

CITY OF SEATTLE
ORDINANCE _____
COUNCIL BILL _____

AN ORDINANCE related to land use and zoning; amending Sections 23.49.009, 23.49.011, 23.54.035, and Downtown Map 1J, of the Seattle Municipal Code, to update various development standards related to downtown development.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1: Section 23.49.009 of the Seattle Municipal Code, last amended by ordinance 122311, is amended as follows:

23.49.009 Street-level use requirements((.)

One ~~((4))~~ or more of the uses listed in subsection 23.49.009.A are required at ~~((street-level))~~ street level in structures on all lots abutting streets designated on Map 1G. Required street-level uses shall meet the standards of this ~~((s))~~ Section 23.49.009.

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

1. General sales and services;
2. Human service uses and child-care facilities;
3. Retail sales, major durables;
4. Entertainment uses;
5. Museums, and administrative offices within a museum expansion space meeting the requirement of subsection 23.49.011_B.1_h;
6. Libraries;
7. Elementary and secondary schools, and colleges, except on lots zoned DRC;
8. Public atriums;
9. Eating and drinking establishments;
10. Arts facilities; and ~~((Sales and services, automotive;~~
11. ~~Sales and services, marine; and~~

1 ~~12. Animal shelters and kennels.))~~

2 11. Religious facilities.

3 * * *

4 Section 2: Section 23.49.011 of the Seattle Municipal Code, last amended by ordinance
5 124172, is amended as follows:

6 **23.49.011 Floor area ratio**

7 * * *

8 B. Exemptions and deductions from FAR calculations

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

12 a. Uses listed in 23.49.009A in a DRC zone and ((R))retail sales and
13 service uses and entertainment uses in the FAR Exemption area identified on Map 1J ((in a DRC
14 zone,)) up to a maximum FAR of-((two)) 2 for all such uses combined, provided the uses are
15 located at street level and meet the standards of 23.49.009 or are located at the story above street
16 level;

17 * * *

18 1. Floor area that is used only for at-grade loading berths or for short-term
19 parking or parking accessory to residential uses, or both, subject to a limit on floor area used
20 wholly or in part as parking accessory to residential uses of one parking space for each dwelling
21 unit on the lot with the residential use served by the parking;

22 * * *

23 t. Up to a maximum of 50,000 square feet of the floor area occupied by a
24 City facility including but not limited to fire stations and police precincts, but not a City facility
25 predominantly occupied by office use.

2. Mechanical equipment

a. As an allowance for mechanical equipment fully contained within a structure, 3.5 percent shall be deducted in computing chargeable gross floor area. Calculation of ~~((F))~~the allowance includes the remaining ~~((shall be calculated on the))~~ gross floor area after all exempt space ~~((permitted under))~~ allowed by this subsection 23.49.011.B.1 has been deducted.

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

Section 3. Section 23.54.035 of the Seattle Municipal Code, last amended by Ordinance 123963, is amended as follows:

23.54.035 Loading berth requirements and space standards

B. Exception to Loading Requirements.

1. For uses with less than 16,000 square feet of gross floor area that provide a loading space on a street or alley, the loading berth requirements may be waived by the Director if, after review, the Director of Transportation finds that the street or alley berth is adequate.

2. Within the Downtown and South Lake Union Urban Centers and within the MPC-YT zone, ~~((if multiple buildings share a central loading facility))~~, loading berth requirements may be waived or modified if the Director finds, after ~~((in))~~ consultation with and approval by the Director of Transportation, that the number of loading berths in Table A is not

1 required and that the modified number will be sufficient for proposed tenants. The applicant shall

2 present specific information regarding the following criteria:

3 a. All loading is proposed to occur on-site; or

4 b. Loading that is proposed to occur in a public right-of-way can take
5 place without disrupting pedestrian circulation or vehicular traffic; ~~((and))~~

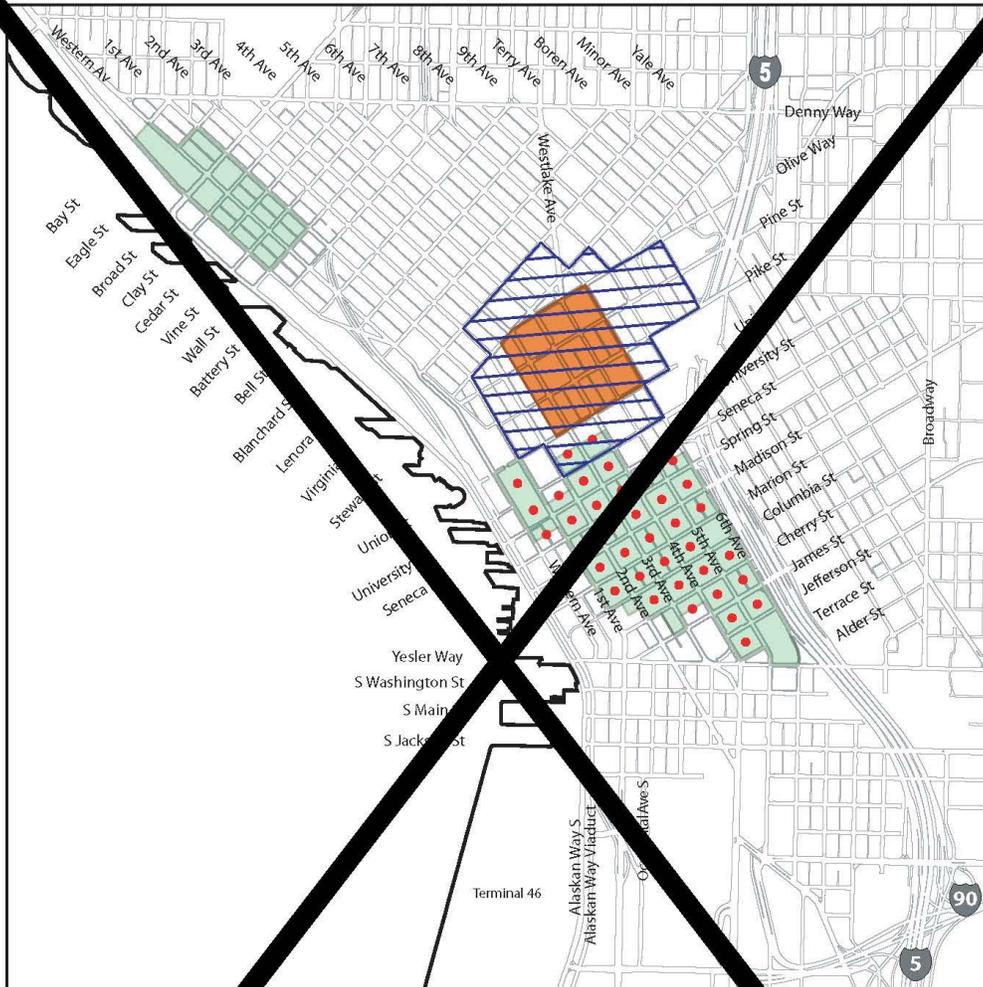
6 c. Additional evidence relating to the size, character and operation of the
7 building and likely tenancy; and

8 d. ~~((Once located))~~ Where loading occurs at a central loading facility,
9 goods can be distributed to other buildings on-site without disrupting pedestrian circulation or
10 vehicular traffic.

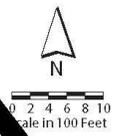
11 Section 4. Map 1J in Chapter 23.49 of the Seattle Municipal Code, last amended by
12 Ordinance 123589, is amended as follows:

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Public Amenity Features



- Hill Comb Assist
- Inside Terrace
- Major Retail Store and Shopping Atrium (FAR Exemption Only - No Bonus)
- Shopping Corridor Bonus



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DOWNTOWN ZONING
Map 1J
Public Amenity Features

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Public Amenity and Other Features



● Hill Climb Assist
 ■ Hillside Terrace
 ▨ FAR Exemption Area: Uses Listed in 23.49.009.A, Major Retail Store and Shopping Atrium
 ■ Shopping Corridor Bonus

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DOWNTOWN ZONING
Map 1J
 Public Amenity and Other Features

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 Scale in 100 Feet

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Section 5. 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)