

1  
2  
3 **CITY OF SEATTLE**  
4 **ORDINANCE \_\_\_\_\_**  
5 **COUNCIL BILL \_\_\_\_\_**

6 AN ORDINANCE relating to land use and zoning, amending Sections 23.41.012, 23.49.008,  
7 23.49.009, 23.49.011, 23.49.014, 23.49.015, 23.49.019, 23.49.046, 23.49.056, 23.49.058,  
8 and Downtown Maps 1A, 1F, 1G, and 1H and Map 1D for 23.66.170 of the Seattle  
9 Municipal Code, to promote development adjacent to the downtown waterfront that will  
10 support the City’s vision for transforming the waterfront into a major public amenity and  
11 to clarify other provisions in these Sections of the Code.

12 WHEREAS, with the pending removal of the Alaskan Way Viaduct and reconstruction of the  
13 Elliott Bay Seawall, the City of Seattle is currently engaged in a major planning initiative  
14 for future improvements that will enhance the Seattle waterfront as a major public  
15 amenity; and

16 WHEREAS, public improvements to the waterfront are expected to generate new interest in  
17 private investment and redevelopment in abutting upland areas; and

18 WHEREAS, this new development has the potential to significantly enhance the public  
19 environment through quality design, compatible uses, and increased activity, which can  
20 be guided by revisions to the Land Use Code that anticipate the changed conditions that  
21 will exist as a result of the major public investments in waterfront improvements; NOW,  
22 THEREFORE,

23 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

24 Section 1. Section 23.41.012 of the Seattle Municipal Code, last amended by ordinance  
25 introduced by C.B. 117603, is amended as follows:

26 **23.41.012 ((-))Development standard departures**

27 \* \* \*

28 D. Departures for the Living Building Pilot Program or the Seattle Deep Green Pilot  
Program.

1. Criteria for ((D))departures. Departures from Land Use Code requirements for

1 projects participating in the Living Building Pilot Program or the Seattle Deep Green Pilot  
2 Program pursuant to Section 23.40.060 may be allowed if an applicant demonstrates that the  
3 departure would result in a development that better meets the intent of adopted design guidelines  
4 or that the departure would result in a development that better meets the goals of one of the Pilot  
5 Programs and would not conflict with adopted design guidelines. In making this  
6 recommendation, the Board shall consider the extent to which the anticipated environmental  
7 performance of the building would be substantially compromised without the departures.

8 2. Scope of ~~((D))~~ departures. In addition to the departures allowed under  
9 subsection 23.41.012.B, departures for projects participating in the Living Building Pilot  
10 Program or the Seattle Deep Green Pilot Program established under Section 23.40.060 may also  
11 be granted for the following:

12 a. Permitted, prohibited or conditional use provisions, but only for  
13 accessory uses that would directly address an Imperative of the Living Building Challenge,  
14 version 2.1, including but not limited to uses that could re-use existing waste streams or reduce  
15 the transportation impacts of people or goods.

16 b. Residential density limits;

17 ~~((e. Downtown view corridor requirements;~~

18 ~~d))~~c. Floor Area Ratio limits (FARs), as follows:

19 1) Up to 15 percent above the otherwise applicable limit,  
20 excluding Downtown zones that include provisions to allow extra floor area through the use of  
21 floor area bonuses or through the use of TDR and lots zoned NC3P within the Pike/Pine  
22 Conservation Overlay District;

23 2) In addition, up to all gross floor area for street level general  
24 sales and services, eating and drinking establishments, or entertainment uses, ~~((when))~~ if located  
25 in:

26 a) An IC zone with a height limit of 45 feet or less; and  
27

b) An urban village or urban center;

~~(e)~~d. Maximum size of use;

~~(f)~~e. Structure height, except on lots zoned NC3P in the Pike/Pine

Conservation Overlay District, subject to the following:

1) Structure height up to 10 feet;

2) Structure height up to 20 feet for development on ~~(sites)~~a lot in an IC zone~~(s)~~ with a height limit~~(s)~~ of 45 feet or less, ~~(when)~~if the ~~(sites)~~lot is~~(are)~~ located in an ~~(U)~~urban ~~(V)~~village or ~~(U)~~urban ~~(C)~~center, and the gross floor area of each floor above 45 feet is limited to 66 percent of the lot area on which the structure is located; and

3) Rooftop features may be allowed to extend above the structure height approved pursuant to this subsection 23.41.012.D.2.~~(f)~~e, if they are consistent with the applicable standards established for rooftop features within the zone;

~~(g)~~f. Quantity of parking required, minimum and maximum parking limits, and minimum and maximum number of drive-in lanes;

~~(h)~~g. Standards for storage of solid-waste containers;

~~(i)~~h. The quantity of open space required for major office projects in Downtown zones in subsection 23.49.016.B; and

~~(j. Standards for the location of access to parking in Downtown zones; and)~~

~~(k)~~i. Provisions of Chapter 23.53, Requirements for ~~(S)~~streets, ~~(A)~~alleys and ~~(E)~~easements.

\* \* \*

Section 2. Section 23.49.008 of the Seattle Municipal Code, last amended by the ordinance introduced as C.B. 117603 is amended as follows:

**23.49.008 Structure height**

\* \* \*

1           A. Base and maximum height limits

2                   1. Except as otherwise provided in this Section 23.49.008, maximum structure  
3 heights for Downtown zones are as designated on the Official Land Use Map.

4  
5 In certain zones, as specified in this Section 23.49.008, the maximum structure height may be  
6 allowed only for particular uses or only on specified conditions, or both. Where height limits are  
7 specified for portions of a structure that contain specified types of uses, the applicable height  
8 limit for the structure is the highest applicable height limit for the types of uses in the structure,  
9 unless otherwise specified.

10                   2. Except in the PMM zone, the base height limit for a structure is the lowest of  
11 the maximum structure height or the lowest other height limit, if any, that applies pursuant to this  
12 Title 23 based upon the uses in the structure, before giving effect to any bonus for which the  
13 structure qualifies under this Chapter 23.49 and to any special exceptions or departures  
14 authorized under this Chapter 23.49. In the PMM zone the base height limit is the maximum  
15 height permitted pursuant to urban renewal covenants.

16                   3. In zones listed below in this subsection 23.49.008.A.3, the applicable height  
17 limit for portions of a structure that contains nonresidential and live-work uses is shown as the  
18 first figure after the zone designation (except that there is no such limit in DOC1), and the base  
19 height limit for portions of a structure in residential use is shown as the first figure following the  
20 "/". The third figure shown is the maximum residential height limit. Except as stated in  
21 subsection 23.49.008.D, the base residential height limit is the applicable height limit for  
22 portions of a structure in use if the structure does not use the bonus available under Section  
23 23.49.015, and the maximum residential height limit is the height limit for portions of a structure  
24 in residential use if the structure uses the bonus available under Section 23.49.015:

25                   DOC1 Unlimited/450 unlimited

26                   DOC2 500/300-500

1 DMC 340/290-400

2 DMC 240/290-400.

3 4. A structure in a DMC 340/290-400 zone on a lot comprising a full block that  
4 abuts a DOC1 zone along at least one street frontage may gain additional structure height of 30  
5 percent above the maximum residential height limit if the structure uses the bonus available  
6 under Section 23.49.015, or 35 percent above 340 feet if that bonus is not used, in either case on  
7 the following conditions:

8 a. Only one tower is permitted on the lot;

9 b. Any additional floor area above the maximum height limit for  
10 nonresidential or live-work use, as increased under this subsection 23.49.008.A.4, is occupied by  
11 residential use;

12 c. The average residential gross floor area and maximum residential floor  
13 area of any story in the portion of the tower permitted above the base residential height limit do  
14 not exceed the limits prescribed in subsection 23.49.058.~~(D)~~E.1;

15 \* \* \*

16 D. Rooftop ~~(F)~~features~~(-)~~

17 1. The following rooftop features are permitted with unlimited rooftop coverage  
18 and may not exceed the height limits as indicated:

19 a. Open railings, planters, clerestories, skylights, play equipment, parapets  
20 and firewalls up to 4 feet above the applicable height limit;

21 b. Solar collectors up to 7 feet above the applicable height limit; and

22 c. The rooftop features listed below shall be located a minimum of 10 feet  
23 from all lot lines and may extend up to 50 feet above the roof of the structure on which they are  
24 located or 50 feet above the applicable height limit, whichever is less, except as regulated by  
25 Chapter 23.64, Airport Height Overlay District:

26 1) Religious symbols for religious institutions,  
27



1 c. Minor communication utilities and accessory communication devices,  
2 regulated according to Section 23.57.013, shall be included within the maximum permitted  
3 rooftop coverage.

4 d. Greenhouses that are dedicated to food production are permitted to  
5 extend 15 feet above the applicable height limit, as long as the combined total coverage of all  
6 features gaining additional height listed does not exceed 50 percent of the roof area.

7 e. Mechanical equipment, whether new or replacement, may be allowed  
8 up to 15 feet above the roof elevation of a structure existing prior to June 1, 1989.

9 3. Screening of ~~((R))~~rooftop ~~((F))~~features~~((:))~~

10 a. Measures may be taken to screen rooftop features from public view  
11 through the design review process or, if located within the Pike Place Market Historical District,  
12 by the Pike Place Market Historical Commission.

13 b. Except in the PMM zone, the amount of roof area enclosed by rooftop  
14 screening may exceed the maximum percentage of the combined coverage of all rooftop features  
15 as provided in subsection 23.49.008.D.2.

16 c. Except in the PMM zone, in no circumstances shall the height of  
17 rooftop screening exceed ~~((ten))~~10 percent of the applicable height limit, or 15 feet, whichever is  
18 greater. In the PMM zone, the height of the screening shall not exceed the height of the rooftop  
19 feature being screened, or such greater height necessary for effective screening as determined by  
20 the Pike Place Market Historical Commission.

21 4. Administrative Conditional Use for ~~((R))~~rooftop ~~((F))~~features. Except in the  
22 PMM zone, the rooftop features listed in subsection 23.49.008.D.1.c may exceed a height of 50  
23 feet above the roof of the structure on which they are located if authorized by the Director  
24 through an administrative conditional use, Chapter 23.76. The request for additional height shall  
25 be evaluated on the basis of public benefits provided, the possible impacts of the additional  
26 height, consistency with the City's land use policies, and the following specific criteria:  
27

1 a. The feature shall be compatible with and not adversely affect the  
2 downtown skyline.

3 b. The feature shall not have a substantial adverse effect upon the light,  
4 air, solar and visual access of properties within a 300 foot radius.

5 c. The feature, supporting structure and structure below shall be  
6 compatible in design elements such as bulk, profile, color and materials.

7 d. The increased size is necessary for the successful physical function of  
8 the feature, except for religious symbols.

9 5. Residential (~~P~~)penthouses (~~A~~)above (~~H~~)height (~~E~~)limit in a DRC Zone.

10 a. A residential penthouse exceeding the applicable height limit shall be  
11 permitted in a DRC zone only on a mixed-use, City-designated Landmark structure for which a  
12 certificate of approval by the Landmarks Preservation Board is required. A residential penthouse  
13 allowed under this (~~s~~)Section 23.49.008 may cover a maximum of 50 percent of the total roof  
14 surface. Except as the Director may allow under subsection 23.49.008.D.5.b:

15 1) A residential penthouse allowed under this subsection  
16 23.49.008.D.5 shall be set back a minimum of 15 feet from the street lot line.

17 2) A residential penthouse may extend up to 8 feet above the roof,  
18 or 12 feet above the roof if set back a minimum of 30 feet from the street lot line.

19 b. If the Director determines, after a sight line review based upon  
20 adequate information submitted by the applicant, that a penthouse will be invisible or minimally  
21 visible from public streets and parks within 300 feet from the structure, the Director may allow  
22 one or both of the following in a Type I decision:

23 1) An increase of the penthouse height limit under subsection  
24 23.49.008.D.5.a by an amount up to the average height of the structure's street-facing parapet; or

25 2) A reduction in the required setback for a residential penthouse.

26 c. The Director's decision to modify development standards pursuant to  
27

1 subsection 23.49.008.D.5.b shall be consistent with the certificate of approval from the  
2 Landmarks Preservation Board.

3 d. A residential penthouse allowed under this subsection 23.49.008.D.5  
4 shall not exceed the maximum structure height in the DRC zone under Section 23.49.008.

5 e. No rooftop features shall be permitted on a residential penthouse  
6 allowed under this subsection 23.49.008.D.5.

7 6. For height limits and exceptions for communication utilities and accessory  
8 communication devices, see Section 23.57.013.

9 E. In the DMC 160 zone, an additional 5 feet in height is permitted above the otherwise  
10 applicable 160 foot height limit, subject to the following:

11 1. The floor-to-floor height of the street-level portion of the structure occupied by  
12 street level uses meeting the provisions of subsection 23.49.009.B, regardless of whether the  
13 street-level uses are required pursuant to Map 1G, is a minimum of 18 feet.

14 2. The additional height allowed in this subsection 23.49.008.E shall be used as  
15 the height limit above which rooftop features are permitted according to subsection 23.49.008.D.

16 3. No increase in height shall be granted to any proposed development that would  
17 result in significant alteration to any designated feature of a landmark structure, unless a  
18 certificate of approval for the alteration is granted by the Landmarks Preservation Board.

19 Section 3. Section 23.49.009 of the Seattle Municipal Code, last amended by Ordinance  
20 122311, is amended as follows:

21 **23.49.009 Street-level use requirements((+))**

22 One ~~((+))~~ or more of the uses listed in subsection 23.49.009.A are required at street-level  
23 in structures on all lots abutting streets designated on Map 1G. Required street-level uses shall  
24 meet the standards of this ~~((s))~~ Section 23.49.009.

25 A. Types of ~~((U))~~ uses. The following uses qualify as required street-level uses:

26 1. General sales and services;

- 1                   2. Human service uses and child-care facilities;
- 2                   3. Retail sales, major durables;
- 3                   4. Entertainment uses;
- 4                   5. Museums, and administrative offices within a museum expansion space
- 5 meeting the requirement of subsection 23.49.011.B.1.h;
- 6                   6. Libraries;
- 7                   7. Elementary and secondary schools, and colleges, except on lots zoned DRC;
- 8                   8. Public atriums;
- 9                   9. Eating and drinking establishments;
- 10                  10. Arts facilities;~~((Sales and services, automotive;~~
- 11                  11. ~~Sales and services, marine; and~~
- 12                  12. ~~Animal shelters and kennels.))~~
- 13                  11. Religious facilities; and
- 14                  12. Building lobbies that are located where the structure's primary pedestrian
- 15 access to the street is provided, on lots that are less than 20,000 square feet in area and that abut
- 16 more than one street requiring street-level uses.

17                  B. General ~~((S))~~standards~~((-))~~

18                   1. The amount of street frontage required to be occupied by street-level uses is as

19 follows:

20                   a. Except as provided in subsection 23.49.009.B.1.b, ~~((A))~~a minimum of

21 ~~((seventy five (-))75((-))~~ percent of each street frontage at street~~((-))~~ level where street-level uses

22 are required must be occupied by uses listed in subsection 23.49.009.A. The remaining ~~((twenty~~

23 ~~five (-))25((-))~~ percent of the street frontage at street level may contain other permitted uses

24 and/or pedestrian or vehicular entrances.

25                   b. The frontage required to be occupied by street-level uses is reduced to

26 50 percent, while the remaining 50 percent may contain other permitted uses and/or pedestrian or

1 vehicular entrances, if the street frontage is 120 feet in length or less and one of the following  
2 conditions applies:

3 1) the lot has no alley access, or

4 2) the lot abuts more than one street requiring street-level uses.

5 c. The frontage of any exterior public open space that qualifies for a floor  
6 area bonus, whether it receives a bonus or not, any eligible lot area of an open space TDR  
7 site, any outdoor common recreation area required for residential uses, or any open space  
8 required for office uses, is not counted in street frontage.

9 2. In the DRC zone, a combined total of no more than ~~((twenty-))~~20~~((+))~~ percent  
10 of the total street frontage of the lot may be occupied by human service uses, child\_care facilities,  
11 customer service offices, entertainment uses or museums.

12 3. Required street-level uses shall be located within ~~((ten-))~~10~~((+))~~ feet of the  
13 street ~~((property))~~lot line, except as follows:

14 a. If ~~((or shall abut ))~~ a public open space that meets the eligibility criteria  
15 of the Downtown Amenity Standards ~~abuts the street, the required street-level uses shall abut the~~  
16 open space;~~((When))~~

17 b. If sidewalk widening is required by Section 23.49.022, the ~~((ten~~  
18 ~~))~~10~~((+))~~ feet shall be measured from the line established by the new sidewalk width~~((-)); or~~

19 c. In the DMC 160 zone, on a lot that abuts Alaskan Way, if a continuous  
20 setback greater than 10 feet is provided from the Alaskan Way street lot line, as allowed in  
21 subsection 23.49.056.B.1.d, the required street-level uses shall abut the setback.

22 4. Except for child\_care facilities, pedestrian access to required street-level uses  
23 shall be provided as follows:

24 a. Pedestrian entrances shall be provided directly from the street and shall  
25 be located no more than 3 feet above or below sidewalk grade~~((-)); or~~

1                    b. Pedestrian entrances shall be provided from a bonused public open  
2 space, or other publicly accessible open space, and~~((- Pedestrian entrances shall be located no~~  
3 ~~more than three (3) feet above or below sidewalk grade or))~~ shall be at the same elevation as the  
4 abutting public open space; or

5                    c. In the DMC 160 zone, where a partially above-grade story is provided  
6 that meets the conditions of subsection 23.49.011.B.1.u, pedestrian entrances to the required  
7 street-level uses shall be provided at the same elevation as the roof of the partially above-grade  
8 story.

9                    5. In the DMC 160 zone, required street-level uses shall extend an average depth  
10 of 24 feet, and a minimum depth of 12 feet, measured from the street-level, street-facing façade.

11                    6. In the DMC 160 zone, the minimum floor-to-floor height for street-level uses  
12 is 18 feet if the provisions of subsection 23.49.008.E are used to allow additional height.

13                    Section 4. Section 23.49.011 of the Seattle Municipal Code, last amended by ordinance  
14 introduced as C.B. 117603, is amended as follows:

15 **23.49.011 Floor area ratio**

16                    A. General standards

17                    1. The base and maximum floor area ratio (FAR) for each zone is provided in  
18 Table A for 23.49.011.

19

Table A for 23.49.011 Base and Maximum Area Ratios (FARs)		
Zone Designation	Base FAR	Maximum FAR
Downtown Office Core 1 (DOC1)	6	20
Downtown Office Core 2 (DOC2)	5	14
Downtown Retail Core (DRC)	3	5
Downtown Mixed	4 in DMC 65	4 in DMC 65

20  
21  
22  
23  
24  
25  
26  
27

**Table A for 23.49.011  
 Base and Maximum Area Ratios (FARs)**

<b>Zone Designation</b>	<b>Base FAR</b>	<b>Maximum FAR</b>
Commercial (DMC)	4.5 in DMC 85 5 in DMC 125, DMC 160, DMC 240/290-400, and DMC 340/290-400 3 in DMC 85/65-150	4.5 in DMC 85 <u>5 in DMC 160, except 8 for hotels</u> 7 in DMC 125( <del>(, DMC 160,))</del> and DMC 240/290-400 10 in DMC 340/290-400 5 in DMC 85/65- 150
Downtown Mixed Residential/Residential (DMR/R)	1 in DMR/R 85/65 1 in DMR/R 125/65 1 in DMR/R 240/65	1 in DMR/R 85/65 2 in DMR/R 125/65 2 in DMR/R 240/65
Downtown Mixed Residential/Commercial (DMR/C)	1 in DMR/C 85/65 1 in DMR/C 125/65 2 in DMR/C 240/125 2.5 in DMR/C 65/65-85 2.5 in DMR/C 65/65-150	4 in DMR/C 85/65 4 in DMR/C 125/65 5 in DMR/C 240/125 4 in DMR/C 65/65-85 4 in DMR/C 65/65-150
Pioneer Square Mixed (PSM)	N.A.	N.A.
International District Mixed (IDM)	3, except as stated below* 6 for hotels** in IDM 75-85 and IDM 75/85- 150	3, except as stated below* 6 for hotels** in IDM 75-85 and IDM 75/85-150((-)) 6 in IDM 150/85-150
International District Residential (IDR)	1	2 if 50 percent or more of the total gross floor area on the lot is in residential use
International District Residential/Commercial (IDR/C)	3, except hotels 6 for hotels**	3, except hotels 6 for hotels**
Downtown Harborfront 1 (DH1)	N.A.	N.A.
Downtown Harborfront 2 (DH2)	2.5	Development standards regulate maximum FAR
Pike Market Mixed (PMM)	7	7

Footnotes: N.A. = Not Applicable.  
 \* In the IDM 150/85-150 zone, hotel uses are subject to the base FAR of 3 FAR.  
 \*\* Hotel use may be combined with up to 3 FAR of other chargeable floor area, up to a total of 6 FAR.

\* \* \*

**B. Exemptions and deductions from FAR calculations**

1                   1. The following are not included in chargeable floor area, except as specified  
2 below in this Section 23.49.011:

3                   a. Retail sales and service uses and entertainment uses in a DRC zone, up  
4 to a maximum FAR of two for all such uses combined;

5                   b. Street-level uses meeting the requirements of Section 23.49.009,  
6 ~~((S))~~ street-level use requirements, whether or not street-level use is required pursuant to Map  
7 1G, if the uses and structure also satisfy the following standards:

8                               1) The street level of the structure containing the exempt space  
9 ~~((must have))~~ has a minimum floor-to-floor height of 13 feet, except that in the DMC 160 zone  
10 the street level of the structure containing the exempt space has a minimum floor-to-floor height  
11 is 18 feet; and

12                               2) The ~~((street level of the structure containing the))~~ exempt space  
13 ~~((must have))~~ extends a minimum depth of 15 feet from the street-level, street-facing façade. ~~((;~~  
14 and

15                               3) ~~Overhead weather protection is provided satisfying Section~~  
16 ~~23.49.018.)~~

17                   c. Shopping atria in the DRC zone and adjacent areas shown on Map 1J,  
18 provided that:

19                               1) The minimum area of the shopping atria is 4,000 square feet;

20                               2) The eligibility conditions of the Downtown Amenity Standards  
21 are met; and

22                               3) The maximum area eligible for a floor area exemption is 20,000  
23 square feet;

24                   d. Child-care;

25                   e. Human service use;

1 f. Residential use, except in the PMM zone, and provided that allowable  
2 residential floor area is limited on lots from which TDP is transferred in accordance with Chapter  
3 23.58A;

4 g. Live-work units, except in the PMM zone;

5 h. Museums, provided that the eligibility conditions of the Downtown  
6 Amenity Standards are met;

7 i. The floor area identified as expansion space for a museum, where such  
8 expansion space satisfies the following:

9 1) The floor area to contain the museum expansion space is owned  
10 by the museum or a museum development authority; and

11 2) The museum expansion space will be occupied by a museum,  
12 existing as of October 31, 2002, on a downtown zoned lot; and

13 3) The museum expansion space is physically designed in  
14 conformance with the Seattle Building Code standards for museum use either at the time of  
15 original configuration or at such time as museum expansion is proposed;

16 j. Performing arts theaters;

17 k. Floor area below grade;

18 l. Floor area that is used only for:

19 1) short-term parking or parking accessory to residential uses, or  
20 both, subject to a limit on floor area used wholly or in part as parking accessory to residential  
21 uses of one parking space for each dwelling unit on the lot with the residential use served by the  
22 parking; or

23 2) parking accessory to hotel use in the DMC 160 zone, subject to  
24 a limit of one parking space for every four hotel rooms on the lot, and provided that the exempt  
25 parking floor area is on the same lot as the hotel use served by the parking;

26 m. Floor area of a public benefit feature that would be eligible for a bonus  
27

1 on the lot where the feature is located, other than a Landmark structure eligible pursuant to  
2 subsection 23.49.011.A.2.k or a small structure eligible pursuant to subsection 23.49.011.A.2.1.  
3 The exemption applies regardless of whether a floor area bonus is obtained, and regardless of  
4 limits on the maximum area eligible for a bonus;

5 n. Public restrooms;

6 o. Major retail stores in the DRC zone and adjacent areas shown on Map  
7 1J, provided that:

8 1) The minimum lot area for a major retail store development is  
9 20,000 square feet;

10 2) The minimum area of the major retail store is 80,000 square  
11 feet;

12 3) The eligibility conditions of the Downtown Amenity Standards  
13 are met;

14 4) The maximum area eligible for a floor area exemption is  
15 200,000 square feet; and

16 5) The floor area exemption applies to storage areas, store offices,  
17 and other support spaces necessary for the store's operation;

18 p. Shower facilities for bicycle commuters;

19 q. Floor area, excluding floor area otherwise exempt, up to a maximum of  
20 25,000 square feet on any lot, within one or more Landmark structures for which a floor area  
21 bonus has been granted pursuant to subsection 23.49.011.A.2.k, or within one or more small  
22 structures for which a floor area bonus has been granted pursuant to subsection 23.49.011.A.2.1,  
23 or within any combination of such Landmark structures and such small structures, in each case  
24 only to the extent that the floor area satisfies the following criteria as determined by the Director:

1                                   1) The floor area is interior space of historic or architectural  
2 interest designed to accommodate the original function of the structure, and maintaining the  
3 integrity of this space prevents it from being fully utilized as commercial floor area;

4                                   2) The floor area is occupied by such uses as public assembly or  
5 performance space, human services, or indoor public amenities, including atrium or lobby area  
6 available for passive indoor recreation use or for the display of art or other objects of scientific,  
7 social, historic, cultural, educational or aesthetic interest; and

8                                   3) The floor area is open and accessible to the public without  
9 charge, on reasonable terms and conditions consistent with the nature of the space, during normal  
10 operating hours of the building;

11                                   r. Up to 40,000 square feet of a streetcar maintenance base;~~((and))~~

12                                   s. Up to 25,000 square feet of a community center in a DMR/C zone  
13 within South Downtown that is open to the general public for a minimum of six hours per day  
14 five days per week 42 weeks per year((-));

15                                   t. In the DMC 160 zone, hotel use that separates parking from the street  
16 lot line on stories above the first story of a structure, up to a maximum total floor area equivalent  
17 to one FAR, provided that the depth of the separation between the parking and the street-facing  
18 façade is a minimum of 15 feet;

19                                   u. In the DMC 160 zone, on lots abutting Alaskan Way, the floor area in a  
20 partially above-grade story, provided that:

21                                   1) the height of the above-grade portion of the partially above-  
22 grade story does not exceed 4 feet, measured from existing grade at the midpoint of the Alaskan  
23 Way street lot line;

24                                   2) all portions of the structure above the partially above-grade  
25 story are set back a minimum of 12 feet from the Alaskan Way lot line, except that horizontal

1 projections, including balconies with open railings, eaves, cornices, and gutters, may extend a  
2 maximum of 4 feet into the setback;

3 3) the roof of the portion of the partially above-grade story in the  
4 setback area is accessible to abutting required street-level uses in the structure and provides open  
5 space or space for such activities as outdoor dining;

6 4) pedestrian access is provided from an abutting street to the roof  
7 of the portion of the partially above-grade story in the setback area; and

8 5) up to 50 percent of the roof of the portion of the partially  
9 above-grade story in the setback area may be enclosed to provide weather protection, provided  
10 that the height of any feature or structure enclosing the space shall not exceed 20 feet, measured  
11 from the roof of the partially above-grade story; and

12 v. Up to a maximum of 50,000 square feet of the floor area occupied by a  
13 City facility, except a City facility predominantly occupied by office use.

14 2. As an allowance for mechanical equipment, 3.5 percent shall be deducted in  
15 computing chargeable gross floor area. The allowance shall be calculated on the gross floor area  
16 after all exempt space permitted under subsection 23.49.011.B.1 has been deducted.

17 ~~((C. Rooftop mechanical equipment. Mechanical equipment located on the roof of a  
18 structure, whether enclosed or not, shall be calculated as part of the total gross floor area of the  
19 structure, except that for structures existing prior to June 1, 1989, new or replacement  
20 mechanical equipment may be placed on the roof and will not be counted in gross floor area  
21 calculations.))~~

22 Section 5. Section 23.49.014 of the Seattle Municipal Code, last amended by Ordinance  
23 124072, is amended as follows:

24 **23.49.014 Transfer of development rights**

25 A. General standards

1                   1. The following types of TDR may be transferred to the extent permitted in  
2 Table A for 23.49.014, subject to the limits and conditions in this Chapter 23.49:

- 3                   a. Housing TDR;
- 4                   b. DMC housing TDR;
- 5                   c. Landmark housing TDR;
- 6                   d. Landmark TDR;
- 7                   e. Open space TDR; and
- 8                   f. South Downtown Historic TDR.

9                   2. In addition to transfers permitted under subsection 23.49.014.A.1, TDR may  
10 be transferred from any lot to another lot on the same block, as within-block TDR, to the extent  
11 permitted in Table A for 23.49.014, subject to the limits and conditions in this Chapter 23.49.

12                   3. A lot's eligibility to be either a sending or receiving lot is regulated by Table A  
13 for 23.49.014.

14                   4. Except as expressly permitted pursuant to this Chapter 23.49, development  
15 rights or potential floor area may not be transferred from one lot to another.

16                   5. No permit after the first building permit, and in any event, no permit for any  
17 construction activity other than excavation and shoring or for occupancy of existing floor area by  
18 any use based upon TDR, will be issued for development that includes TDR until the applicant's  
19 possession of TDR is demonstrated according to rules promulgated by the Director to implement  
20 this Section 23.49.014.

**Table A for 23.49.014**  
**Permitted Use of TDR**

	<b>TDR Transferable Within-block</b>	<b>Types of TDR Transferable Within or Between Blocks</b>				
<b>Zones<sup>1</sup></b>	<b>Transfer from any lot within the same Downtown block</b>	<b>Housing TDR</b>	<b>DMC Housing TDR</b>	<b>Landmark TDR and Landmark Housing TDR</b>	<b>Open Space TDR</b>	<b>South Downtown Historic TDR</b>
DOC1 and DOC2	S, R	S, R	X	S, R	S, R	R
DRC	S, R <sup>2</sup>	S, R <sup>2</sup>	X	S, R <sup>2</sup>	S, R <sup>2</sup>	R
DMC 340/290-400((zones with maximum 10 FAR))	S, R	S, R	S	S, R	S, R	R
DMC 125 and DMC 240/290-400((zones with maximum 7 FAR))	S <sup>3</sup>	S, R	S, R	S, R	S, R	R
<u>DMC 160</u>	<u>X</u>	<u>S,R</u>	<u>S,R</u>	<u>S,R</u>	<u>S,R</u>	<u>R</u>
DMC 85(:) and DH2	X	S, R	X	S, R	S, R	R
DMC 65(:) and DMC 85/65-150	X	S	X	S	S	R
DMR	X	S, R <sup>4</sup>	X	S, R <sup>4</sup>	S, R <sup>4</sup>	R <sup>4</sup>
IDR	X	S	X	X	S	S
IDR/C	X	S	X	X	S, R <sup>5</sup>	S
IDM	X	S, R	X	X	S, R <sup>5</sup>	S, R
PSM	X	S	X	X	S <sup>5</sup>	S, R

S = Eligible sending lot. R = Eligible receiving lot. X = Not permitted.

**NOTES**

<sup>1</sup> Development rights may not be transferred to or from lots in the PMM or DH1 zones.

<sup>2</sup> Transfers to lots in a DRC zone are permitted only from lots that also are zoned DRC.

<sup>3</sup> Transfers are permitted only from lots zoned DMC to lots zoned DOC1.

<sup>4</sup> Transfers to lots in a DMR zone are permitted only from lots that also are zoned DMR except that transfer of

**Table A for 23.49.014  
Permitted Use of TDR**

	<b>TDR Transferable Within-block</b>	<b>Types of TDR Transferable Within or Between Blocks</b>				
<b>Zones<sup>1</sup></b>	<b>Transfer from any lot within the same Downtown block</b>	<b>Housing TDR</b>	<b>DMC Housing TDR</b>	<b>Landmark TDR and Landmark Housing TDR</b>	<b>Open Space TDR</b>	<b>South Downtown Historic TDR</b>

TDR to a lot in a DMR zone located in South Downtown is permitted from any eligible sending lot in South Downtown.

<sup>5</sup> Transfers of open space TDR to lots in South Downtown are permitted only from lots that are also located in South Downtown.

\* \* \*

Section 6. Section 23.49.015 of the Seattle Municipal Code, last amended by Ordinance 123589, is amended as follows:

**23.49.015 ((-)) Bonus residential floor area in DOC1, DOC2 and DMC zones outside South Downtown for voluntary agreements for low-income housing and moderate-income housing**

\* \* \*

**B. Voluntary ((A))agreements for ((H))housing((-))**

1. The voluntary agreement shall commit the applicant to provide or contribute to low-income housing or moderate-income housing, or both, in an amount as set forth in this subsection 23.49.015.B. The quantities in this subsection 23.49.015.B are based on findings of an analysis that quantifies the linkages between new market-rate units in high-rise residential structures in DOC1, DOC2, and DMC zones and the demand that residents of such units generate for low-income housing and moderate-income housing. The amount of such housing and income levels served, and the amount of any cash payment, shall be determined as follows:

a. For the performance option, the applicant shall provide, as low-income housing or moderate-income housing, net rentable floor area equal to ~~((eleven-))~~11((+)) percent of the net residential floor area sought as bonus development, computed by multiplying the

1 following sum by an efficiency factor of ~~((eighty-five))~~80((+)) percent: (i) the total square footage of  
2 gross residential floor area to be developed on the lot above the base height limit for residential  
3 use under ~~((SMC))~~Section 23.49.008, plus (ii) the excess, if any, in each tower to be developed  
4 on the lot, of (X) the total number of square feet of gross residential floor area between the  
5 height of ~~((eighty-five))~~85((+)) feet and such base height limit, over (Y) the product of the  
6 "average residential gross floor area limit of stories above 85 feet if height does not exceed the  
7 base height limit for residential use" as provided in Table B for 23.49.058~~((D4))~~, column 2,  
8 multiplied by the number of stories with residential use in such tower above ~~((eighty-five~~  
9 ~~))~~85((+)) feet and below such base height limit. All low-income housing or moderate-income  
10 housing provided under the performance option shall be on the lot where the bonus development  
11 is used or an adjacent lot. The adjacent lot must be within the block where the bonus  
12 development is used and either abut the lot where bonus development is used, or be separated  
13 only by public right-of-way. All rental housing provided under the performance option shall be  
14 low-income housing.

15 \* \* \*

16 Section 7. Section 23.41.019 of the Seattle Municipal Code, last amended by Ordinance  
17 123589, is amended as follows:

18 **23.49.019 Parking quantity, location, and access requirements, and screening and**  
19 **landscaping of ~~((surface))~~parking areas~~((+))~~**

20 The regulations in this ~~((s))~~Section 23.49.019 do not apply to the Pike Market Mixed  
21 zones.

22 A. Parking ~~((Q))~~quantity ~~((R))~~requirements~~((+))~~

23 1. No parking, either long-term or short-term, is required for uses on lots in  
24 Downtown zones, except as follows:

1 a. In the International District Mixed and International District  
2 Residential zones, parking requirements for restaurants, motion picture theaters, and other  
3 entertainment uses are as prescribed by Section 23.66.342.

4 b. In the International District Mixed and International District  
5 Residential zones, the Director of the Department of Neighborhoods, upon the recommendation  
6 of the International District Special Review District Board may waive or reduce required parking  
7 according to the provisions of Section 23.66.342, Parking and access.

8 c. Bicycle parking is required as specified in subsection 23.49.019.E.1~~((of~~  
9 ~~this section))~~.

10 2. Reduction or ~~((E))~~elimination of ~~((P))~~parking ~~((R))~~required by ~~((P))~~permits. A  
11 property owner may apply to the Director for the reduction or elimination of parking required by  
12 any permit issued under this ~~((t))~~Title 23 or Title 24, except for a condition contained in or  
13 required pursuant to any Council conditional use, contract rezone, planned community  
14 development or other Type IV decision. The Director may grant a reduction or elimination of  
15 required parking as a Type I decision, either as part of a Master Use Permit for the establishment  
16 of any new use or structure, or as an independent application for reduction or elimination of  
17 parking required by permit. Parking for bicycles may not be reduced or eliminated under this  
18 subsection 23.49.019.A.2. Any Transportation Management Plan (TMP) required by permit for  
19 the development for which a parking reduction or elimination is proposed shall remain in effect,  
20 except that the Director may change the conditions of the TMP to reflect current conditions and  
21 to mitigate any parking and traffic impacts of the proposed changes. If any bonus floor area was  
22 granted for the parking, then reduction or elimination shall not be permitted except in  
23 compliance with applicable provisions regarding the elimination or reduction of bonus features.  
24 If any required parking that is allowed to be reduced or eliminated under this subsection  
25 23.49.019.A.2 is the subject of a recorded parking covenant, the Director may authorize  
26 modification or release of the covenant.  
27

1 B. Parking ~~((L))~~location within ~~((S))~~structures~~((-))~~

2 1. Parking at street level~~((-))~~

3 a. On Class I pedestrian streets and designated green streets, parking is  
4 not permitted at street level unless separated from the street by other uses, provided that garage  
5 doors need not be separated.

6 b. On Class II pedestrian streets, parking may be permitted at street level  
7 if:

8 ~~((f))~~1) at least ~~((thirty-))~~30~~((-))~~ percent of the street frontage of  
9 any street level parking area, excluding that portion of the frontage occupied by garage doors, is  
10 separated from the street by other uses;

11 ~~((f))~~2) the facade of the separating uses satisfies the transparency  
12 and blank wall standards for Class I pedestrian streets for the zone in which the structure is  
13 located;

14 ~~((f))~~3) the portion of the parking, excluding garage doors, that is  
15 not separated from the street by other uses is screened from view at street level; and

16 ~~((f))~~4) the street facade is enhanced by architectural detailing,  
17 artwork, landscaping, or similar visual interest features.

18 2. Except as provided in subsection 23.49.019.B.1 above for parking at street  
19 level, parking within structures shall be located below street level or separated from the street by  
20 other uses, except as follows:

21 a. On lots that are less than ~~((thirty thousand-))~~30,000~~((-))~~ square feet in  
22 size or that are ~~((less than one hundred fifty-))~~150~~((-))~~ feet in depth or less, as measured from  
23 the lot line with the greatest street frontage, parking shall be permitted above the first story under  
24 the following conditions:

1                                    ((f))1) One ((+))story of parking shall be permitted above the  
2 first story of a structure for each story of parking provided below grade that is of at least  
3 equivalent capacity, up to a maximum of four ((4))stories of parking above the first story.

4                                    ((f))2) Except as provided for in subsections 23.49.019.B.2.a.3,  
5 ((P))parking above the third story of a structure shall be separated from the street by another use  
6 for a minimum of ((thirty-))30((+)) percent of each street frontage of the structure. For structures  
7 on lots located at street intersections, the separation by another use shall be provided at the  
8 corner portion(s) of the structure.

9                                    3) In the DMC 160 zone, parking located above the first story of a  
10 structure, or above the first story above a partially above-grade story meeting the standards of  
11 23.49.011.B.1.u, shall be separated by another use as follows:

12                                    a) On a lot that abuts Alaskan Way, all parking shall be  
13 separated from any façade facing Alaskan Way by one or more of the following uses:

14                                    i. residential use that is predominantly floor area  
15 occupied by dwelling units or common recreation area;

16                                    ii. lodging rooms or public areas accessory to hotel  
17 use;

18                                    iii. office use; or

19                                    iv. uses that qualify as required street-level uses in  
20 subsection 23.49.009.A.

21                                    b) Along all other street frontages, except for lots meeting  
22 the conditions of subsection 23.49.019.B.2.a.3).c, parking shall be separated from the street by  
23 another use for a minimum of 30 percent of the length of the parking area, measured along the  
24 applicable street frontage. For a structure on a lot located at a street intersection, the separation  
25 by another use shall be provided at the corner portion(s) of the structure.



1 tunnel. In such cases, the applicant shall place the maximum feasible amount of parking below  
2 grade before (~~(more than four stories of )~~) parking above the first story shall be permitted. Site  
3 size is not a basis for granting an exception under this subsection 23.49.019.B.2.b.

4 C. Maximum ~~(P)~~ parking ~~(L)~~ limit for ~~(N)~~ nonresidential ~~(U)~~ uses ~~(-)~~

5 1. Except as provided in subsections 23.49.019.C.2, 23.49.019.C.3, and  
6 23.66.342.B, parking for nonresidential uses is limited to a maximum of one parking space per  
7 1,000 square feet.

8 2. Parking for nonresidential uses in excess of the maximum quantities identified  
9 in subsections 23.49.019.C.1 and 23.49.019.C.3 may be permitted as a special exception  
10 pursuant to Chapter 23.76. When deciding whether to grant a special exception, the Director  
11 shall consider evidence of parking demand and alternative means of transportation, including but  
12 not limited to the following:

- 13 a. Whether the additional parking will substantially encourage the use of  
14 single occupancy vehicles;
- 15 b. Characteristics of the work force and employee hours, such as multiple  
16 shifts that end when transit service is not readily available;
- 17 c. Proximity of transit lines to the lot and headway times of those lines;
- 18 d. The need for a motor pool or large number of fleet vehicles at the site;
- 19 e. Proximity to existing long-term parking opportunities downtown which  
20 might eliminate the need for additional parking on the lot;
- 21 f. Whether the additional parking will adversely affect vehicular and  
22 pedestrian circulation in the area;
- 23 g. Potential for shared use of additional parking as residential or short-  
24 term parking;
- 25 h. The need for additional short-term parking to support shopping in the  
26 retail core or retail activity in other areas where short-term parking is limited;

1 i. Whether the area is located at the edge of the Downtown Urban Center  
2 where available short-term parking and transit service is limited.

3 3. In the area east of Interstate 5, parking for general sales and service  
4 uses and for eating and drinking establishments is limited to a maximum of ((2)) two parking  
5 spaces per 1,000 square feet.

6 D. Ridesharing and transit incentive program requirements. The following requirements  
7 apply to all new structures containing more than ((ten thousand (€)))10,000((€)) square feet of new  
8 nonresidential use, and to structures where more than ((ten thousand (€)))10,000((€)) square feet of  
9 nonresidential use is proposed to be added.

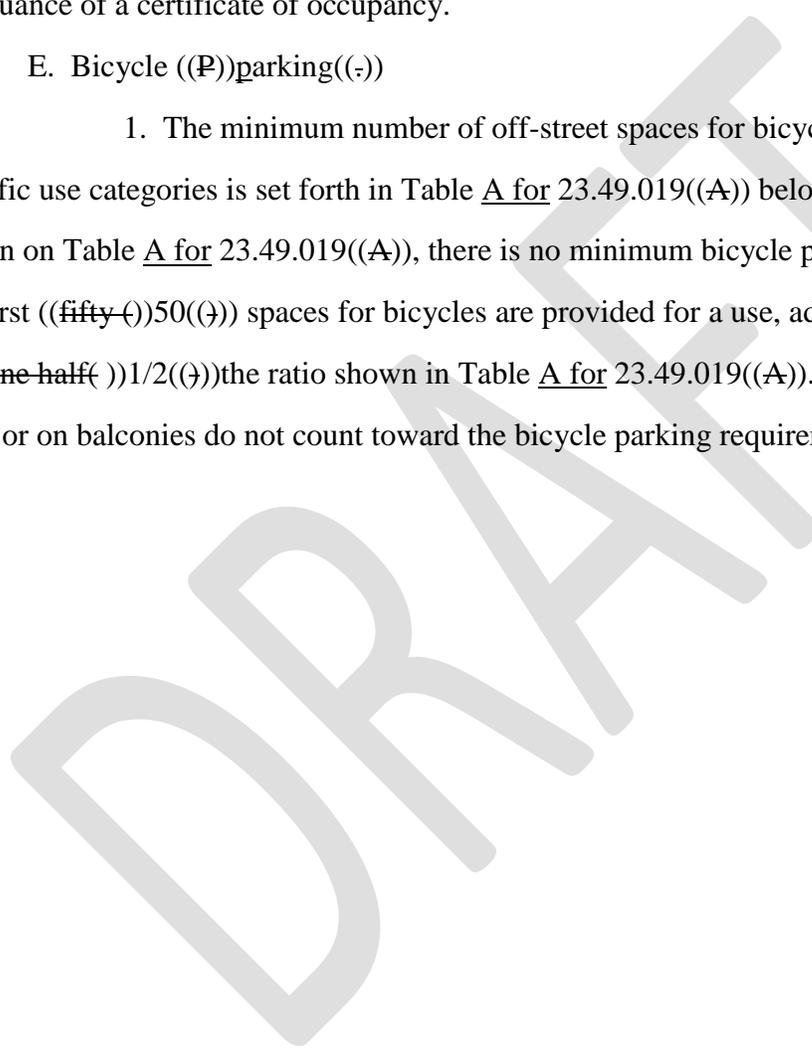
10 1. The building owner shall establish and maintain a transportation coordinator  
11 position for the proposed structure and designate a person to fill this position, or the building  
12 owner may contract with an area-wide transportation coordinator acceptable to the Department.  
13 The transportation coordinator shall devise and implement alternative means for employee  
14 commuting. The transportation coordinator shall be trained by the Seattle Department of  
15 Transportation or by an alternative organization with ridesharing experience, and shall work with  
16 the Seattle Department of Transportation and building tenants. The coordinator shall disseminate  
17 ridesharing information to building occupants to encourage use of public transit, carpools,  
18 vanpools and flextime; administer the in-house ridesharing program; and aid in evaluation and  
19 monitoring of the ridesharing program by the Seattle Department of Transportation. The  
20 transportation coordinator in addition shall survey all employees of building tenants once a year  
21 to determine commute mode percentages.

22 2. The Seattle Department of Transportation, in conjunction with the  
23 transportation coordinator, shall monitor the effectiveness of the ridesharing/transit incentive  
24 program on an annual basis. The building owner shall allow a designated Seattle Department of  
25 Transportation or rideshare representative to inspect the parking facility and review operation of  
26 the ridesharing program.

1                   3. The building owner shall provide and maintain a transportation information  
2 center, which has transit information displays including transit route maps and schedules and  
3 Seattle ridesharing program information. The transportation display shall be located in the lobby  
4 or other location highly visible to employees within the structure, and shall be established prior  
5 to issuance of a certificate of occupancy.

6                   E. Bicycle ~~((P))~~parking~~((:))~~

7                   1. The minimum number of off-street spaces for bicycle parking required for  
8 specific use categories is set forth in Table A for 23.49.019~~((A))~~ below. In the case of a use not  
9 shown on Table A for 23.49.019~~((A))~~, there is no minimum bicycle parking requirement. After  
10 the first ~~((fifty-))~~50~~((:))~~ spaces for bicycles are provided for a use, additional spaces are required  
11 at ~~((one-half( )))~~1/2~~((:))~~the ratio shown in Table A for 23.49.019~~((A))~~. Spaces within dwelling  
12 units or on balconies do not count toward the bicycle parking requirement.



<b>Table A for 23.49.019 ((A))</b>	
<b><u>Minimum Bicycle Parking Requirement</u></b>	
<b>Use</b>	<b>Bicycle Parking Required</b>
Office	1 space per 5,000 square feet of gross floor area of office use
Hotel	.05 spaces per hotel room
Retail use over 10,000 square feet	1 space per 5,000 square feet of gross floor area of retail use
((square feet))	((gross floor area of retail use))
Residential	1 space for every 2 dwelling units

2. Required bicycle parking shall be provided in a safe, accessible and convenient location. Bicycle parking hardware shall be installed according to its manufacturer's instructions, and the Seattle Department of Transportation design criteria, allowing adequate clearance for bicycles and their riders. Directional signage shall be installed when ~~((bike))~~ bicycle parking facilities are not clearly visible from the street or sidewalk. When any covered automobile parking is provided, all required long-term bicycle parking shall be covered. When located off-street, bicycle and automobile parking areas shall be separated by a barrier or painted lines.

3. Bicycle parking facilities for nonresidential uses shall be located on the lot or in a shared bicycle parking facility within ~~((one hundred-))~~100~~(( ))~~ feet of the lot, except as provided in subsection 23.49.019.E.6~~((below))~~.

4. Bicycle parking for residential uses shall be located on-site.

5. Co-location of bicycle parking facilities by more than one ~~((+))~~ use is encouraged.

6. For nonresidential uses, the applicant may make a payment to the City to fund public bicycle parking in the public right-of-way in lieu of providing required bicycle parking on- or off-site, if the Director determines that:

1 a. Safe, accessible and convenient bicycle parking accessory to a  
2 nonresidential use cannot be provided on-site or in a shared bicycle parking facility within ~~((one~~  
3 ~~hundred-))100((+)) feet of the lot, without extraordinary physical or financial difficulty;~~

4 b. The payment is comparable to the cost of providing the equivalent  
5 bicycle parking on-site, and takes in consideration the cost of materials, equipment and labor for  
6 installation; and

7 c. The bicycle parking funded by the payment is located within sufficient  
8 proximity to serve the bicycle parking demand generated by the project.

9 d. Any such payment shall be placed in a dedicated fund or account and  
10 used within five ~~((5))~~ years of receipt to provide the bicycle parking.

11 F. Bicycle ~~((€))~~commuter ~~((§))~~shower ~~((F))~~facilities. Structures containing ~~((two~~  
12 ~~hundred fifty thousand-))250,000((+)) square feet or more of office gross floor area shall include  
13 shower facilities and clothing storage areas for bicycle commuters. One ~~((4))~~shower per gender  
14 shall be required for every ~~((two hundred fifty thousand-))250,000((+)) square feet of office use.  
15 Such facilities shall be for the use of the employees and occupants of the building, and shall be  
16 located where they are easily accessible to parking facilities for bicycles.~~~~

17 G. Off-street ~~((L))~~loading~~((;-))~~

18 1. Off-street loading spaces shall be provided according to the standards of  
19 Section ~~((23.54.030, Parking space standards))23.54.035, Loading berth requirements and space  
20 standards.~~

21 2. In Pioneer Square Mixed zones, the Department of Neighborhoods Director,  
22 after review and recommendation by the Pioneer Square Preservation Board, may waive or  
23 reduce required loading spaces according to the provisions of Section 23.66.170, Parking and  
24 access.

25 3. In International District Mixed and International District Residential zones, the  
26 Department of Neighborhoods Director, after review and recommendation by the International  
27

1 District Special Review District Board, may waive or reduce required loading spaces according  
2 to the provisions of Section 23.66.342, Parking and access.

3 H. Standards for location of access to parking. This subsection 23.49.019.H does not  
4 apply to Pike Market Mixed, Pioneer Square Mixed, International District Mixed, and  
5 International District Residential zones, except that subsection 23.49.019.H.1 applies to  
6 International District Mixed and International District Residential zones to the extent stated in  
7 subsection 23.66.342.D.

8 1. Curb cut (~~(E)~~)location((-))

9 a. If a lot abuts an alley, alley access is required, unless the Director  
10 otherwise determines under subsection 23.49.019.H.1.c.

11 b. If a lot does not abut an alley and abuts more than one right-of-way, the  
12 location of access is determined by the Director as a Type I decision after consulting with the  
13 Director of Transportation. Unless the Director otherwise determines under subsection  
14 23.49.019.H.1.c, access is allowed only from a right-of-way in the category, determined by the  
15 classifications shown on Map 1B and Map 1F or another map identified in a note to Map 1F,  
16 that is most preferred among the categories of rights-of-way abutting the lot, according to the  
17 ranking set forth below, from most to least preferred (a portion of a street that is included in  
18 more than one category is considered as belonging only to the least preferred of the categories in  
19 which it is included):

- 20 1) Access street;
- 21 2) Class II pedestrian street((-))\_Minor arterial;
- 22 3) Class II pedestrian street((-))\_Principal arterial;
- 23 4) Class I pedestrian street((-))\_Minor arterial;
- 24 5) Class I pedestrian street((-))\_Principal arterial;
- 25 6) Principal transit street;
- 26 7) Designated green street.

1 c. The Director may allow or require access from a right-of-way other  
2 than one indicated by subsection 23.49.019.H.1.a or 23.49.019.H.1.b if, after consulting with the  
3 Director of Transportation on whether and to what extent alternative locations of access would  
4 enhance pedestrian safety and comfort, facilitate transit operations, facilitate the movement of  
5 vehicles, minimize the on-street queuing of vehicles, enhance vehicular safety, or minimize  
6 hazards, and, for hotel use, improve passenger loading safety or increase visibility of vehicular  
7 access for guests arriving by car, the Director finds that an exception to the general policy is  
8 warranted. Curb cut controls on designated green streets shall be evaluated on a case-by-case  
9 basis, but generally access from green streets is not allowed if access from any other right-of-  
10 way is possible.

11 2. Curb cut ~~((W))~~width and ~~((N))~~number. The width and number of curbcuts  
12 shall comply with Section 23.54.030, Parking space standards.

13 I. Screening and landscaping of surface parking areas~~((:))~~

14 1. Screening. Surface parking areas for more than five ~~((5))~~vehicles shall be  
15 screened in accordance with the following requirements:

16 a. Screening is required along each street lot line.  
17 b. Screening shall consist of a landscaped berm, or a view-obscuring  
18 fence or wall at least ~~((three-))~~3~~((:))~~ feet in height.

19 c. A landscaped strip on the street side of the fence or wall shall be  
20 provided when a fence or wall is used for screening. The strip shall be an average of ~~((three~~  
21 ~~))~~3~~((:))~~ feet from the property line, but at no point less than ~~((one and one half (1-1/2))~~1.5 feet  
22 wide. Each landscaped strip shall be planted with sufficient shrubs, grass and/or evergreen  
23 groundcover so that the entire strip, excluding driveways, will be covered in three ~~((3))~~years.

24 d. Sight triangles shall be provided in accordance with Section 23.54.030,  
25 Parking space standards.

2. Landscaping. Surface parking areas for ~~((twenty-))20((+))~~ or more vehicles, except temporary surface parking areas, shall be landscaped ~~((in accordance with))~~ according to the following requirements:

a. ~~The ((A))~~ amount of landscaped area required is shown on Table B for 23.49.019:

~~((Total Number of Parking Spaces — Required Landscaped Area  
 20 to 50 spaces — 18 square feet per parking space  
 51 to 99 spaces — 25 square feet per parking space  
 100 or more spaces — 35 square feet per parking space))~~

<b>Table B for 23.49.019</b>	
<b>Required landscaping for surface parking areas with 20 or more parking spaces</b>	
<b><u>Total number of parking spaces</u></b>	<b><u>Minimum required landscaped area</u></b>
<u>20 to 50</u>	<u>18 square feet per parking space</u>
<u>51 to 99</u>	<u>25 square feet per parking space</u>
<u>100 or more spaces</u>	<u>35 square feet per parking space</u>

b. The minimum size of a required landscaped area is ~~((one hundred))100((+))~~ square feet. Berms provided to meet the screening standards in subsection ~~23.49.019.I.1((12 of this section))~~ may be counted as part of a landscaped area. No part of a landscaped area shall be less than ~~((four-))4((+))~~ feet in any dimension except those dimensions reduced by turning radii or angles of parking spaces.

c. No parking stall shall be more than ~~((sixty-))60((+))~~ feet from a required landscaped area.

d. One ~~((1))~~ tree per every five ~~((5))~~ parking spaces is required.

e. Each tree shall be at least ~~((three-))3((+))~~ feet from any curb of a landscaped area or edge of the parking area.

f. Permanent curbs or structural barriers shall enclose landscaped areas.

1 g. Sufficient hardy evergreen groundcover shall be planted to cover each  
2 landscaped area completely within three (~~(3)~~) years. Trees shall be selected from Seattle  
3 Department of Transportation's list for parking area planting.

4 Section 8. Section 23.49.046 of the Seattle Municipal Code, which section was last  
5 amended by Ordinance 123589, is amended as follows:

6 **23.49.046 ((-)) Downtown Office Core 1, Downtown Office Core 2, and Downtown Mixed**  
7 **Commercial conditional uses and Council decisions**

8 The provisions of this Section 23.49.046 apply in DOC1, DOC2 and DMC zones.

9 A. All conditional uses shall meet the following criteria:

10 1. The use shall be determined not to be materially detrimental to the public  
11 welfare or injurious to property in the zone or vicinity in which the property is located.

12 2. In authorizing a conditional use, adverse negative impacts may be mitigated by  
13 imposing requirements of conditions deemed necessary for the protection of other properties in  
14 the zone or vicinity and the public interest. The Director or Council shall deny the conditional  
15 use if it is determined that the negative impacts cannot be mitigated satisfactorily.

16 B. Principal use parking garages for short-term parking may be permitted as  
17 administrative conditional uses, if the Director finds that:

18 1. Traffic from the garage will not have substantial adverse effects on peak hour  
19 traffic flow to and from Interstate 5 or on traffic circulation in the area around the garage; and

20 2. The vehicular entrances to the garage are located so that they will not disrupt  
21 traffic or transit routes; and

22 3. The traffic generated by the garage will not have substantial adverse effects on  
23 pedestrian circulation; and

24 4. In the DMC 160 zone, for facades facing Alaskan Way, the visual impacts of  
25 parking located above grade are minimized through screening, separation by other uses, or other  
26 means.

\* \* \*

Section 9. Section 23.49.056 of the Seattle Municipal Code, last amended by Ordinance 123649, is amended as follows:

**23.49.056 ((-)) Downtown Office Core 1, Downtown Office Core 2, and Downtown Mixed Commercial street facade, landscaping, and street setback requirements**

Standards are established in this ((s))Section 23.49.056 for DOC1, DOC2, and DMC zones, for the following elements:

~~((M))~~minimum facade heights((;)),<sub>2</sub>

~~((S))~~setback limits((;)),<sub>2</sub>

~~((F))~~facade transparency((;)),<sub>2</sub>

~~((B))~~blank facade limits((;)),<sub>2</sub>

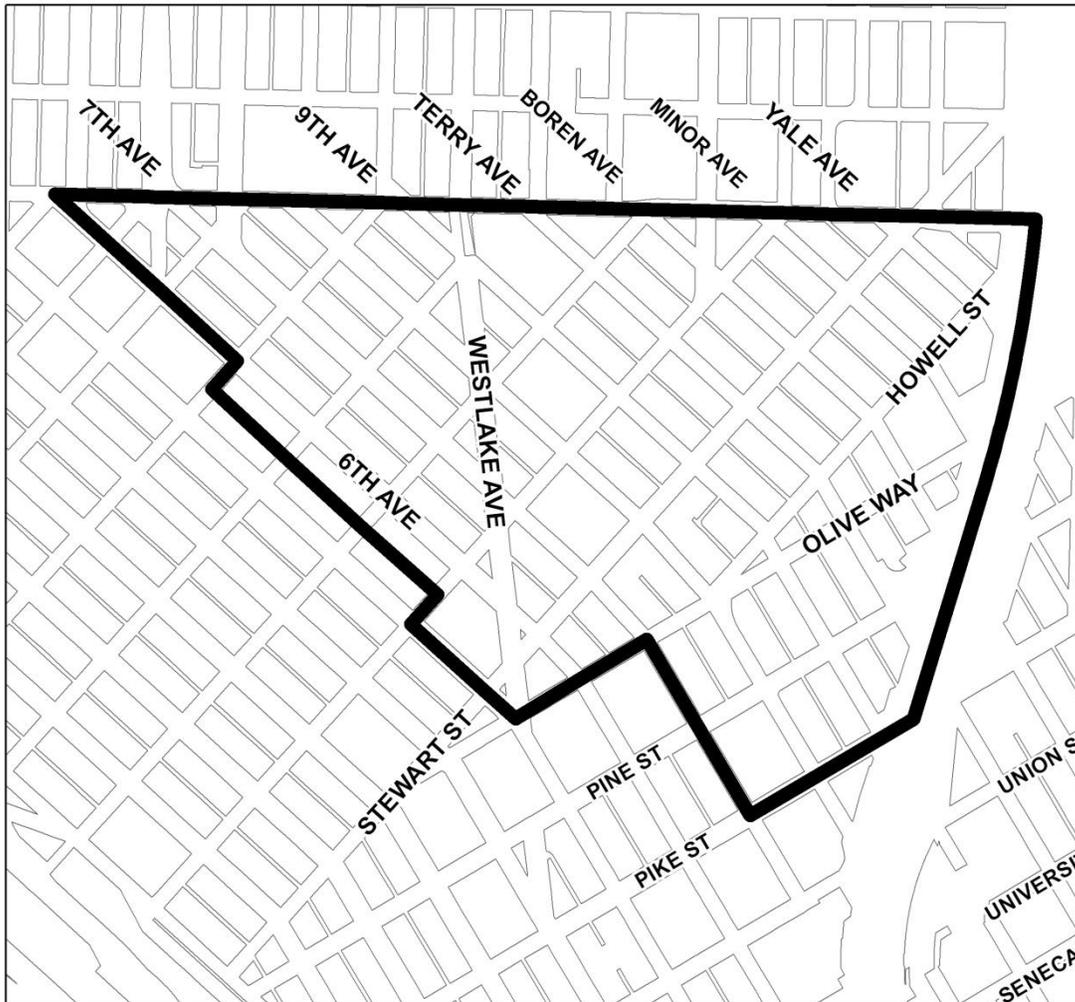
~~((S))~~street trees((;)),<sub>2</sub> and

~~((S))~~setback and ~~((L))~~landscaping ~~((R))~~requirements in the Denny Triangle Urban Center Village.

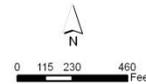
These standards apply to each lot line that abuts a street designated on Map 1F or another map identified in a note to Map 1F as having a pedestrian classification, except lot lines of open space TDR sites, and apply along other lot lines and to circumstances as expressly stated in this Section 23.49.056. The standards for each street frontage shall vary according to the pedestrian classification of the street on Map 1F or another map identified in a note to Map 1F((;)) and to whether property line facades are required by Map 1H. Standards for street landscaping and setback requirements in subsection 23.49.056.F also apply along lot lines abutting streets in the Denny Triangle Urban Center Village, as shown on ~~((Exhibit F))~~Map A for 23.49.056.

Map A for 23.49.056: Denny Triangle Urban Center Village

**Map A for 23.49.056:  
Denny Triangle Urban Center Village**



**—** Denny Triangle Urban Center Village Boundary



No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.  
Copyright 2012, All Rights Reserved, City of Seattle

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

A. Minimum ~~(F)~~ facade ~~(H)~~ height~~(-)~~

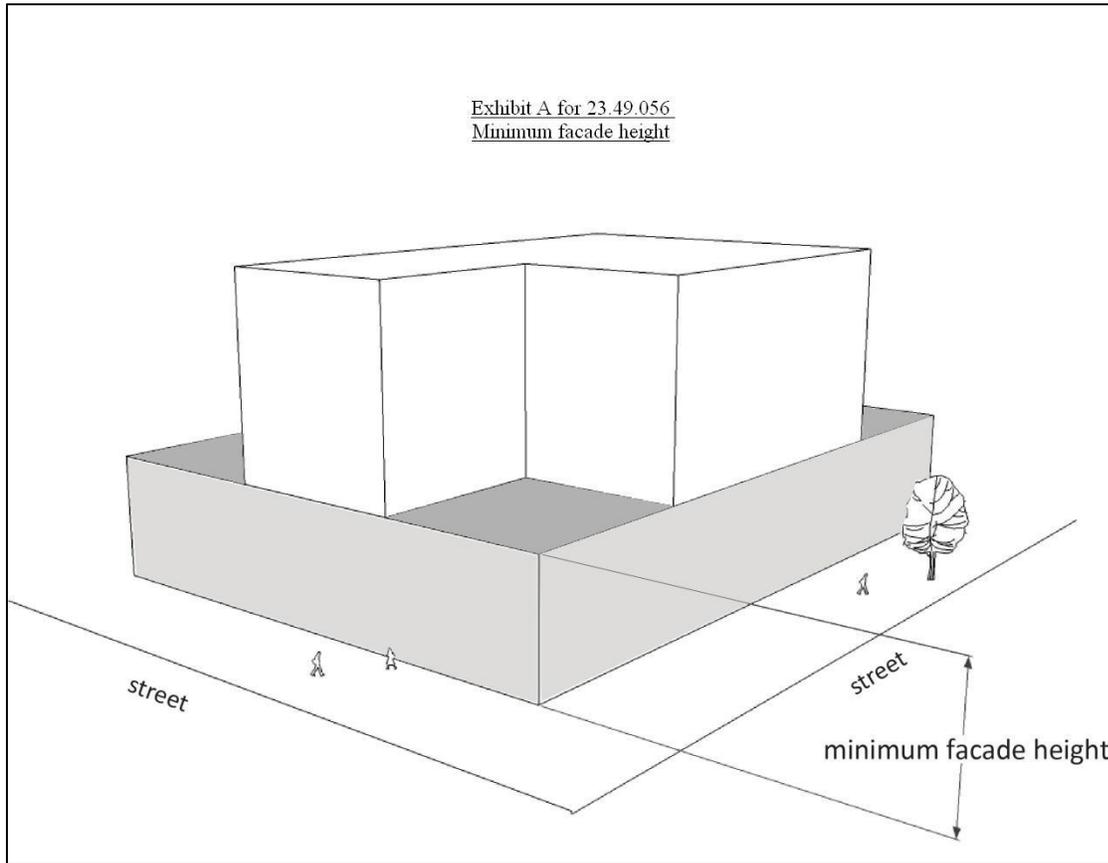
1. Minimum facade height(s) are prescribed in Table A for 23.49.056 and Exhibit A for 23.49.056, but minimum facade heights do not apply if all portions of the structure are lower than the elevation of the required minimum facade height.

~~((Table A for 23.49.056: Minimum Façade Height))~~

<u>Table A for 23.49.056</u>	
<u>Minimum Façade Height</u>	
Street Classification	Minimum Façade Height* within Designated Zone
Streets Requiring Property Line Facades	DOC1, DOC2, DMC: 35 feet
Class I Pedestrian Streets	DOC 1, DOC 2: 35 feet DMC: 25 feet
Class II Pedestrian Streets	DOC 1, DOC 2: 25 feet DMC: 15 feet
Designated Green Streets	DOC1, DOC2, DMC: 25 feet
*Except as provided in subsection 23.49.056.A.2 regarding view corridor requirements.	

2. On designated view corridors specified in Section 23.49.024, the minimum facade height is the maximum height permitted in the required setback, if it is less than the minimum facade height required in subsection 23.49.056.A.1.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28



B. Facade setback limits

1. Setback limits for property line facades. The following setback limits apply to all streets designated on Map 1H as requiring property line facades, except as specified in subsection 23.49.056.B.1.d.

a. The facades of structures 15 feet or less in height shall be located within 2 feet of the street lot line.

b. Structures greater than 15 feet in height are governed by the following criteria:

1) No setback limits apply up to an elevation of 15 feet above sidewalk grade.

2) Between the elevations of 15 and 35 feet above sidewalk grade,

1 the facade shall be located within 2 feet of the street lot line, except that:

2 a) Any exterior public open space that satisfies the  
3 Downtown Amenity Standards, whether it receives a bonus or not, and any outdoor common  
4 recreation area required for residential uses, is not considered part of the setback.

5 b) Setbacks between the elevations of 15 and 35 feet above  
6 sidewalk grade at the street lot line are permitted according to the following standards, as  
7 depicted in Exhibit B for 23.49.056:

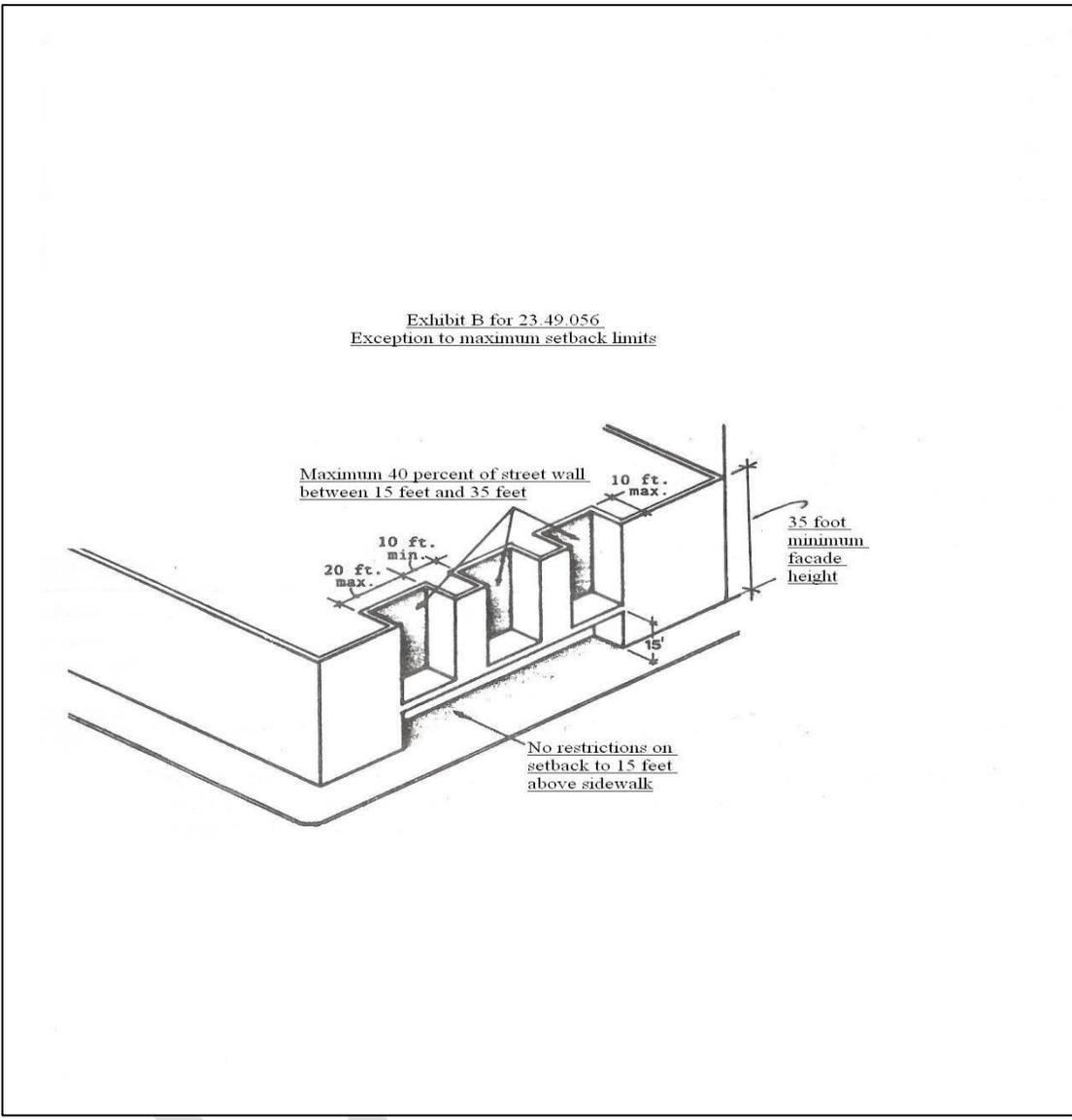
8 i. The maximum setback is 10 feet.

9 ii. The total area of a facade that is set back more  
10 than 2 feet from the street lot line shall not exceed 40 percent of the total facade area between the  
11 elevations of 15 and 35 feet.

12 iii. No setback deeper than 2 feet shall be wider  
13 than 20 feet, measured parallel to the street lot line.

14 iv. The facade of the structure shall return to within  
15 2 feet of the street lot line between each setback area for a minimum of 10 feet. Balcony railings  
16 and other nonstructural features or walls are not considered the facade of the structure.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28



c. If sidewalk widening is required by Section 23.49.022, setback standards shall be measured to the line established by the new sidewalk width rather than the street lot line.

d. In the DMC 160 zone, on lots that abut Alaskan Way, as an alternative to the standards for required property line facades in subsections 23.49.056.B.1.a, 23.49.056.B.1.b, and 23.49.056.B.1.c, a continuous setback of up to 16 feet from the lot line

1 abutting Alaskan Way is allowed for the street-facing façade. If the alternative setback allowed  
2 by this subsection 23.49.056.B.1.d is provided, the setback area shall be used for outdoor uses  
3 related to abutting street-level uses, for landscaped open space, for a partially above-grade story,  
4 that meets the conditions of subsection 23.49.011.B.1.u, or to widen the abutting sidewalk for  
5 pedestrian use.

6 \* \* \*

7 F. Setback and ~~(L)~~landscaping ~~(R)~~requirements for ~~(L)~~lots ~~(L)~~located ~~(W)~~within  
8 the Denny Triangle Urban Center Village~~(-)~~

9 1. Landscaping in the ~~(S)~~street ~~(R)~~right-of-~~(W)~~way for ~~(A)~~all ~~(S)~~streets  
10 ~~(O)~~other ~~(T)~~than ~~(T)~~those ~~(W)~~with ~~(G)~~green ~~(S)~~street ~~(P)~~plans ~~(A)~~approved by  
11 Director's Rule. All new development in DMC zones in the Denny Triangle Urban Village, as  
12 shown on ~~(Exhibit F)~~Map A for 23.49.056, shall provide landscaping in the sidewalk area of  
13 the street right-of-way, except on streets with a green street plan approved by Director's Rule.  
14 The square footage of landscaped area provided shall be at least 1.5 times the length of the street  
15 lot line (in linear feet). The following standards apply to the required landscaped area:

16 a. The landscaped area shall be at least 18 inches wide and shall be  
17 located in the public right-of-way along the entire length of the street lot line, except for building  
18 entrances, vehicular access or other connections between the sidewalk and the lot, provided that  
19 the exceptions may not exceed 50 percent of the total length of the street lot line(s).

20 b. As an alternative to locating the landscaping at the street lot line, all or  
21 a portion of the required landscaped area may be provided in the sidewalk area within 5 feet of  
22 the curb line.

23 c. Landscaping provided within 5 feet of the curb line shall be located and  
24 designed in relation to the required street tree planting and be compatible with use of the curb  
25 lane for parking and loading.

1 d. All plant material shall be planted directly in the ground or in  
2 permanently installed planters where planting in the ground is not feasible. A minimum of 50  
3 percent of the plant material shall be perennial.

4 2. Landscaping on a ~~((D))~~designated ~~((G))~~green ~~((S))~~street. If required  
5 landscaping is on a designated green street with a green street plan approved by Director's Rule,  
6 the planting shall be consistent with designs identified in that green street plan.

7 3. Landscaping in ~~((S))~~setbacks~~((:))~~

8 a. In the Denny Triangle Urban Center Village, as shown on ~~((Exhibit~~  
9 ~~F))~~Map A for 23.49.056. at least 20 percent of the total square footage of all areas abutting the  
10 street lot line that are not covered by a structure, have a depth of 10 feet or more from the street  
11 lot line and are larger than 300 square feet, shall be landscaped. Any area under canopies or  
12 marquees is considered uncovered. Any setback provided to meet the minimum sidewalk widths  
13 established by Section 23.49.022 is exempt from the calculation of the area to be landscaped.

14 b. All plant material shall be planted directly in the ground or in  
15 permanently installed planters where planting in the ground is not feasible. A minimum of 50  
16 percent of the plant material shall be perennial and shall include trees if a contiguous area, all or  
17 a portion of which is landscaped pursuant to subsection 23.49.056.F.1.a, exceeds 600 square feet.

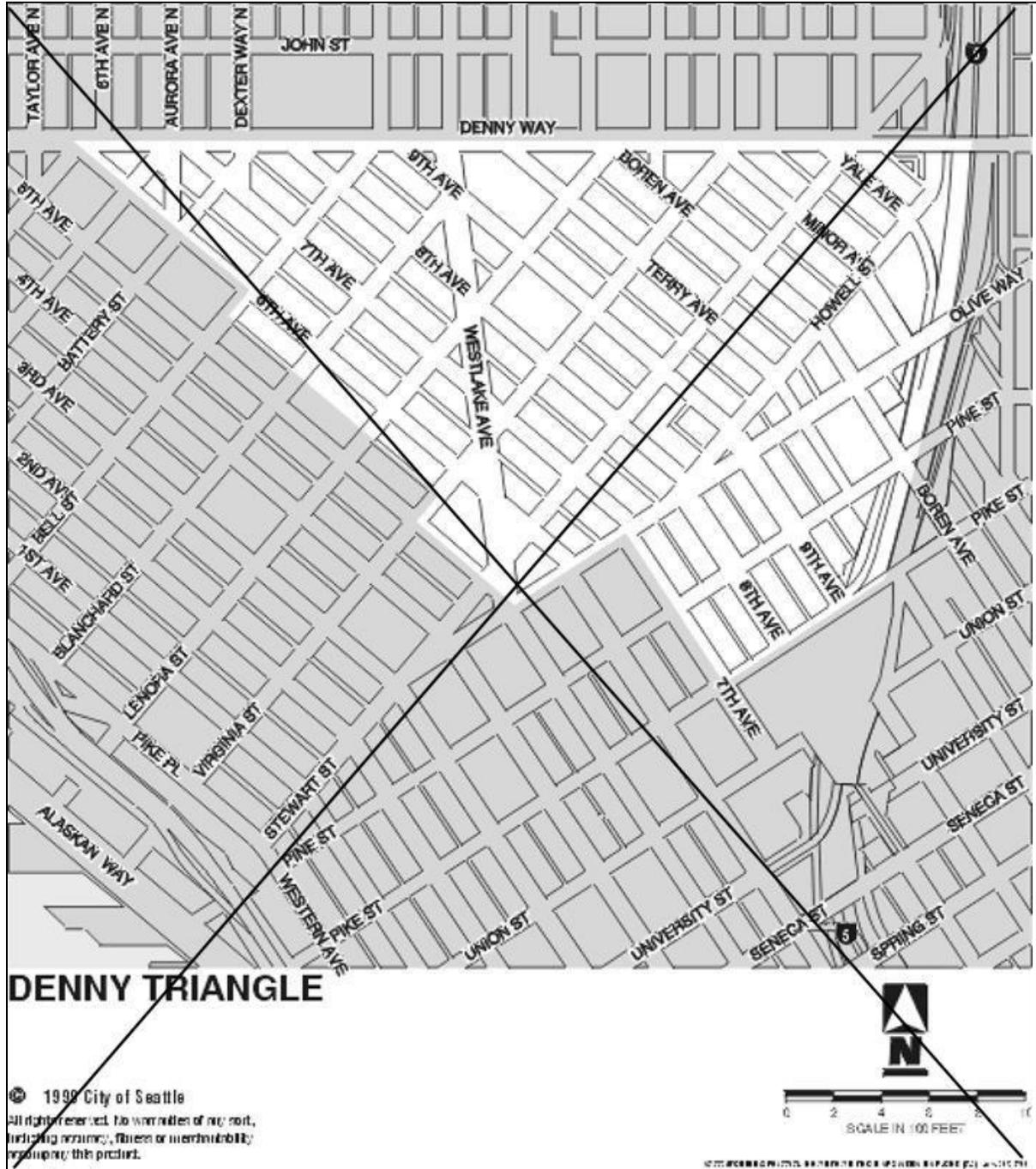
18 4. Terry and 9th Avenues Green Street ~~((S))~~setbacks~~((:))~~

19 a. In addition to the requirements of subsections 23.49.056.F.2 and  
20 23.49.056.F.3, a 2 foot wide setback from the street lot line is required along the Terry and 9th  
21 Avenue Green Streets within the Denny Triangle Urban Center Village as shown on ~~((Exhibit~~  
22 ~~F))~~Map A for 23.49.056. The Director may allow averaging of the setback requirement of this  
23 subsection 23.49.056.F.4.a to provide greater conformity with an approved green street plan.

24 b. Fifty percent of the setback area must be landscaped.



((Exhibit F for 23.49.056))



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

1 Section 10. Section 23.49.058 of the Seattle Municipal Code, last amended by Ordinance  
2 123589 is amended as follows:

3 **23.49.058 ((-)) Downtown Office Core 1, Downtown Office Core 2, and Downtown Mixed**  
4 **Commercial upper-level development standards**

5  
6 A. The provisions of this ((s))Section 23.49.058 apply in DOC 1, DOC 2, and DMC  
7 zones. For purposes of this ((s))Section 23.49.058, except in zones with a mapped height limit of  
8 160 feet or less, a "tower" is a portion of a structure, not including rooftop features that would be  
9 permitted above the applicable height limit pursuant to Section 23.49.008, in which portion all  
10 gross floor area in each story is horizontally contiguous, and which portion is above (i) a height  
11 of ~~((eighty five ()))~~85((+)) feet in a structure that has any nonresidential use above a height of  
12 ~~((sixty five ()))~~65((+)) feet or does not have residential use above a height of ~~((one hundred sixty~~  
13 ~~(( )))~~160((+)) feet; or (ii) in any structure not described in clause (i) a height determined as follows:

14 ~~(( ))~~1<sub>2</sub>((+)) For a structure on a lot that includes an entire block front or that is on  
15 a block front with no other structures, ~~((sixty five ()))~~65((+)) feet; or

16  
17 ~~(( ))~~2<sub>2</sub>((+)) For a structure on any other lot, the height of the facade closest to the  
18 street property line of the existing structure on the same block front nearest to that lot, but if the  
19 nearest existing structures are equidistant from that lot, then the height of the higher such facade;  
20 but in no instance shall the height exceed ~~((eighty five ()))~~85((+)) feet or be required to be less  
21 than ~~((sixty five ()))~~65((+)) feet.

22 ~~((A))~~B. The requirements of subsections 23.49.058.C~~((B))~~ and 23.49.058.D~~((C))~~ apply  
23 to:

24  
25 1. All structures ~~((one hundred sixty ()))~~160((+)) feet in height or less, and all  
26 structures in the DMC 160 zone, in which any story above an elevation of ~~((eighty five ()))~~85((+))

1 feet above the adjacent sidewalk exceeds ~~((fifteen thousand-))~~15,000~~((+))~~ square feet. For  
2 structures with separate towers, the ~~((fifteen thousand-))~~15,000~~((+))~~ square foot threshold applies  
3 to each tower individually; and

4           2. Portions of structures in non-residential use above a height of ~~((one hundred  
5 sixty-))~~160~~((+))~~ feet in which any story above an elevation of ~~((eighty five-))~~85~~((+))~~ feet exceeds  
6 ~~((fifteen thousand-))~~15,000~~((+))~~ square feet. For structures with separate towers, the ~~((fifteen  
7 thousand-))~~15,000~~((+))~~ square foot threshold applies to each tower individually.

8  
9           ~~((B))~~C. Facade ~~((M))~~modulation~~((-))~~

10           1. In DOC 1, DOC 2, and DMC zones, except the DMC 160 zone, ~~((F))~~facade  
11 modulation is required above a height of ~~((eighty five-))~~85~~((+))~~ feet above the sidewalk for any  
12 portion of a structure located within ~~((fifteen-))~~15~~((+))~~ feet of a street ~~((property))~~lot line. No  
13 modulation is required for portions of a facade set back ~~((fifteen-))~~15~~((+))~~ feet or more from a  
14 street ~~((property))~~lot line.

15           2. In the DMC 160 zone, façade modulation is required above a height of 60 feet  
16 above the sidewalk for any portion of a structure located within 15 feet of a street lot line. No  
17 modulation is required for portions of a façade setback 15 feet or more from a street lot line.

18  
19           ~~((2))~~3. The maximum length of a facade without modulation is prescribed in  
20 Table A for 23.49.058~~((A))~~. This maximum length shall be measured parallel to each street  
21 lot~~((property))~~ line, and shall apply to any portion of a facade, including projections such as  
22 balconies, that is located within ~~((fifteen-))~~15~~((+))~~ feet of street lot~~((property))~~ lines.

~~((Table 23.49.058A))~~

<b>Table A for 23.49.058</b>	
<b><u>Modulation requirements for DOC 1, DOC 2, and DMC Zones, except DMC 160 zone</u></b>	
<b>Elevation</b>	<b>Maximum length of un<del>((-))</del>modulated façade within 15<del>((<sup>2</sup>))</del> feet of street lot<del>((property))</del> line</b>
0 to 85 feet	No limit
86 to 160 feet	155 feet
161 to 240 feet	125 feet
241 to 500 feet	100 feet
Above 500 feet	80 feet
<b><u>Modulation requirements for DMC 160 zone</u></b>	
<u>0 to 60 feet</u>	<u>No limit</u>
<u>Above 60 feet</u>	<u>125 feet</u>

3. Any portion of a facade exceeding the maximum length of facade prescribed on Table A for 23.49.058~~((A))~~ shall be set back a minimum of ~~((fifteen-))15((<sup>3</sup>))~~ feet from the street ~~lot((property))~~ line for a minimum distance of ~~((sixty-))60((<sup>3</sup>))~~ feet before any other portion may be within ~~((fifteen-))15((<sup>3</sup>))~~ feet of the street ~~lot((property))~~ line.

~~((C))D. Upper-level width limit((-))~~

1. On lots where the width and depth of the lot each exceed ~~((two hundred))200((<sup>3</sup>))~~ feet, the maximum facade width for any portion of a ~~((building))~~ structure above ~~((two hundred forty))240((<sup>3</sup>))~~ feet shall be ~~((one hundred forty five-))145((<sup>3</sup>))~~ feet along the general north/south axis of a site (parallel to the Avenues), and this portion of the structure shall be separated horizontally from any other portion of a structure on the lot above ~~((two hundred forty))240((<sup>3</sup>))~~ feet by at least ~~((eighty-))80((<sup>3</sup>))~~ feet at all points.



**Table B for 23.49.058**  
**Average residential gross floor area per story and maximum residential gross floor area per story of a tower\***

(1) Zone	(2) Average residential gross floor area limit per story of a tower if height does not exceed the base height limit for residential use	(3) Average residential gross floor area limit per story of a tower when height exceeds the base height limit for residential use	(4) Maximum residential floor area of any story in a tower
DMC 240/290-400 and DMC 340/290-400	10,000 square feet(-)	10,700 square feet(-)	11,500 square feet(-)
DOC2	15,000 square feet(-)	12,700 square feet(-)	16,500 square feet(-)
DOC1	15,000 square feet(-)	13,800 square feet(-)	16,500 square feet(-)

\*For the height at which a "tower" begins, see the definition at the beginning of this Section 23.49.058.

a. For structures that do not exceed the base height limit for residential use, each tower is subject to the average floor area per story limits specified in column (2) on Table B for 23.49.058(~~D~~).

b. For structures that exceed the base height limit for residential use (which requires that the applicant obtain bonus residential floor area pursuant to Section 23.49.015), the average residential gross floor area per story of each tower is subject to the applicable maximum limit specified in column (3) on Table B for 23.49.058(~~D~~).

c. In no instance shall the residential gross floor area of any story in a tower exceed the applicable maximum limit specified in column (4) on Table B for 23.49.058(~~D~~).

d. Unoccupied space provided for architectural interest pursuant to

1 ~~(S)~~ subsection 23.49.008.B shall not be included in the calculation of gross floor area.

2 2. Maximum ~~(T)~~ tower ~~(W)~~ width~~(-)~~

3  
4 a. In DMC zones, the maximum facade width for portions of a building  
5 above ~~(eighty five (-))~~85~~(+)~~ feet along the general north/south axis of a site (parallel to the  
6 Avenues) shall be ~~(one hundred twenty (-))~~120~~(+)~~ feet or ~~(eighty (-))~~80~~(+)~~ percent of the width  
7 of the lot measured on the Avenue, ~~(which ever))~~whichever is less, except that:

8 ~~((f))~~1) On a lot where the limiting factor is the ~~(eighty (-))~~80~~(+)~~  
9 percent width limit, the facade width is ~~(one hundred twenty (-))~~120~~(+)~~ feet, when at all  
10 elevations above a height of ~~(eighty five (-))~~85~~(+)~~ feet, no more than ~~(fifty (-))~~50~~(+)~~ percent of  
11 the area of the lot located within ~~(fifteen (-))~~15~~(+)~~ feet of the street lot line(s) is occupied by the  
12 structure; and

13 ~~((f))~~2) On lots smaller than ~~(ten thousand seven hundred (-))~~  
14 10,700~~(+)~~ square feet that are bounded on all sides by street right-of-way, the maximum facade  
15 width shall be ~~(one hundred twenty (-))~~120~~(+)~~ feet.

16  
17 b. In DOC1 and DOC2 zones, the maximum facade width for portions of  
18 a building above ~~(eighty five (-))~~85~~(+)~~ feet along the general north/south axis of a site (parallel  
19 to the Avenues) shall be ~~(one hundred forty five (-))~~145~~(+)~~ feet.

20  
21 c. The projection of unenclosed decks and balconies, and architectural  
22 features such as cornices, shall be disregarded in calculating the maximum width of a facade.

23 ~~(E)~~F. Tower spacing for ~~(all))~~structures over ~~(one hundred sixty (-))~~160~~(+)~~ feet in  
24 height in ~~(those))~~DMC zoned areas~~(specified below:))~~

25  
26 1. For the purposes of this subsection 23.49.058.F, no separation is required:

- 1 a. between structures on different blocks, except as may be required by
- 2 view corridor or designated green street setbacks(~~(7)~~); or
- 3 b. from a structure on the same block that is not located in a DMC zone;
- 4 or
- 5 c. from a structure allowed pursuant to the Land Use Code in effect prior
- 6 to ~~((the effective date of Ordinance 122054))~~ May 12, 2006; or
- 7
- 8 d. from a structure on the same block that is 160 feet in height or less,
- 9 excluding rooftop features permitted above the applicable height limit for the zone pursuant to
- 10 Section 23.49.008; or
- 11
- 12 e. from a structure in a DMC 160 zone that gains additional height
- 13 through subsection 23.49.008.E.

14 2. Except as otherwise provided in this subsection 23.49.058.F(~~E~~), in the DMC

15 240(~~(-)~~)/290-400(~~(-)~~) zone located between Stewart Street, Union Street, Third Avenue and First

16 Avenue, if any part of a tower exceeds ~~((one hundred sixty (-))160((+)))~~ 160(~~(-)~~) feet in height, then all

17 portions of the tower that are above ~~((one hundred twenty five (-))125((+)))~~ 125(~~(-)~~) feet in height shall be

18 separated from any other existing tower that is above 160 feet in height, ((by a))and the

19 minimum separation required between towers from all points above the height of 125 feet in

20 each tower is ((minimum of two hundred (-))200((+))) feet((from any portion of any other existing

21 tower above one hundred twenty five (125) feet in height)).

22

23 3. Except as otherwise provided in this subsection 23.49.058.F(~~E~~), on a lot in a

24 DMC zone(~~(d sites))~~) with a mapped ((maximum)) height limit(~~(s))~~) of more than ~~((one hundred~~

25 ~~sixty (-))160((+)))~~ 160(~~(-)~~) feet located either in the Belltown Urban Center Village, as shown on Map A for

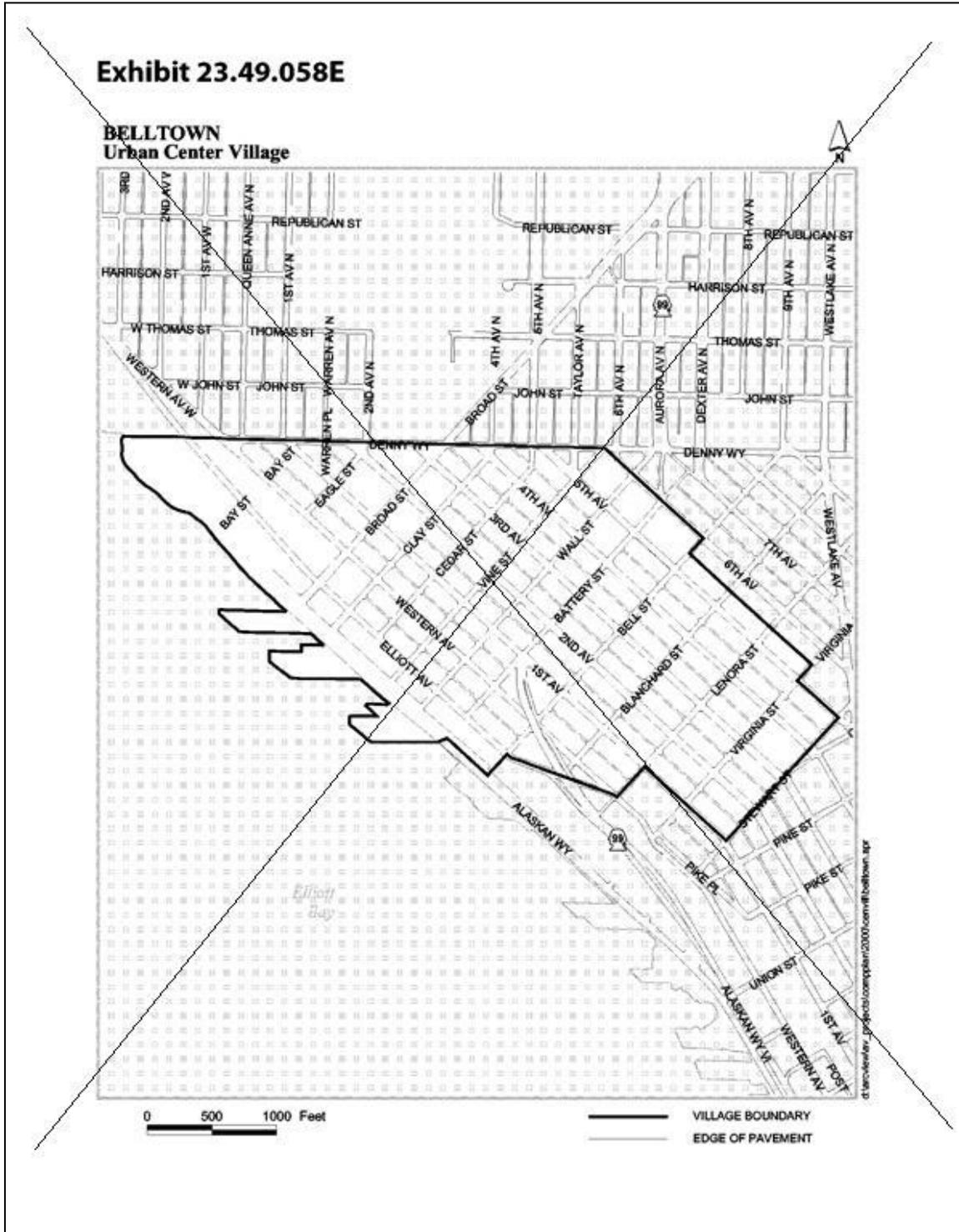
26 23.49.058((Exhibit 23.49.058E)), or south of Union Street, if any part of a tower exceeds ~~((one~~

1 ~~hundred sixty (60)~~ 160(60) feet in height, then all portions of the tower that are above ~~((one~~  
2 ~~hundred twenty five (25))~~ 125(125) feet in height must be separated from any other existing tower  
3 that is above 160 feet in height, ((by a)) and the minimum separation required between towers  
4 from all points above the height of 125 feet in each tower is ((minimum of eighty (80))  
5 ~~feet((from any portion of any other existing tower above one hundred twenty five (125) feet in~~  
6 ~~height)).~~

DRAFT

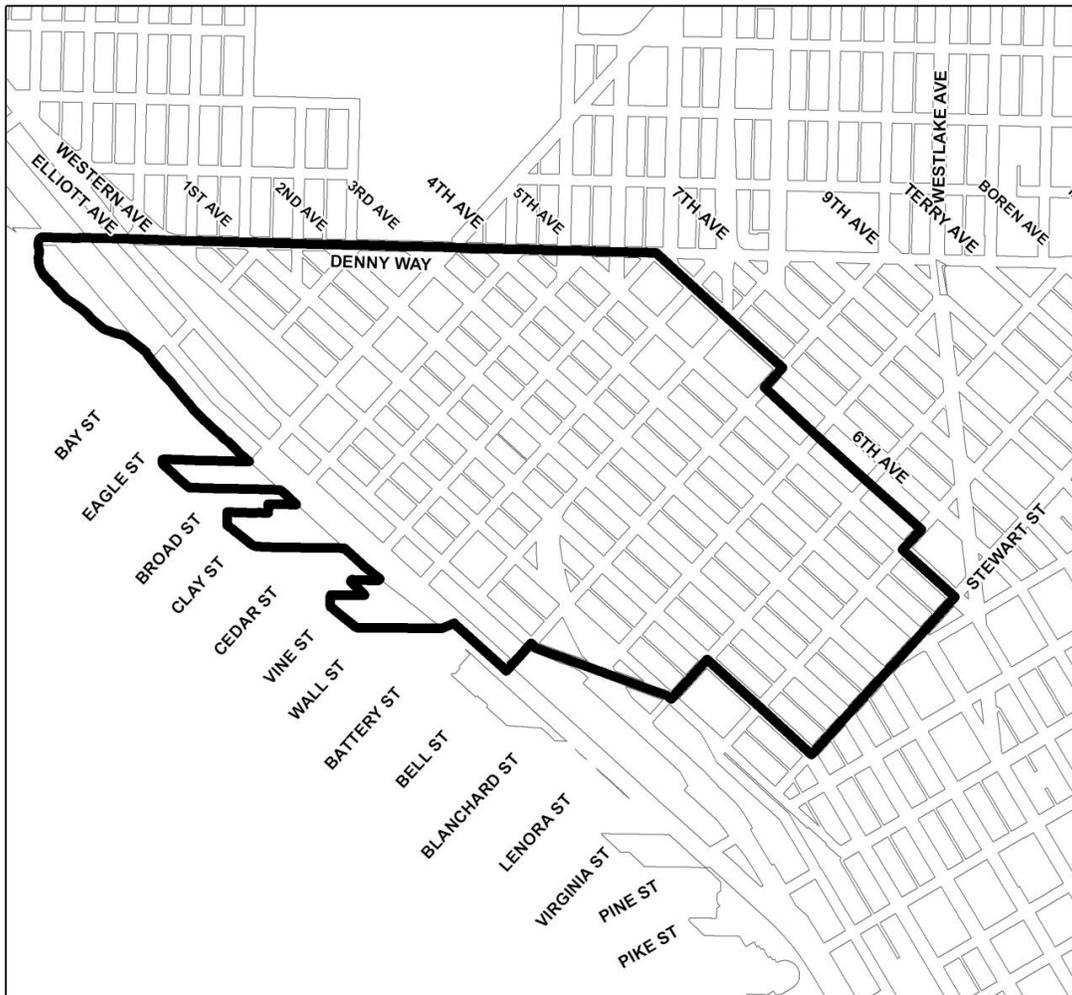
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28



Map A for 23.49.058: Belltown Urban Center Village

**Map A for 23.49.058:  
Belltown Urban Center Village**



— Belltown Urban Center Village Boundary



No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.  
Copyright 2012. All Rights Reserved.  
City of Seattle

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

1           4. Except as otherwise provided in this subsection 23.49.058.F~~((E))~~, on a lot in a  
2 DMC zone~~((d sites))~~ with a mapped ~~((maximum))~~ height limit~~((s))~~ of more than ~~((one hundred  
3 sixty))~~160~~((+))~~ feet located in the Denny Triangle Urban Center Village, as shown on Map A  
4 for 23.49.056~~((Exhibit 23.49.056F))~~, if any part of a tower exceeds ~~((one hundred sixty  
5 ))~~160~~((+))~~ feet in height, then all portions of the tower that are above ~~((one hundred twenty five  
6 ))~~125~~((+))~~ feet in height must be separated from any other existing tower that is above 160 feet  
7 in height, ((by a))and the minimum separation required between towers from all points above the  
8 height of 125 feet in each tower is ((minimum of sixty ))60~~((+))~~ feet~~((from any portion of any  
9 other existing tower above one hundred twenty five (125) feet in height))~~.

10           5. The projection of unenclosed decks and balconies, and architectural features  
11 such as cornices, shall be disregarded in calculating tower separation.  
12

13           6. If the presence of an existing tower would preclude the addition of another  
14 tower proposed on the same block, as a special exception, the Director may waive or modify the  
15 tower spacing requirements of this subsection 23.49.058.F to allow a maximum of two  
16 ~~((2))~~towers to be located on the same block that are not separated by at least the minimum  
17 spacing required in subsections 23.49.058.F~~((E))~~.2, 23.49.058.F~~((E))~~.3 and 23.49.058.F~~((E))~~.4,  
18 other than towers described in subsection 23.49.058.F~~((E))~~.1. The Director shall determine that  
19 issues raised in the design review process related to the presence of the additional tower have  
20 been adequately addressed before granting any exceptions to tower spacing standards. The  
21 Director shall consider the following factors in determining whether such an exception shall be  
22 granted:

23           a. potential impact of the additional tower on adjacent residential  
24 structures, located within the same block and on adjacent blocks, in terms of views, privacy, and  
25 shadows;  
26  
27

1                   b. potential public benefits that offset the impact of the reduction in  
2 required separation between towers, including the provision of public open space, designated  
3 green street or other streetscape improvements, preservation of landmark structures, and  
4 provision of neighborhood commercial services, such as a grocery store, or community services,  
5 such as a community center or school;

6                   c. potential impact on the public environment, including shadow and view  
7 impacts on nearby streets and public open spaces;

8                   d. design characteristics of the additional tower in terms of overall bulk  
9 and massing, facade treatments and transparency, visual interest, and other features that may  
10 offset impacts related to the reduction in required separation between towers;

11                   e. the City's goal of encouraging residential development downtown; and

12                   f. the feasibility of developing the site without an exception from the  
13 tower spacing requirement.  
14

15  
16                   7. For purposes of this subsection 23.49.058.F, an "existing" tower is either:

17                   ((f))a.((f)) a tower that is physically present, except as provided ((below))  
18 in((this)) subsection ((E6))23.49.058.F.7, or

19                   ((f))b.((f)) a proposed tower for which a Master Use Permit decision that  
20 includes approval of the Design Review element has been issued, unless and until either (i) the  
21 Master Use Permit issued pursuant to such decision expires or is cancelled, or the related  
22 application is withdrawn by the applicant, without the tower having been constructed; or (ii) a  
23 ruling by a hearing examiner or court of competent jurisdiction reversing or vacating such  
24 decision, or determining such decision or the Master Use Permit issued thereunder to be invalid,  
25 becomes final and no longer subject to judicial review.  
26

1 A tower that is physically present shall not be considered "existing" if the owner  
2 of the lot where such tower is located shall have applied to the Director for a permit to demolish  
3 such tower and such application shall be pending or a permit issued for such demolition shall be  
4 in effect, but any permit decision or permit for any structure that would not be permitted under  
5 this subsection 23.49.058.F if such tower were considered "existing" may be conditioned upon  
6 the actual demolition of such tower.

7 ~~((F))~~G. Upper ~~((L))~~level ~~((S))~~setbacks~~((:))~~

8  
9 1. ~~((When))~~If a lot in a DMC zone is across a street from the Pike Place Market  
10 Historical District, as shown on Map 1K, a continuous upper-level setback of ~~((fifteen-))~~15~~((:))~~  
11 feet, measured from the street lot line across the street from the Pike Place Market Historical  
12 District, is required ~~((shall be provided))~~for all portions of a structure above a height of 65  
13 feet~~((on all street frontages across from the Historical District above a height of sixty-five (65)~~  
14 ~~feet)).~~

15 2. ~~((When))~~If a lot in a DMC or DOC2 zone is located on a designated green  
16 street that is not a designated view corridor requiring view corridor setbacks according to Section  
17 23.49.024, as shown on Map 1D, a continuous upper-level setback of ~~((fifteen-))~~15~~((:))~~ feet,  
18 measured from the abutting green street lot line, is required for portions of the structure above  
19 ~~((shall be provided on the street frontage abutting the green street at))~~a height of ~~((forty five~~  
20 ~~))~~45~~((:))~~ feet.

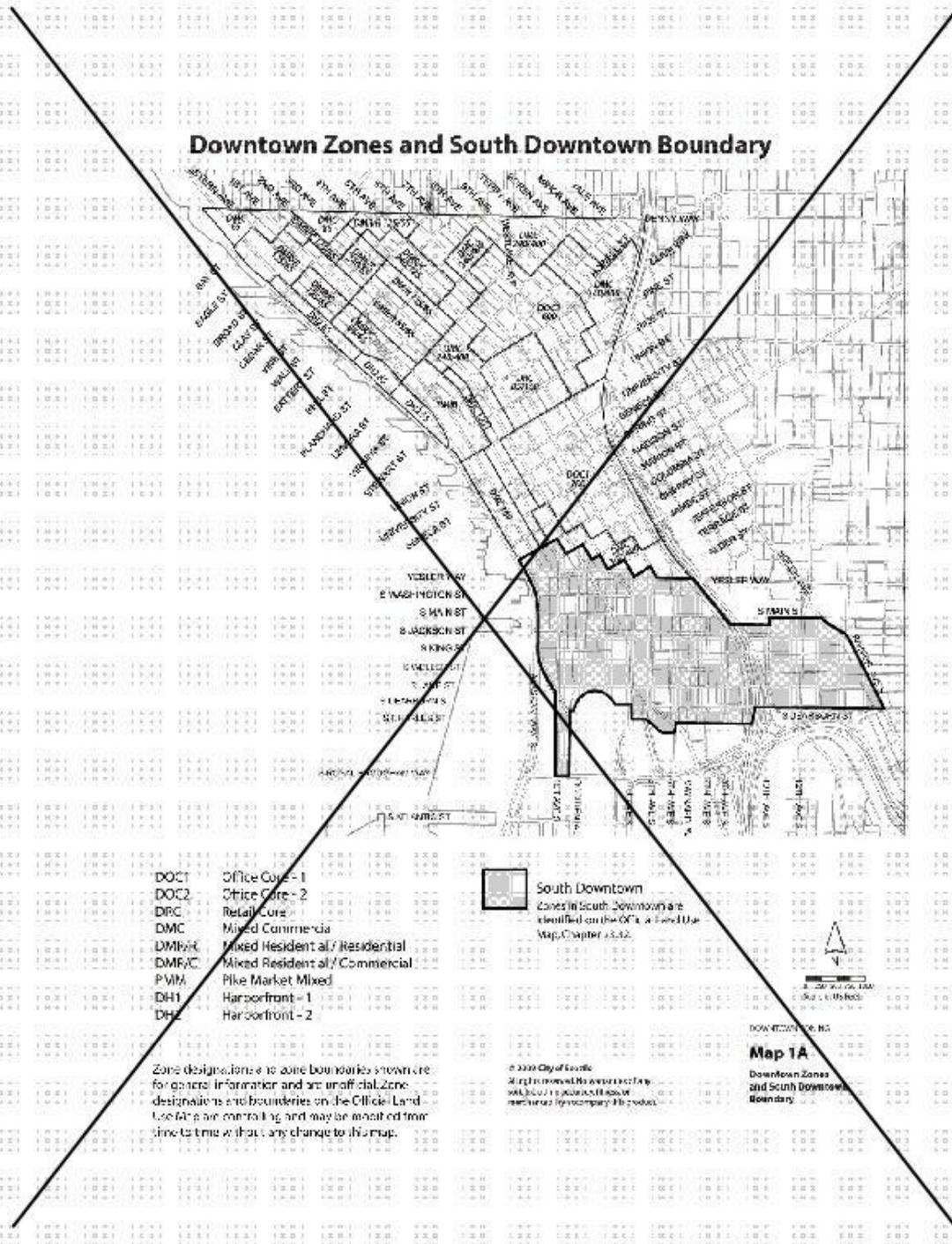
21 ~~((G))~~H. Structure ~~((S))~~separation ~~((R))~~requirements for ~~((M))~~mid-~~((B))~~block  
22 ~~((C))~~corridors in a DMC Zone in South Downtown. On a lot in a DMC zone in South  
23 Downtown, the following standards apply:  
24

25 1. At all levels above 45 feet and up to 85 feet in height, structures separated by a  
26 mid-block corridor must be separated at all points by a minimum horizontal distance of 45 feet,  
27



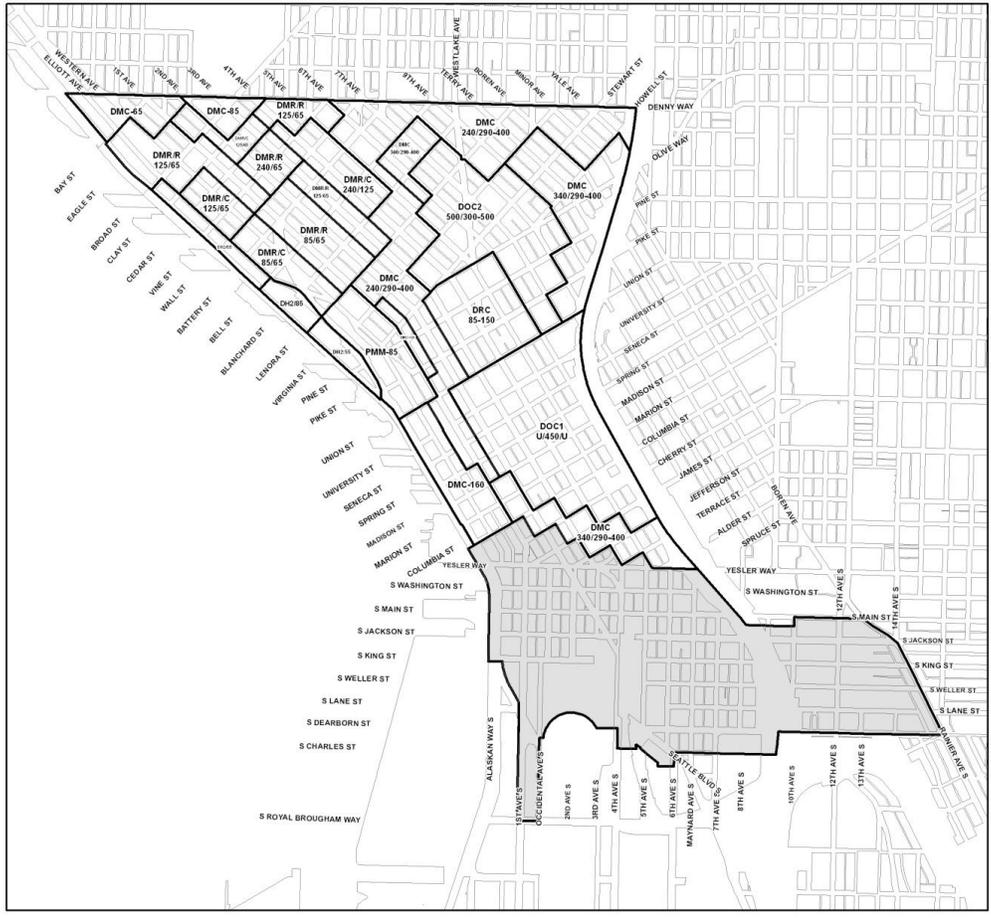
Map 1A: Downtown Zones and South Downtown Boundary

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28



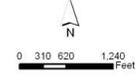
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

### Downtown Zones and South Downtown Boundary



- DOC1 Office Core - 1
- DOC2 Office Core - 2
- DRC Retail Core
- DMC Mixed Commercial
- DMR/R Mixed Residential / Residential
- DMR/C Mixed Residential / Commercial
- PMM Pike market Mixed
- DH2 Harborfront - 2

 South Downtown Zones in South Downtown are identified on the Official Land Use Map, Chapter 23.32



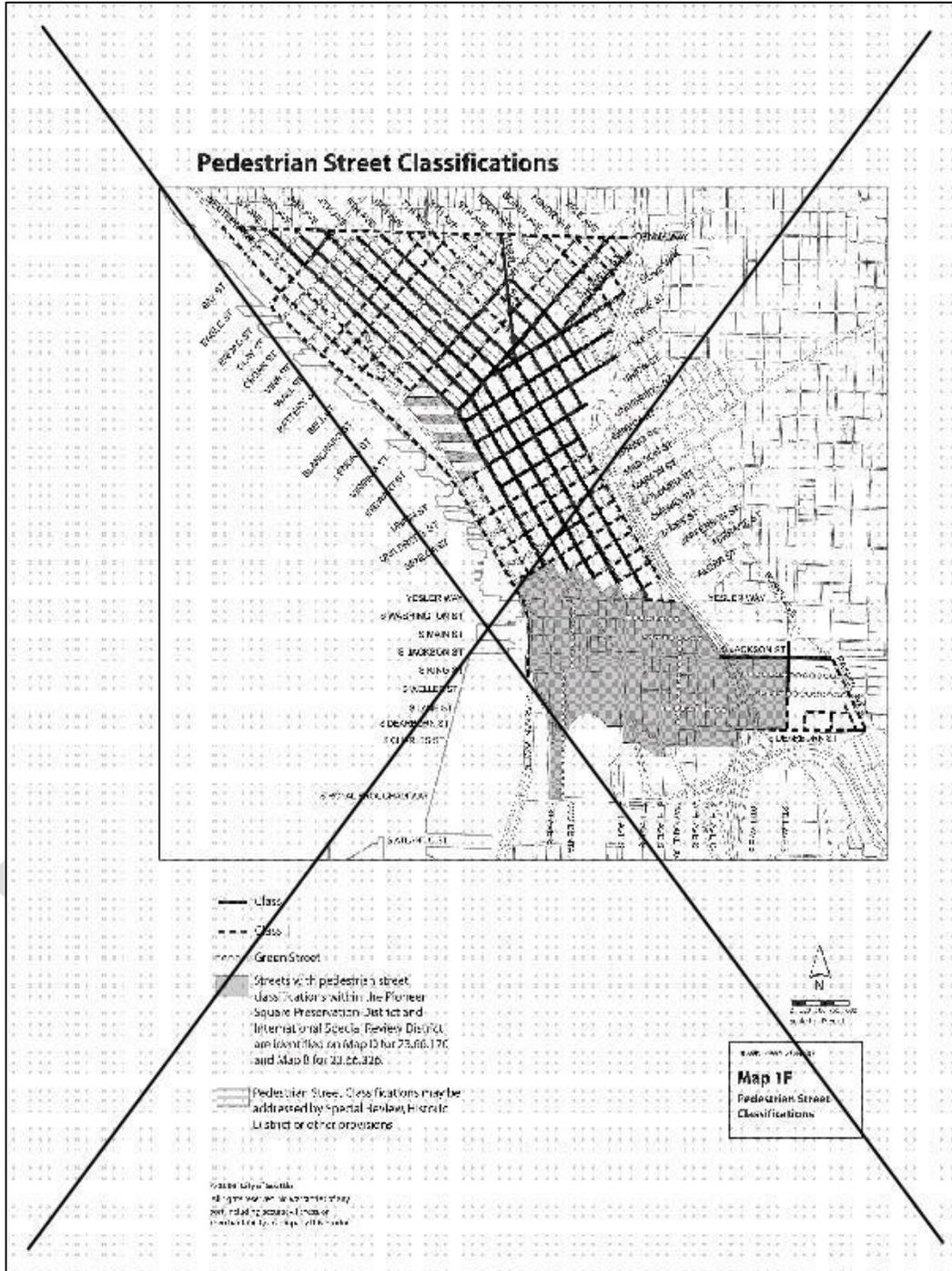
Zone designations and zone boundaries shown are for general information and are unofficial. Zone designations and boundaries on the Official Land use Map are controlling and may be modified from time to time without any change to this map.

No warranties of any sort, including accuracy, fitness, or merchantability accompany this product. Copyright 2012. All Rights Reserved, City of Seattle

Downtown zoning  
**Map 1A**  
 Downtown Zones and South Downtown Boundary

\*\*\*

Map 1F: Pedestrian Street Classifications

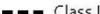


1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

### Pedestrian Street Classifications



-  Class I
-  Class II
-  Green Street
-  Streets with pedestrian street classifications within the Pioneer Square Preservation District and International Special Review District are identified on Map D for 23.66.170 and Map B for 23.66.326.

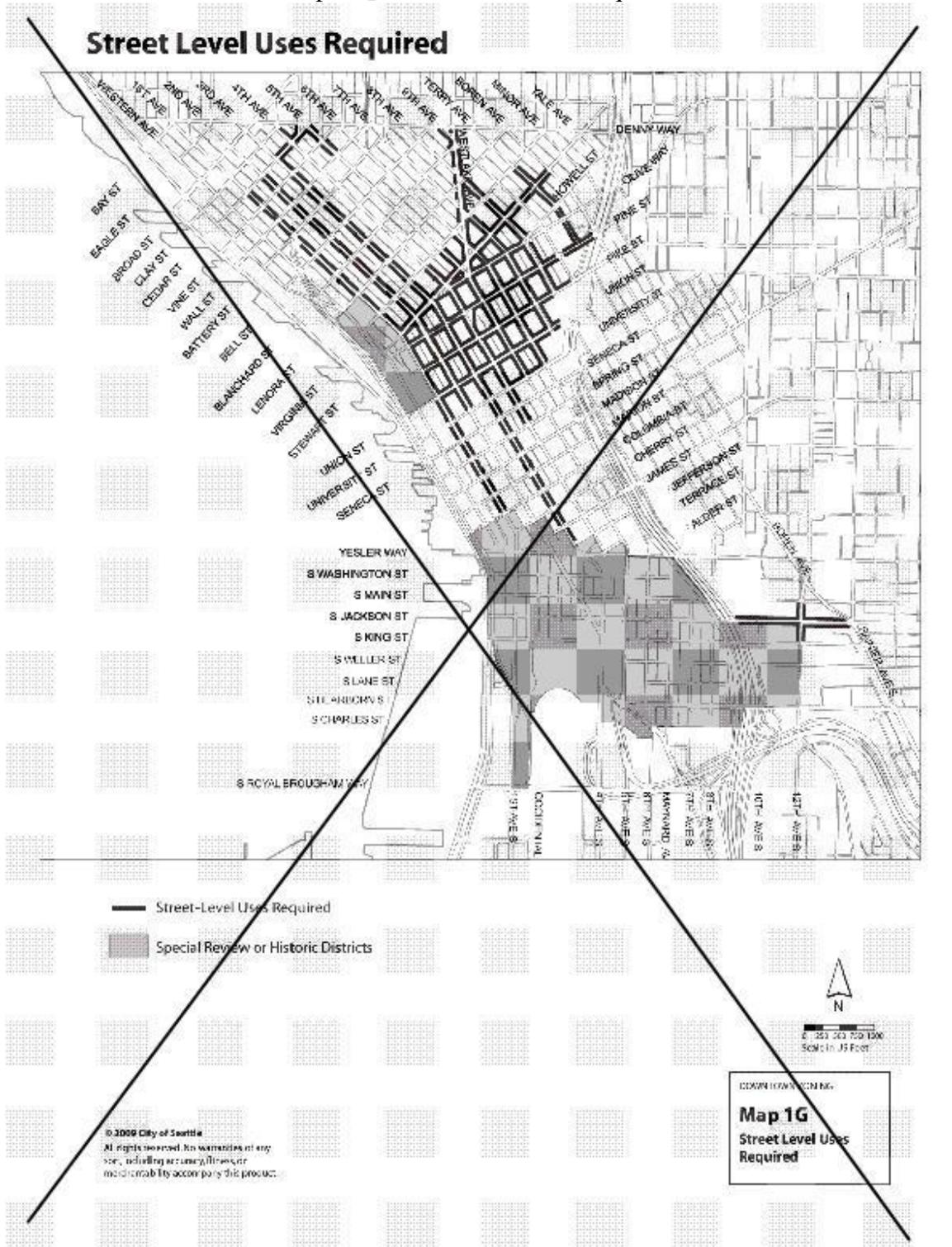
 Pedestrian Street Classifications may be addressed by Special Review District or other provisions



DOWNTOWN ZONING  
**Map 1F**  
**Pedestrian Street Classifications**

©2009 City of Seattle  
 All rights reserved. No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.

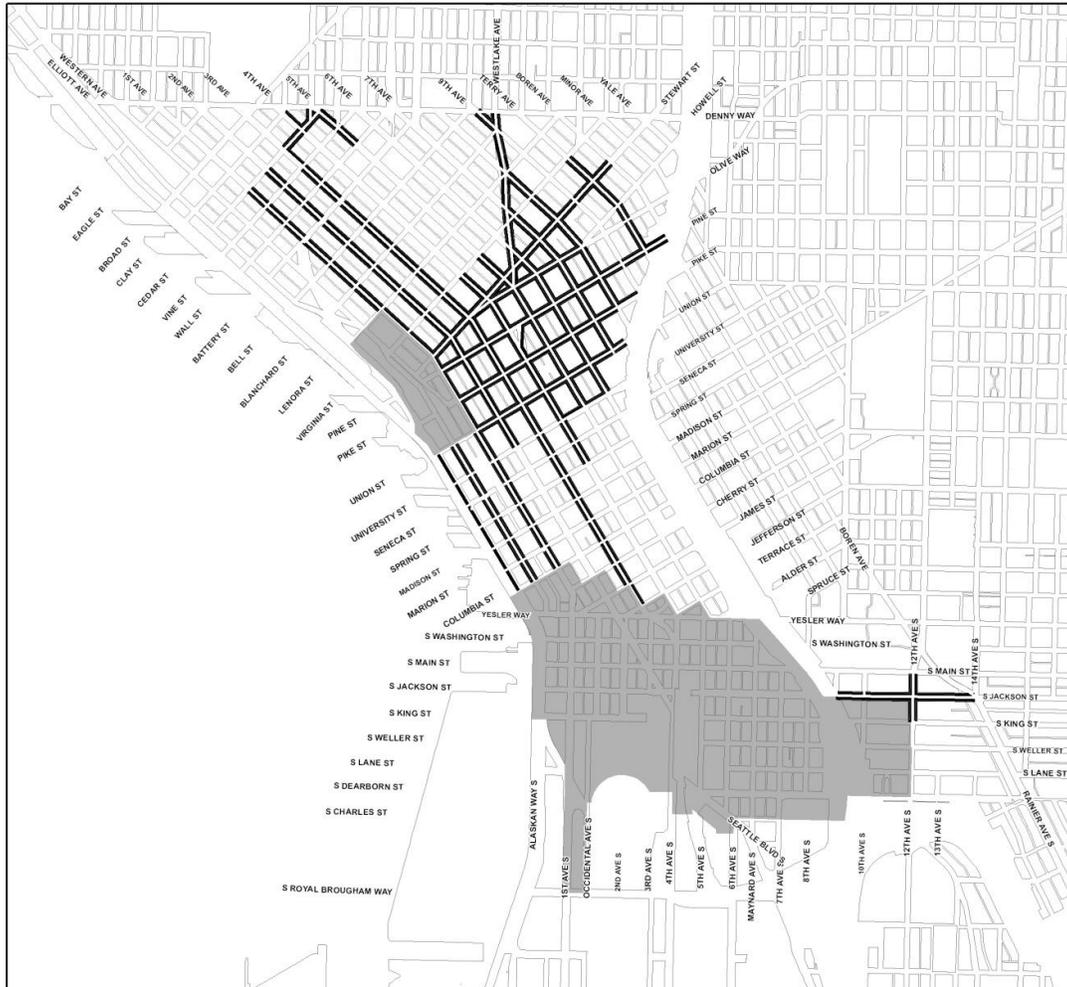
Map 1G: Street Level Uses Required



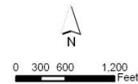
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

## Street Level Uses Required



- Street Level Uses Required
- Special Review or Historic Districts



No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.  
 Copyright 2012, All Rights Reserved.  
 City of Seattle

Downtown zoning  
**Map 1G**  
 Street Level Uses  
 Required



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

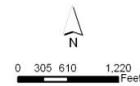
### Property Line Facades



**Property Line Facades Required**

**Street facades regulated by Special Review or Historic District Regulations**

No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.  
 Copyright 2012, All Rights Reserved, City of Seattle



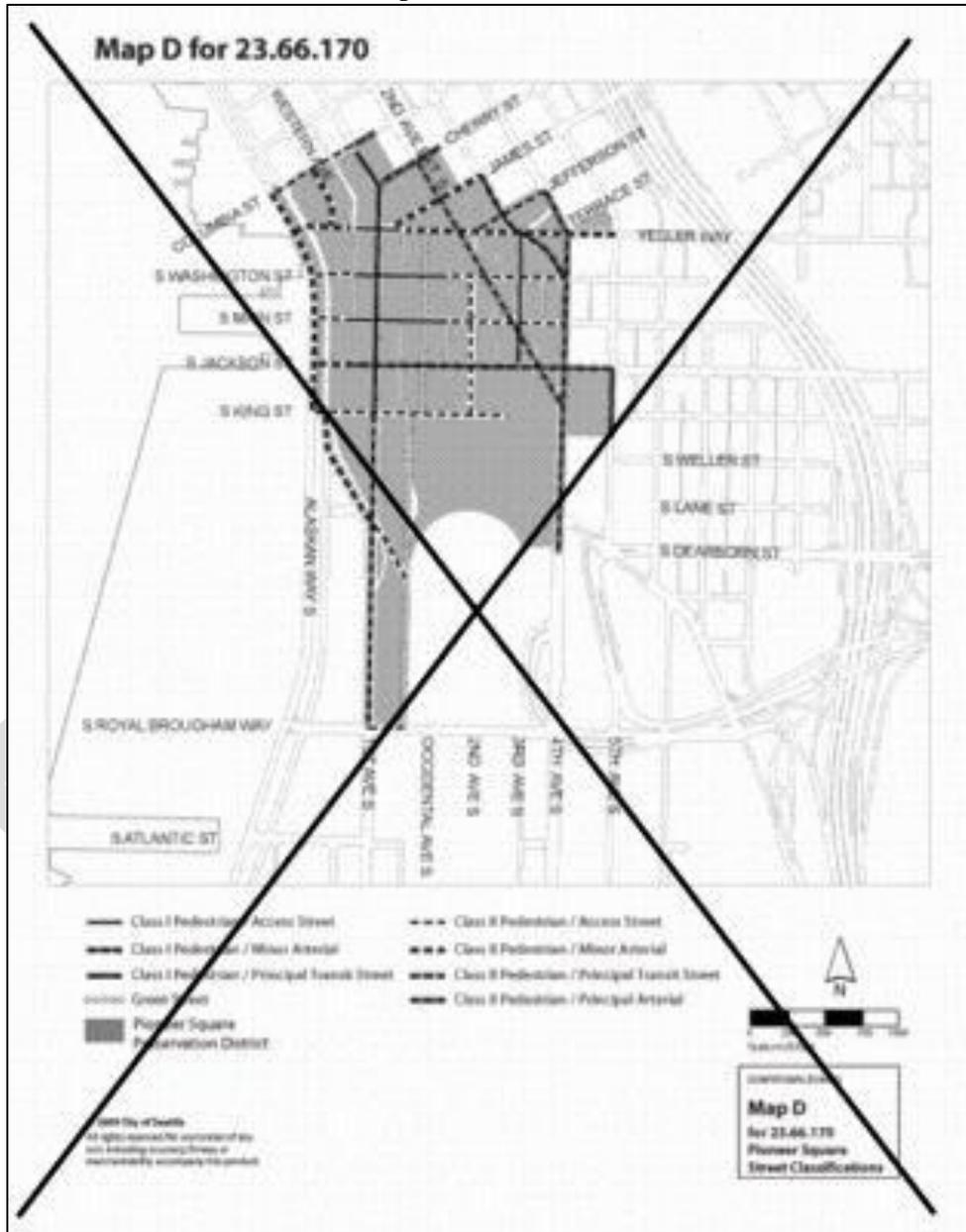
Downtown zoning  
**Map 1H**  
 Property Line Facades

\*\*\*

Section 12. Map D for Section 23.66.170 of the Seattle Municipal Code, which section was last amended by Ordinance 123034, is amended , as follows:

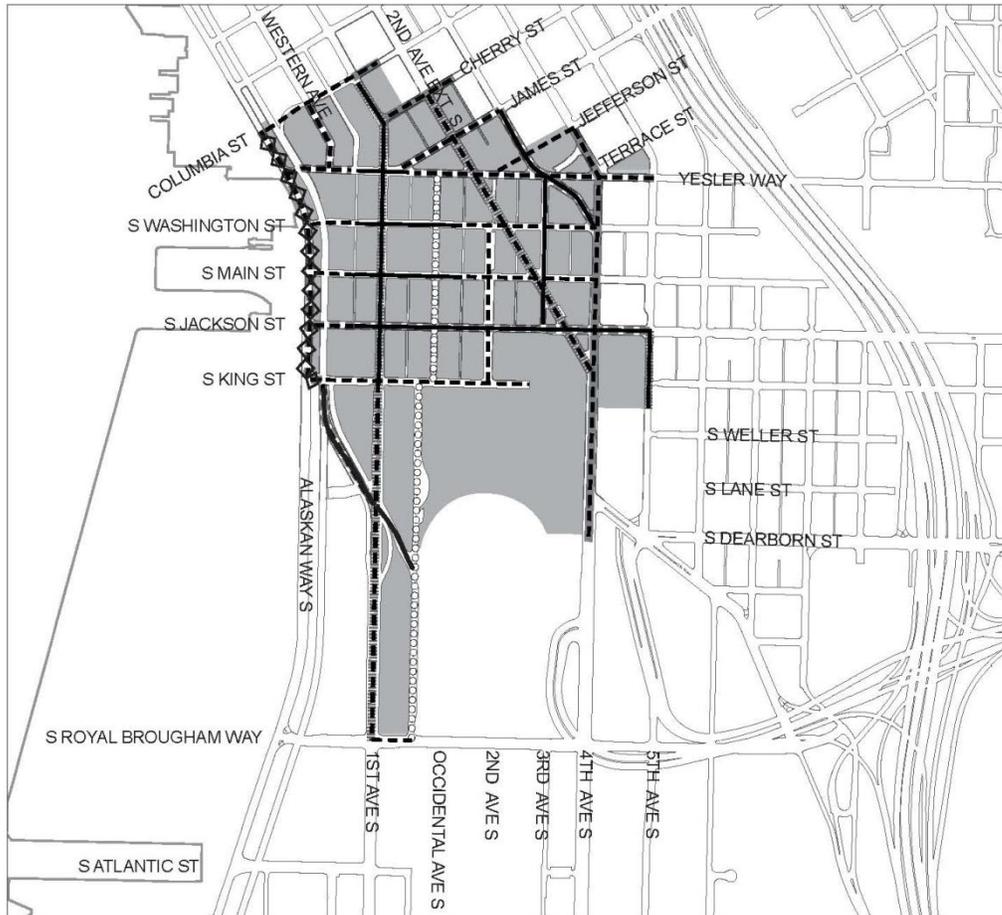
\*\*\*

Map D for 23.66.170

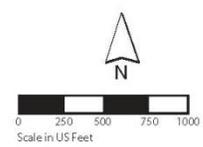


1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

### Map D for 23.66.170



- |   |  |
|---|--|
| — Class I Pedestrian / Access Street            | - - - Class II Pedestrian / Access Street        |
| — Class I Pedestrian / Minor Arterial           | - - - Class II Pedestrian / Minor Arterial       |
| — Class I Pedestrian / Principal Transit Street | — Class II Pedestrian / Principal Transit Street |
| ○ ○ ○ ○ Green Street                            | — Class II Pedestrian / Principal Arterial       |
| ■ Pioneer Square Preservation District          | ◇ ◇ Class I Pedestrian / Principal Arterial      |



© 2009 City of Seattle  
 All rights reserved. No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.

DOWNTOWN ZONING  
**Map D**  
 for 23.66.170

\*\*\*

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Section 13. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2013, and signed by me in open session in authentication of its passage this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Michael McGinn, Mayor

Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)