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CITY OF SEATTLE
ORDINANCE _____
COUNCIL BILL _____

AN ORDINANCE related to land use and zoning; repealing Section 23.24.046 and amending Sections 23.22.062, 23.24.045, 23.34.086, 23.44.010, 23.44.012, 23.44.022, 23.84A.004, 23.84A.024, 23.84A.046, and 23.86.010 of the Seattle Municipal Code to adopt permanent development regulations to promote compatible buildings on undersized single-family-zoned lots.

[WHEREAS, in the course of considering permanent regulations for development on undersized-single family zoned lots, the Council received compelling testimony about the surprise to neighbors occasioned by development on undersized lots; and](#)

[WHEREAS, it is the Council's intent to consider alternative or additional notice requirements for actions, such as lot boundary adjustment applications, to allow near neighbors to apprise themselves of likely future development; NOW THEREFORE,](#)

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Subsection A of Section 23.22.062 of the Seattle Municipal Code, which Section was last amended by Council Bill 117952, is amended as follows:

23.22.062 Unit lot subdivisions

A. The provisions of this Section 23.22.062 apply exclusively to the unit subdivision of land for single-family dwelling units, townhouse, rowhouse, and cottage housing developments ~~((in all zones in which these uses are permitted)), and~~ existing apartment structures built prior to January 1, 2013, but not individual ~~((apartments))~~apartment units, ~~((and for single family dwelling units in LR zones;))~~ in all zones in which these uses are permitted, or any combination of the above types of residential development~~((;))~~ as permitted in the applicable zones.

* * *

Section 2. Subsection A of Section 23.24.045 of the Seattle Municipal Code, which Section was last amended by Council Bill 117952, is amended as follows:

1 **23.24.045 Unit lot subdivisions**

2 A. The provisions of this Section 23.24.045 apply exclusively to the unit subdivision of
3 land for single-family dwelling units, townhouse, rowhouse, and cottage housing developments
4 ~~((in all zones in which these uses are permitted)), and~~ existing apartment structures built prior to
5 January 1, 2013, but ~~((not))~~no individual apartment units, ~~((and for single family dwelling units~~
6 ~~in LR zones;))~~in all zones in which these uses are permitted, or any combination of the above
7 types of residential development~~((s))~~ as permitted in the applicable zones.

8 * * *

9 Section 3. Section 23.24.046 of the Seattle Municipal Code, which Section was last
10 amended by Ordinance 123809, is repealed:

11 ~~**(23.24.046 Multiple single family dwelling units on a single family lot**~~

12 ~~A. The provisions of this Section 23.24.046 apply exclusively to the short subdivision of~~
13 ~~a lot in a single family zone containing more than one existing single family dwelling unit.~~

14 ~~B. A lot in a single family zone containing more than one (1) existing single family~~
15 ~~dwelling unit may be divided in accordance with this chapter as long as each of the following~~
16 ~~conditions is satisfied:~~

17 ~~1. Each existing single family dwelling unit was legally established by permit or~~
18 ~~is eligible to be established as a nonconforming development in accordance with Section~~
19 ~~23.42.102, Establishing nonconforming status;~~

20 ~~2. Each existing single family dwelling unit was constructed prior to February~~
21 ~~20, 1982;~~

22 ~~3. Each resulting lot has one (1), but no more than one (1), existing single family~~
23 ~~dwelling unit;~~

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1 4. ~~Parking is provided in accordance with Section 23.44.016, Parking location~~
2 ~~and access, unless the Director determines that at least one (1) of the following conditions is~~
3 ~~present:~~

4 a. ~~Providing parking accessory to an existing single family dwelling unit~~
5 ~~is undesirable or impractical because of the location of an environmentally critical area, existing~~
6 ~~drainage patterns, natural features such as significant trees, or access to a resulting or adjacent~~
7 ~~lot; or~~

8 b. ~~The short subdivision cannot be configured to provide parking in~~
9 ~~compliance with Section 23.44.016;~~

10 ~~If the Director determines that at least one (1) of the foregoing conditions is present, the Director~~
11 ~~may waive or modify the parking requirements of Section 23.44.016 as long as the short~~
12 ~~subdivision does not reduce the number of off street parking spaces existing prior to the short~~
13 ~~subdivision. In connection with such waiver or modification, the Director may require access and~~
14 ~~parking easements as conditions of approval of the short subdivision; and~~

15 5. ~~Each resulting lot conforms to all other development standards of the zone~~
16 ~~unless the Director determines that the short subdivision cannot be approved if such standards~~
17 ~~are strictly applied and modification or waiver of some or all of such standards would further the~~
18 ~~public interest. If the Director makes such determination, then the Director may waive or modify~~
19 ~~development standards, provided that:~~

20 a. ~~Each existing single family dwelling unit shall be set back at least three~~
21 ~~(3) feet from each common lot line in the short subdivision; and~~

22 b. ~~No resulting lot shall be smaller than one thousand eight hundred~~
23 ~~(1,800) square feet.~~

1 ~~C. Structures on lots for which the Director has waived or modified development~~
2 ~~standards according to subsection B of this section will be treated as nonconforming and be~~
3 ~~subject to Section 23.42.112.~~

4 ~~D. Short subdivision of a lot under this Section 23.24.046 is exempt from the~~
5 ~~requirements of subsection 23.24.040.A.9, unless a lot is created that does not have an existing~~
6 ~~single family dwelling unit.)~~

7 Section 4. Subsection B of Section 23.34.086 of the Seattle Municipal code, which
8 Section was last amended by Ordinance 122311, is amended as follows:

9 **23.34.086 Pedestrian designation (suffix P), function and locational criteria((=))**

10 * * *

11 B. Locational ~~((Criteria))~~criteria. Pedestrian-designated zones are most appropriate on
12 land that is generally characterized by the following conditions:

- 13 1. Pedestrian district surrounded by residential areas ~~((and/or))~~or major activity
14 centers; or a commercial node in an urban center or urban village;
15 2. NC zoned areas on both sides of an arterial, or NC zoned block ~~((faces))~~fronts
16 across an arterial from a park, major institution, or other activity center; and
17 3. Excellent access for pedestrians, transit, and bicyclists.

18 Section 5. Subsections A, B, C, D and E of Section 23.44.010 of the Seattle Municipal
19 Code, which Section was last amended by Ordinance 123978, are amended as follows:

20 **23.44.010 Lot requirements**

21 A. Minimum ~~((Lot Area))~~lot area. The minimum lot area shall be as provided in Table A
22 for 23.444.010:

Table A for 23.44.010	
Minimum lot area	
((S.F.))SF ((Zone))zone	Minimum ((Lot Area Required))lot area required
((S.F.))SF 9600	9,600 <u>square feet (sq. ft.)</u>

((S.F.))SF 7200	7,200 sq. ft.
((S.F.))SF 5000	5,000 sq. ft.

Submerged lands shall not be counted in calculating the area of lots for the purpose of these minimum lot area requirements, or the exceptions to minimum lot area requirements provided in this ~~((section))~~Section 23.44.010. A parcel that does not meet the minimum lot area requirements or exceptions of this Section 23.44.010, and that is in common ownership with an abutting lot when the abutting lot is the subject of any permit application, shall be included as a part of the abutting lot for purposes of the permit application.

B. ~~Exceptions to ((Minimum Lot Area Requirements))~~minimum lot area requirements.

The following exceptions to minimum lot area requirements are allowed, ~~((subject to the development standards for undersized lots in subsection 23.44.010.C, except as limited under))~~subject to the requirements in subsection 23.44.010.B.2, and further subject to the requirements in subsection 23.44.010.B.3 for any lot less than 3,200 square feet in area:

1. A lot that does not satisfy the minimum lot area requirements of its zone may be developed or redeveloped ~~((separately))~~under one of the following circumstances:

a. “The Seventy-Five/Eighty Rule.” The Seventy-Five Eighty Rule exception may be applied to allow separate development of lots already in existence in their current configuration, or new lots resulting from a full subdivision, short subdivision or lot boundary adjustment. In order to qualify for this exception, the lot must have an area at least 75 percent of the minimum required for the zone and also at least 80 percent of the mean area of the lots within the same block front, subject to the following provisions:

1) ~~((If the lot was established as a separate building site in the public records of the county or City prior to July 24, 1957, by deed, contract of sale, mortgage, property tax segregation, platting or building permit and has an area of at least 75 percent of the minimum required lot area and at least 80 percent of the mean lot area of the lots on the same~~

1 qualify for this exception, a lot must have an area no less than the mean area of the lots within
2 the same block front, subject to the same provisions provided for under the Seventy-Five Eighty
3 Rule in subsections 23.44.010.B.1.a.1 through 23.44.010.B.1.a.7. The number of lots that newly
4 qualify for separate development as a result of applying this exception shall not exceed the
5 number of existing lots on the block front that provide the basis for the mean lot area calculation.
6 Any lot that qualifies for separate development as a result of applying this exception shall be at
7 least 2,500 square feet in area. Along any one block front, no more than two lots may qualify for
8 separate development under this exception as a result of demolishing a house, houses or portions
9 of houses in existence on or after February 1, 2013.

10 c. The lot area deficit is the result of a dedication or sale of a portion of
11 the lot to the City or state for street or highway purposes, payment was received for only that
12 portion of the lot, and the lot area remaining is at least ~~((50 percent of the minimum required))~~
13 2,500 square feet.

14 ~~((e))~~d. The lot would qualify as a legal building site under subsection
15 23.44.010.B but for a reduction in the lot area due to court-ordered adverse possession, and the
16 amount by which the lot was so reduced was less than 10 percent of the former area of the lot.
17 This exception does not apply to lots reduced to less than ~~((50 percent of the minimum area~~
18 required under subsection 23.44.010.A))2,500 square feet.

19 ~~((d))~~e. "The Historic Lot Exception." The historic lot exception may be
20 applied to allow separate development of lots already in existence if ~~((The))~~the lot has an area
21 ~~((at least 50 percent of the minimum required under section 23.44.010.A))~~of at least 2,500 square
22 feet, and was established as a separate building site in the public records of the county or City
23 prior to July 24, 1957, by deed, ~~((contract of sale, mortgage,))~~platting, or building permit. ~~((and~~
24 falls into one of the following categories))The qualifying lot shall be subject to the following
25 provisions:

1 for purposes of this exception, and these features may be removed to allow separate development
2 of the lots if they otherwise qualify; or))

3 1) A lot is considered to have been established as a separate
4 building site by deed if the lot was held under separate ownership from all abutting lots for at
5 least one year after the date the recorded deed transferred ownership.

6 2) If two contiguous lots have been held in common ownership at
7 any time after January 18, 1987, and a principal structure extends onto or over both lots, neither
8 lot qualifies for the exception. If the principal structure does not extend onto or over both lots,
9 but both lots were required to meet ~~yard or lot coverage~~development standards other than
10 parking requirements in effect at the time the structure was built or expanded, neither lot
11 qualifies for the exception unless the vacant lot is not needed to meet ~~current yard or lot~~
12 coverage development standards other than parking requirements. If the combined property
13 fronts on multiple streets, the orientation of the principal structure shall not be considered when
14 determining if it could have been built to the same configuration without using the vacant lot or
15 lots as part of the principal structure's building site.

16 3) Lots that do not otherwise qualify for this exception cannot
17 qualify as a result of all or part of a principal structure being removed or destroyed by fire or act
18 of nature that occurred on or after January 18, 1987. Lots may, however, qualify as a result of
19 removing from the principal structure minor features that do not contain enclosed interior space,
20 including but not limited to eaves and unenclosed decks.

21 ~~4) If two or more abutting lots with a mean area less than 3,200~~
22 ~~square feet were under common ownership and all of the lots were undeveloped with a principal~~
23 ~~structure as of February 1, 2013, and a building permit application was not submitted for~~
24 ~~separate development of any of the lots prior to February 1, 2013, no more than one of the lots~~
25 ~~may qualify for the lot area exception in this subsection 23.44.010.B.1.e.~~

1 ~~((Environmentally Critical Areas))~~environmentally critical areas, if the following conditions
2 apply:

3 1) The substandard lot is not held in common ownership with an
4 ~~((adjacent))~~abutting lot or lots at any time after October 31, 1992, or

5 2) The substandard lot is held in common ownership with an
6 ~~((adjacent))~~abutting lot or lots, or has been held in common ownership at any time after October
7 31, 1992, if proposed and future development will not intrude into the environmentally critical
8 area or buffer.

9 b. Lots on totally submerged lands do not qualify for any minimum lot
10 area exceptions.

11 3. Special exception review for lots less than 3,200 square feet in area. A special
12 exception Type II review as provided for in Section 23.76.004 is required for separate
13 development of any lot with an area less than 3,200 square feet that qualifies for any lot area
14 exception in subsection 23.44.010.B.1. The special exception application shall be subject to the
15 following provisions:

16 a. The depth of any structure on the lot shall not exceed two times the
17 width of the lot. If a side yard easement is provided according to subsection 23.44.014.D.3, the
18 portion of the easement within 5 feet of the structure on the lot qualifying under this provision
19 may be treated as a part of that lot solely for the purpose of determining the lot width for
20 purposes of complying with this subsection 23.44.010.B.2.c.

21 b. If a side of Windows in a proposed principal structure is more than 25
22 feet in length and faces one or more facing an existing abutting lotslot that areis developed with a
23 house- shall be placed in manner that takes into consideration the sidesinterior privacy in
24 abutting houses, provided that this provision shall not prohibit placing a window in any room of

1 ~~the proposed principal structure that face the existing houses shall be modulated to visually break~~
2 ~~up the sidehouse.~~

3 ~~e. Windows in a proposed principal structure facing an existing abutting~~
4 ~~lot that is developed with a house shall be placed in manner that takes into consideration the~~
5 ~~interior privacy in abutting houses, provided that this provision shall not prohibit placing a~~
6 ~~window in any room of the proposed house.~~

7 ~~d.c. In approving a special exception review, additional conditions may be~~
8 ~~imposed that address modulation to address the character of facades of the proposed principal~~
9 ~~structure that face existing abutting houses, and window placement to address interior privacy of~~
10 ~~existing abutting houses.~~

11 ~~((C. Development of any principal structure on lots that meet the conditions outlined in~~
12 ~~subsection 23.44.010.B.1.d but have a total area less than 3,750 square feet shall comply with the~~
13 ~~height standards of Section 23.44.012.A.3.~~

14 ~~D.))C. Maximum ((Lot Coverage))lot coverage. The maximum lot coverage permitted~~
15 ~~for principal and accessory structures is as ((follows))provided in Table B for 23.44.010:~~

Table B for 23.44.010
Maximum lot coverage

Lot ((Size))size	Maximum ((Lot Coverage))lot coverage
Less than 5,000 square feet (sq. ft.)	1,000 sq. ft. ((+))plus 15((%)) percent of lot area
5,000 sq. ft. or more	35((%)) percent of lot area

For purposes of computing maximum lot coverage, only those portions of a lot that measure at least 10 feet in ~~((any direction))~~ all directions shall be included in lot coverage calculations, except for portions of a lot that are used for access or that are granted a waiver under subsections 23.22.100.D, 23.24.040.B, or 23.28.030.A.4 for the purpose of providing access.

~~((E))~~ D. Lot ~~((Coverage Exceptions))~~ coverage exceptions ~~((-))~~

1. Lots ~~((Abutting Alleys))~~ abutting alleys. For purposes of computing the lot coverage only:

a. The area of a lot with an alley or alleys abutting any lot line may be increased by ~~((1/2))~~ one-half of the width of the abutting alley or alleys.

b. The total lot area for any lot may not be increased by the provisions of this ~~((section))~~ Section 23.44.010 by more than 10 percent.

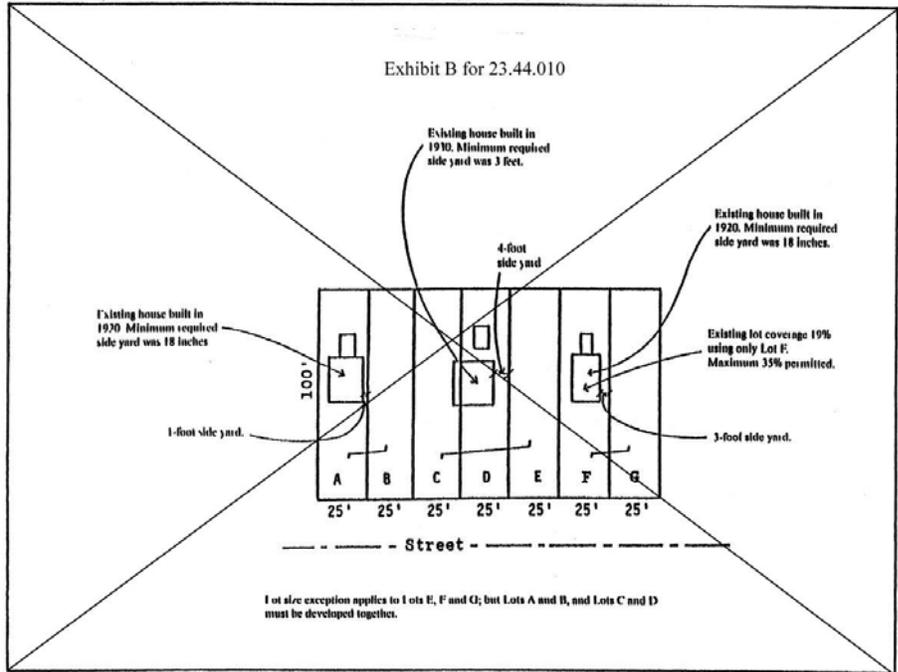
2. Special ~~((Structures and Portions of Structures))~~ structures and portions of structures. The following structures and portions of structures are not counted in lot coverage calculations:

a. Access ~~((Bridges))~~ bridges. Uncovered, unenclosed pedestrian bridges 5 feet or less in width and of any height necessary for access;

b. Barrier-free ~~((Access))~~ access. Ramps or other access for the disabled or elderly that comply with Washington State Building Code, Chapter 11;

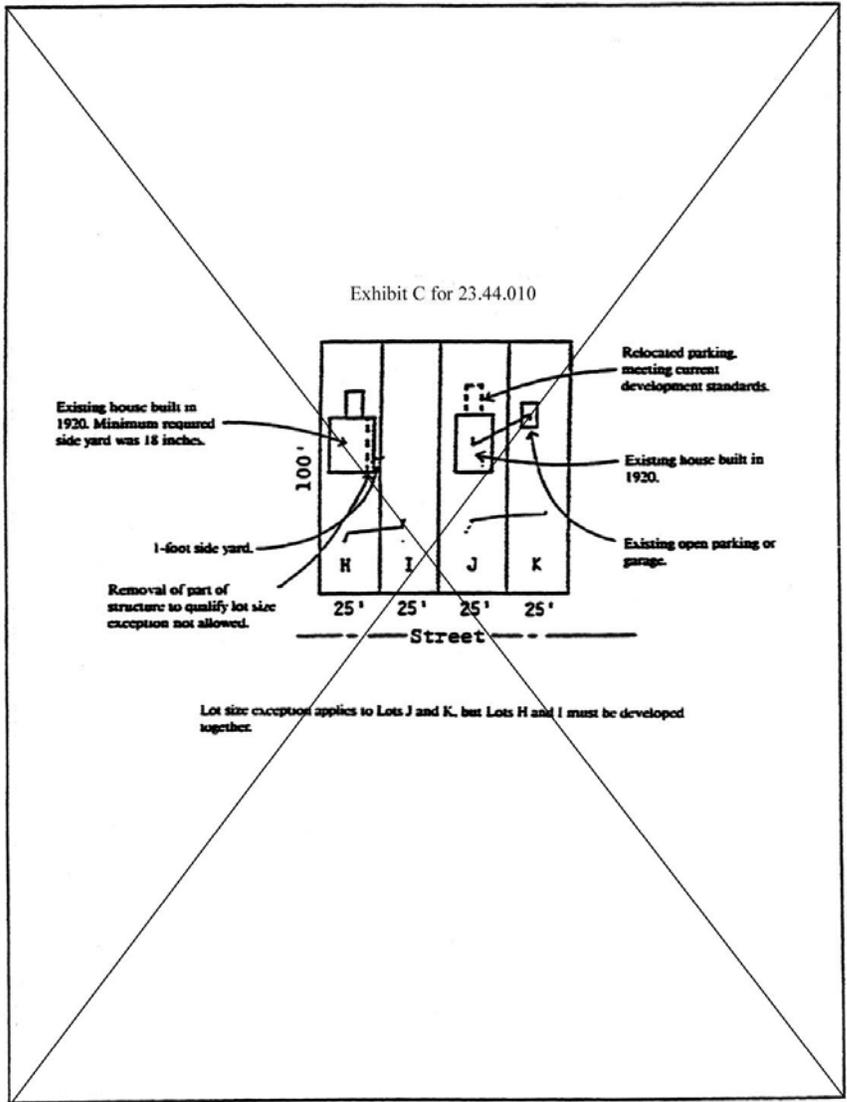
c. Decks. Decks or parts of a deck that are 36 inches or less above existing grade;

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((Exhibit B for 23.44.010))

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((Exhibit C for 23.44.010))

1 Section 6. Subsections A and B of Section 23.44.012 of the Seattle Municipal Code,
2 which Section was last amended by Ordinance 123978, are amended as follows:

3 **23.44.012 Height ~~(Limits)~~limits**

4 A. Maximum ~~(Height Established)~~height established~~(=)~~ The provisions of this
5 Section 23.42.012 apply, except as provided elsewhere in the Land Use Code for specific types
6 of structures or structures in particular locations.

7 1. Except ~~((as permitted in ((S))subsectionSection 23.44.041.B, and except))~~ as
8 provided in ~~((subsection))~~subsections 23.44.012.A.2 and ~~((A.3))~~23.44.012.A.3, the maximum
9 permitted height for any structure not located in a required yard is 30 feet.

10 2. The maximum permitted height for any structure on a lot 30 feet or less in
11 width is 25 feet.

12 3. For a lot or unit lot of any width, if the area of the largest rectangle or other
13 quadrilateral that can be drawn within the lot lines of the lot or unit lot ~~((The maximum~~
14 permitted height for any structure on a lot of any width that)) is less than ~~((3,750))~~3,200 square
15 feet ~~((that qualifies for separate development according to the provisions in section~~
16 ~~23.44.010.B.1.d))~~the maximum permitted height for any structure on that lot ~~((is))~~shall be
17 ~~((22))~~18 feet~~(=)~~ ~~((unless the structure's height is further restricted by other code provisions,~~
18 ~~provided. The limit of this subsection 23.44.012.A.3 shall not apply to additions to single-family~~
19 ~~residences existing as of February 1, 2013 that structure height up to 22do not exceed the greater~~
20 ~~of 1,000 square feet is permitted for a principal structure with habitableof new gross floor area or~~
21 ~~the amount of gross floor area on no more than two partially or fully above ground floors, and~~
22 ~~top of floor to top of any one floor height is at least 10 feet at the level of the main entryof the~~
23 ~~existing house.~~

24 4. The method of determining structure height and lot width is detailed in
25 Chapter 23.86, Measurements.

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1 B. Pitched (~~(Roofs)~~)roofs. The ridge of a pitched roof on a principal structure may
2 extend up to (~~(five-5))~~5 feet above the maximum height limit, as determined under subsection
3 23.44.012.A above. All parts of the roof above the height limit must be pitched at a rate of not
4 less than 4:12 (Exhibit A for 23.44.012). No portion of a shed roof, except on a dormer, shall be
5 permitted to extend beyond the maximum height limit, as determined under subsection
6 23.44.012.A above. Roof forms including but not limited to barreled and domed roofs may be
7 allowed under this subsection 23.44.012.B if the Director determines that the roof form remains
8 within the massing of a pitched roof form such as a gable or gambrel roof that would otherwise
9 be allowed by this subsection 23.44.012.B (Exhibit B for 23.44.012).

10 * * *

11 Section 7. Subsection K of Section 23.44.022 of the Seattle Municipal Code, which
12 Section was last amended by Ordinance 123649, is amended as follows:

13 **23.44.022 Institutions**

14 * * *

15 K. Bulk and (~~(Siting)~~)siting(-)

16 1. Lot (~~(Area)~~)area. If the proposed site is more than one (~~((+))~~)acre in size, the
17 Director may require the following and similar development standards:

18 a. For lots with unusual configuration or uneven boundaries, the proposed
19 principal structures be located so that changes in potential and existing development patterns on
20 the block or blocks within which the institution is located are kept to a minimum;

21 b. For lots with large street frontage in relationship to their size, the
22 proposed institution reflect design and architectural features associated with adjacent
23 residentially-zoned block (~~((faces))~~)fronts in order to provide continuity of the block front and to
24 integrate the proposed structures with residential structures and uses in the immediate area.

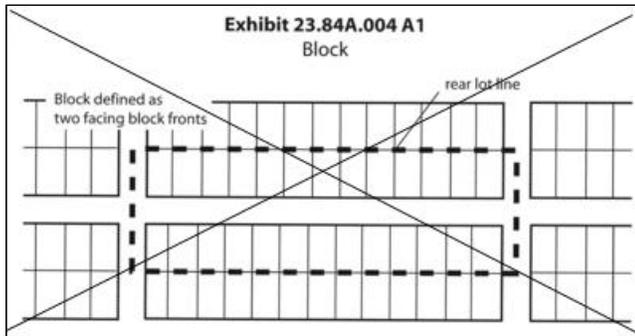
25 * * *

1 Section 8. Section 23.84A.004 of the Seattle Municipal Code, which Section was last
2 amended by Ordinance 122935, is amended as follows:

3 **23.84A.004 "B"**

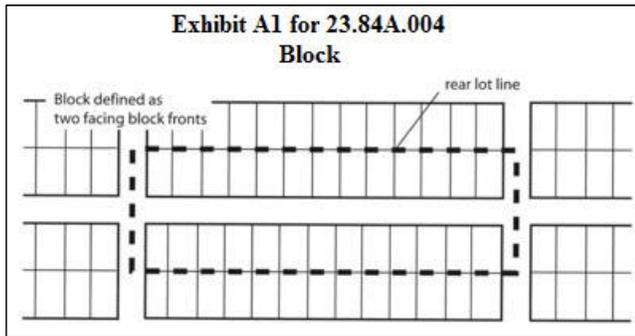
4 * * *

5 "Block." In areas outside downtown zones, a block consists of two ~~((2))~~ facing block
6 fronts bounded on two ~~((2))~~ sides by alleys or rear lot lines and on two ~~((2))~~ sides by the
7 centerline of platted streets, with no other intersecting streets intervening, as depicted in Exhibit
8 ~~((23.84A.004 A1))~~ A1 for 23.84A.004.



16 **Exhibit A1 for 23.84A.004**

17 **Block**



1 In downtown zones, a block consists of the area bounded by street lot lines, Exhibit
2 ((23.84A.004 A2))A2 for 23.84A.004.

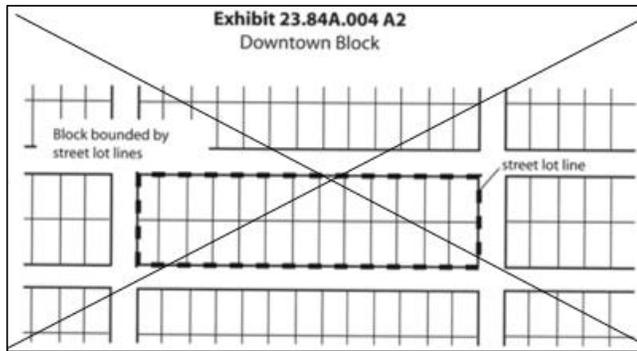
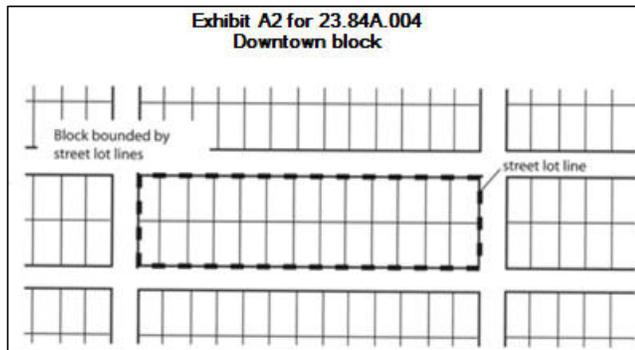


Exhibit A2 for 23.84A.004
Downtown block



"Block face." See "Block front."

1 "Block front" means the land area along one ~~((+))~~ side of a street bound on three
2 ~~((3))~~ sides by the centerline of platted streets and on the fourth side by an alley or rear lot lines
3 ~~((Exhibit 23.84A.004 B))~~ (Exhibit B for 23.84A.004).

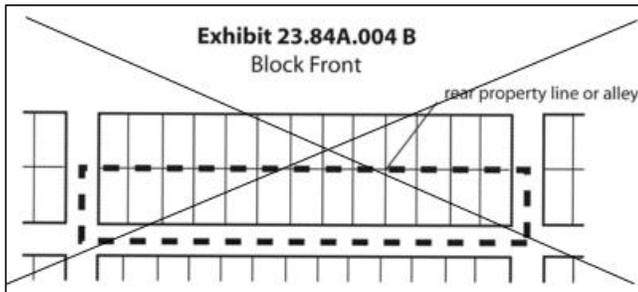
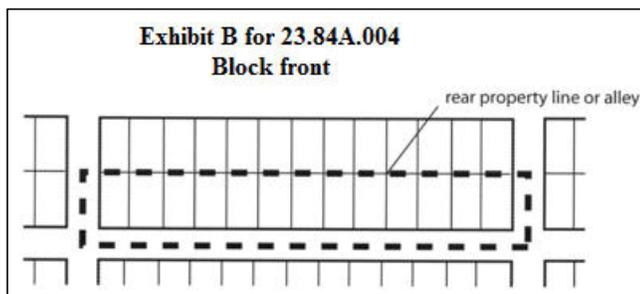


Exhibit B for 23.84A.004

Block front



* * *

1 Section 9. Section 23.84A.024 of the Seattle Municipal Code, which Section was last
2 amended by Ordinance 123913, is amended as follows:

3 **23.84A.024 "L"**

4 * * *

5 "Lot" means, except for the purposes of a TDR sending lot for Landmark TDR or
6 housing TDR, a sending lot for South Downtown Historic TDR or South Downtown Historic
7 TDP, and a sending lot for open space TDR, ~~((one or more platted or unplatted parcels))~~ a parcel
8 of land that qualifies for separate development or has been separately developed. A lot is the
9 unit that the development standards of each zone are typically applied to. A lot shall
10 ~~((abutting))~~ abut upon and be accessible from a private or public street sufficiently improved for
11 vehicle travel or ~~((abutting))~~ abut upon and be accessible from an exclusive, unobstructed
12 permanent access easement. A lot may not be divided by a street or alley (Exhibit A for
13 23.84A.024).

14 1. For purposes of a TDR sending lot for Landmark TDR, "lot" means the parcel
15 described in the ordinance approving controls for the sending lot.

16 2. For purposes of a sending lot for housing TDR, "lot" means the smallest parcel
17 or combination of contiguous parcels, as described in the County real property records at any
18 time after January 4, 1993, that contain the structure or structures that make the TDR eligible for
19 transfer.

20 3. For purposes of a sending lot for South Downtown Historic TDR or South
21 Downtown Historic TDP, "lot" means the smallest parcel or combination of contiguous parcels,
22 as described in the County real property records at any time after March 31, 2011, that contain
23 the contributing structure or structures that make the TDR or TDP eligible for transfer.

24 4. For purposes of a sending lot for open space TDR, the definition of lot in
25 Section 23.49.017 applies.

* * *

"Lot line, front" means, in the case of ~~((an interior))~~ a lot with frontage on a single street,
the lot line separating the lot from the street, and in the case of a ~~((corner))~~ lot with frontage on
more than one street other than a through lot, the lot line separating the lot from any abutting
street, provided the other lot line(s) that abut streets are considered to be side street lot line(s). In
the case of a through lot, the lot lines separating the lot from the streets that are parallel or within
15 degrees of parallel to each other are both front lines. For new development on a lot with no
street frontage, the front lot line shall be the lot line designated by the project applicant in
accordance with Section 23.86.010. If the area of the front yard based on a front lot line
determined according to this definition is less than 20 percent of the total lot area and is less than
1,000 square feet in area, the Director may designate a different lot line as the front lot line in
order to provide structural setbacks, building separations and open space that are more consistent
with those of other lots that are within 100 feet of the property.

* * *

Section 10. Section 23.84A.046 of the Seattle Municipal Code, which Section was last
amended by Ordinance 122311, is amended as follows:

23.84A.046 "Y"

* * *

"Yard, front" means an area from the ground upward between the side lot lines of a lot,
extending from the front lot line to a line on the lot parallel to the front lot line, the horizontal
depth of which is specified for each zone. The front yard includes all portions of the lot that are
within the specified distance from the street along which the front lot line extends, even if
separated from the street by an intervening lot. In the case of an irregularly-shaped lot, the front
yard shall be a portion of the property as determined according to subsection 23.86.010.B.

1 "Yard, rear" means an area from the ground upward between the side lot lines of a lot,
2 extending from the rear lot line to a line on the lot parallel to the rear lot line, the horizontal
3 depth of which is specified for each zone. In the case of an irregularly-shaped lot, the rear yard
4 shall be a portion of the property adjacent to the rear lot line as determined according to
5 subsection 23.86.010.C.

6 * * *

7 Section 11. Section 23.86.010 of the Seattle Municipal Code, which Section was last
8 amended by Ordinance 123046, is amended as follows:

9 **23.86.010 Yards**

10 A. Measuring (~~(Required Yards)~~)required yards. Required yard dimensions shall be
11 horizontal distances, measured perpendicular to the appropriate lot lines (~~((Exhibit 23.86.010~~
12 ~~A))~~(Exhibit A for 23.86.010). For lots with no street frontage, the applicant may designate the
13 front lot line, provided that under the resulting orientation, the area of the front yard is at least 20
14 percent of the area of the lot or 1,000 square feet whichever is less. If a lot with frontage on
15 more than one street is developed with an existing principal structure, the orientation of the lot
16 for the purpose of current yard requirements shall be the orientation under which the existing
17 structure is most conforming to current yard standards.

18 * * *

19 Section 12. This ordinance shall take effect and be in force 30 days after its approval by
20 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
21 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

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Passed by the City Council the ____ day of _____, 2014, and
signed by me in open session in authentication of its passage this
____ day of _____, 2014.

President _____ of the City Council

Approved by me this ____ day of _____, 2014.

Edward B. Murray, Mayor

Filed by me this ____ day of _____, 2014.

Monica Martinez Simmons, City Clerk

(Seal)

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