 feet. At least 50
9 percent of the sides of the arbor shall open, or, if latticework is used, there shall be a
10 minimum opening of 2 inches between crosspieces.

11 10. Above-grade green stormwater infrastructure (GSI) features are allowed
12 without setback or separation restrictions if:

13 a. Each above-grade GSI feature is no more than 4.5 feet tall, excluding
14 piping;

15 b. Each above-grade GSI feature is no more than 4 feet wide; and

16 c. The total storage capacity of all above-grade GSI features is no
17 greater than 600 gallons.

18 11. Above-grade GSI features larger than what is allowed in subsection
19 23.45.518.I.10 are allowed within a required setback or separation if:

20 a. Above-grade GSI features do not exceed ten percent coverage of any
21 one setback or separation area;

22 b. No portion of an above-grade GSI feature is located closer than 2.5
23 feet from a side lot line; and

1 c. No portion of an above-grade GSI feature projects more than 5 feet
2 into a front or rear setback area.

3 12. Mechanical equipment. Heat pumps and similar mechanical equipment, not
4 including incinerators, are permitted in required setbacks if they comply with the
5 requirements of Chapter 25.08. No heat pump or similar equipment shall be located within 3
6 feet of any lot line. Charging devices for electric cars are considered mechanical equipment
7 and are permitted in required setbacks if not located within 3 feet of any lot line.

8 13. Detached accessory structures up to 10 feet in height and used exclusively
9 for required bike parking are allowed in required separations.

10 ***

11 Section 4. Section 23.45.536 of the Seattle Municipal Code, which section was last
12 amended by Ordinance 125791, is amended as follows:

13 **23.45.536 - Parking location, access, and screening**

14 A. Off-street parking spaces are required to the extent provided in Chapter 23.54.

15 B. Location of parking

16 1. If parking is required, it shall be located on the same lot as the use requiring the
17 parking, except as otherwise provided in this subsection 23.45.536.B.

18 2. Surface parking

19 a. Except as otherwise provided in this subsection 23.45.536.B, surface
20 parking may be located anywhere on a lot except:

21 1) Between a principal structure and a street lot line;

22 2) In the required front setback or side street side setback; and

23 3) Within 20 feet of any street lot line.

1 b. If access is taken directly from an alley, surface parking may be located
2 anywhere within ((25)) 26 feet from an alley lot line provided it is no closer than 7 feet to any
3 street lot line.

4 3. Parking in a structure. Parking may be located in a structure or under a
5 structure, provided that no portion of a garage that is higher than 4 feet above existing or finished
6 grade, whichever is lower, shall be closer to a street lot line than any part of the street-level,
7 street-facing facade of the structure in which it is located;

8 4. On a through lot, parking may be located between the structure and one front
9 lot line. The front setback in which the parking may be located will be determined by the
10 Director based on the prevailing character and setback patterns of the block.

11 5. On waterfront lots in the Shoreline District, parking may be located between
12 the structure and the front lot line, if necessary to prevent blockage of view corridors or to keep
13 parking away from the edge of the water, as required by Chapter 23.60A, Shoreline Master
14 Program Regulations.

15 6. Parking that is required and accessory to a residential or non-residential use
16 may be located on a lot within 800 feet of the lot where the use that requires the parking is
17 located, provided that:

18 a. The lot is not located in a single-family zone; and

19 b. The requirements of Section 23.54.025 for required parking are met.

20 ***

21 Section 5. Section 23.54.015 of the Seattle Municipal Code, which section was last
22 amended by Ordinance 126287, is amended as follows:

23 **23.54.015 - Required parking and maximum parking limits**

1
2 K. Bicycle parking. The minimum number of parking spaces for bicycles required for
3 specified uses is set forth in Table D for 23.54.015. Long-term parking for bicycles shall be for
4 bicycles parked four or more hours. Short-term parking for bicycles shall be for bicycles
5 parked less than four hours. In the case of a use not shown on Table D for 23.54.015, one
6 bicycle parking space per 10,000 gross square feet of either short- or long-term bicycle parking
7 is required, except single-family residential use is exempt from bicycle parking requirements.
8 The minimum requirements are based upon gross floor area of the use in a structure minus
9 gross floor area in parking uses, or the square footage of the use when located outside of an
10 enclosed structure, or as otherwise specified.

11 1. Rounding. For long-term bicycle parking, calculation of the minimum
12 requirement shall round up the result to the nearest whole number. For short-term bicycle
13 parking, calculation of the minimum requirement shall round up the result to the nearest whole
14 even number.

15 2. Performance standards. Provide bicycle parking in a highly visible, safe, and
16 convenient location, emphasizing user convenience and theft deterrence, based on rules
17 promulgated by the Director of the Seattle Department of Transportation that address the
18 considerations in this subsection 23.54.015.K.2.

19 a. Provide secure locations and arrangements of long-term bicycle
20 parking, with features such as locked rooms or cages and bicycle lockers. The bicycle parking
21 should be installed in a manner that avoids creating conflicts with automobile accesses and
22 driveways.

1 b. For a garage with bicycle parking and motor vehicle parking for more
2 than two dwelling units, provide pedestrian and bicycle access to long-term bicycle parking
3 that is separate from other vehicular entry and egress points or uses the same entry or egress
4 point but has a marked walkway for pedestrians and bicyclists.

5 c. Provide adequate lighting in the bicycle parking area and access routes
6 to it.

7 d. If short-term bicycle parking facilities are not clearly visible from the
8 street or sidewalk or adjacent on-street bicycle facilities, install directional signage in adequate
9 amounts and in highly visible locations in a manner that promotes easy wayfinding for
10 bicyclists.

11 e. Provide signage to long-term bicycle parking that is oriented to
12 building users.

13 f. Long-term bicycle parking shall be located where bicyclists are not
14 required to carry bicycles on exterior stairs with more than five steps to access the parking. The
15 Director, as a Type I decision, may allow long-term bicycle parking for rowhouse and
16 townhouse development to be accessed by stairs with more than five steps, if the slope of the
17 lot makes access with five or fewer steps infeasible.

18 g. Where practicable, long-term bicycle parking shall include a variety of
19 rack types to accommodate different types of bicycles.

20 h. Install bicycle parking hardware so that it can perform to its
21 manufacturer's specifications and any design criteria promulgated by the Director of the Seattle
22 Department of Transportation, allowing adequate clearance for bicycles and their riders.

1 i. Provide full weather protection for all required long-term bicycle
2 parking.

3 3. Location of bicycle parking

4 a. Long-term bicycle parking required for residential uses shall be
5 located on-site except as provided in subsection 23.54.015.K.3.c.

6 b. Short-term bicycle parking may be provided on the lot or in an
7 adjacent right-of-way, subject to approval by the Director of the Seattle Department of
8 Transportation, or as provided in subsection 23.54.015.K.3.c.

9 c. Both long term and short-term bicycle parking for residential uses may
10 be provided off-site if within 600 feet of the residential use to which the bicycle parking is
11 accessory and if the site of the bicycle parking is functionally interrelated to the site of the
12 residential use to which the bicycle parking is accessory, such as within a unit lot subdivision
13 or if the sites are connected by access easements, or if a covenant or similar property right is
14 established to allow use of the off-site bicycle parking.

15 4. Long-term bicycle parking required for small efficiency dwelling units and
16 congregate residence sleeping rooms is required to be covered for full weather protection. If
17 the required, covered long-term bicycle parking is located inside the building that contains
18 small efficiency dwelling units or congregate residence sleeping rooms, the space required to
19 provide the required long-term bicycle parking shall be exempt from floor area ratio (FAR)
20 limits. Covered long-term bicycle parking that is provided beyond the required bicycle parking
21 shall not be exempt from FAR limits.

22 5. Bicycle parking facilities shared by more than one use are encouraged.

1 6. Except as provided in subsection 23.54.015.K.7, bicycle parking facilities
2 required for non-residential uses shall be located:

3 a. On the lot; or

4 b. For a functionally interrelated campus containing more than one
5 building, in a shared bicycle parking facility within 600 feet of the lot; or

6 c. Short-term bicycle parking may be provided in an adjacent right-of-
7 way, subject to approval by the Director of the Seattle Department of Transportation.

8 7. For non-residential uses on a functionally interrelated campus containing
9 more than one building, both long-term and short-term bicycle parking may be located in an
10 off-site location within 600 feet of the lot, and short-term public bicycle parking may be
11 provided in a right-of-way, subject to approval by the Director of the Seattle Department of
12 Transportation. The Director of the Seattle Department of Transportation may consider
13 whether bicycle parking in the public place shall be sufficient in quality to effectively serve
14 bicycle parking demand from the site.

15 8. Bicycle commuter shower facilities. Structures containing 100,000 square feet
16 or more of office use floor area shall include shower facilities and clothing storage areas for
17 bicycle commuters. Two showers shall be required for every 100,000 square feet of office use.
18 They shall be available in a manner that results in equal shower access for all users. The
19 facilities shall be for the use of the employees and occupants of the building, and shall be
20 located where they are easily accessible to bicycle parking facilities, which may include in
21 places accessible by elevator from the bicycle parking location.

1 9. Bicycle parking spaces within dwelling units(~~(, other than a private garage,))~~)

2 or on balconies do not count toward the bicycle parking requirement, except if the bike

3 parking spaces are located:

4 a. in a private garage; or

5 b. within the ground floor of a dwelling unit in a townhouse or

6 rowhouse development.

7 ***

Table D for 23.54.015 Parking for Bicycles ¹			
Use		Bike parking requirements	
		Long-term	Short-term
A. COMMERCIAL USES			
A.1.	Eating and drinking establishments	1 per 5,000 square feet	1 per 1,000 square feet
A.2.	Entertainment uses other than theaters and spectator sports facilities	1 per 10,000 square feet	Equivalent to 5 percent of maximum building capacity rating
	A.2.a Theaters and spectator sports facilities	1 per 10,000 square feet	Equivalent to 8 percent of maximum building capacity rating ²
A.3.	Lodging uses	3 per 40 rentable rooms	1 per 20 rentable rooms plus 1 per 4,000 square feet of conference and meeting rooms
A.4.	Medical services	1 per 4,000 square feet	1 per 2,000 square feet
A.5.	Offices and laboratories, research and development	1 per 2,000 square feet	1 per 10,000 square feet
A.6.	Sales and services, general	1 per 4,000 square feet	1 per 2,000 square feet
A.7.	Sales and services, heavy	1 per 4,000 square feet	1 per 10,000 square feet of occupied floor area; 2 spaces minimum
B. INSTITUTIONS			
B.1.	Institutions not listed below	1 per 4,000 square feet	1 per 10,000 square feet
B.2.	Child care centers	1 per 4,000 square feet	1 per 20 children. 2 spaces minimum
B.3.	Colleges	1 per 5,000 square feet	1 per 2,500 square feet
B.4.	Community clubs or centers	1 per 4,000 square feet	1 per 1,000 square feet
B.5.	Hospitals	1 per 4,000 square feet	1 per 10,000 square feet
B.6.	Libraries	1 per 4,000 square feet	1 per 2,000 square feet

B.7.	Museums	1 per 4,000 square feet	1 per 2,000 square feet
B.8.	Religious facilities	1 per 4,000 square feet	1 per 2,000 square feet
B.9.	Schools, primary and secondary	3 per classroom	1 per classroom
B.10.	Vocational or fine arts schools	1 per 5,000 square feet	1 per 2,500 square feet
C. MANUFACTURING USES		1 per 4,000 square feet	1 per 20,000 square feet
D. RESIDENTIAL USES ³			
D.1.	Congregate residences ⁴	1 per sleeping room	1 per 20 sleeping rooms. 2 spaces minimum
D.2.	Multi-family structures other than townhouse and rowhouse developments ^{4, 5}	1 per dwelling unit	1 per 20 dwelling units
D.3.	Single-family residences	None	None
D.4.	Townhouse and rowhouse developments ⁵	1 per dwelling unit	None
E. TRANSPORTATION FACILITIES			
E.1.	Park and ride facilities on surface parking lots	At least 20 ⁵	At least 10
E.2.	Park and ride facilities in parking garages	At least 20 if parking is the principal use of a property; zero if non-parking uses are the principal use of a property	At least 10 if parking is the principal use of a property; zero if non-parking uses are the principal use of a property
E.3.	Flexible-use parking garages and flexible-use parking surface lots	1 per 20 auto spaces	None
E.4.	Rail transit facilities and passenger terminals	Spaces for 5% of projected AM peak period daily ridership ⁶	Spaces for 2% of projected AM peak period daily ridership

Footnotes to Table D for 23.54.015:

¹ Required bicycle parking includes long-term and short-term amounts shown in this table.

² The Director may reduce short term bicycle parking requirements for theaters and spectator sport facilities that provide bicycle valet services authorized through a Transportation Management Program. A bicycle valet service is a service that allows bicycles to be temporarily stored in a secure area, such as a monitored bicycle corral.

³ For residential uses, after the first 50 spaces for bicycles are provided, additional spaces are required at three-quarters the ratio shown in this Table D for 23.54.015.

⁴ For congregate residences that are owned by a not-for-profit entity or charity, or that are licensed by the State and provide supportive services for seniors or persons with disabilities, the Director shall have the discretion to reduce the amount of required bicycle parking if it can be demonstrated that residents are less likely to travel by bicycle.

⁵ For each dwelling rent and income-restricted at or below 60 percent of the median income, there is no minimum required short-term and long-term bicycle parking requirement. Dwelling units qualifying for this provision shall be subject to a housing covenant, regulatory agreement, or other legal instrument recorded on the property title and enforceable by the City of Seattle or other similar entity, which restricts residential unit occupancy to households at or below 60

percent of median income, without a minimum household income requirement. The housing covenant or regulatory agreement including rent and income restrictions shall be for a term of at least 40 years from the date of issuance of the certificate of occupancy and shall be recorded with the King County Recorder, signed and acknowledged by the owner(s), in a form prescribed by the Director of Housing or the Washington State Housing Finance Commission. If these provisions are applied to a development for housing for persons 55 or more years of age, such housing shall have qualified for exemptions from prohibitions against discrimination against families with children and against age discrimination under all applicable fair housing laws and ordinances.

⁶The Director, in consultation with the Director of the Seattle Department of Transportation, may require more bicycle parking spaces based on the following factors: Area topography; pattern and volume of expected bicycle users; nearby residential and employment density; proximity to the Urban Trails system and other existing and planned bicycle facilities; projected transit ridership and expected access to transit by bicycle; and other relevant transportation and land use information.

1
2 Section 6. Section 23.54.030 of the Seattle Municipal Code, which section was last
3 amended by Ordinance 126287, is amended as follows:

4 **23.54.030 - Parking space and access standards**

5 All parking spaces provided, whether required by Section 23.54.015 or not, and required
6 barrier-free parking, shall meet the standards of this Section 23.54.030.

7 A. Parking space dimensions

8 1. "Large vehicle" means the minimum size of a large vehicle parking space shall
9 be 8.5 feet in width and 19 feet in length.

10 2. "Medium vehicle" means the minimum size of a medium vehicle parking space
11 shall be 8 feet in width and 16 feet in length.

12 3. "Small vehicle" means the minimum size of a small vehicle parking space shall
13 be 7.5 feet in width and 15 feet in length.

14 4. "Barrier-free parking" means a parking space meeting the following standards:

15 a. Parking spaces shall not be less than 8 feet in width and shall have an
16 adjacent access aisle not less than 5 feet in width. Van-accessible parking spaces shall have an

1 adjacent access aisle not less than 8 feet in width. Where two adjacent spaces are provided, the
2 access aisle may be shared between the two spaces. Boundaries of access aisles shall be marked
3 so that aisles will not be used as parking space.

4 b. A minimum length of 19 feet or when more than one barrier-free
5 parking space is provided, at least one shall have a minimum length of 19 feet, and other spaces
6 may be the lengths of small, medium, or large spaces in approximate proportion to the number of
7 each size space provided on the lot.

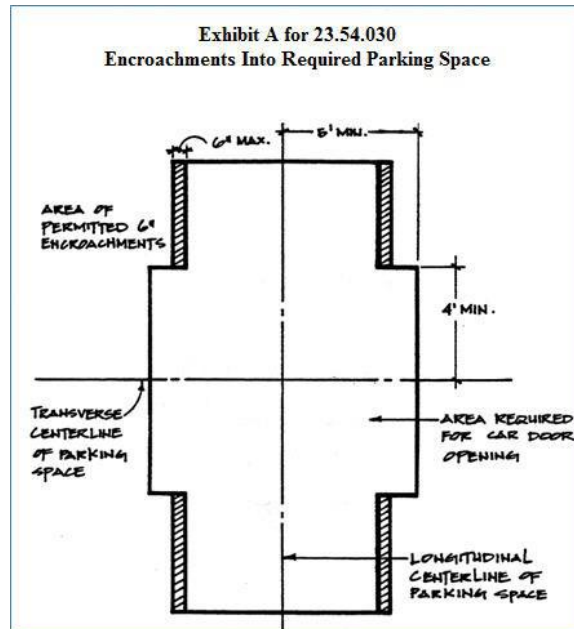
8 5. "Tandem parking" means a parking space equal to the width and 2 times the
9 length of the vehicle size standards in subsections 23.54.030.A.1, 23.54.030.A.2, and
10 23.54.030.A.3 for the size of the vehicle to be accommodated.

11 6. Columns or other structural elements may encroach into the parking space a
12 maximum of 6 inches on a side, except in the area for car door opening, 5 feet from the
13 longitudinal centerline or 4 feet from the transverse centerline of a parking space (see Exhibit A
14 for 23.54.030). No wall, post, guardrail, or other obstruction, or lot line, is permitted within the
15 area for car door opening.

16 7. If the parking space is next to a lot line and the parking space is parallel to the
17 lot line, the minimum width of the space is 9 feet.

1 **Exhibit A for 23.54.030**

2 **Encroachments Into Required Parking Space**



3
4 B. Parking space requirements. The required size of parking spaces shall be determined
5 by whether the parking is for a residential, live-work, or non-residential use. In structures
6 containing residential uses and also containing either non-residential uses or live-work units,
7 parking that is clearly set aside and reserved for residential or live-work use shall meet the
8 standards of subsection 23.54.030.B.1; parking for all other uses within the structure shall meet
9 the standards of subsection 23.54.030.B.2. All uses shall provide barrier-free accessible parking
10 if required by the Building Code, Subtitle I of Title 22, or the Residential Code, Subtitle IA of
11 Title 22.

12 1. Residential uses

13 a. When five or fewer parking spaces are provided, the minimum required
14 size of a parking space shall be for a medium vehicle, as described in subsection 23.54.030.A.2,
15 except as provided in subsection 23.54.030.B.1.d.

1 b. When more than five parking spaces are provided, a minimum of 60
2 percent of the parking spaces shall be striped for medium vehicles. The minimum size for a
3 medium parking space shall also be the maximum size. Forty percent of the parking spaces may
4 be striped for any size category in subsection 23.54.030.A, provided that when parking spaces
5 are striped for large vehicles, the minimum required aisle width shall be as shown for medium
6 vehicles.

7 c. Assisted living facilities. Parking spaces shall be provided as in
8 subsections 23.54.030.B.1.a and 23.54.030.B.1.b, except that a minimum of two spaces shall be
9 striped for a large vehicle.

10 d. Townhouse units. For an individual garage serving a townhouse unit,
11 the minimum required size of a parking space shall be for a ~~((large))~~ medium vehicle, as
12 described in subsection 23.54.030.A.

13 2. Nonresidential uses

14 a. When ten or fewer parking spaces are provided, a maximum of 25
15 percent of the parking spaces may be striped for small vehicles. A minimum of 75 percent of the
16 spaces shall be striped for large vehicles.

17 b. When between 11 and 19 parking spaces are provided, a minimum of
18 25 percent of the parking spaces shall be striped for small vehicles. The minimum required size
19 for these small parking spaces shall also be the maximum size. A maximum of 65 percent of the
20 parking spaces may be striped for small vehicles. A minimum of 35 percent of the spaces shall
21 be striped for large vehicles.

22 c. When 20 or more parking spaces are provided, a minimum of 35
23 percent of the parking spaces shall be striped for small vehicles. The minimum required size for

1 small parking spaces shall also be the maximum size. A maximum of 65 percent of the parking
2 spaces may be striped for small vehicles. A minimum of 35 percent of the spaces shall be striped
3 for large vehicles.

4 d. The minimum vehicle clearance shall be at least 6 feet 9 inches on at
5 least one floor, and there shall be at least one direct entrance from the street that is at least 6 feet
6 9 inches in height for all parking garages accessory to non-residential uses and live-work units
7 and for all flexible-use parking garages.

8 3. Live-work uses. The first required parking space shall meet the parking
9 standards for residential use. Additional required parking for a live-work use shall meet the
10 parking standards for non-residential use.

11 ***

12 Section 7. Subsection 23.86.007.A of the Seattle Municipal Code, which section was last
13 amended by Ordinance 126287, is amended as follows:

14 **23.86.007 - Floor area and floor area ratio (FAR) measurement**

15 A. Gross floor area. Except where otherwise expressly provided in this Title 23, gross
16 floor area shall be as defined in Chapter 23.84A and as measured in this Section 23.86.007. The
17 following are included in the measurement of gross floor area in all zones:

- 18 1. Floor area contained in stories above and below grade;
- 19 2. The area of stair penthouses, elevator penthouses, and other enclosed rooftop
20 features;
- 21 3. The area of motor vehicle and bicycle parking that is enclosed, except for
22 detached accessory structures used exclusively for required bicycle parking; and

1 4. The area of motor vehicle parking that is covered by a structure or portion of a
2 structure containing enclosed floor area, excluding motor vehicle parking in single-family and
3 multifamily zones that is only covered by one of the following:

4 a. projections containing enclosed floor area of up to 3 feet; or

5 b. projections containing enclosed floor area of up to 6 feet for the area of
6 parking accessed from an alley and located directly adjacent to an alley.

7 ***

8 Section 8. Section 23.86.014 of the Seattle Municipal Code, which section was last
9 amended by Ordinance 125791, is amended as follows:

10 **23.86.014 - Structure width measurement**

11 A. Structure width is measured as follows:

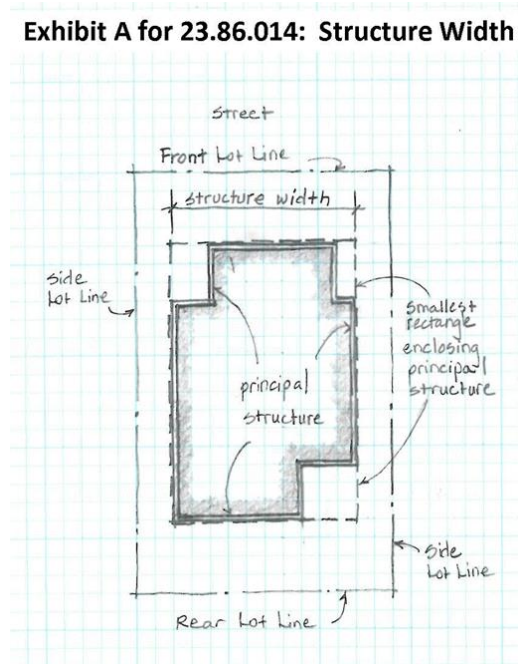
12 1. Draw the smallest rectangle that encloses the principal structure.

13 2. Structure width is the length of the side of that rectangle most closely

14 parallel to the front lot line (Exhibit A for 23.86.014).

1

Exhibit A for 23.86.014: Structure Width



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3

B. Portions of a structure considered part of the principal structure for the purpose of measuring structure width are as follows:

4

5

1. Carports and garages attached to the principal structure, unless they are attached by a structural feature not counted in structure width under subsection 23.86.014. C;

6

7

2. Accessory structures, other than carports and garages, that are not listed in subsection 23.86.014.C, if they are less than 3 feet from the principal structure at any point;

8

9

3. Exterior corridors, hallways, and open, above-grade walkways;

10

4. Enclosed porches, decks, balconies and other enclosed projections; and

11

5. Projecting segments of a facade unless they are not counted in structure

12

width in subsection 23.86.014. C.

13

C. Portions of a structure that are not considered part of the principal structure for the

14

purpose of measuring structure width are as follows:

1 1. The first 4 feet of cornices, eaves, (~~cornices, and~~) gutters, roofs, and other
2 forms of weather protection that project from an exterior wall;

3 2. The first 18 inches of chimneys that project from an exterior wall;

4 3. Attached solar greenhouses meeting minimum energy standards
5 administered by the Director;

6 4. The first 4 feet of unenclosed decks, balconies, and porches, unless located
7 on the roof of an attached garage or carport included in structure width in subsection
8 23.86.014.B.1;

9 5. Arbors, trellises, and similar features;

10 6. Detached accessory structures used exclusively for bike parking; and

11 ~~(6)~~ 7. In LR zones, portions of a structure that are exempt from FAR limits
12 pursuant to subsection 23.45.510.D.5.

13 Section 9. Section 23.86.015 of the Seattle Municipal Code, which section was last
14 amended by Ordinance 125791, is amended as follows:

15 **23.86.015 - Maximum facade length measurement**

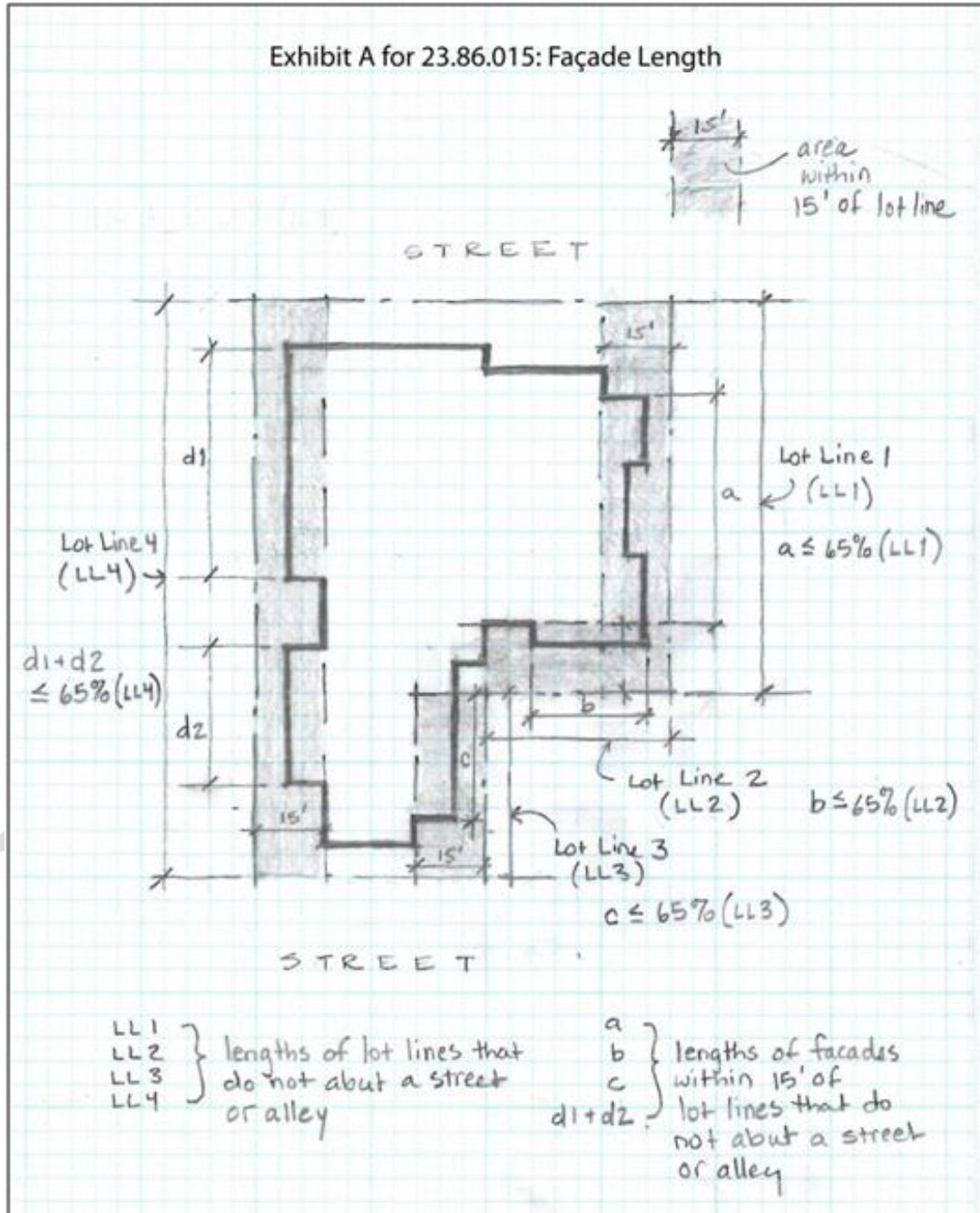
16 A. In Lowrise zones, the length of certain facades is limited by development standards.
17 Facade length is measured as follows:

18 1. Draw a line parallel to, and 15 feet from, the lot line along which the length of
19 a facade is limited.

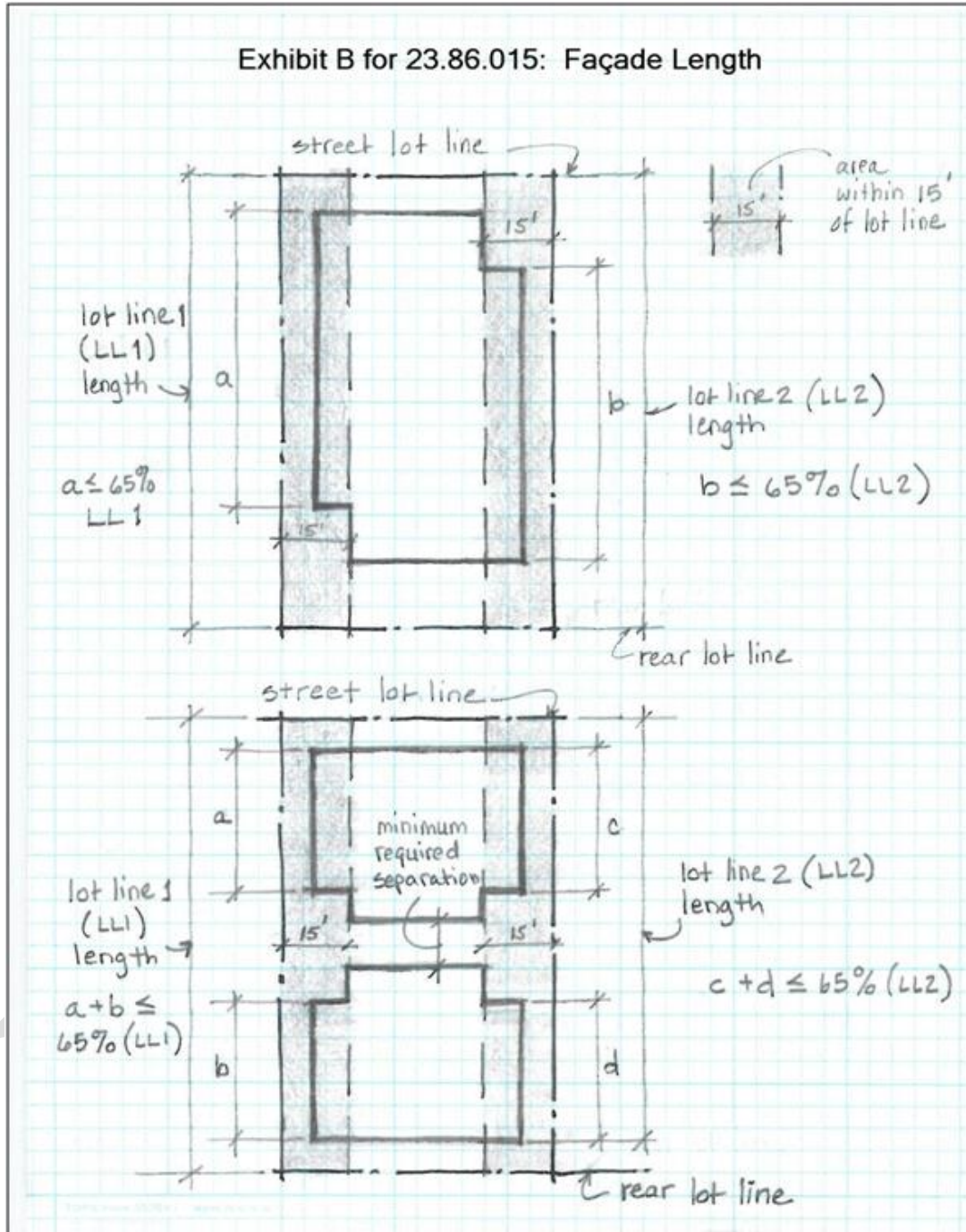
20 2. For each portion of a structure that located between the line drawn in
21 subsection 23.86.015.A.1 and the lot line, mark the points at which that portion of the structure
22 crosses the line drawn in subsection 23.86.015.A.1, and measure the distance between those
23 points.

1 3. The facade length limit applies to the sum of the lengths of the portions of
2 structure(s) measured in subsection 23.86.015.A.2 (see Exhibit A and Exhibit B for 23.86.015).

3 **Exhibit A for 23.86.015: Facade Length**



4
5 **Exhibit B for 23.86.015: Facade Length**



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2

B. Portions of a structure that are included in ((~~façade~~)) façade length measurement

3

include:

4

1. Carports and garages attached to the principal structure, unless they are

5

attached by a structural feature not counted in structure width under subsection 23.86.015.C;

1 2. Accessory structures, other than carports and garages, that are not listed in
2 subsection 23.86.014.C, if they are less than 3 feet from the principal structure at any point;

3 3. Exterior corridors, hallways, and open, above-grade walkways;

4 4. Projecting segments of a facade unless they are not counted in structure width
5 in subsection 23.86.014.C.

6 4. Enclosed porches, decks, balconies and other enclosed projections; and

7 5. Projecting segments of a facade unless excluded in subsection 23.86.015.C.

8 C. Portions of a structure that are not included in facade length measurement include:

9 1. Cornices, ~~((E))~~eaves, ~~((eornices, and))~~ gutters, roofs, and other forms of
10 weather protection;

11 2. The first 18 inches of chimneys that project from an exterior wall;

12 3. Attached solar greenhouses meeting minimum energy standards administered
13 by the Director;

14 4. The first 4 feet of unenclosed decks, balconies, and porches, unless located on
15 the roof of an attached garage or carport included in structure width in subsection 23.86.014.B.1;

16 5. Arbors, trellises, and similar features;

17 6. Detached accessory structures used exclusively for bike parking; and

18 ~~((6))~~ 7. In LR zones, portions of a structure that are exempt from FAR limits
19 pursuant to subsection 23.45.510.D.5.

20 Section 10. This ordinance shall take effect and be in force 30 days after its approval by
21 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
22 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

1 Passed by the City Council the _____ day of _____, 2021,
2 and signed by me in open session in authentication of its passage this _____ day of
3 _____, 2021.

4 _____
5 President _____ of the City Council

6 Approved by me this _____ day of _____, 2021.
7 _____
8 Jenny A. Durkan, Mayor

9 Filed by me this _____ day of _____, 2021.
10 _____
11 Monica Martinez Simmons, City Clerk

12 (Seal)