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**CITY OF SEATTLE**  
**ORDINANCE \_\_\_\_\_**  
**COUNCIL BILL \_\_\_\_\_**

..title  
AN ORDINANCE relating to land use and zoning, amending Section 23.47A.004 of the Seattle  
Municipal Code.

..body

WHEREAS, Non-profit community health providers are critical to the providing adequate health  
care for the city’s lower-income population; and

WHEREAS, The ability of these health care providers to continue to operate in neighborhood  
business districts benefits the clients of these facilities while providing good business  
anchors for small commercial areas; and

WHEREAS, Allowing the minor expansion of these operations in Urban Centers and Urban  
Villages to provide greater health care services to the community allows for efficient land  
use as access to related services and transit is maintained; NOW, THEREFORE,

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

Section 1. Section 23.47A.004 of the Seattle Municipal Code, last amended by  
Ordinance 124610, is amended as follows:

**23.47A.004 - Permitted and prohibited uses**

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I. The terms of Table A for 23.47A.004 are subject to any applicable exceptions or contrary  
provisions expressly set forth in this Title 23.

Table A for 23.47A.004 Uses in Commercial zones	
	<b>PERMITTED AND PROHIBITED USES BY ZONE(1)</b>

USES	NC1	NC2	NC3	C1	C2
<b>A. AGRICULTURAL USES</b>					
A.1. Animal husbandry	A	A	A	A	P
A.2. Aquaculture	10	25	P	P	P
A.3. Community garden	P	P	P	P	P
A.4. Horticulture	10	25	P	P	P
A.5. Urban farm	P	P	P	P	P
<b>B. CEMETERIES</b>	X	X	X	X	X
<b>C. COMMERCIAL USES(((+19)))(2)</b>					
C.1. Animal shelters and kennels	X	X	X	X	P
C.2. Eating and drinking establishments					
C.2.a. Drinking establishments	CU-10	CU-25	P	P	P
C.2.b. Restaurants	10	25	P	P	P
C.3. Entertainment					

uses					
C.3.a. Cabarets, adult <del>((17))</del> <u>(3)</u>	X	P	P	P	P
C.3.b. Motion picture theaters, adult	X	X	X	X	X
C.3.c. Panorams, adult	X	X	X	X	X
C.3.d. Sports and recreation, indoor	10	25	P	P	P
C.3.e. Sports and recreation, outdoor	X	X	X <del>((2))</del> <u>(4)</u>	P	P
C.3.f. Theaters and spectator sports facilities	X	25	P	P	P
C.4. Food processing and craft work	10	25	25	P	P
C.5. Laboratories, research and development	10	25	P	P	P
C.6. Lodging uses	X <del>((3))</del> <u>(5)</u>	CU-25 <del>((3))</del> <u>(5)</u>	P	P	P
C.7. Medical services <del>((4))</del> <u>(6)</u>	10 <u>(7)</u>	25	P	P	P
C.8. Offices	10	25	P	35 <del>((5))</del> <u>(8)</u>	35 <del>((5))</del> <u>(8)</u>

C.9. Sales and services, automotive					
C.9.a. Retail sales and services, automotive	10( <del>(6)</del> )(9)	25( <del>(6)</del> )(9)	P( <del>(6)</del> )(9)	P	P
C.9.b. Sales and rental of motorized vehicles	X	25	P	P	P
C.9.c. Vehicle repair, major automotive	X	25	P	P	P
C.10. Sales and services, general					
C.10.a. Retail sales and services, general	10	25	P	P	P
C.10.b. Retail sales, multipurpose	10( <del>(7)</del> )(10)	50	P	P	P
C.11. Sales and services, heavy					
C.11.a. Commercial sales, heavy	X	X	25	P	P
C.11.b. Commercial	X	X	X	P	P

	services, heavy					
	C.11.c. Retail sales, major durables	10	25	P	P	P
	C.11.d. Retail sales and services, non-household	10	25	P	P	P
	C.11.e. Wholesale showrooms	X	X	25	25	P
	C.12. Sales and services, marine					
	C.12.a. Marine service stations	10	25	P	P	P
	C.12.b. Sales and rental of large boats	X	25	P	P	P
	C.12.c. Sales and rental of small boats, boat parts and accessories	10	25	P	P	P
	C.12.d. Vessel repair, major	X	X	X	S	S
	C.12.e. Vessel repair, minor	10	25	P	P	P
	<b>D. HIGH-IMPACT USES</b>	X	X	X	X	X

<b>E. INSTITUTIONS</b>					
E.1. Institutions not listed below	10	25	P	P	P
E.2. Major institutions subject to the provisions of Chapter 23.69	P	P	P	P	P
E.3. Religious facilities	P	P	P	P	P
E.4. Schools, elementary or secondary	P	P	P	P	P
<b>F. LIVE-WORK UNITS(((8)))(11)</b>	P	P	P	P	P
<b>G. MANUFACTURING USES</b>					
G.1. Manufacturing, light	X	10	25	P	P
G.2. Manufacturing, general	X	X	X	P	P
G.3. Manufacturing, heavy	X	X	X	X	X
<b>H. PARKS AND OPEN SPACE</b>	P	P	P	P	P

<b>I. PUBLIC FACILITIES</b>					
<b>I.1. Jails</b>					
<b>I.1.a Youth Service Centers</b>	X	X	P <del>((20))</del> <u>(12)</u>	X	X
<b>I.1.b All other jails</b>	X	X	X	X	X
<b>I.2. Work-release centers</b>	CCU-10	CCU-25	CCU	CCU	CCU
<b>J. RESIDENTIAL USES<del>((9))</del><u>(13)</u></b>					
<b>J.1. Residential uses not listed below</b>	P	P	P	P	CU <del>((10))</del> <u>(14)</u>
<b>J.2. Caretaker's quarters</b>	P	P	P	P	P
<b>J.3. Congregate residence</b>	X/P <del>((11))</del> <u>(15)</u>	X/P <del>((11))</del> <u>(15)</u>	P/X <del>((12))</del> <u>(16)</u>	P/X <del>((12))</del> <u>(16)</u>	P/X <del>((12))</del> <u>(16)</u>
<b>K. STORAGE USES</b>					
<b>K.1. Mini-warehouses</b>	X	X	25	40	P
<b>K.2. Storage, outdoor</b>	X	X	X <del>((13))</del> <u>(17)</u>	P	P
<b>K.3. Warehouses</b>	X	X	25	25	P
<b>L.</b>					

TRANSPORTATION FACILITIES					
L.1. Cargo terminals	X	X	X	S	P
L.2. Parking and moorage					
L.2.a. Boat moorage	S	S	S	S	S
L.2.b. Dry boat storage	X	25	P	P	P
L.2.c. Parking, principal use, except as listed below <del>((14))</del> <u>(18)</u>	X	25	P	P	P
L.2.c.i. Park and pool lots <del>((14))</del> <u>(18)</u>	<del>P</del> <u>P((15))</u> <u>(19)</u>	P	P	P	P
L.2.c.ii. Park and ride lots <del>((14))</del> <u>(18)</u>	X	X	CU	CU	CU
L.2.d. Towing services	X	X	X	P	P
L.3. Passenger terminals	X	X	25	P	P
L.4. Rail transit facilities	P	P	P	P	P
L.5. Transportation					

facilities, air					
L.5.a. Airports (land-based)	X	X	X	X	X
L.5.b. Airports (water-based)	X	X	X	X	S
L.5.c. Heliports	X	X	X	X	X
L.5.d. Helistops	X	X	CCU	CCU	CU
L.6. Vehicle storage and maintenance					
L.6.a. Bus bases	X	X	X	CCU	CCU
L.6.b. Railroad switchyards	X	X	X	X	X
L.6.c. Railroad switchyards with a mechanized hump	X	X	X	X	X
L.6.d. Transportation services, personal	X	X	P	P	P
M. UTILITY USES					
M.1. Communication utilities, major( <del>(16)</del> )(20)	X	X	X	CCU	CCU
M.2. Communication	P	P	P	P	P

utilities, minor <del>((16))</del> (20)					
M.3. Power plants	X	X	X	X	X
M.4. Recycling	X	X	X	P	P/CU(18) <del>((18))</del> (21)
M.5. Sewage treatment plants	X	X	X	X	X
M.6. Solid waste management	X	X	X	X	X
M.7. Utility services uses	10	25	P	P	P

**KEY**

A = Permitted as an accessory use only

CU = Administrative Conditional Use (business establishment limited to the multiple of 1,000 square feet of any number following a hyphen, pursuant to Section 23.47A.010)

CCU = Council Conditional Use (business establishment limited to the multiple of 1,000 square feet of any number following a hyphen, pursuant to Section 23.47A.010)

P = Permitted

S = Permitted in shoreline areas only

X = Prohibited

10 = Permitted, business establishments limited to 10,000 square feet, pursuant to Section 23.47A.010

20 = Permitted, business establishments limited to 20,000 square feet, pursuant to Section 23.47A.010

25 = Permitted, business establishments limited to 25,000 square feet, pursuant to Section 23.47A.010

35 = Permitted, business establishments limited to 35,000 square feet, pursuant to Section 23.47A.010

40 = Permitted, business establishments limited to 40,000 square feet, pursuant to Section 23.47A.010

50 = Permitted, business establishments limited to 50,000 square feet, pursuant to Section 23.47A.010

Footnotes to Table A for 23.47A.004

(1) In pedestrian-designated zones, a portion of the street-level street-facing

facade of a structure along a designated principal pedestrian street may be limited to certain uses as provided in subsection 23.47A.005.D. In pedestrian-designated zones, drive-in lanes are prohibited (Section 23.47A.028).

~~((19))~~(2) For commercial uses with drive-in lanes, see Section 23.47A.028.

~~((17))~~(3) Subject to subsection 23.47A.004.H.

~~((3))~~(4) Permitted at Seattle Center.

~~((4))~~(5) Bed and breakfasts in existing structures are permitted outright with no maximum size limit.

~~((5))~~(6) Medical services over 10,000 square feet within 2,500 feet of a medical Major Institution Overlay boundary require conditional use approval, unless they are included in a Major Institution Master Plan or dedicated to veterinary services.

(7) Medical service uses that are located in an urban center or urban village, that are in operation at such location before August 1, 2015, and that routinely provide medical services on a reduced fee basis to individuals or families having incomes at or below 200% of the poverty guidelines updated periodically in the Federal Register by the U.S. Department of Health and Human Services under the authority of 42 USC 9902 (2), are limited to 20,000 square feet. This provision does not apply to medical service uses that are subject to a Major Institution Master Plan.

~~((5))~~(8) Office uses in C1 and C2 zones are permitted up to the greater of 1 FAR or 35,000 square feet as provided in subsection 23.47A.010.D. Office uses in C1 and C2 zones are permitted outright with no maximum size limit if they meet the standards identified in subsection 23.47A.010.D.

~~((6))~~(9) Gas stations and other businesses with drive-in lanes are not permitted in pedestrian-designated zones (Section 23.47A.028). Elsewhere in NC zones, establishing a gas station may require a demonstration regarding impacts under Section 23.47A.028.

~~((7))~~(10) Grocery stores meeting the conditions of subsection 23.47A.010.E are permitted up to 23,000 sq. ft. in size.

~~((8))~~(11) Subject to subsection 23.47A.004.G.

~~((20))~~(12) Permitted pursuant to subsection 23.47A.004.D.7.

~~((9))~~(13) Residential uses may be limited to 20 percent of a street-level street-facing facade pursuant to subsection 23.47A.005.C.

~~((10))~~(14) Residential uses are conditional uses in C2 zones under subsection 23.47A.006.A.3, except as otherwise provided above in Table A for 23.47A.004 or in that subsection 23.47A.006.A.3.

~~((11))~~(15) Congregate Residences that are owned by a college or university, or are a sorority or fraternity, or are owned by a not for profit entity or charity, or are licensed by the State and provide supportive services; are permitted outright. All others are prohibited. Supportive services include meal service, cleaning service, health services or similar.

~~((12))~~(16) Congregate Residences that are owned by a college or university, or are a sorority or fraternity, or are owned by a not for profit entity or charity, or are licensed by the State and provide supportive services; are permitted outright.

All others are permitted only in locations within urban villages and urban centers. Supportive services include meal service, cleaning service, health services or similar.

~~((13))~~(17) Permitted at Seattle Center, see Section 23.47A.011

~~((14))~~(18) In pedestrian-designated zones, surface parking is prohibited adjacent to principal pedestrian streets pursuant to subsection 23.47A.032.B.2.

~~((15))~~(19) Permitted only on parking lots existing at least five years prior to the establishment of the park and pool lot.

~~((16))~~(20) See Chapter 23.57, Communications regulations, for regulation of communication utilities.

~~((18))~~(21) A recycling use that is located on the same development site as a solid waste transfer station may be permitted by administrative conditional use, subject to the requirements of subsection 23.47A.006.A.7.

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