

CITY OF SEATTLE
ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning, establishing minimum floor area ratio requirements for lots with pedestrian designations within Urban Centers, Urban Villages, and the Station Area Overlay District, for lots in the Northgate Overlay District on a Major Pedestrian Street and for lots zoned Seattle Mixed that abut a Class I or Class II Pedestrian Street within a Station Area Overlay District; amending Sections 23.47A.013 and 23.48.009 of the Seattle Municipal Code.

WHEREAS, ...; and

WHEREAS, ...; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Subsection H of Section 23.47A.013 of the Seattle Municipal Code, which section was last amended by Ordinance 124270, is amended as follows:

23.47A.013 Floor area ratio

H. Minimum FAR.

1. A minimum FAR shown in Table C for 23.47A.013 is required whenever more than 1,000 square feet of gross floor area is added to or removed from a lot and:

a. ~~((the lot))~~ is located in a pedestrian-designated zone in an Urban Center, Urban Village, or Station Area Overlay District ((designated as of September 1, 2013)); ((and))or

b. ~~((the lot is located in an Urban Center, Urban Village, or the Station Area Overlay District; and))~~ is located in the Northgate Overlay District and abuts a Major Pedestrian Street as shown on Map A for subsection 23.71.004.

~~((e. the following amount of gross floor area is added to or removed from the lot:~~

~~i. on a lot with no existing gross floor area, more than 1,000 square feet of gross floor area; or~~

1 ii. ~~on a lot with existing gross floor area, more than either 1,000 square~~
2 ~~feet of gross floor area or 10 percent of the existing gross floor area, whichever is less.))~~

3
4 **Table C for 23.47A.013: Minimum Floor Area Ratio (FAR)**

5 Height Limit	30'	40'	65'	85'	125'	160'
6 Minimum FAR	1.5	1.5	2	2	2.5	2.5

7
8 2. The minimum FAR requirement provided in subsection 23.47A.013.H.1 does not
9 apply if:

10 a. additional floor area is added to an existing structure on a lot that is
11 nonconforming with respect to the minimum FAR shown in Table C for 23.47A.013;

12 b. the lot is larger than five acres;

13 c. all existing gross floor area is demolished to create a vacant lot; or

14 d. parks and open space is the principal use of the lot.

15 ~~((2))~~3. Portions of the lot designated as a steep slope, wetland, or riparian corridor ~~((or~~
16 ~~shoreline habitat))~~ or as a buffer to one of these areas, as defined in SMC Chapter 25.09, shall
17 not be included when calculating lot size for the purpose of determining the minimum FAR
18 requirement provided in subsection 23.47A.013.H.1.

19 ~~((3))~~4. ~~((Portions of the lot occupied by a landmark structure that is proposed to be~~
20 ~~retained shall not be included when calculating lot size for the purpose of determining the~~
21 ~~minimum FAR requirement provided in subsection 23.47A.013.H.1.))~~The Director, in
22 consultation with the Director of the Department of Neighborhoods, may waive the minimum
23 FAR requirement provided in subsection 23.47A.013.H.1 for lots that contain a designated
24 landmark, or for lots within a Landmark District pursuant to Title 25 or within a Special Review
25 District pursuant to Chapter 23.66, if the Director determines a waiver is necessary to preserve
26 the integrity of a landmark or meet adopted District design and development guidelines.

1 4. As an allowance for mechanical equipment, in any structure 65 feet in height or more,
2 3.5 percent of the total chargeable gross floor area in a structure is exempt from FAR
3 calculations. Calculation of the allowance includes the remaining gross floor area after all
4 exempt space allowed in this subsection 23.48.009.D has been deducted. Mechanical equipment
5 located on the roof of a structure, whether enclosed or not, is not included as part of the
6 calculation of total gross floor area.

7 5. All gross floor area for solar collectors and wind-driven power generators.

8 6. In the South Lake Union Urban Center, street-level uses identified in subsection
9 23.48.004.D, whether required or not, and that meet the development standards of subsection
10 23.48.014.E; except that at locations meeting the conditions of Section 23.48.017, only gross
11 floor area at street-level that is a general sales and service, eating and drinking establishment, or
12 entertainment use is exempt.

13 7. In the South Lake Union Urban Center, all residential use in a residential tower in the
14 SM 85/65-125, SM 85/65-160, SM 160/85-240, SM 85-240, and SM 240/125-400 zones, except
15 residential use in a mixed use project under the provisions of 23.48.009.3.b.

16 8. In the SM 85/65-160 zone on the blocks bounded by Valley Street, Mercer Street,
17 Westlake Avenue North, and Fairview Avenue North, all floor area in hotel use pursuant to
18 subsection 23.48.009.B.5.

19 9. In the South Lake Union Urban Center, floor area in child care use and elementary
20 and secondary schools.

21 10. In the SM 85 zone shown on Map A for 23.48.009, all gross floor area occupied by a
22 residential use.

23 E. Minimum FAR.

24 1. A minimum FAR shown in Table C for 23.48.009 is required whenever more than
25 1,000 square feet of gross floor area is added to or removed from a lot that is located in a Station

1 Area Overlay District and abuts a Class I or Class II Pedestrian Street as shown on Map B for
2 subsection 23.48.014.

3
4 **Table C for 23.48.009: Minimum Floor Area Ratio (FAR)**

5 Height Limit	<u>40'</u>	<u>65'</u>	<u>85'</u>	<u>125'</u>	<u>160'</u>	<u>240'</u>
6 Minimum FAR	<u>1.5</u>	<u>1.5</u>	<u>2</u>	<u>2.5</u>	<u>2.5</u>	<u>3</u>

7 2. The minimum FAR requirement provided in subsection 23.48.009.E.1 does not apply
8 if:

9 a. additional floor area is added to an existing structure on a lot that is
10 nonconforming with respect to the minimum FAR shown in Table C for 23.47A.013;

11 b. the lot is larger than five acres;

12 c. all existing gross floor area is demolished to create a vacant lot; or

13 d. parks and open space is the principal use of the lot.

14 3. Portions of the lot designated as a steep slope, wetland, or riparian corridor or as a
15 buffer to one of these areas, as defined in SMC Chapter 25.09, shall not be included when
16 calculating lot size for the purpose of determining the minimum FAR requirement provided in
17 subsection 23.48.009.E.1.

18 4. The Director, in consultation with the Director of the Department of Neighborhoods,
19 may waive the minimum FAR requirement provided in subsection 23.48.009.E.1 for lots that
20 contain a designated landmark, or for lots within a Landmark District pursuant to Title 25 or
21 within a Special Review District pursuant to Chapter 23.66, if the Director determines a waiver
22 is necessary to preserve the integrity of a landmark or meet adopted District design and
23 development guidelines.

24 5. The following gross floor area is not counted toward the minimum FAR requirement
25 provided in subsection 23.47A.013.H.1:

26 a. Gross floor area below grade; and
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