CITY OF SEATTLE

ORDINANCE __________________
COUNCIL BILL __________________

AN ORDINANCE relating to land use and zoning; amending the Official Land Use Map to rezone land in the Bitter Lake Hub Urban Village; amending Sections 23.22.020, 23.24.030, 23.47A.005 and 23.47A.009 of the Seattle Municipal Code to change regulations for street-level uses, designate Linden Avenue North as a principal pedestrian street, and adopt development standards for certain properties in the Bitter Lake Hub Urban Village.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is amended to rezone properties identified on pages 3 and 13 of the Official Land Use Map, as shown on Exhibit A attached to this Ordinance.

Section 2. Section 23.22.020 of the Seattle Municipal Code, last amended by Ordinance 123963, is amended as follows

23.22.020  Content of preliminary plat application

A. Every preliminary plat application shall consist of one or more maps together with written data including the following:

* * *

19. Identification of any adjacent property within 300 feet of the proposed subdivision that is owned or controlled by the applicant; ((and))

20. Specific location and description of all trees at least 6 inches in diameter measured 4 1/2 feet above the ground, with species indicated((,)); and

21. For applications within the Bitter Lake or North Rainer Hub Urban Villages, the proposed location of the access corridor meeting the requirements of subsection 23.47A.009.C or subsection 23.61.018.A.

* * *
Section 3. Section 23.24.030 of the Seattle Municipal Code, last amended by Council Ordinance 110570, is amended as follows:

23.24.030 Content of short plat(\textit{\textregistered})

A. Every short plat of a short subdivision filed for record must contain:

1. A certificate giving a full correct description of the lands divided as they appear on the short plat, including a statement that the short subdivision has been made with the free consent and in accordance with the desires of the owner or owners.

2. If the short plat includes a dedication, the certificate or a separate written instrument of dedication shall contain the dedication of all streets and other areas to the public, an individual or individuals, religious society or societies or to any corporation, public or private, as shown on the short plat and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of the road.

3. Roads not dedicated to the public must be clearly marked on the face of the short plat.

4. All short plats containing a proposed dedication must be accompanied by a title report confirming that the title of the lands as described and shown on the short plat is in the name of the owner signing the certificate or instrument of dedication.

5. For applications within the Bitter Lake or Mount Baker Station Area Overlay District, the proposed location of the access corridor required by subsection 23.47A.009.C or Section 23.61.018.

* * *

Section 4. Section 23.47A.005 of the Seattle Municipal Code, last amended by Ordinance 124378, is amended as follows:

23.47A.005 Street-level uses

* * *
C. Residential uses at street level

1. In all neighborhood commercial and C1 zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations:
   a. In a pedestrian-designated zone, facing a designated principal pedestrian street; or
   b. Within the Bitter Lake Village Hub Urban Village, except lots abutting Linden Avenue North, north of North 135th Street; or
   c. Within the Lake City Hub Urban Village, except as provided in subsection 23.47A.005.C.2; or
   d. Within a zone that has a height limit of 85 feet or higher, except as provided in subsection 23.47A.005.C.2; or
   e. Within an NC1 zone, except as provided in subsection 23.47A.005.C.2; or
   f. Within the Northgate Overlay District, except as provided in Section 23.71.044; or
   g. In areas shown on Maps 1 through 60 in Map Book A at the end of this Chapter 23.47A.

2. Subsection 23.47A.005.C.1 notwithstanding, there is no restriction on the location of residential uses in the following circumstances:
   a. Within a very low-income housing project existing as of May 1, 2006, or within a very low-income housing project replacing a very low-income housing project existing as of May 1, 2006, on the same site; or
   b. The residential use is an assisted living facility or nursing home and private living units are not located at street level; or
   c. Within a structure that:
1) is developed and owned by the Seattle Housing Authority; and

2) is located on a lot zoned NC1 or NC3 that was owned by the Seattle Housing Authority as of January 1, 2009.

3. Additions to, or on-site accessory structures for, existing single-family structures are permitted outright.

4. Where residential uses at street level are limited to 20 percent of the street-level street-facing facade, such limits do not apply to residential structures separated from the street lot line by an existing structure meeting the standards of this Section 23.47A.005 and Section 23.47A.008, or by an existing structure legally nonconforming to those standards.

D. In pedestrian-designated zones the locations of uses are regulated as follows:

   ** **

2. The following streets are principal pedestrian streets when located within a pedestrian-designated zone:

   ** **

   Lake City Way Northeast;

   Linden Avenue North;

   Madison Street;

   ** **

Section 5. Section 23.47A.009 of the Seattle Municipal Code, last amended by Ordinance 124378, are amended as follows:

23.47A.009 Standards applicable to specific areas

   ***

B. West Seattle Junction Hub Urban Village. The following provisions apply to development in the NC3 85(4.75) zone.

   1. Lot Coverage Limit. The maximum lot coverage permitted for principal and accessory structures shall not exceed 80 percent on lots 40,000 square feet in size or greater.
2. The total permitted FAR is as identified in subsection 23.47A.013.F.

3. Maximum ([W]) width of ([S]) structures. The maximum width of all portions of a structure measured parallel to a north-south street lot line is 275 feet.

4. Setback and ([S]) separation ([R]) requirements([ ]) 
   a. The following standards apply to structures greater than 250 feet in width measured parallel to a north-south street lot line:
      1) A minimum separation of 30 feet is required between structures that are adjacent to the same north-south street lot line; and
      2) A minimum setback of 15 feet is required from side lot lines that are not street side lot lines and that separate lots that abut the same north-south street lot line; and
      3) Structures permitted in required setback and separation areas pursuant to subsections 23.47A.009.((A))B.4.a and 23.47A.009.((A))B.4.b are:
         a) Decks with open railings may project up to 5 feet into the required setback or separation area if they are no lower than 20 feet above existing or finished grade. Decks may cover no more than 20 percent of the total setback or separation area.
         b) Eaves, cornices and gutters may project no more than 18 inches from the structure facade.
         c) Ramps or other devices necessary for access for the disabled and elderly that meet Seattle Building Code, Chapter 11, are permitted.
         d) Stairs or ramps to accommodate changes in grade are permitted.
         e) Underground structures are permitted.
         f) Within the setback area identified in subsection 23.47A.009.((A))B.4.b, unenclosed porches or steps for residential units no higher than 4 feet above the grade at the street lot line closest to the porch are permitted.
b. A setback of at least ten feet from the street lot line is required along non-arterial north-south avenues for at least 25 percent of the lot frontage or 100 feet of the lot frontage, whichever is less.

c. Required setback and areas separating structures identified in subsections 23.47A.009.((A))B.4.a and 23.47A.009.((A))B.4.b shall include landscaping, paving and lighting. Sidewalks for pedestrian access, plazas or other approved amenity or landscaped areas are permitted in required setback or separation areas.

* * *

C. ((Reserved.)) Bitter Lake Hub Urban Village

1. Development on lots within the area shown on Map A for 23.47A.009 shall meet the following requirements:
Map A for 23.47A.009

Standards Applicable to Specific Areas: Bitter Lake
a. Corridor requirement. An access corridor meeting the standards of this subsection 23.47A.009.C.a shall be provided on lots over 8 acres that abut Linden Avenue North and Aurora Avenue North, to connect Linden Avenue North and Aurora Avenue North. The location of the proposed corridor shall be clearly shown on the site plan that is submitted with the permit application.

1) The corridor shall have a minimum width of 40 feet and a maximum width of 60 feet.

2) The point at which the corridor intersects Linden Avenue North and Aurora Avenue North shall be at least 335 feet south of the south boundary of the North 135th Street right-of-way, and 700 feet north of north boundary of the North 130th Street right-of-way, as illustrated by example in Map A for 23.47A.009.

3) The corridor shall include a minimum of one sidewalk, at least 6 feet wide, extending between Linden Avenue North and Aurora Avenue North. If a driveway is provided within the corridor, the corridor shall include sidewalks along both sides of the driveway that are at least 6 feet wide.

4) Landscaping and shall be provided along the corridor. If a driveway is provided within the corridor, trees shall be provided between the sidewalks and driveway. The Director will determine the number, type, and placement of trees to be provided:

   a) to match trees to the available space;

   b) to complement existing or planned street trees; and

   c) to encourage healthy growth through appropriate spacing.

5) Pedestrian-scaled lighting shall be provided along corridor. The Director, in consultation with the Director of Transportation, will determine the amount and location of lighting to be provided to maintain safe foot candle levels and uniformity of lighting.
6) The corridor shall be open from the ground to the sky and shall not include any features or structures except the following:
   a) Driveways, not more than one lane in each direction and meeting the standards of Section 23.54.030.
   b) Parking meeting the standards of Section 23.54.030 is allowed along a driveway within the corridor. Such parking is in addition to the maximum number of spaces allowed under subsection 23.54.015.C.2. The requirements of subsection 23.47A.032.A.2 do not apply to access to parking from the corridor.
   c) Overhead horizontal building projections of an architectural or decorative character such as cornices, eaves, sills, and gutter, provided that they project no more than 18 inches from the structure façade.
   d) Ramps or other devices that provide access for the disabled and elderly and that meet the standards of Seattle Building Code are permitted.
   e) Stairs or ramps to accommodate changes in grade.
   f) Underground structures.
   g) Unenclosed porches or steps for residential units no higher than 4 feet above the finished grade of the corridor are permitted to project no more than 4 feet into the corridor.
   h) Director may approve other features or structures that do not impede safe access from the site to Linden Avenue North and Aurora Avenue North, and that enhance the character of the corridor.

b. If less than the total area of a lot meeting the requirements of subsection 23.47A.009.C.a is proposed for development, the Director may as a Type I decision, waive or modify the access corridor requirement, if the applicant submits a plan demonstrating how Linden Avenue North and Aurora Avenue North will be connected by an access corridor when the remainder of the lot is developed.
2. Upper-level setback requirement. The following standards apply to development on lots abutting the east side of Linden Ave North or abutting the corridor required in subsection 23.47A.009.C.1.

   a. Any portion of a structure greater than 45 feet in height and abutting Linden Avenue North or along the access corridor required in subsection 23.47A.009.C.1 shall set back a minimum of 5 feet from the lot line abutting Linden Avenue North or from the edge of the access corridor.

   b. Structures permitted in required setbacks are:

      1) Balconies with open railings may project up to 5 feet into the required setback area. Balconies may cover no more than 20 percent of the total setback area.

      2) Eaves, cornices, fireplaces, chimneys, and gutters may project no more than 18 inches into the setback.

D. Roosevelt Urban Village. The following provisions apply within the area shown on Map ((A))B for 23.47A.009
Map ((A))B for 23.47.009

Roosevelt
Section 6. 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 ______________________, 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)

Attachments:
Exhibit A: Bitter Lake Hub Urban Village Rezone Map 1
Exhibit B: Bitter Lake Hub Urban Village Rezone Map 2
Exhibit C: Bitter Lake Hub Urban Village Rezone Map 3