



1 i. A minimum separation of 30 feet required between structures that abut  
2 the same north-south street lot line; and

3 ii. A minimum structure setback of 15 feet is required from side lot lines  
4 that that are not street side lot lines in order to provide separation between structures in the north-  
5 south direction.

6 b. A continuous building setback of at least ten feet from the street lot line is  
7 required along non-arterial north-south avenues for at least 25% of the lot frontage or 100 feet of  
8 the lot frontage, whichever is less.

9 c. Required setback and separation areas identified in subsection  
10 23.47A.009.A.3.a and subsection 23.47A.009.A.3.b shall include landscaping, paving and  
11 lighting to enhance pedestrian safety and comfort for building occupants and/or the general  
12 public. Sidewalks for pedestrian access, plazas or other approved amenity or landscaped areas  
13 are permitted in required setback or separation areas.

14 d. Upper Level Setback Requirements along SW Alaska Street.

15 i. On lots abutting SW Alaska Street between 38<sup>th</sup> Avenue SW and  
16 California Avenue SW for structures taller than 65 feet in height, a minimum setback of ten feet  
17 is required for portions of structures between 45 and 55 feet in height, except that portions of  
18 structures located within 100 feet of Fauntleroy Way SW are exempt from this requirement.

19 ii. For portion of a structure above 55 feet in height, an additional  
20 minimum setback is required at a rate of at least one foot of setback for every five feet that the  
21 height of such portion exceeds 55 feet up to the maximum allowable height.

Section 3. Section 23.47A.013 of the Seattle Municipal Code, which section was enacted by Ordinance 123046, is amended as follows:

**23.47A.013 Floor area ratio**

A. Floor area ratio (FAR) limits apply to all structures and lots in all NC zones and C zones.

1. All gross floor area not exempt under subsection D of this Section is counted against the maximum gross floor area allowed by the permitted FAR.

2. When there are multiple structures on a lot, the highest FAR limit applicable to any structure on the lot applies to the combined non-exempt gross floor area of all structures on the lot, subject to subsection A4 of this section.

3. Above-grade parking within or covered by a structure or portion of a structure must be included in gross floor area calculations, except as provided in subsection D6.

4. When a lot is in more than one zone, the FAR limit for each zone applies to the portion of the lot located in that zone.

B. Except as provided in subsections C, D, (~~and~~)E and F of this section, maximum FAR allowed in C zones and NC zones is shown in Table A for 23.47A.013.

Table A for 23.47A.013: Maximum Floor Area Ratio (FAR) Outside of the Station Area Overlay District											
						Height Limit					
						30'	40'	65'	85'	125'	160'
						Maximum FAR					

1	1. Total permitted for a single-purpose structure containing only residential or non-residential use.	2.25	3	4.25	4.5	5	5
2							
3	2. Total permitted for any single use within a mixed-use structure	n/a	n/a	4.25	4.5	5	5
4							
5	3. Total permitted for all uses within a mixed- use structure containing residential and non-residential uses.	2.5	3.25	4.75	6	6	7
6							
7							

8 C. Maximum FAR allowed in NC zones or C zones within the Station Area Overlay Districts is  
 9 shown in Table B for 23.47A.013.  
 10

11 Table B for 23.47A.013:							
12 Maximum Floor Area Ratio (FAR) in the Station Area Overlay District							
		13 Height Limit					
		14 30'	40'	65'	85'	125'	160'
15 Maximum FAR		3	4	5.75	6	6	7

18 D. The following gross floor area is not counted toward FAR:

- 19 1. Gross floor area below grade;
- 20 2. Gross floor area of a transit station, including all floor area open to the general public
- 21 during normal hours of station operation but excluding retail or service establishments to which
- 22 public access is limited to customers or clients, even where such establishments are primarily
- 23 intended to serve transit riders;
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1           3. Within the South Lake Union Urban Center, gross floor area occupied by mechanical  
2 equipment located on the roof of a structure;

3           4. Within the South Lake Union Urban Center, mechanical equipment that is accessory to  
4 a research and development laboratory, up to 15 percent of the gross floor area of a structure.

5 The allowance is calculated on the gross floor area of the structure after all space exempt under  
6 this subsection is deducted; and

7  
8           5. Within the First Hill Urban Center Village, on lots zoned NC3, with a 160 foot height  
9 limit, all gross floor area occupied by a residential use.

10           6. On a lot containing a peat settlement-prone environmentally critical area, above-grade  
11 parking within or covered by a structure or portion of a structure where the Director finds that  
12 locating a story of parking below grade is infeasible due to physical site conditions such as a  
13 high water table, if either:

14  
15           a. the above-grade parking extends no more than six (6) feet above existing or finished  
16 grade and no more than three (3) feet above the highest existing or finished grade along the  
17 structure footprint, whichever is lower, as measured to the finished floor level or roof above, as  
18 depicted in Exhibit A 23.47A.012 or

19           b. all of the following conditions are met:

20           (1) no above-grade parking is exempted by subsection D6a

21           (2) the parking is accessory to a residential use on the lot;

22           (3) total parking on the lot does not exceed 1 space for each residential dwelling unit plus  
23 the number of spaces required by this Code for non-residential uses; and  
24

1 (4) the amount of gross floor area exempted by this subsection D6b does not exceed  
2 twenty-five (25) percent of the area of the lot in zones with a height limit less than sixty-five (65)  
3 feet, or fifty (50) percent of the area of the lot in zones with a height limit sixty-five (65) feet or  
4 greater.

5 E. Within the Station Area Overlay District within the University District Northwest Urban  
6 Center Village, for office structures permitted prior to 1971, the area of the lot for purposes of  
7 calculating permitted FAR is the tax parcel created prior to the adoption of Ordinance 121846 on  
8 which the existing structure is located, provided the office structure is to be part of a functionally  
9 related development occupied by a single entity with over 500,000 square feet of area in office  
10 use. The floor area of above grade pedestrian access is exempt from the FAR calculations of this  
11 subsection, and the maximum permitted FAR is 8.

12  
13 F. Within the West Seattle Junction Hub Urban Village on lots zoned NC3 85(4.75), the total  
14 permitted FAR for all uses within a mixed- use structure containing residential and non-  
15 residential uses is 5.5.  
16

17  
18 Section X. This ordinance shall take effect and be in force 30 days after its approval by  
19 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
20 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

21 Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2011, and  
22 signed by me in open session in authentication of its passage this  
23 \_\_\_\_ day of \_\_\_\_\_, 2011.

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25 \_\_\_\_\_  
26 President \_\_\_\_\_ of the City Council

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Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

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Michael McGinn, Mayor

Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_

Monica Martinez Simmons, City Clerk

(Seal)

### Exhibit A West Seattle Triangle Rezones

