

**ORDINANCE 123495 – reading aid (12-29-10)**

*(This document is a reading aid; see the Seattle City Clerk’s website for Ordinance 123495, which has legal effect.)*

AN ORDINANCE related to land use and zoning, amending various chapters of Title 23 of the Seattle Municipal Code (SMC); adding new sections to Chapter 23.45 and recodifying other sections in that chapter; repealing Sections 23.34.016, 23.34.022, 23.45.002, 23.45.004, 23.45.006, 23.45.009, 23.45.010, 23.45.011, 23.45.012, 23.45.014, 23.45.015, 23.45.016, 23.45.017, 23.45.018, 23.45.064, 23.45.066, 23.47A.029, 23.48.031, 23.86.020, and all the exhibits in these Sections; adding Section 23.54.040; amending provisions in SMC Title 25 regarding environmental policies, critical areas, and tree protection; establishing new classifications and standards for lowrise multifamily development; revising lowrise zoning designations and locational criteria for multifamily zones; amending the Official Land Use Map to rezone all property currently in a Lowrise or Lowrise Duplex/Triplex zone to one of three new Lowrise zones; providing for the effect of expiration of any prior decision rezoning property from a Lowrise zone; providing for the extension of contract rezone conditions for property previous zoned to a Lowrise zone; eliminating multifamily parking requirements in urban villages with frequent transit service; changing the mechanism for permitting parking off-site; changing methods for measuring structure height in most zones; establishing standards for solid waste storage areas in most zones; and establishing a new streamlined design review process, all in order to allow a greater variety of housing types in Lowrise multifamily zones, to improve development regulations in multifamily and other zones, to encourage design excellence, to implement Comprehensive Plan policies, and to protect and promote the health, safety, and welfare of the general public.

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

Section 1.

A. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is amended as follows:

1. All areas designated on Attachment B as Lowrise Duplex/Triplex (LDT) are rezoned to Lowrise 1 (LR1).

2. All areas designated on Attachment B as Lowrise 1 (L1) that are located outside of urban centers, urban villages, and station area overlay districts are rezoned to LR1.

1           3. All areas designated on Attachment B as Lowrise 1 (L1) that are located within urban  
2 centers, urban villages, and station area overlay districts are rezoned to Lowrise 2 (LR2).

3           4. All areas designated on Attachment B as Lowrise 2 (L2) are rezoned to LR2.

4           5. All areas designated on Attachment B as Lowrise 3 (L3) and Lowrise 4 (L4) are  
5 rezoned to Lowrise 3 (LR3).

6           B. Attachment B to this ordinance, which is incorporated by this reference, shows the  
7 areas being rezoned as described in this Section.

8           C. Except for the LDT, L1, L2, L3 and L4 classifications, all other designations and  
9 classifications of the property rezoned by this Section remain in effect.

10           D. This ordinance is not intended to release or modify either the terms of any agreement  
11 previously made in connection with the rezoning of any property, or any conditions or  
12 restrictions included in any rezone decision or ordinance, except as expressly provided in  
13 subsection E of this Section. As to each lot being rezoned in this ordinance from a zoning  
14 designation previously established by a map amendment conditioned upon a recorded agreement,  
15 all conditions and restrictions stated in the applicable prior rezone decision, ordinance or  
16 agreement, whether or not referring to a specific zoning designation or rezone action, continue as  
17 conditions and restrictions under the zoning designation established by this ordinance. Such  
18 rezones include, but are not limited to, those authorized by the following ordinances: Ordinance  
19 122206 (Clerk File (CF) 307285); Ordinance 111985 (CF 292534); Ordinance 98717 (CF  
20 293916); Ordinance 121960 (CF 306618); Ordinance 120561; Ordinance 111705 (CF 291852);  
21 Ordinance 111222 (CF 292030); Ordinances 113699, 113704, 113706 and 113707 (CF 294977);  
22 Ordinance 116912 (CF 298562); Ordinance 121795 (306768); Ordinance 121323 (CF 305399);  
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1 Ordinance 121164 and 121404 (CF 305400); Ordinance 122098 (CF 307452); Ordinance  
2 122304 (CF 307580); Ordinance 115664 (CF 298162); Ordinance 116501 (CF) 298303;  
3 Ordinance 117580 (CF 299930); Ordinance 118518 (CF 301537); Ordinance 122184 (CF  
4 307757); Ordinance 115760 (CF 298192); Ordinance 117214 (CF 299299); and Ordinance  
5 122185 (CF 307093). The City Council finds that the restrictions in each such agreement are  
6 necessary in order to ameliorate adverse impacts that could occur from unrestricted use and  
7 development permitted by development regulations otherwise applicable after the rezones  
8 effected by this ordinance.  
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10 E. Any property previously rezoned from LDT, L1, L2, L3, or L4 pursuant to an  
11 ordinance under which the rezone could expire or the zoning could otherwise revert to the  
12 previous designation under specified conditions shall, upon any expiration or other event by  
13 which the zoning would revert to such classification but for the effect of this ordinance,  
14 automatically become rezoned to the LR1, LR2 or LR3 classification that would have applied  
15 under subsection A of this Section if the property had been shown on Attachment B as having  
16 that prior zoning classification.  
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18 Section 2. Subsections A and B of Section 23.22.062 of the Seattle Municipal Code,  
19 which section was last amended by Ordinance 123046, are amended as follows:  
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21 **23.22.062 Unit lot subdivisions**

22 A. The provisions of this Section 23.22.062 apply exclusively to the unit subdivision of  
23 land for townhouse, rowhouse, and cottage housing developments, as permitted in Single-  
24 Family, Residential Small Lot and Lowrise zones, and for single-family dwelling units in  
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1 Lowrise zones, or any combination of the above types of residential development, as permitted in  
2 the applicable zones.

3 B. Except for any site for which a permit has been issued pursuant to Sections 23.44.041  
4 or 23.45.545 for a detached accessory dwelling unit, lots developed or proposed to be developed  
5 with uses described in subsection 23.22.062.A above may be subdivided into individual unit  
6 lots. The development as a whole shall meet development standards applicable at the time the  
7 permit application is vested. As a result of the subdivision, development on individual unit lots  
8 may be nonconforming as to some or all of the development standards based on analysis of the  
9 individual unit lot, except that any private usable open space or private amenity area for each  
10 individual unit lot, except that any private usable open space or private amenity area for each  
11 dwelling unit shall be provided on the same unit lot as the dwelling unit it serves.

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14 Section 3. Subsections A and B of Section 23.24.045 of the Seattle Municipal Code,  
15 which section was last amended by Ordinance 123046, are amended as follows:

16 **23.24.045 Unit lot subdivisions**

17 A. The provisions of this Section 23.24.045 apply exclusively to the unit subdivision of  
18 land for townhouse, rowhouse, and cottage housing developments as permitted in Single-Family,  
19 Residential Small Lot and Lowrise zones, and for single-family dwelling units in Lowrise zones,  
20 or any combination of the above types of residential development, as permitted in the applicable  
21 zones.  
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23 B. Except for any lot for which a permit has been issued pursuant to Sections 23.44.041  
24 or 23.45.545 for a detached accessory dwelling unit, lots developed or proposed to be developed  
25 with uses described in subsection 23.24.045.A above may be subdivided into individual unit lots.  
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1 The development as a whole shall meet development standards applicable at the time the permit  
2 application is vested. As a result of the subdivision, development on individual unit lots may be  
3 nonconforming as to some or all of the development standards based on analysis of the  
4 individual unit lot, except that any private, usable open space or private amenity area for each  
5 dwelling unit shall be provided on the same unit lot as the dwelling unit it serves.

6 \* \* \*

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8 Section 4. Subsection A of Section 23.30.010 of the Seattle Municipal Code, which  
9 section was last amended by Ordinance 122311, is amended as follows:

10 **23.30.010 Classifications for the purpose of this subtitle**

11 All land within the City shall be classified as being within one zoning designation.

12 A. General zoning designations. The zoning classification of land shall include one of  
13 the designations in this subsection 23.30.010.A. Only in the case of land designated "RC" the  
14 classification shall include both "RC" and one additional multifamily zone designation in this  
15 subsection 23.30.010.A.  
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<b>Zones</b>	<b>Abbreviated</b>
Residential, Single-family 9,600	SF 9600
Residential, Single-family 7,200	SF 7200
Residential, Single-family 5,000	SF 5000
Residential Small Lot	RSL
Residential, Multifamily, Lowrise 1	LR1
Residential, Multifamily, Lowrise 2	LR2
Residential, Multifamily, Lowrise 3	LR3
Residential, Multifamily, Midrise	MR

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<b>Zones</b>	<b>Abbreviated</b>
Residential, Multifamily, Highrise	HR
Residential-Commercial	RC
Neighborhood Commercial 1	NC1
Neighborhood Commercial 2	NC2
Neighborhood Commercial 3	NC3
Seattle Mixed	SM
Commercial 1	C1
Commercial 2	C2
Downtown Office Core 1	DOC1
Downtown Office Core 2	DOC2
Downtown Retail Core	DRC
Downtown Mixed Commercial	DMC
Downtown Mixed Residential	DMR
Pioneer Square Mixed	PSM
International District Mixed	IDM
International District Residential	IDR
Downtown Harborfront 1	DH1
Downtown Harborfront 2	DH2
Pike Market Mixed	PMM
General Industrial 1	IG1
General Industrial 2	IG2
Industrial Buffer	IB
Industrial Commercial	IC

\* \* \*

Section 5. Subsection B of Section 23.34.010, which section was last amended by Ordinance 123046, is amended as follows:

**Section 23.34.010 Designation of single-family zones**

\* \* \*

1 B. Areas zoned single-family or RSL that meet the criteria for single-family zoning  
2 contained in subsection B of Section 23.34.011 and that are located within the adopted  
3 boundaries of an urban village may be rezoned to zones more intense than Single-family 5000 if  
4 all of the following conditions are met:

5 1. A neighborhood plan has designated the area as appropriate for the zone  
6 designation, including specification of the RSL/T, RSL/C, or RSL/TC suffix, if applicable;

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8 2. The rezone is:

9 a. To a Residential Small Lot (RSL), Residential Small Lot-Tandem  
10 (RSL/T), Residential Small Lot-Cottage (RSL/C), Residential Small Lot-Tandem/Cottage  
11 (RSL/TC), Lowrise 1 (LR1), Lowrise 1/Residential-Commercial (LR1/RC), or

12 b. Within the areas identified on Map P-1 of the adopted North Beacon  
13 Hill Neighborhood Plan, and the rezone is to any Lowrise zone, or to an NC1 zone or NC2 zone  
14 with a 30 foot or 40 foot height limit, or

15 c. Within the residential urban village west of Martin Luther King Junior  
16 Way South in the adopted Rainier Beach Neighborhood Plan, and the rezone is to a Lowrise 1  
17 (LR1) or Lowrise 2 (LR2) zone.  
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20 \* \* \*

21 Section 6. Section 23.34.013 of the Seattle Municipal Code, which section was last  
22 amended by Ordinance 117430, is amended as follows:

23 **23.34.013 Designation of multifamily zones**  
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1 An area zoned single-family that meets the criteria of Section 23.34.011 for single-  
2 family designation may not be rezoned to multifamily except as otherwise provided in Section  
3 23.34.010.B.

4 Section 7. Section 23.34.014 of the Seattle Municipal Code, which section was last  
5 amended by Ordinance 117430, is amended as follows:

6 **23.34.014 Lowrise 1 (LR1) zone, function and locational criteria**  
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8 A. Function. The function of the LR1 zone is to provide opportunities for low-density  
9 multifamily housing, primarily rowhouse and townhouse developments, through infill  
10 development that is compatible with single-family dwelling units, or through the conversion of  
11 existing single-family dwelling units to duplexes or triplexes.

12 B. Locational Criteria. The LR1 zone is most appropriate in areas generally characterized  
13 by the following conditions:  
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15 1. The area is similar in character to single-family zones;

16 2. The area is either:

17 a. located outside of an urban center, urban village, or Station Area

18 Overlay District;

19 b. a limited area within an urban center, urban village, or Station Area

20 Overlay District that would provide opportunities for a diversity of housing types within these  
21 denser environments; or  
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23 c. located on a collector or minor arterial;

24 3. The area is characterized by a mix of single-family dwelling units, multifamily  
25 structures that are similar in scale to single-family dwelling units, such as rowhouse and  
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1 townhouse developments, and single-family dwelling units that have been converted to  
2 multifamily residential use or are well-suited to conversion;

3 4. The area is characterized by local access and circulation that can accommodate  
4 low density multifamily development oriented to the ground level and the street, and/or by  
5 narrow roadways, lack of alleys, and/or irregular street patterns that make local access and  
6 circulation less suitable for higher density multifamily development;

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8 5. The area would provide a gradual transition between single-family zoned areas  
9 and multifamily or neighborhood commercial zoned areas; and

10 6. The area is supported by existing or projected facilities and services used by  
11 residents, including retail sales and services, parks, and community centers.

12 Section 8. Section 23.34.016 of the Seattle Municipal Code, relating to the function and  
13 locational criteria for Lowrise 1 zones, which section was last amended by Ordinance 119242,  
14 and as shown in Attachment A to this ordinance, is repealed. Section 9. Section 23.34.018 of the  
15 Seattle Municipal Code, which section was last amended by Ordinance 123046, is amended as  
16 follows:  
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18 **23.34.018 Lowrise 2 (LR2) zone, function and locational criteria**

19 A. Functions. The dual functions of the LR2 zone are to:  
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21 1. Provide opportunities for a variety of multifamily housing types in existing  
22 multifamily neighborhoods and along arterials that have a mix of small scale residential  
23 structures; and  
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1                   2. Accommodate redevelopment in areas within urban centers, urban villages,  
2 and Station Area Overlay Districts in order to establish multifamily neighborhoods of low scale  
3 and density.

4                   B. Locational Criteria. The LR2 zone is most appropriate in areas generally characterized  
5 by the following conditions:

6                   1. The area is either:

7                   a. located in an urban center, urban village, or Station Area Overlay  
8 District where new development could help establish a multifamily neighborhood of small scale  
9 and density; or  
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11                   b. located in or near an urban center, urban village, or Station Area  
12 Overlay District, or on an arterial street, and is characterized by one or more of the following  
13 conditions:

14                   1) small-scale structures generally no more than 35 feet in height  
15 that are compatible in scale with SF and LR1 zones;

16                   2) the area would provide a gradual transition between SF or LR1  
17 zones and more intensive multifamily or neighborhood commercial zones; and  
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19                   2. The area is characterized by local access and circulation conditions that  
20 accommodate low density multifamily development;

21                   3. The area has direct access to arterial streets that can accommodate anticipated  
22 vehicular circulation, so that traffic is not required to use streets that pass through lower density  
23 residential zones; and  
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1                   4. The area is well supported by existing or projected facilities and services used  
2 by residents, including retail sales and services, parks, and community centers, and has good  
3 pedestrian access to these facilities.

4                   Section 10. Section 23.34.020 of the Seattle Municipal Code, which section was last  
5 amended by Ordinance 121700, is amended as follows:

6                   **23.34.020 Lowrise 3 (LR3) zone, function and locational criteria**

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8                   A. Functions. The dual functions of the LR3 zone are to:

9                   1. provide opportunities for a variety of multifamily housing types in existing  
10 multifamily neighborhoods, and along arterials that have a mix of small to moderate scale  
11 residential structures; and

12                   2. accommodate redevelopment in areas within urban centers, urban villages, and  
13 Station Area Overlay Districts in order to establish multifamily neighborhoods of moderate scale  
14 and density.  
15

16                   B. Locational Criteria.

17                   The LR3 zone is most appropriate in areas generally characterized by the following  
18 conditions:

19                   1. The area is either:

20                   a. located in an urban center, urban village, or Station Area Overlay  
21 District where new development could help establish a multifamily neighborhood of moderate  
22 scale and density, except in the following urban villages: the Wallingford Residential Urban  
23 Village, the Eastlake Residential Urban Village, the Upper Queen Anne Residential Urban  
24 Village, the Eastlake Residential Urban Village, the Upper Queen Anne Residential Urban  
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1 Village, the Morgan Junction Residential Urban Village, the Lake City Hub Urban Village, the  
2 Bitter Lake Village Hub Urban Village, and the Admiral Residential Urban Village; or

3 b. located in an existing multifamily neighborhood in or near an urban  
4 center, urban village, or Station Area Overlay District, or on an arterial street, and characterized  
5 by a mix of structures of low and moderate scale;

6 2. The area is near neighborhood commercial zones with comparable height and  
7 scale;

8 3. The area would provide a transition in scale between LR1 and/or LR2 zones  
9 and more intensive multifamily and/or commercial zones;

10 4. The area has street widths that are sufficient for two-way traffic and parking  
11 along at least one curb;

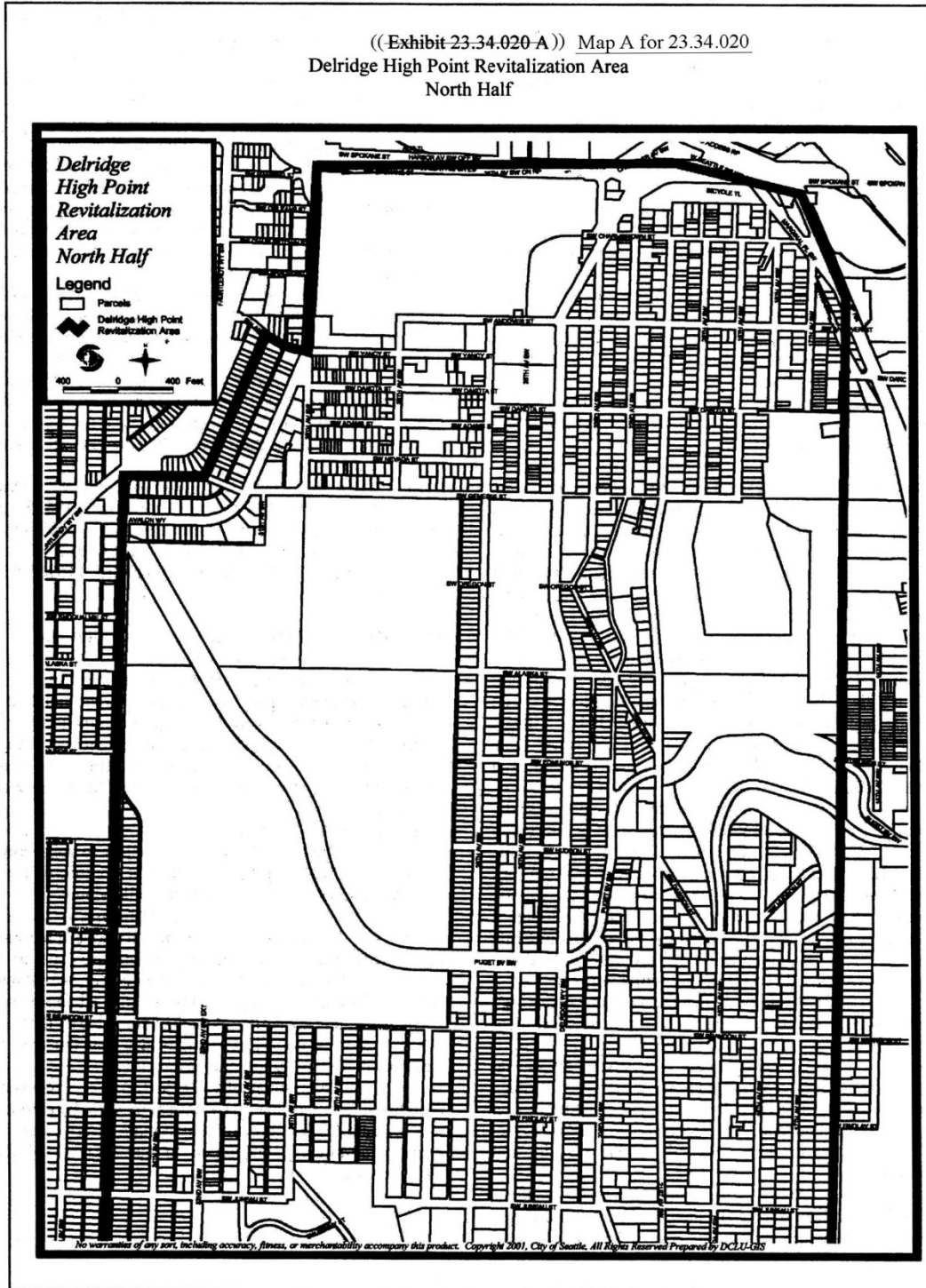
12 5. The area is well served by public transit;

13 6. The area has direct access to arterial streets that can accommodate anticipated  
14 vehicular circulation, so that traffic is not required to use streets that pass through lower density  
15 residential zones;

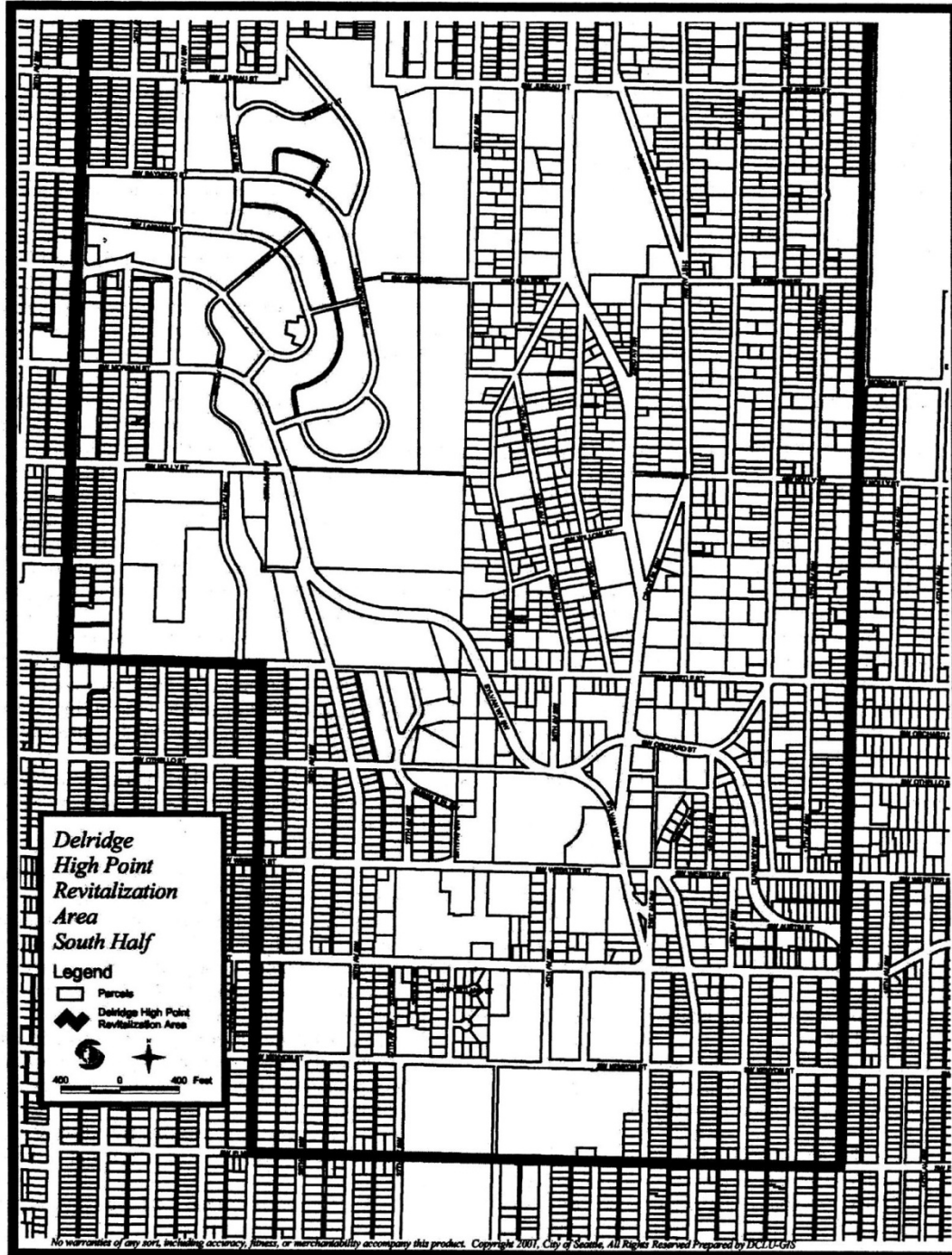
16 7. The area well supported by existing or projected facilities and services used by  
17 residents, including retail sales and services, parks, and community centers, and has good  
18 pedestrian access to these facilities. C. The LR3 zone is also appropriate in areas located in the  
19 Delridge High Point Neighborhood Revitalization Area, as shown in Map A for 23.34.020,  
20 provided that the LR3 zone designation would facilitate a mixed-income housing development  
21 initiated by the Seattle Housing Authority or other public agency; a property use and  
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1 development agreement is executed subject to the provisions of Chapter 23.76 as a condition to  
2 any rezone; and the development would serve a broad public purpose.  
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Map A for 23.34.020: Delridge High Point Revitalization Area—North and South Halves



(( Exhibit 23.34.020 A (continued))) Map A for 23.34.020 (continued)  
Delridge High Point Revitalization Area  
South Half



1 D. Except as provided in this subsection 23.34.020.D, properties designated as  
2 environmentally critical may not be rezoned to an LR3 designation, and may remain LR3 only in  
3 areas predominantly developed to the intensity of the LR3 zone. The preceding sentence does not  
4 apply if the environmentally critical area either:

- 5 1. was created by human activity, or
- 6 2. is a designated peat settlement, liquefaction, seismic or volcanic hazard area, or  
7 flood prone area, or abandoned landfill.

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9 Section 11. Section 23.34.022 of the Seattle Municipal Code, relating to the function and  
10 locational criteria for the Lowrise 4 zone, which section was last amended by Ordinance 121700,  
11 and as shown in Attachment A to this ordinance, is repealed.

12 Section 12. Subsections A and B of Section 23.41.004 of the Seattle Municipal Code,  
13 which section was last amended by Ordinance 123206, is amended as follows:

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15 **Section 23.41.004 Applicability**

16 A. Design review required.

17 1. Design review is required for any new multifamily, commercial, or industrial  
18 development proposal that exceeds one of the following thresholds in Table A for 23.41.004:  
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20 **Table A for 23.41.004: Thresholds for Design Review**

Zone	Threshold
a. Lowrise (LR3)	8 dwelling units
b. Midrise (MR)	20 dwelling units
c. Highrise (HR)	20 dwelling units
d. Neighborhood Commercial (NC1, 2, 3)	4 dwelling units or 4,000 square feet of nonresidential gross floor area
e. Commercial (C1, C2)	Four dwelling units or 12,000 square feet of nonresidential gross floor area, located on a lot in an urban center or urban



**Table A for 23.41.004: Thresholds for Design Review**

		village <sup>1</sup> , or on a lot that abuts or is across a street or alley from a lot zoned single-family, or on a lot located in the area bounded by: NE 95 <sup>th</sup> St., NE 145 <sup>th</sup> St., 15 <sup>th</sup> Ave. NE, and Lake Washington
f.	Seattle Mixed (SM)	20 units or 12,000 square feet of nonresidential gross floor area
g.	Industrial Commercial (IC) zone within all designated urban villages and centers.	12,000 square feet of nonresidential gross floor area

Footnote to Table A for 23.41.004

<sup>1</sup>Urban centers and urban villages are identified in the Seattle Comprehensive Plan.

2. Design review is required for all new Major Institution development proposals that exceed thresholds in the zones listed in this subsection 23.41.004.A, unless the structure is located within a Major Institution Overlay (MIO) district.

3. Design review is required for all new development proposals located in the following Downtown zones that equal or exceed any of the following thresholds:

<b>DOC 1, DOC 2 or DMC Zones</b>	
Use	Threshold
Nonresidential	50,000 square feet of gross floor area
Residential	20 dwelling units

<b>DRC, DMR, DH1 or DH2 Zones</b>	
Use	Threshold
Nonresidential	20,000 square feet of gross floor area
Residential	20 dwelling units

1                   4. Design review is required for all new development proposals exceeding 120  
2 feet in width on any single street frontage in the Stadium Transition Area Overlay District as  
3 shown in Map A for 23.41.006.

4                   5. Streamlined administrative design review to protect trees. As provided in  
5 Sections 25.11.070 and 25.11.080, streamlined administrative design review pursuant to Section  
6 23.41.018 is required for new multifamily and commercial development proposals in Lowrise,  
7 Midrise, and commercial zones if an exceptional tree, as defined in Section 25.11.020, is located  
8 on the lot and is not proposed to be preserved, if design review would not otherwise be required  
9 by this subsection 23.41.004.A.

10                   6. New multifamily or commercial development proposals in the zones listed in  
11 this subsection 23.41.004.A, that are subject to SEPA solely as a result of the provisions of  
12 Section 25.05.908, Environmentally Critical Areas, are exempt from design review except as set  
13 forth in subsection A.5 of this section 23.41.004.

14                   7. Design review pursuant to Section 23.41.014 is required for projects that are  
15 eligible for design review under any provision of this section 23.41.004 and that are participating  
16 in the Living Building Pilot Program authorized by Section 23.40.060.

17                   8. Streamlined administrative design review (SDR) pursuant to Section 23.41.018  
18 is required for all new townhouse developments that include at least three townhouse units, if  
19 design review is not otherwise required by this subsection 23.41.004.A.

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23                   B. Design Review -- Optional

24                   1. Design review is optional to any applicant for new multifamily, commercial or  
25 Major Institution development proposals not otherwise subject to this Chapter 23.41, in the  
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1 Stadium Transition Area Overlay District, and in all multifamily, commercial, and downtown  
2 zones.

3 2. Administrative design review is optional for any applicant for new multifamily  
4 or commercial development proposals in the Stadium Transition Area Overlay District, and in  
5 multifamily, commercial, and downtown zones, according to the process described in Section  
6 23.41.016.

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8 3. Streamlined administrative design review is an option for:

9 a. applicants for multifamily residential uses in LR zones for which design  
10 review is not otherwise required by subsection 23.41.004.A; and

11 b. applicants for new multifamily and commercial development proposals  
12 in Lowrise, Midrise, and Commercial zones to protect a tree over 2 feet in diameter measured  
13 4.5 feet above the ground, if design review would not otherwise be required by subsection  
14 23.41.004.A.5.  
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17 Section 13. A new Section 23.41.018 is added to the Seattle Municipal Code as follows:

18 **Section 23.41.018 Streamlined administrative design review (SDR) process**

19 A. A presubmittal conference is required for all projects subject to this Section 23.41.018  
20 unless waived by the Director, pursuant to Section 23.76.008.  
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22 B. Following a presubmittal conference, a proponent may apply to begin the SDR  
23 guidance process.

24 1. The application for SDR guidance shall include the following:  
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1 a. An initial site analysis addressing site opportunities and constraints,  
2 adjacent buildings, and the zoning of the site and adjacent properties;

3 b. A drawing of existing site conditions, indicating topography of the site  
4 and location of structures and prominent landscape elements on the site (including but not  
5 limited to all trees 6 inches or greater in diameter measured 4.5 feet above the ground, with  
6 species indicated) if any;

7 c. A preliminary site plan including structures, open spaces, vehicular and  
8 pedestrian access, and landscaping;

9 d. A brief description of how the proposal meets the intent of the  
10 applicable citywide and neighborhood design review guidelines; and

11 e. One or more color renderings adequate to depict the overall massing of  
12 structures and the design concept.

13 2. Notice of application for SDR Guidance shall be provided pursuant to Chapter  
14 23.76.

15 3. The purpose of SDR Guidance is to receive comments from the public, identify  
16 concerns about the site and design concept, identify applicable citywide and neighborhood  
17 design guidelines of highest priority to the site, explore conceptual design and siting alternatives,  
18 and identify and document proposed development standard adjustments, which may be approved  
19 as a Type I decision pursuant to Section 23.41.018.D, or departures, which may be approved as a  
20 Type II decision pursuant to Section 23.41.016. The intent of SDR Guidance is not to reduce the  
21 general development capacity of the lot.  
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1 4. As a result of the SDR Guidance process, the Director shall prepare a report  
2 that identifies those guidelines of highest priority and applicability, documents any design  
3 changes needed to achieve consistency with the design guidelines, and identifies any desired  
4 development standard adjustments and/or departures.

5 5. The Director shall distribute a copy of the report to the applicant, place it on  
6 file in the Department, and provide access to the report on the Department website.  
7

8 C. Application for Type I or Type II Master Use Permit.

9 1. After issuance of the SDR Guidance report, the proponent may apply for a  
10 Type I or Type II Master Use Permit.

11 2. The Master Use Permit application shall include a brief explanation of how the  
12 proposal addresses the SDR guidance report, in addition to standard Master Use Permit submittal  
13 information required by Section 23.76.010. Adjustments to certain development standards  
14 pursuant to subsection 23.41.018.D may be approved as a Type I decision. If the need for  
15 development standard departures, authorized under Section 23.41.012 and beyond the  
16 adjustments allowed under subsection 23.41.018.D, is identified, the applicant may either revise  
17 the application to eliminate the need for the further departures, and proceed under this Section  
18 23.41.018, or else apply for a Type II Master Use Permit for administrative design review  
19 pursuant to Section 23.41.016.  
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22 3. Notice of application for a permit for a project subject to SDR shall be provided  
23 according to Chapter 23.76.

24 D. SDR decision.  
25  
26  
27  
28

1           1. The Director shall consider public comments on the proposed project, and the  
2 Director's decision shall be based on the extent to which the application meets applicable design  
3 guidelines and responds to the SDR guidance report.

4           2. The Director's decision pursuant to the SDR process shall not reduce the  
5 number of units allowed per square foot of lot area when such a density limit is set in Table A for  
6 Section 23.45.512.

7           3. The Director may allow the adjustments listed in subsection 23.41.018.D.4, if  
8 the adjustments are consistent with the SDR design guidance report and the adjustments would  
9 result in a development that:  
10

- 11                   a. better meets the intent of the adopted design guidelines and/or  
12                   b. provides a better response to environmental and/or site conditions,  
13 including but not limited to topography, the location of trees, or adjacent uses and structures.  
14

15           4. If the criteria listed in subsection 23.41.018.D.3 are met, the Director may  
16 allow adjustments to the following development standards to the extent listed for each standard:

17                   a. Setbacks and separation requirements may be reduced by a maximum of  
18 50 percent;

19                   b. Amenity areas may be reduced by a maximum of 10 percent;

20                   c. Landscaping and screening may be reduced by a maximum of 25  
21 percent;

22                   d. Structure width, structure depth, and façade length limits may be  
23 reduced by a maximum of 10 percent; and  
24

25                   e. Screening of parking may be reduced by a maximum of 25 percent.  
26







1 development standards of the zone and does not cause an already nonconforming structure to  
2 become more nonconforming to development standards.

3 B. Additional residential units may be added to a multifamily structure nonconforming to  
4 development standards if the addition conforms to the development standards of the zone and  
5 does not cause an already nonconforming structure to become more nonconforming to  
6 development standards.

7  
8  
9 Section 18. Subsection A of Section 23.42.122 of the Seattle Municipal Code, which  
10 section was last amended by Ordinance 120293, is amended as follows:

11 **23.42.122 Height nonconformity**

12 A. Single-family and multifamily zones.

13  
14 1. In single-family zones, a structure nonconforming as to height may be  
15 expanded or extended to add eaves, dormers and/or clerestories to an existing pitched roof if the  
16 additions are constructed below the highest point of the roof. An existing pitched roof that is  
17 above the height limit may not be converted into a flat roof, nor shall the slope of the roof be  
18 reduced to less than a 12:12 pitch.

19  
20 2. In multifamily zones, a structure nonconforming as to height may be expanded  
21 or extended to add eaves, dormers and/or clerestories to an existing pitched roof if the additions  
22 are constructed below the highest point of the roof, pursuant to Section 23.45.514. An existing  
23 pitched roof that is above the height limit may not be converted into a flat roof, nor shall the  
24 slope of the roof be reduced to less than a 6:12 pitch.

25 \* \* \*

1 Section 19. Subsection D of Section 23.43.008 of the Seattle Municipal Code, which  
2 section was last amended by Ordinance 123046, is amended as follows:

3 **Section 23.43.008 Development standards for one dwelling unit per lot**

4 \* \* \*

5 D. Yards and setbacks.

6 1. Front and rear yards.

7 a. The sum of the front yard plus the rear yard shall be a minimum of 30  
8 feet.  
9

10 b. In no case shall either yard have a depth of less than 10 feet.

11 c. If recommended in a neighborhood plan adopted or amended by the  
12 City Council after January 1, 1995, an ordinance designating an area as RSL may require front  
13 and/or rear yards greater than 10 feet, provided that the requirement of subsection  
14 23.43.008.D.1.a shall not be increased or decreased, and the requirement of subsection  
15 23.43.008.D.1.b shall not be reduced.  
16

17 2. Side setbacks. The required minimum side setback is 5 feet. The side setback  
18 may be averaged. No portion of the side setback shall be less than 3 feet, except as follows:

19 a. Street side setbacks shall be a minimum of 5 feet.

20 b. If an easement is provided along a side lot line of the abutting lot  
21 sufficient to leave a 10 foot separation between the two principal structures of the two lots, the  
22 required side setback may be reduced from the requirement of subsection 23.43.008.D.2. The  
23 easement shall be recorded with the King County Department of Records and Elections. The  
24 easement shall provide access for normal maintenance activities to the principal structure on the  
25  
26

1 lot with less than the required side setback. No principal structure shall be located in the  
2 easement area, except that the eaves of a principal structure may project a maximum of 18 inches  
3 into the easement area. No portion of any structure, including eaves, shall cross the property line.

4 3. The following parts of structures may project into a required yard or setback,  
5 provided that the applicable restrictions in subsections 23.43.008.D.3 and D.4 are met:

6 a. Uncovered porches or steps. Uncovered, unenclosed porches or  
7 uncovered, unenclosed steps that project into a required yard or setback, if the porch or steps are  
8 no higher than 4 feet on average above existing grade, are no closer than 3 feet to any side lot  
9 line, no wider than 6 feet, and project no more than 6 feet into a required front or rear yard. The  
10 heights of porches and steps are to be calculated separately.  
11

12 b. Certain features of a structure.

13 1) External architectural features with no living area, such as  
14 chimneys, eaves, cornices and columns, that project no more than 18 inches into a required yard  
15 or setback.  
16

17 2) Bay windows that are no wider than 8 feet and project no more  
18 than 2 feet into a required front or rear yard or street side setback.  
19

20 3) Other external architectural features that include interior space  
21 such as garden windows, and project no more than 18 inches into a required yard or setback,  
22 starting a minimum of 30 inches above the height of a finished floor, and with maximum  
23 dimensions of 6 feet in height and 8 feet in width.  
24  
25  
26  
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28





Section 24. Subsections A, B, and C of Section 23.45.504 of the Seattle Municipal Code, which section was last amended by Ordinance 123378, are amended as follows:

**23.45.504 Permitted and prohibited uses**

A. All uses are permitted outright, prohibited or permitted as a conditional use according to Table A for 23.45.504 and this Section 23.45.504. Uses not referred to in Table A are prohibited, unless otherwise indicated in this Chapter 23.45 or Chapters 23.51A, 23.51B, or 23.57. Communication utilities and accessory communication devices, except as exempted in Section 23.57.002, are subject to the regulations in this Chapter 23.45 and additional regulations in Chapter 23.57. Public facilities are subject to the regulations in Section 23.51A.004.

B. All permitted uses are allowed as a principal use or as an accessory use, unless otherwise indicated in this Chapter 23.45.

<b>Table A for 23.45.504: Permitted and Prohibited Uses</b>		
	<b>Permitted and Prohibited Uses by Zone</b>	
<b>Uses</b>	<b>LR1, LR2, and LR3</b>	<b>MR and HR</b>
A. Residential use	P	P
B. Institutions	P/CU <sup>1</sup>	P/CU <sup>1</sup>
C. Uses in existing or former public schools		
C.1. Child care centers, preschools, public or private schools, educational and vocational training for the disabled, adult evening education classes, nonprofit libraries, community centers, community programs for the elderly and similar uses in existing or former public schools.	P	P
C.2. Other non-school uses in existing or former public schools	Permitted pursuant to procedures established in Chapter 23.78	Permitted pursuant to procedures established in Chapter 23.78
D. Park and pool and park and ride lots	X/CU <sup>2</sup>	X/CU <sup>2</sup>
E. Parks and playgrounds including customary uses	P	P
F. Ground floor commercial uses	RC	P <sup>3</sup>
G. Medical Service Uses other than permitted ground	P/X <sup>4</sup>	P/CU/X <sup>4</sup>

**Table A for 23.45.504: Permitted and Prohibited Uses**

1	floor commercial uses		
2	H. Uses not otherwise permitted in landmark structures	CU	CU
3	I. Cemeteries	P/X <sup>5</sup>	P/X <sup>5</sup>
4	J. Community Gardens	P	P
5	K. All other uses	X	X
6	Footnotes to Table A for 23.45.504		
7	1. Institutions meeting development standards are permitted outright; all others are administrative		
8	conditional uses pursuant to Section 23.45.506. The provisions of this Chapter 23.45 shall apply to Major		
9	Institution uses as provided in Chapter 23.69.		
10	2. Prohibited in Station Area Overlay Districts; otherwise, permitted as an administrative conditional use		
11	pursuant to Section 23.45.506.		
12	3. Subject to subsection 23.45.504.E.		
13	4. Subject to subsection 23.45.504.G and 23.45.506.F.		
14	5. Subject to subsection 23.45.504.F.		
15	P = Permitted outright		
16	CU = Permitted as an Administrative Conditional Use		
17	RC = Permitted in areas zoned Residential Commercial (RC) , and subject to the provisions of the RC		
18	zone, Chapter 23.46		
19	X = Prohibited		

C. Accessory uses. The following accessory uses are permitted in all multifamily zones, subject to the standards in Section 23.45.545, if applicable:

1. Private garages and carports;
2. Private, permanent swimming pools, hot tubs and other similar uses;
3. Solar collectors, including solar greenhouses;
4. Open wet moorage accessory to residential structures;
5. Uses accessory to parks and playgrounds, pursuant to Section 23.45.578;
6. Bed and breakfasts in a dwelling unit that is at least five years old;
7. Recycling collection stations;
8. Urban farms with planting area not more than 4,000 square feet. Urban farms

with greater than 4,000 square feet of planting area may be allowed as an administrative

1 conditional use to any use permitted outright or as a conditional use. The Director may grant,  
2 condition or deny a conditional use permit in accordance with subsection 23.42.051.B; and

3 9. Accessory dwelling units.

4 \* \* \*

5 Section 25. Section 23.45.006 of the Seattle Municipal Code, which section was last  
6 amended by Ordinance 123209, and as shown in Attachment A to this ordinance, is repealed.

7  
8 Section 26. Subsections C and F of Section 23.45.506 of the Seattle Municipal Code,  
9 which section was last amended by Ordinance 123209, are amended as follows:

10 **Section 23.45.506 Administrative conditional uses**

11 \* \* \*

12 C. Institutions other than public schools not meeting the development standards of  
13 23.45.570, Institutions, and Major Institution uses as provided in Chapter 23.69, may be  
14 permitted subject to the following:

15  
16 1. Bulk and Siting. In order to accommodate the special needs of the proposed  
17 institution, and to better site the facility with respect to its surroundings, the Director may modify  
18 the applicable development standards. In determining whether to allow such modifications, the  
19 Director shall balance the needs of the institution against the compatibility of the proposed  
20 institution with the residential scale and character of the surrounding area.

21  
22 2. Dispersion Criteria. An institution that does not meet the dispersion criteria of  
23 Section 23.45.570 may be permitted by the Director upon determination that it would not  
24 substantially worsen parking shortages, traffic safety hazards, and noise in the surrounding  
25 residential area.  
26





2. Design review is required.

3. The development standards in Sections 23.45.510, 23.45.514, 23.45.516, 23.45.518, 23.45.520, and 23.45.536 do not apply to the portion of the structure occupied by medical service uses, except as specified in this subsection 23.45.506.F. Portions of the structure occupied by medical service uses shall meet the following development standards:

a. The maximum height for the portions of structures containing medical office uses is 108 feet, except that the provisions for green roofs and rooftop features in Section 23.45.514 apply.

b. The average of the gross floor area of stories in medical service use above 45 feet in height shall not exceed 60 percent of the area of the lot.

4. Setbacks

a. Setbacks shall be required as shown on Table A for 23.45.506.

**Table A for 23.45.506: Setback Requirements for Medical Office Uses (all measurements in feet)**

Elevation of Facade or Portion of Facade from Existing Grade	Setback on Street Frontages	Setback on Alley Frontages	Setback on shared lot lines
45 or less	7 average, 5 minimum	0	7 average, 5 minimum
More than 45 up to 108	10 average, 7 minimum	10	15 average, 10 minimum

b. If the ground floor of a street facade is in use as a child care center, community center, or commercial use permitted on the ground floor by Section 23.45.504, no setback is required for the portion of the street facade that is 45 feet in height or less.

1 c. If a lot abutting the lot is developed to the side lot line, portions of the  
2 proposed development that are 45 feet in height or less may be joined to the abutting structure.

3 d. Projections into required setbacks, and structures in required setbacks,  
4 are permitted pursuant to Section 23.45.518.

5 5. A minimum of 25 percent of the lot area shall be provided as landscaped open  
6 space at ground level. Except as provided in this subsection 23.45.506.F.5, no horizontal  
7 dimension for required open space shall be less than 10 feet, nor shall any required open space  
8 area be less than 225 square feet. The following additional areas may be included in the  
9 calculation of required ground level open space:  
10

11 a. Area in the public right-of-way of a neighborhood green street  
12 designated in Section 23.45.516 abutting the lot that is improved according to a plan approved by  
13 the Director, in consultation with the Director of the Seattle Department of Transportation;  
14 except that the Director may waive the requirement that the neighborhood green street abut the  
15 lot and allow the improvements to be made to a neighborhood green street located in the general  
16 vicinity of the project, if such an improvement is determined to be beneficial to the occupants of  
17 the project; and  
18

19 b. Landscaped area in the public right-of-way that abuts the required open  
20 space on the lot, when the landscaping contributes to achievement of the Green Factor score  
21 required in subsection 23.45.506.F.6. below.  
22

23 6. The landscaping and screening requirements of Section 23.45.524 apply, except  
24 that the required Green Factor score is 0.3 or greater, pursuant to Section 23.86.019.  
25

26 7. Parking shall be required as provided in Chapter 23.54.  
27  
28

1           8. The Director shall determine the location of access to parking. In order to  
2 promote pedestrian safety and comfort, access via an alley is preferred. Where street access is  
3 deemed appropriate, due to safety hazards, topography, or other special conditions of the lot, the  
4 number of curb cuts and the width of curb cuts, driveways, and garage openings shall be  
5 minimized.

6           9. No surface area parking shall be provided, and no parking shall be located at or  
7 above grade, unless it is separated from all street lot lines by another use.

8           10. The preferred access to loading berths shall be from an alley if the lot abuts an  
9 alley. Loading berths shall be located so that access to any residential parking is not blocked.

10           11. The Director shall determine the location of passenger load zones, based on  
11 safety considerations, minimizing conflicts with automobile and pedestrian traffic, reducing  
12 impacts on any nearby residential uses, and the efficient operation of the medical service use.

13           12. Identifying signs shall be permitted according to Chapter 23.55, Signs.

14           13. For mixed use structures containing both medical service uses and residential  
15 uses, the portion of the structure in residential use shall meet the requirements of the HR zone,  
16 except as modified by the following:

17           a. The maximum width and floor size limits in Section 23.45.520 apply to  
18 any portion of the structure in residential use above 45 feet in height.

19           b. Amenity areas shall be provided according to the provisions of Section  
20 23.45.522. Open space required at ground level pursuant to subsection 23.45.506.F.5 may be  
21 counted as amenity area if it meets the applicable development standards of Section 23.45.522.

1 c. No landscaped open space is required in addition to the open space  
2 required in subsection 23.45.506.F.5.

3 \* \* \*

4 Section 27. Section 23.45.508 of the Seattle Municipal Code, which section was last  
5 amended by Ordinance 123378, is amended as follows:

6 **23.45.508 General provisions**

7  
8 A. Except for structures related to an urban farm, a structure occupied by a permitted use  
9 other than a residential use may be partially or wholly converted to a residential use even if the  
10 structure does not conform to the development standards for residential uses in multifamily  
11 zones.

12 B. Off street parking shall be provided pursuant to Section 23.54.015.

13  
14 C. Expansions of nonconforming converted structures and conversions of structures  
15 occupied by nonconforming uses are regulated by Sections 23.42.108 and 23.42.110.

16 D. Methods for measurements are provided in Chapter 23.86. Requirements for streets,  
17 alleys and easements are provided in Chapter 23.53. Standards for parking and access and  
18 design are provided in Chapter 23.54. Standards for solid waste and recyclable materials storage  
19 space are provided in Section 23.54.040. Standards for signs are provided in Chapter 23.55.

20  
21 E. Assisted living facilities, congregate housing, and nursing homes shall meet the  
22 development standards for apartments unless otherwise specified.

23  
24 F. Single-family dwelling units. In Lowrise zones, single-family dwelling units shall  
25 meet the development standards for townhouse developments, except that Section 23.45.529,  
26

1 Design standards, does not apply. In MR and HR zones, single-family dwelling units shall meet  
2 the development standards of the zone.

3 G. Proposed uses in all multifamily zones are subject to the transportation concurrency  
4 level-of-service standards prescribed in Chapter 23.52.

5 H. Lots with no street frontage. For purposes of structure width, depth, and setbacks,  
6 multifamily zoned lots that have no street frontage are subject to the following:

7  
8 1. For lots that have only one alley lot line, the alley lot line shall be  
9 treated as a front lot line.

10 2. For lots that have more than one alley lot line, the Director shall  
11 determine which alley lot line shall be treated as the front lot line.

12 3. For lots that have no alley lot lines, the applicant may choose the front  
13 lot line provided that the selected front lot line length is at least 50 percent of the width of the lot.  
14

15 I. All use provisions and development standards applicable to MR zones, except  
16 maximum height, also apply in the MR/85 zone.

17 J. Any other provision of the Seattle Municipal Code notwithstanding, an applicant is not  
18 entitled to a permit for any use or development on a lot in a Lowrise zone that would be  
19 inconsistent with any term, condition, or restriction contained either in any recorded agreement  
20 that is in effect as to that lot and was made in connection with a rezone of the lot to LDT, L1, L2,  
21 L3, or L4, or in any City Council decision or ordinance related to a rezone of the lot to LDT, L1,  
22 L2, L3, or L4 conditioned on a recorded agreement prior to the effective date of the ordinance  
23 introduced as Council Bill 117014.  
24  
25  
26  
27  
28

1 Section 28. Nine sections of the Seattle Municipal Code, Section 23.45.009 Structure  
2 Height, which section was last amended by Ordinance 123209; Section 23.45.010 Lot Coverage  
3 Limits, which section was last amended by Ordinance 118794; Section 23.45.011 Structure  
4 width and depth, which section was last amended by Ordinance 114888; 23.45.012 Modulation,  
5 which section was last amended by Ordinance 120117; Section 23.45.014 Setbacks, which  
6 section was last amended by Ordinance 123209; Section 23.45.015 Screening and Landscaping,  
7 which section was last amended by Ordinance 121477; Section 23.45.016 Open Space  
8 Requirements, which section was last amended by Ordinance 123046; Section 23.45.017 Light  
9 and Glare, which section was last amended by Ordinance 115043; and Section 23.45.018,  
10 Parking and Access, which section was last amended by Ordinance 120611; all for Lowrise  
11 zones, as shown in Attachment A to this ordinance, are repealed.  
12  
13

14 Section 29. Section 23.45.510 of the Seattle Municipal Code, which section was enacted  
15 by Ordinance 123209, is amended as follows:

16 **23.45.510 Floor area ratio (FAR) limits**

17 A. General provisions.

18 1. All gross floor area not exempt under subsection 23.45.510.E counts toward the  
19 maximum gross floor area allowed under the floor area ratio (FAR) limits.  
20

21 2. The applicable FAR limit applies to the total non-exempt gross floor area of all  
22 structures on the lot .

23 3. If a lot is in more than one zone, the FAR limit for each zone applies to the  
24 portion of the lot located in that zone, and the floor area on the portion of the lot with the lower  
25 FAR limit may not exceed the amount that would be permitted if it were a separate lot.  
26

B. FAR limits in LR zones

Floor area ratio limits apply in LR zones as shown in Table A for 23.45.510.

<b>Table A for 23.45.510: Floor Area Ratios in Lowrise Zones</b>					
<b>Zone</b>	<b>Location</b>	<b>Category of Residential Use<sup>(1)</sup></b>			
	<b>Outside or Inside Urban Centers, Urban Villages, and the Station Area Overlay District</b>	<b>Cottage Housing Developments and Single-Family Dwelling Units</b>	<b>Rowhouse Developments<sup>(2)</sup></b>	<b>Townhouse Developments<sup>(2)</sup></b>	<b>Apartments<sup>(2)</sup></b>
<b>LR1</b>	Either outside or inside	1.1	1.0 or 1.2	0.9 or 1.1	1.0
<b>LR2</b>	Either outside or inside	1.1	1.1 or 1.3	1.0 or 1.2	1.1 or 1.3
<b>LR3</b>	Outside	1.1	1.2 or 1.4	1.1 or 1.3	1.3 or 1.5 <sup>(3)</sup>
	Inside	1.1	1.2 or 1.4	1.2 or 1.4	1.5 or 2.0

Footnotes for A for 23.45.510:

- <sup>(1)</sup> If more than one type of residential use is provided on a lot, the FAR limit for each residential use is the higher FAR limit for each residential use in this Table A for 23.45.510 only if the conditions in subsection 23.45.510.C are satisfied for all residential uses on the lot.  
<sup>(2)</sup>The higher FAR limit applies if the project meets the standards of subsection 23.45.510.C.  
<sup>(3)</sup>On lots that abut a street with frequent transit service, the higher FAR limit is 1.6.

C. In LR zones, in order to qualify for the higher FAR limit shown in Table A for 23.45.510, the following standards shall be met:

1. Applicants shall make a commitment that the structure will meet green building performance standards by earning a Leadership in Energy and Environmental Design (LEED) Silver rating or a Built Green 4-star rating of the Master Builders Association of King and Snohomish Counties, except that an applicant who is applying for funding from the



1 Washington State Housing Trust Fund and/or the Seattle Office of Housing to develop new  
2 affordable housing, may elect to meet green building performance standards by meeting the  
3 Washington Evergreen Sustainable Development Standards (ESDS). The standards referred to  
4 in this subsection 23.45.510.C.1 are those identified in Section 23.45.526, and that section shall  
5 apply as if the application were for new development gaining extra residential floor area.

6  
7 2. For all categories of residential use, if the lot abuts an alley and the alley is  
8 used for access, improvements to the alley shall be required as provided in subsections  
9 23.53.030.E and F, except that the alley shall be paved rather than improved with crushed rock,  
10 even for lots containing fewer than ten dwelling units.

11 3. Parking location if parking is provided.

12 a. For rowhouse and townhouse developments, parking shall be located in  
13 an enclosed area that is below grade or that projects a maximum of 4 feet above finished grade,  
14 or in a parking area or structure at the rear of the lot.

15 b. For apartments, parking may either:

16 1) be located in an enclosed area that is below grade or that  
17 projects a maximum of 4 feet above finished grade; or

18 2) on lots located outside of Urban Centers, Urban Villages, and  
19 the Station Area Overlay District, be located off an alley at the rear of the lot, provided that all  
20 surface parking is limited to a single row of spaces along the alley and access to each surface  
21 parking space is taken directly from the alley.

22 4. Access to parking if parking is provided.  
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1 a. Access to required barrier-free parking spaces may be from either a  
2 street or an alley. Subsections 23.45.510.C.4.b, c, and d do not apply to required barrier-free  
3 parking spaces.

4 b. If the lot abuts an alley, access to parking shall be from the alley, unless  
5 one or more of the conditions in subsection 23.45.536.C.2 are met.

6 c. If access cannot be provided from an alley, access shall be from a street  
7 if the following conditions are met:

8 1) on corner lots, the driveway shall abut and run parallel to the  
9 rear lot line of the lot or a side lot line that is not a street lot line.

10 2) on a non-corner lot, there is no more than one driveway per 160  
11 feet of street frontage.

12 d. if access to parking does not meet one of the standards in this  
13 subsection 23.45.510.C.4, or if an exception is granted that allows parking access from both an  
14 alley and a street pursuant to subsection 23.45.536.C, the lower FAR limit on Table A for  
15 23.45.510 applies.

16 D. FAR limits in MR and HR zones.

17 1. FAR limits apply to all structures and lots in Midrise and Highrise zones as  
18 shown in Table B for 23.45.510.  
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**Table B for 23.45.510: Floor Area Ratios in MR and HR zones**

	<b>MR</b>	<b>HR</b>
Base FAR	3.2	8 on lots 15,000 square feet or less in size; 7 on lots larger than 15,000 square feet
Maximum FAR, allowed pursuant to Chapter 23.58A and Section 23.45.516	4.25	13 for structures 240 feet or less in height; 14 for structures over 240 feet

E. The following floor area is exempt from FAR limits:

1. All underground stories.

2. The floor area contained in a landmark structure subject to controls and incentives imposed by a designating ordinance, if the owner of the landmark has executed and recorded an agreement acceptable in form and content to the Landmarks Preservation Board, providing for the restoration and maintenance of the historically significant features of the structure, except that this exemption does not apply to a lot from which a transfer of development potential has been made under Chapter 23.58A, and does not apply for purposes of determining TDP available for transfer under Chapter 23.58A.

3. Structures built prior to January 1, 1982 as single-family dwelling units that will remain in residential use, provided that:

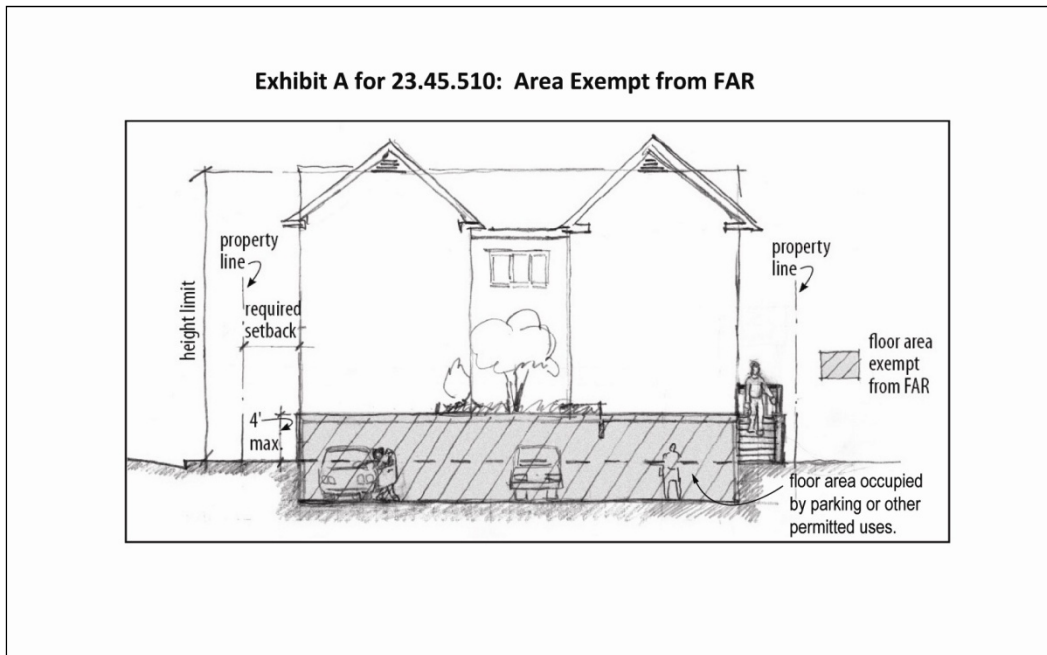
a. no new principal structure is located between that structure and a street lot line, and

b. the exemption is limited to the gross square footage in the structure as of January 1, 1982.

4. For apartments in LR zones that qualify for the higher FAR limit shown in Table A for 23.45.510, and for all multifamily structures in MR and HR zones, portions of a

1 story that extend no more than 4 feet above existing or finished grade, whichever is lower. See  
2 Exhibit A for 23.45.510.

3  
4 **Exhibit A for 23.45.510: Area Exempt from FAR**



17 5. For townhouse developments and apartments that qualify for the higher FAR  
18 limit shown in Table A for 23.45.510, floor area within a structure or portion of a structure that is  
19 partially above grade and has no additional stories above, if the following conditions are met:

20 a. The average height of the exterior walls enclosing the floor area does  
21 not exceed 4 feet, measured from existing or finished grade, whichever is lower;

22 b. The roof area above the exempt floor area is predominantly flat, is used  
23 as amenity area, and meets the standards for amenity area at ground level in Section 23.45.522;

24 c. At least 25 percent of the perimeter of the amenity area on the roof  
25 above the floor area is not enclosed by the walls of the structure; and  
26

1 d. The amenity area is no more than 4 feet above the grade at a point  
2 where pedestrian access is provided to the lot.

3 6. Enclosed common amenity area in Highrise zones.

4 7. As an allowance for mechanical equipment, in any structure more than 85 feet  
5 in height, 3.5 percent of the gross floor area that is not exempt under this subsection 23.45.510.E.

6 8. In HR zones, ground floor commercial uses meeting the requirements of  
7 Section 23.45.532, if the street level of the structure containing the commercial uses has a  
8 minimum floor to floor height of 13 feet and a minimum depth of 15 feet.

9 F. If TDP is transferred from a lot pursuant to Section 23.58A.018, the amount of non-  
10 exempt floor area that may be permitted is the applicable base FAR, plus any net amount of TDP  
11 previously transferred to the lot, minus the sum of the existing non-exempt floor area on the lot  
12 and the amount of TDP transferred.

13 Section 30. Sections 23.45.008 of the Seattle Municipal Code, which section was last  
14 amended by Ordinance 123046, is recodified and amended as follows:

15 **23.45.512 Density limits—Lowrise zones**

16 A. There shall be a minimum lot area per dwelling unit in LR zones for cottage housing  
17 developments, townhouse developments, and apartments, as shown on Table A for 23.45.512,  
18 except as provided in subsections B, C, D, E, , and G of this Section 23.45.512  
19  
20  
21  
22  
23

24 **Table A for 23.45.512: Density Limits in Lowrise Zones**

Zone	Units allowed per square foot of lot area by category of residential use
------	--

	<b>Cottage Housing Development<sup>(1)</sup> and Single-family Dwelling Unit</b>	<b>Rowhouse Development</b>	<b>Townhouse Development<sup>(2)</sup></b>	<b>Apartment<sup>(3)</sup></b>
<b>LR1</b>	1/1,600	No limit	1/2,200 or 1/1,600	1/2,000 Duplexes and Triplexes only
<b>LR2</b>	1/1,600	No limit	1/1,600 or No limit	1/1,200 or No limit
<b>LR3</b>	1/1,600	No limit	1/1,600 or No limit	1/800 or No limit

Footnotes for Table A for 23.45.512

<sup>(1)</sup>See Section 23.45.531 for specific regulations about cottage housing developments.

<sup>(2)</sup>For townhouse developments that meet the standards of subsection 23.45.510.C, the higher density shown is permitted in LR1 zones, and there is no density limit in LR2 and LR3 zones.

<sup>(3)</sup>For apartments that meet the standards of subsection 23.45.510.C, there is no density limit in LR2 and LR3 zones.

**B. Density exception for certain types of low-income multifamily residential uses.**

1. The exception in this subsection 23.45.512.B applies to low-income disabled multifamily residential uses, low-income elderly multifamily residential uses, and low-income elderly/low-income disabled multifamily residential uses, operated by a public agency or a private nonprofit corporation, if they do not qualify for the higher FAR limit shown in Table A for 23.45.510.

2. The uses listed in subsection 23.45.512.B.1 shall have a maximum density of one dwelling unit per 400 square feet of lot area if a majority of the dwelling units are designed for and dedicated to tenancies of at least three months, and the dwelling units remain in low-income disabled multifamily residential use, low-income elderly multifamily residential use, or low-income elderly/low-income disabled multifamily residential use for the life of the structure.

1 C. Carriage houses, nursing homes, congregate housing, assisted living facilities, and  
2 accessory dwelling units that meet the standards of Section 23.45.545, are exempt from the  
3 density limit set in Table A for 23.45.512.

4 D. In LR1 zones no apartment shall contain more than three dwelling units, except as  
5 permitted in subsections 23.45.512.E and G.

6 E. Dwelling unit(s) located in structures built prior to January 1, 1982 as single-family  
7 dwelling units that will remain in residential use are exempt from density limits and the  
8 provisions of subsection 23.45.512.D.

9 F. If dedication of right-of-way is required, permitted density shall be calculated before  
10 the dedication is made.

11 G. Adding Units to Existing Structures.

12 1. One additional dwelling unit may be added to an existing residential use  
13 regardless of the density restrictions in subsections 23.45.512.A, B, C, and D above. An  
14 additional unit is allowed only if the proposed additional unit is to be located entirely within an  
15 existing structure, and no additional floor area is proposed to be added to the existing structure.  
16

17 2. For the purposes of this subsection 23.45.512.G "existing residential uses" are  
18 those residential uses that were established under permit as of October 31, 2001, or for which a  
19 permit has been granted and the permit has not expired on October 31, 2001.  
20

21 Section 31. Section 23.45.514 of the Seattle Municipal Code, which section was last  
22 amended by Ordinance 123378, is amended as follows:  
23

24 **23.45.514 Structure height**  
25  
26  
27  
28

A. Subject to the additions and exceptions allowed as set forth in this Section 23.45.514, the height limits for principal structures permitted in Lowrise zones are as shown on Table A for 23.45.514.

**Table A for 23.45.514: Structure Height for Lowrise Zones in Feet**

Housing Type	LR1	LR2	LR3 outside Urban Centers, Urban Villages, and Station Area Overlay Districts	LR3 in Urban Centers, Urban Villages, and Station Area Overlay Districts
Cottage Housing Developments	18	18	18	18
Rowhouse and Townhouse Developments	30	30	30	30
Apartments	30	30	30 <sup>1</sup>	40 <sup>2</sup>

Footnotes for Table A for 23.45.514:

<sup>1</sup>On lots located in the Delridge High Point Revitalization Area shown in Map A for Section 23.34.020 that were rezoned to Lowrise 4 subject to a property use and development agreement that was signed by a public agency, the height limit for apartments is 40 feet.

<sup>2</sup>The height limit is 30 feet on the portions of lots that are within 50 feet of a single-family zoned lot, unless the lot in the LR zone is separated from a single-family zoned lot by a street.

B. The base and maximum height limits for principal structures permitted in Midrise and Highrise zones are as shown in Table B for 23.45.514, subject to the additions and exceptions allowed as set forth in this Section 23.45.514.

**Table B for 23.45.514: Structure Height for Midrise and Highrise Zones, in Feet**

	MR	MR/85	HR
Base height limit	60	85	160
Maximum height limit if extra residential floor area is gained under Chapter 23.58A and Section 23.45.516	75	85	240 or 300



1 C. The maximum height for accessory structures that are located in required setbacks or  
2 separations is 12 feet, except as follows:

3 1. Garages and carports are limited to 12 feet in height as measured on the façade  
4 containing the vehicle entrance. Open rails may extend an additional 3 feet above the roof of the  
5 garage or carport if any portion of the roof is within 4 feet of existing grade.

6 2. The height limit is 20 feet for an accessory structure that contains an accessory  
7 dwelling unit for a rowhouse or townhouse unit. The height limit for an accessory dwelling unit  
8 that is accessory to a single-family dwelling unit shall be set according to Section 23.44.041.

9 3. Freestanding flagpoles and religious symbols for religious institutions are  
10 exempt from height controls, except as regulated in Chapter 23.64, Airport Height Overlay  
11 District, provided they are no closer to any lot line than 50 percent of their height above existing  
12 grade.  
13  
14

15 D. Exceptions for pitched roofs in LR zones that are not shed or butterfly roofs. Pitched  
16 roofs that are not shed or butterfly roofs may extend above the height limits set in Table A for  
17 23.45.514 subject to the following limits, provided that all parts of the roofs above the height  
18 limit have a minimum slope of 6:12, except as provided in subsection 23.45.514.D.5:  
19

20 1. For cottage housing developments in all LR zones, the ridge of pitched roofs on  
21 principal structures may extend up to 7 feet above the height limit.

22 2. In LR1 and LR2 zones, for structures subject to a 30 foot height limit, the ridge  
23 of pitched roofs on principal structures may extend up to 5 feet above the height limit if the  
24 height exception in subsection 23.45.514.F is not used.  
25  
26  
27  
28

1                   3. In LR3 zones, for structures subject to a 30 foot height limit, the ridge of  
2 pitched roofs on principal structures may either:

3                   a. extend up to 10 feet above the height limit, if the height exception  
4 provided in 23.45.514.F is not used, and the number of full stories above grade is limited to  
5 three; or

6                   b. extend up to 5 feet above the height limit, if the height exception  
7 provided in 23.45.514.F is used.  
8

9                   4. In LR3 zones, for structures subject to a 40 foot height limit, the ridge of  
10 pitched roofs on principal structures may extend up to 5 feet above the height limit provided that  
11 the height exception in subsection 23.45.514.F is not used.

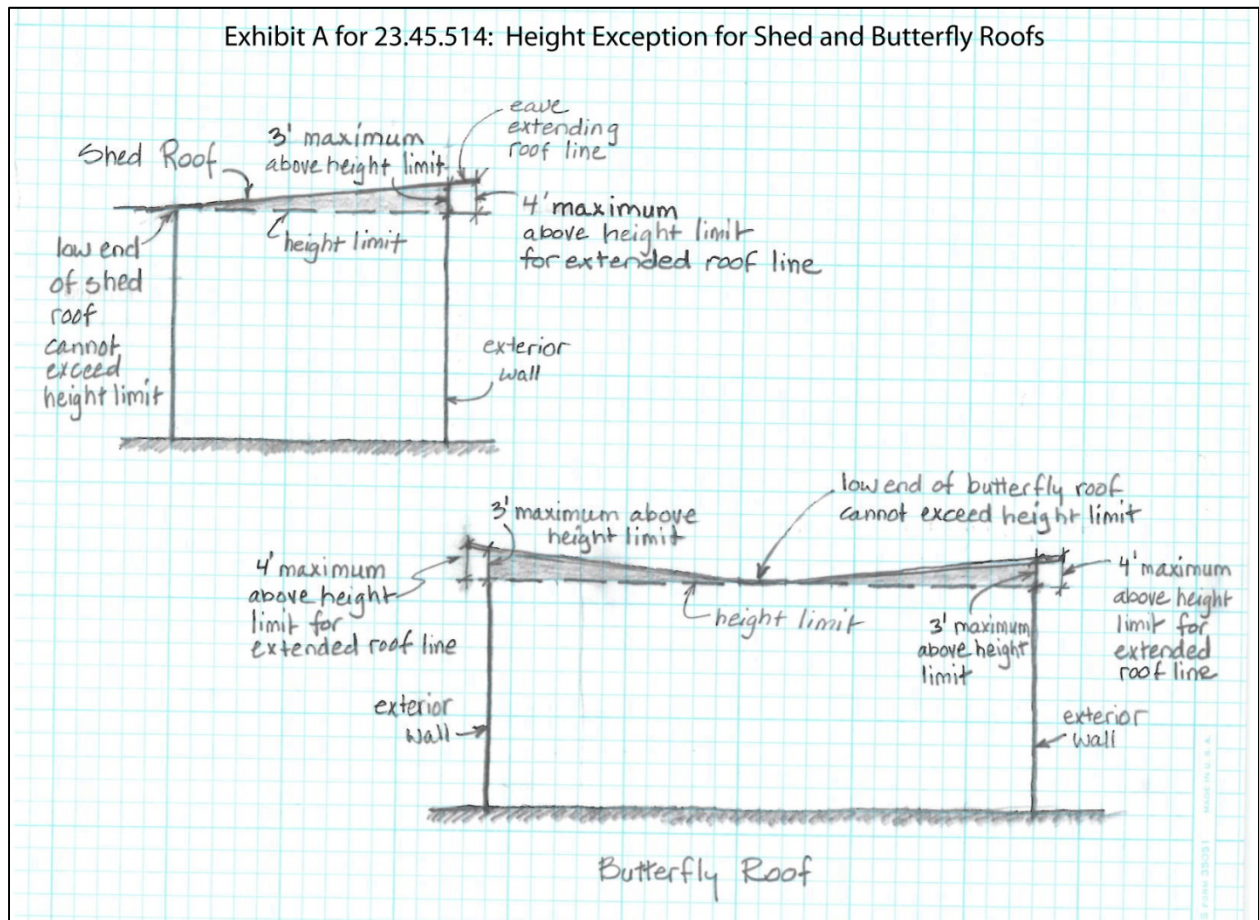
12                   5. Portions of curved roof forms, such as barrel and domed roofs, may have a  
13 lesser slope than 6:12, if the Director determines that the massing of the roof form is comparable  
14 to a pitched roof form such as a gable or gambrel roof that would have a minimum slope of 6:12.  
15

16                   E. Shed and butterfly roofs in LR zones.

17                   1. In LR zones, the high side(s) of a shed or butterfly roof may extend 3 feet  
18 above the height limits set in Table A for 23.45.514, provided that the low side(s) of the shed or  
19 butterfly roof are no higher than the height limit (see Exhibit A for 23.45.514).  
20

21                   2. The roof line of a shed or butterfly roof may be extended in order to  
22 accommodate eaves and gutters, provided that the highest point of the roof extension is no more  
23 than 4 feet above the height limit.  
24

Exhibit A for 23.45.514: Height Exception for Shed and Butterfly Roofs



F. For apartments in LR2 zones, and for all residential uses in LR3 zones, the applicable height limit is increased 4 feet above the height shown on Table A for 23.45.514 for a structure that includes a story that is partially below-grade, provided that:

1. This height exception does not apply to portions of lots that are within 50 feet of a single-family zoned lot, unless the lot in the LR zone is separated from a single-family zoned lot by a street;

2. The number of stories above the partially below-grade story is limited to three stories for residential uses with a 30 foot height limit and to four stories for residential uses with a 40 foot height limit;

1                   3. On the street-facing façade(s) of the structure, the story above the partially  
2 below-grade story is at least 18 inches above the elevation of the street, except that this  
3 requirement may be waived to accommodate units accessible to the disabled or elderly,  
4 consistent with the Seattle Residential Code, Section R322, or the Seattle Building Code,  
5 Chapter 11; and

6                   4. The average height of the exterior facades of the portion of the story that is  
7 partially below-grade does not exceed 4 feet, measured from existing or finished grade,  
8 whichever is less.  
9

10                 G. In MR zones, the base height limit is increased by 5 feet if the number of stories in  
11 the structure that are more than 4 feet above existing or finished grade, whichever is lower, does  
12 not exceed six, and one or more of the following conditions is met:

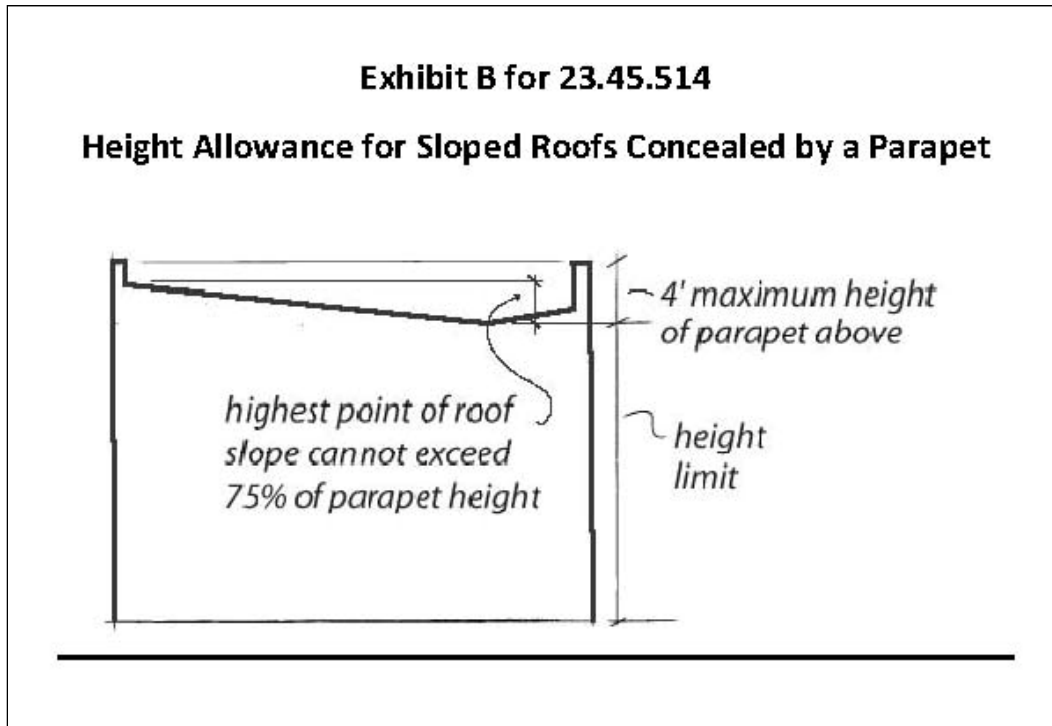
13                   1. The FAR exemption provided in Section 23.45.510.E.4 is used;

14                   2. All stories in the structure, except stories used only for parking, have floor to  
15 ceiling heights of 9 feet or more; or  
16

17                   3. The lot is split between a MR zone and an NC zone, and the base structure  
18 height allowed on the NC-zoned portion is 65 feet or more.  
19

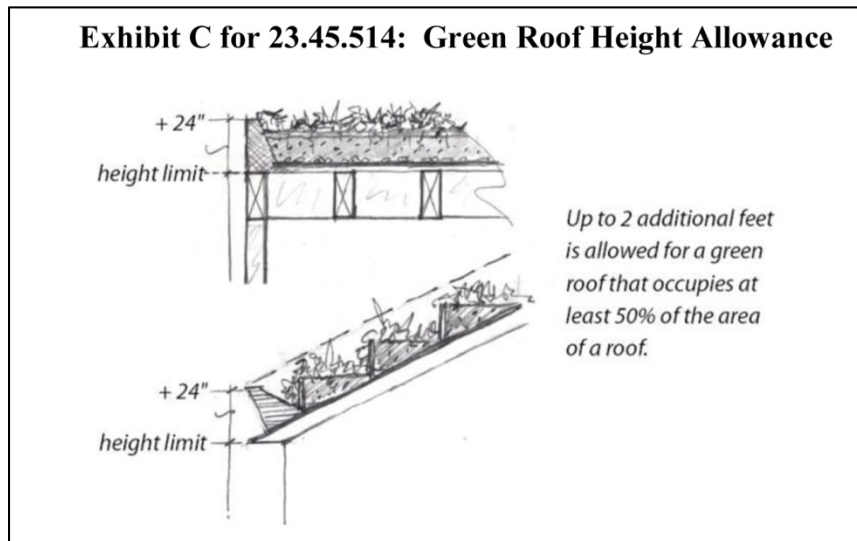
20                 H. Roofs enclosed by a parapet. Roof surfaces that are completely surrounded by a  
21 parapet may exceed the applicable height limit to allow for a slope, provided that the height of  
22 the highest elevation of the roof surface does not exceed 75 percent of the parapet height, and  
23 provided that the lowest elevation of the roof surface is no higher than the applicable height  
24 limit. See Exhibit B for 23.45.514.  
25  
26  
27  
28

**Exhibit B for 23.45.514: Height Allowance for Sloped Roofs Concealed by a Parapet**



I. Green roofs. For any structure with a green roof that meets standards promulgated by the Director and that covers at least 50 percent of the surface of the roof, up to 2 feet of additional height above the maximum height otherwise allowed for the roof is allowed to accommodate structural requirements, roofing membranes, and soil. See Exhibit C for 23.45.514.

### Exhibit C for 23.45.514: Green Roof Height Allowance



#### J. Rooftop features.

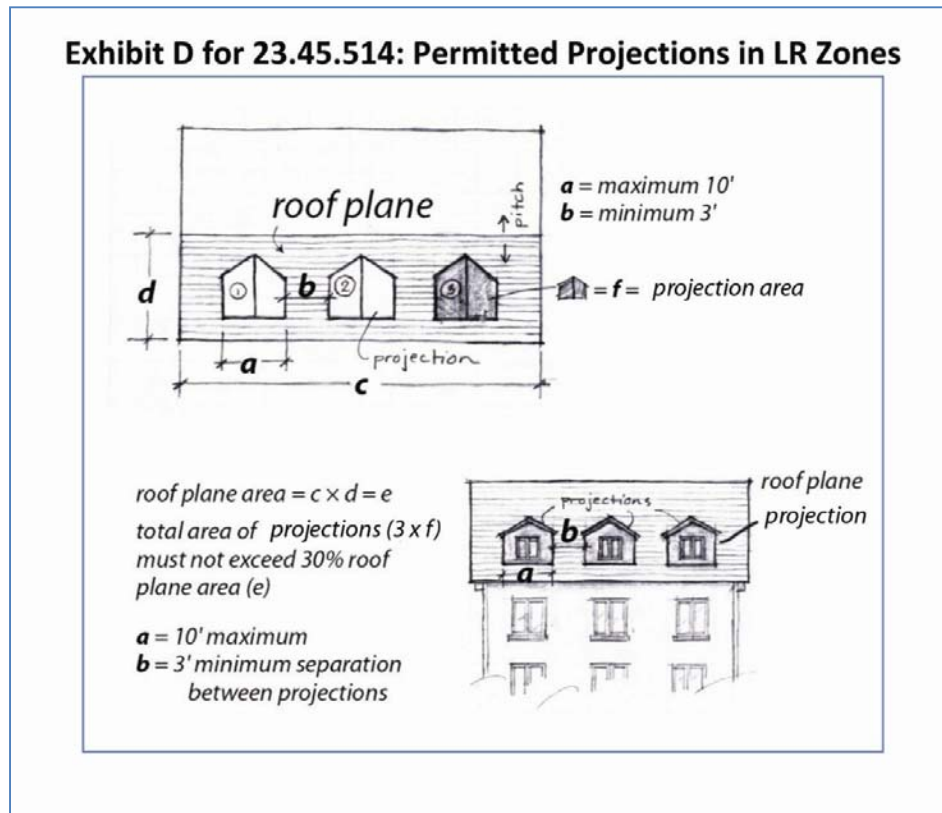
1. Flagpoles and religious symbols for religious institutions that are located on a roof are exempt from height controls, except as regulated in Chapter 23.64, Airport Height Overlay District, provided they are no closer to any lot line than 50 percent of their height above the roof portion where attached.

2. Open railings, planters, skylights, clerestories, greenhouses not dedicated to food production, parapets and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit set in subsections A, B, E, and F of this Section 23.45.514.

3. Projections on pitched roofs that result in additional interior space, such as dormers, may extend to the height of the ridge of a pitched roof that is permitted to exceed the applicable height limit pursuant to subsection 23.45.514.D, if all of the following conditions are satisfied:

- 1 a. the total area of the projections is limited to 30 percent of the area of  
2 each roof plane measured from the plan view perspective;  
3 b. the projections are limited to 10 feet in width; and  
4 c. each projection is separated by at least 3 feet from any other projection  
5 (see Exhibit D for 23.45.514).

6 **Exhibit D for 23.45.514: Permitted Projections on Pitched Roofs**



- 21
- 22 4. In LR zones, the following rooftop features may extend 10 feet above the  
23 height limit set in subsections 23.45.514.A and F, if the combined total coverage of all features  
24 does not exceed 15 percent of the roof area or 20 percent of the roof area if the total includes  
25 screened mechanical equipment:  
26

- 1 a. Stair penthouses, except as provided in subsection 23.45.514.J.6;
- 2 b. Mechanical equipment;
- 3 c. Play equipment and open-mesh fencing that encloses it, if the fencing
- 4 is at least 5 feet from the roof edge;
- 5 d. Chimneys;
- 6 e. Wind-driven power generators; and
- 7
- 8 f. Minor communication utilities and accessory communication devices,
- 9 except that height is regulated according to the provisions of Section 23.57.011.

10 5. In MR and HR zones, the following rooftop features may extend 15 feet above  
11 the applicable height limit set in subsections 23.45.514.B, and F, if the combined total coverage  
12 of all features does not exceed 20 percent of the roof area, or 25 percent of the roof area if the  
13 total includes screened mechanical equipment:

- 14
- 15 a. Stair penthouses, except as provided in subsection 23.45.514.J.6;
- 16 b. Mechanical equipment;
- 17 c. Play equipment and open-mesh fencing that encloses it, if the fencing
- 18 is at least 5 feet from the roof edge;
- 19
- 20 d. Chimneys;
- 21 e. Sun and wind screens;
- 22 f. Penthouse pavilions for the common use of residents;
- 23 g. Greenhouses and solariums, in each case that meet minimum energy
- 24 standards administered by the Director;
- 25
- 26 h. Wind-driven power generators; and



1 i. Minor communication utilities and accessory communication devices,  
2 except that height is regulated according to the provisions of Section 23.57.011.

3 6. Subject to the roof coverage limits in subsections 23.45.514.J.4 and 5, elevator  
4 penthouses may extend above the applicable height limit up to 16 feet. If additional height is  
5 needed to accommodate energy-efficient elevators in HR zones, elevator penthouses may extend  
6 the minimum amount necessary to accommodate energy-efficient elevators, up to 25 feet above  
7 the applicable height limit. Energy-efficient elevators are defined by Director’s Rule. Stair  
8 penthouses may be the same height as an elevator penthouse if the elevator and stairs are co-  
9 located within a common penthouse structure.  
10

11 7. For height exceptions for solar collectors, see Section 23.45.545.

12 8. In order to protect solar access for property to the north, the applicant shall  
13 either locate the rooftop features listed in this subsection 23.45.514.J at least 10 feet from the  
14 north edge of the roof, or provide shadow diagrams to demonstrate that the proposed location of  
15 such rooftop features would shade property to the north on January 21<sup>st</sup> at noon no more than  
16 would a structure built to maximum permitted bulk:  
17

- 18 a. Solar collectors;
- 19 b. Planters;
- 20 c. Clerestories;
- 21 d. Greenhouses and solariums that meet minimum energy standards
- 22

23 administered by the Director;

24 e. Minor communication utilities and accessory communication devices,  
25 permitted according to the provisions of Section 23.57.011;  
26

1 f. Play equipment;

2 g. Sun and wind screens;

3 h. Penthouse pavilions for the common use of residents.

4 9. For height limits and exceptions for communication utilities and devices, see  
5 Section 23.57.011.

6 10. Greenhouses that are dedicated to food production are permitted to extend 15  
7 feet above the applicable height limit, as long as the combined total coverage of all features  
8 gaining additional height listed in this subsection 23.45.514.J does not exceed 50 percent of the  
9 roof area, and the greenhouse meets the requirements of subsection 23.45.514.J.8.

10 11. Additional height in HR zones. A structure may exceed the applicable height  
11 limit in the HR zone as follows:

12 a. If the applicable height limit is 240 feet, the height of the structure may  
13 be increased by 30 feet if the area bounded by the facades of the portion of the structure above  
14 240 feet is no greater than 6,500 square feet, or if the area bounded by the facades at an elevation  
15 that is halfway between 240 feet and the height of the structure is no greater than 50 percent of  
16 the area bounded by the facades at a height of 240 feet.

17 b. If the applicable height limit is 300 feet, the height of a structure may be  
18 increased (1) by 30 feet if the area bounded by the facades of the portion of the structure above  
19 300 feet is no greater than 6,500 square feet, or (2) by 45 feet if the area bounded by the facades  
20 at an elevation that is halfway between 300 feet and the height of the structure is no greater than  
21 50 percent of the area bounded by the facades at a height of 300 feet.

1 c. In all cases the area bounded by the facades extending above the height  
2 limit may be occupied only by those uses or features otherwise permitted in this Section  
3 23.45.514 as an exception above the height limit, although any limits on the height or coverage  
4 of those uses or features totally screened by the facades extending above the applicable height  
5 limit shall not apply. Height exceptions permitted for screening of rooftop features under other  
6 provisions of this subsection 23.45.514.J are not permitted above the height gained by a structure  
7 under this subsection 23.45.514.J.11.  
8

9 Section 32. Subsection C of Section 23.45.516 of the Seattle Municipal Code, which  
10 section was enacted by Ordinance 123209, is amended as follows:

11 **23.45.516 Additional height and extra residential floor area in Midrise and Highrise zones**

12 \* \* \*

13  
14 C. Highrise zones.

15 1. Extra Residential Floor Area. In HR zones extra residential floor area may be  
16 gained in accordance with Chapter 23.58A subject to the conditions and limits in this Section  
17 23.45.516. Up to all extra residential floor area may be gained through the affordable housing  
18 incentive program provisions in Section 23.58A.014. Up to 40 percent of extra residential floor  
19 area may be gained by one or any combination of:  
20

- 21 a. transfer of development potential;  
22 b. providing neighborhood open space or a payment in lieu thereof; and/or  
23 c. providing a neighborhood green street setback if allowed pursuant to  
24 subsection 23.45.516.F, all in accordance with this Section 23.45.516 and Chapter 23.58A.  
25

26 2. Structure height.

1 a. Structures 240 feet or less in height. The applicable height limit in an  
2 HR zone under subsection 23.45.514.B is 240 feet if the applicant satisfies the conditions for  
3 extra floor area but not all of the conditions in subsection C.2.b of this Section 23.45.516 are  
4 met.

5 b. Structures over 240 feet. The applicable height limit in an HR zone  
6 under subsection 23.45.514.B is 300 feet if the applicant satisfies the conditions for extra floor  
7 area and the following additional conditions are met:

8 1) For any structure above a height of 85 feet, the average  
9 residential gross floor area per story above a height of 45 feet does not exceed 9,500 square feet;  
10 and  
11

12 2) No parking is located at or above grade, unless it is separated  
13 from all street lot lines by another use; and  
14

15 3) At least 25 percent of the lot area at grade is one or more  
16 landscaped areas, each with a minimum horizontal dimension of 10 feet, or at least 20 percent of  
17 the lot area at grade is landscaped, common amenity area meeting the standards of Section  
18 23.45.522.  
19

20 \* \* \*

21 Section 33. Section 23.45.518 of the Seattle Municipal Code, which section was last  
22 amended by Ordinance 123209, is amended as follows:

23 **23.45.518 Setbacks and Separations**

24 A. LR zones. Required setbacks for the LR zones are shown in Table A for 23.45.518.  
25  
26  
27  
28

**Table A for 23.45.518: Required Setbacks in LR Zones measured in feet**

All LR Zones	Category of Residential Use			
Setback	Cottage Housing Developments and Single-Family Dwelling Units	Rowhouse Developments	Townhouse Developments	Apartments
Front	7 average; 5 minimum	5 minimum	7 average; 5 minimum	5 minimum
Rear	0 with Alley; 7 if no Alley	0 with Alley; With no alley: 7 average; 5 minimum	7 average; 5 minimum	10 minimum with alley; 15 minimum if no alley
Side Setback for Facades 40 feet or less in length <sup>1</sup>	5	0, except that on side lot lines that abut a single-family zone, the setback is 5	5	5
Side Setback for Facades greater than 40 feet in length <sup>1</sup>	5 minimum	0, except that on side lot lines that abut a single-family zone, the setback is 7 average; 5 minimum	7 average; 5 minimum	7 average; 5 minimum

Footnote to Table A for 23.45.518

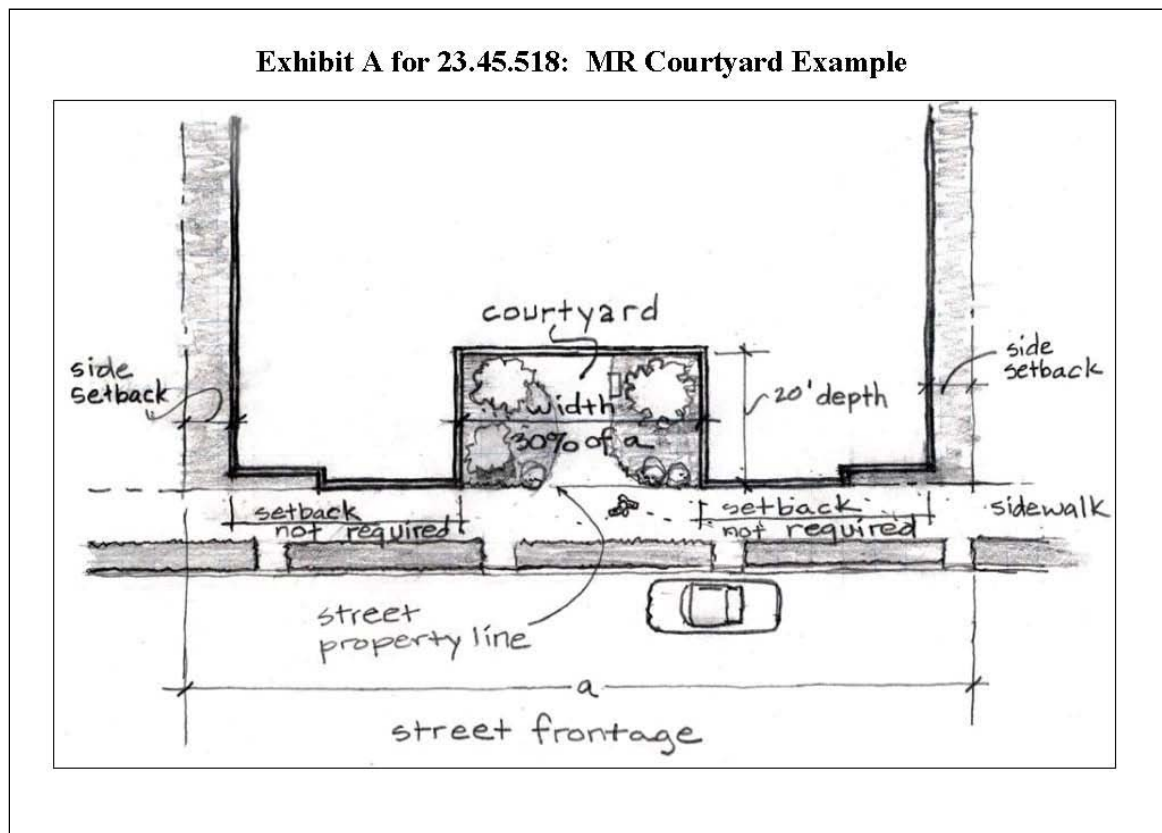
<sup>1</sup>Portions of structures that qualify for the FAR exemption in subsection 23.45.510.E.5 are not considered part of the façade length for the purposes of determining the side setback requirement.

B. MR zones. Minimum setbacks for the MR zone are shown in Table B for 23.45.518.

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<b>Table B for 23.45.518: MR Setbacks</b>	
<b>Setback Location</b>	<b>Required Setback Amount</b>
<b>Front and side setback from street lot lines</b>	7 foot average setback; 5 foot minimum setback No setback is required if a courtyard abuts the street (see Exhibit A for 23.45.518) and the courtyard has: <ul style="list-style-type: none"> <li>• a minimum width equal to 30 percent of the width of the abutting street frontage or 20 feet, whichever is greater; and</li> <li>• a minimum depth of 20 feet measured from the abutting street lot line.</li> </ul>
<b>Rear setback</b>	15 feet from a rear lot line that does not abut an alley; or 10 feet from a rear lot line abutting an alley.
<b>Side setback from interior lot line</b>	For portions of a structure: <ul style="list-style-type: none"> <li>• 42 feet or less in height: 7 foot average setback; 5 foot minimum setback.</li> <li>• Above 42 feet in height: 10 foot average setback; 7 foot minimum setback.</li> </ul>

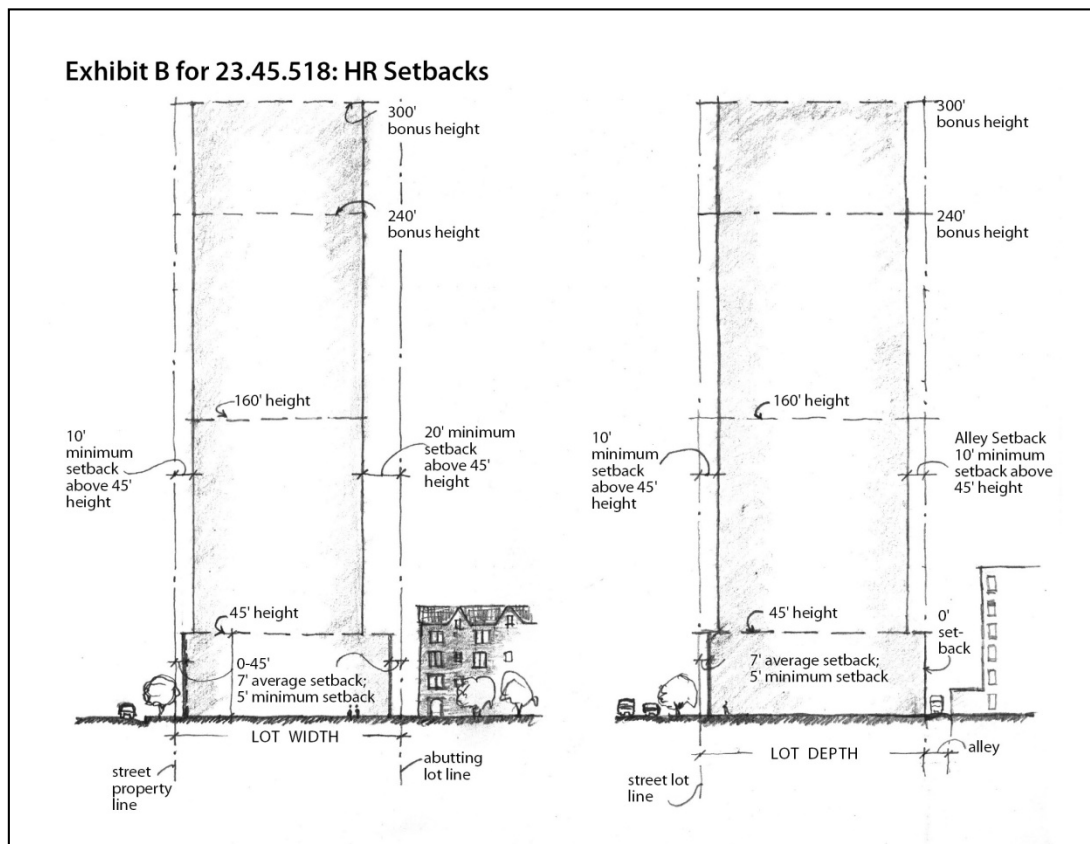
**Exhibit A for 23.45.518: MR Courtyard Example**



C. HR zones. Minimum setbacks for HR zones are shown in Table C for 23.45.518.

<b>Table C for 23.45.518: HR Setbacks (see also Exhibit B for 23.45.518)</b>	
<b>Setbacks for structures 85 feet in height or less</b>	
Structures 85 feet in height or less are subject to the setback provisions of the MR zone in subsection 23.45.518.A.	
<b>Setbacks for structures greater than 85 feet in height</b>	
<b>Lot line abutting a street</b>	<p>For portions of a structure:</p> <ul style="list-style-type: none"> <li>45 feet or less in height: 7 foot average setback; 5 foot minimum setback, except that no setback is required for frontages occupied by street level uses or dwelling units with a direct entry from the street;</li> <li>Greater than 45 feet in height: 10 foot minimum setback</li> </ul>
<b>Lot line abutting an alley</b>	<p><b>Rear lot line abuts an alley:</b></p> <p>For portions of a structure:</p> <ul style="list-style-type: none"> <li>45 feet or less in height: no setback required;</li> <li>Greater than 45 feet in height: 10 foot minimum setback.</li> </ul>
<b>Lot line that abuts neither a street nor alley</b>	<p>For portions of a structure:</p> <ul style="list-style-type: none"> <li>45 feet or less in height: 7 foot average setback; 5 foot minimum setback, except that no setback is required for portions abutting an existing structure built to the abutting lot line;</li> <li>Greater than 45 feet in height: 20 foot minimum setback.</li> </ul>

**Exhibit B for 23.45.518: HR Setbacks**



1 D. Through lots. In the case of a through lot, each setback abutting a street except a side  
2 setback shall be a front setback. Rear setback requirements shall not apply to the lot.

3 E. Other requirements. Additional structure setbacks may be required in order to meet  
4 the provisions of Chapter 23.53, Requirements for Streets, Alleys and Easements.

5 F. Separations between multiple structures.

6 1. In LR and MR zones, the minimum required separation between principal  
7 structures at any two points on different interior facades is 10 feet, except for cottage housing  
8 developments, and principal structures separated by a driveway or parking aisle.  
9

10 2. In LR and MR zones, if principal structures are separated by a driveway or  
11 parking aisle, the minimum required separation between the principal structures is 2 feet greater  
12 than the required width of the driveway or parking aisle, provided that the separation is not  
13 required to be any greater than 24 feet . If principal structures are separated by a driveway or  
14 parking aisle, projections that enclose floor area may extend a maximum of 3 feet into the  
15 required separation if they are at least 8 feet above finished grade.  
16 3. Cottage housing  
17 developments in LR and MR zones:

18 a. The minimum required separation between principal structures at any  
19 two points on different interior facades is 6 feet, unless there is a principal entrance on an interior  
20 facade, in which case the minimum separation required from that facade is 10 feet.  
21

22 b. Facades of principal structures shall be separated from facades of  
23 accessory structures by a minimum of 3 feet.  
24  
25  
26  
27  
28



1 4. HR zones. Where two or more structures or portions of a structure above 85  
2 feet in height are located on one lot, the minimum horizontal separation between interior facades  
3 in each height range is as provided in Table D for 23.45.518.

4 **Table D for 23.45.518: HR Façade Separation for Structures on the Same Lot**

5 <b>Height Range</b>	6 <b>Minimum separation required between interior facades</b>
7 0 to 45 feet	No minimum
8 Above 45 feet up to 160 feet	30 feet
Above 160 feet	40 feet

9  
10 G. Front and rear setbacks and all separations on lots containing certain environmentally  
11 critical areas or buffers may be reduced pursuant to Sections 25.09.280 and 25.09.300.

12 H. Projections permitted in all required setbacks and separations.

13 1. Cornices, eaves, gutters, roofs and other forms of weather protection may  
14 project into required setbacks and separations a maximum of 4 feet if they are no closer than 3  
15 feet to any lot line.

16  
17 2. Garden windows and other features that do not provide floor area may project  
18 a maximum of 18 inches into required setbacks and separations if they are:

- 19 a. a minimum of 30 inches above the finished floor;  
20 b. no more than 6 feet in height and 8 feet wide; and  
21 c. combined with bay windows and other features with floor area, make up  
22 no more than 30 percent of the area of the façade.

23  
24 3. Bay windows and other features that provide floor area may project a  
25 maximum of 2 feet into required setbacks and separations if they are:

1 a. no closer than 5 feet to any lot line;

2 b. no more than 10 feet in width; and

3 c. combined with garden windows and other features included in  
4 subsection 23.45.518.H.2, make up no more than 30 percent of the area of the façade.

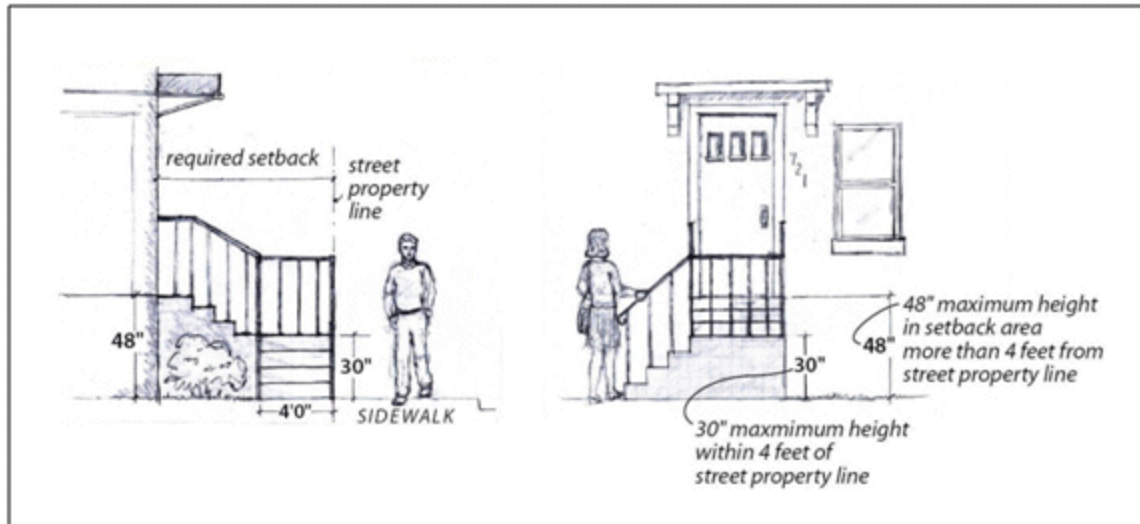
5 4. Unenclosed decks up to 18 inches above existing or finished grade, whichever  
6 is lower, may project into required setbacks or separations to the lot line.

7 5. Unenclosed porches or steps.

8 a. If setbacks are required pursuant to subsection A of this Section  
9 23.45.518, unenclosed porches or steps no higher than 4 feet above existing grade, or the grade at  
10 the street lot line closest to the porch, whichever is lower, may extend to within 4 feet of a street  
11 lot line, except that portions of entry stairs or stoops not more than 2.5 feet in height from  
12 existing or finished grade whichever is lower, excluding guard rails or hand rails, may extend to  
13 a street lot line. See Exhibit C for 23.45.518.

14 b. Permitted porches may be covered, provided that no portions of the  
15 cover-structure, including any supports, are closer than 3 feet to any lot line.  
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**Exhibit C for 23.45.518: Setbacks for Unenclosed Porches**



6. Fireplaces and chimneys may project up to 18 inches into required setbacks or separations.

I. Unenclosed decks and balconies may project a maximum of 4 feet into required setbacks if each one is:

1. no closer than 5 feet to any lot line;
2. no more than 20 feet wide; and
3. separated from other decks and balconies on the same façade of the structure by a distance equal to at least one-half the width of the projection.

J. Structures in required setbacks or separations.

1. Detached garages, carports or other accessory structures may be located in required separations and required rear or side setbacks, subject to the following requirements:

a. Any accessory structure located between a principal structure and a side lot line shall provide the setback required for the principal structure;

1                   b. Any portion of an accessory structure located more than 25 feet from a  
2 rear lot line shall meet the side setback requirement for a principal structure;

3                   c. Accessory structures shall be set back at least 7 feet from any lot line  
4 that abuts a street; and

5                   d. Accessory structures shall be separated by at least 3 feet from all  
6 principal structures, including the eaves, gutters, and other projecting features of the principal  
7 structure.  
8

9                   2. Ramps or other devices necessary for access for the disabled and elderly that  
10 meet the Seattle Residential Code, Section R322 or Seattle Building Code, Chapter 11-  
11 Accessibility, are permitted in any required setback or separation.

12                   3. Uncovered, unenclosed pedestrian bridges, necessary for access and 5 feet or  
13 less in width, are permitted in any required setback or separation.  
14

15                   4. Underground structures are permitted in any required setback or separation.

16                   5. Solar collectors may be permitted in required setbacks or separations,  
17 pursuant to the provisions of Section 23.45.545.

18                   6. Freestanding structures, signs and similar structures 6 feet or less in height  
19 above existing or finished grade whichever is lower, may be erected in each required setback or  
20 separation, provided that signs meet the provisions of Chapter 23.55, Signs.  
21

22                   7. Fences.

23                   a. Fences no greater than 6 feet in height are permitted in any required  
24 setback or separation, except that fences in the required front setback extended to side lot lines or  
25 in street side setbacks extended to the front and rear lot lines may not exceed 4 feet in height.  
26

1 Fences located on top of a bulkhead or retaining wall are also limited to 4 feet. If a fence is  
2 placed on top of a new bulkhead or retaining wall used to raise grade, the maximum combined  
3 height is limited to 9.5 feet.

4 b. Up to 2 feet of additional height for architectural features such as arbors  
5 or trellises on the top of a fence is permitted, if the architectural features are predominately open.

6 c. Fence height may be averaged along sloping grades for each 6 foot  
7 long segment of the fence, but in no case may any portion of the fence exceed 8 feet in height  
8 when the height permitted by subsection 23.45.518.J.7.a is 6 feet, or 6 feet in height when the  
9 height permitted by subsection 23.45.518.J.7.a is 4 feet.

11 8. Bulkheads and retaining walls.

12 a. Bulkheads and retaining walls used to raise grade may be placed in each  
13 required setback if they are limited to 6 feet in height, measured above existing grade. A  
14 guardrail no higher than 42 inches may be placed on top of a bulkhead or retaining wall existing  
15 as of January 3, 1997.

17 b. Bulkheads and retaining walls used to protect a cut into existing grade  
18 may not exceed the minimum height necessary to support the cut or 6 feet measured from the  
19 finished grade on the low side, whichever is greater. If the bulkhead is measured from the low  
20 side and it exceeds 6 feet, an open guardrail of no more than 42 inches meeting Seattle  
21 Residential Code or Seattle Building Code requirements may be placed on top of the bulkhead or  
22 retaining wall. Any fence shall be set back a minimum of 3 feet from such a bulkhead or  
23 retaining wall.  
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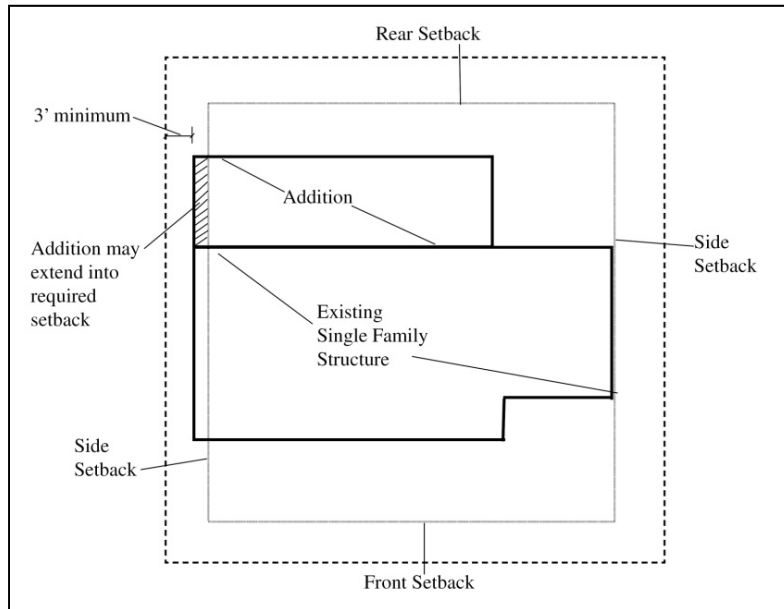
1                   9. Arbors may be permitted in required setbacks or separation under the  
2 following conditions:

3                   a. In each required setback or separation, an arbor may be erected with  
4 no more than a 40 square foot footprint, measured on a horizontal roof plane inclusive of eaves,  
5 to a maximum height of 8 feet. At least 50 percent of both the sides and the roof of the arbor  
6 shall be open, or, if latticework is used, there shall be a minimum opening of 2 inches between  
7 crosspieces.  
8

9                   b. In each required setback abutting a street, an arbor over a private  
10 pedestrian walkway with no more than a 30 square foot footprint, measured on the horizontal  
11 roof plane and inclusive of eaves, may be erected to a maximum height of 8 feet. At least 50  
12 percent of the sides of the arbor shall open, or, if latticework is used, there shall be a minimum  
13 opening of 2 inches between crosspieces.  
14

15                   K. In all multifamily zones, certain additions to a single-family dwelling unit may extend  
16 into a required side setback if the structure is already nonconforming with respect to that setback,  
17 and if the presently nonconforming section is at least 60 percent of the total width of the  
18 respective facade of the structure prior to the addition. The line formed by the nonconforming  
19 wall of the structure shall be the limit to which any additions may be built, which may extend up  
20 to the height limit and may include basement additions (Exhibit D for 23.45.518), provided that  
21 additions shall be at least 3 feet from the side lot line.  
22

23  
24  
25  
26                   **Exhibit D for 23.45.518: Permitted Additions Into Required Setbacks for Existing  
27                   Single-Family Dwelling Units**



Section 34. Section 23.45.522 of the Seattle Municipal Code, which section was enacted by Ordinance 123209, is amended as follows:

**23.45.522 Amenity area**

A. Amount of amenity area required for rowhouse and townhouse developments and apartments in LR zones.

1. The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area.
2. A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.E.5 may be counted as amenity area provided at ground level.
3. For rowhouse and townhouse developments, amenity area required at ground level may be provided as either private or common space.

1 4. For apartments, amenity area required at ground level shall be provided as  
2 common space.

3 B. Amenity area requirements for cottage housing developments in all multifamily zones.

4 1. A minimum of 300 square feet of amenity area is required for each cottage.

5 2. A minimum of 150 square feet of amenity area is required for each carriage  
6 house.

7 3. The required quantity shall be allocated as follows:

8 a. Half of the amenity area required for each cottage, and all of the  
9 amenity area required for each carriage house, shall be provided as common amenity area; and  
10

11 b. Half of the amenity area required for each cottage shall be provided as  
12 private amenity area for that unit.

13 4. The required common amenity area may be divided into no more than two  
14 separate areas, and shall:

15 a. have cottages or carriage houses abutting on at least two sides;

16 b. be in a location central to the cottage housing development; and

17 c. have no horizontal dimension of less than 10 feet.  
18

19 5. Carriage houses shall have stairs that provide access to the common amenity  
20 area.  
21

22 C. Amount of amenity area required in MR and HR zones.

23 The required amount of amenity area in MR and HR zones is equal to 5 percent of the  
24 total gross floor area of a structure in residential use, except that cottage housing developments  
25 shall meet the standards in subsection B of this Section 23.45.522.  
26



D. General requirements.

Required amenity areas shall meet the following conditions:

1. All units shall have access to a common or private amenity area.

2. Enclosed amenity area.

a. In LR zones, an amenity area shall not be enclosed within a structure.

b. In MR and HR zones, except for cottage housing, no more than 50

percent of the amenity area may be enclosed, and this enclosed area shall be provided as

common amenity area.

3. Projections into amenity areas. Structural projections that do not provide floor area, such as garden windows, may extend up to 2 feet into an amenity area if they are at least 8 feet above finished grade.

4. Private amenity area.

a. There is no minimum dimension for private amenity areas, except that if a private amenity area abuts a side lot line that is not a side street lot line, the minimum horizontal dimension measured from the side lot line is 10 feet.

b. An unenclosed porch that is a minimum of 60 square feet in size, and that faces a street or a common amenity area, may be counted as part of the private amenity area for the rowhouse, townhouse, or cottage to which it is attached.

5. Common amenity area for rowhouse and townhouse developments and apartments shall meet the following conditions:

a. No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet.



1 **23.45.524 Landscaping standards**

2 A. Landscaping requirements.

3 1. Standards. All landscaping provided to meet requirements under this Section  
4 23.45.524 shall meet standards promulgated by the Director to provide for the long-term health,  
5 viability, and coverage of plantings. These standards may include, but are not limited to, the  
6 type and size of plants, number of plants, spacing of plants, depth and quality of soil, use of  
7 drought-tolerant plants, and access to light and air for plants.

8 2. Green Factor requirement.

9 a. Landscaping that achieves a Green Factor score of 0.6 or greater,  
10 determined as set forth in Section 23.86.019, is required for any lot with development containing  
11 more than one dwelling unit in Lowrise zones. Vegetated walls may not count towards more than  
12 25 percent of a lot's Green Factor score.

13 b. Landscaping that achieves a Green Factor score of 0.5 or greater,  
14 determined as set forth in Section 23.86.019, is required for any lot with development containing  
15 more than one dwelling unit in Midrise and Highrise zones.

16 B. Street tree requirements.

17 1. Street trees are required if any type of development is proposed, except as  
18 provided in subsection 23.45.524.B.2 and B.3 below and Section 23.53.015. Existing street trees  
19 shall be retained unless the Director of Transportation approves their removal. The Director, in  
20 consultation with the Director of the Department of Transportation, shall determine the number,  
21 type, and placement of additional street trees to be provided, based on the following  
22 considerations:  
23  
24  
25  
26

- a. public safety;
- b. presence, type, and condition of existing street trees;
- c. space in the planting strip;
- d. size of trees to be planted;
- e. spacing required between trees in order to encourage healthy growth;
- f. location of utilities; and
- g. approved access to the street, buildings, and lot.

2. Exceptions to street tree requirements.

a. If a lot borders an unopened street, the Director may reduce or waive the street tree requirement along that street if, after consultation with the Director of Transportation, the Director determines that the street is unlikely to be opened or improved.

b. Street trees are not required as a condition to any of the following:

- 1) changing a use ;
- 2) expanding a structure by 1,000 square feet or less;
- 3) expanding surface parking by less than 10 percent in area or in number of spaces; or

4) establishing a temporary or intermittent use pursuant to Section 23.42.040.

c. If an existing structure is proposed to be expanded by more than 1,000 square feet, one street tree is required for each 500 square feet over the first 1,000 square feet, up to the maximum number of required trees.



A. Structure width in LR zones may not exceed the width indicated on Table A for 23.45.527.

<b>Table A for 23.45.527: Maximum Structure Width in LR zones in feet</b>			
<b>Zone</b>	<b>Width in feet by Category of Residential Use</b>		
	<b>Cottage Housing and Rowhouse Developments</b>	<b>Townhouse Developments</b>	<b>Apartments</b>
<b>LR1</b>	No limit	60	45
<b>LR2</b>	No limit	90	90
<b>LR3 outside Urban Villages, Urban Centers or Station Area Overlay Districts</b>	No limit	120	120
<b>LR3 inside Urban Villages, Urban Centers or Station Area Overlay Districts</b>	No limit	150	150

B. Maximum façade length in Lowrise zones.

1. The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.

2. For a rowhouse development on a lot that abuts the side lot line of a lot in a single-family zone, the maximum combined length of all portions of facades within 15 feet of the abutting side lot line is 40 feet.

Section 38. Section 23.45.528 of the Seattle Municipal Code, which section was enacted by Ordinance 123209, is amended as follows:

1 **23.45.528 Structure width and depth limits for lots in Midrise zones greater than 9,000**  
2 **square feet in size**

3 The width and depth limits of this Section 23.45.528 apply to lots in MR zones that are  
4 greater than 9,000 square feet in lot area.

5 A. The width of principal structures shall not exceed 150 feet.

6 B. Structure depth.

7  
8 1. The depth of principal structures shall not exceed 75 percent of the depth of the  
9 lot, except as provided in subsection 23.45.528.B.2.

10 2. Exceptions to structure depth limit. To allow for front setback averaging and  
11 courtyards as provided in Section 23.45.518, structure depth may exceed the limit set in  
12 subsection 23.45.528.B.1 if the total lot coverage resulting from the increased structure depth  
13 does not exceed the lot coverage that would have otherwise been allowed without use of the  
14 courtyard or front setback averaging provisions.  
15

16 Section 39. A new section 23.45.529 of the Seattle Municipal Code is added as follows:

17 **23.45.529 Design standards**

18 A. Intent. The intent of the design standards in this Section 23.45.529 is to:

19  
20 1. Enhance street-facing facades to provide visual interest, promote new  
21 development that contributes to an attractive streetscape, and avoid the appearance of blank walls  
22 along a street;

23 2. Foster a sense of community by integrating new pedestrian-oriented  
24 multifamily development with the neighborhood street environment and promoting designs that  
25 allow easy surveillance of the street by area residents;  
26

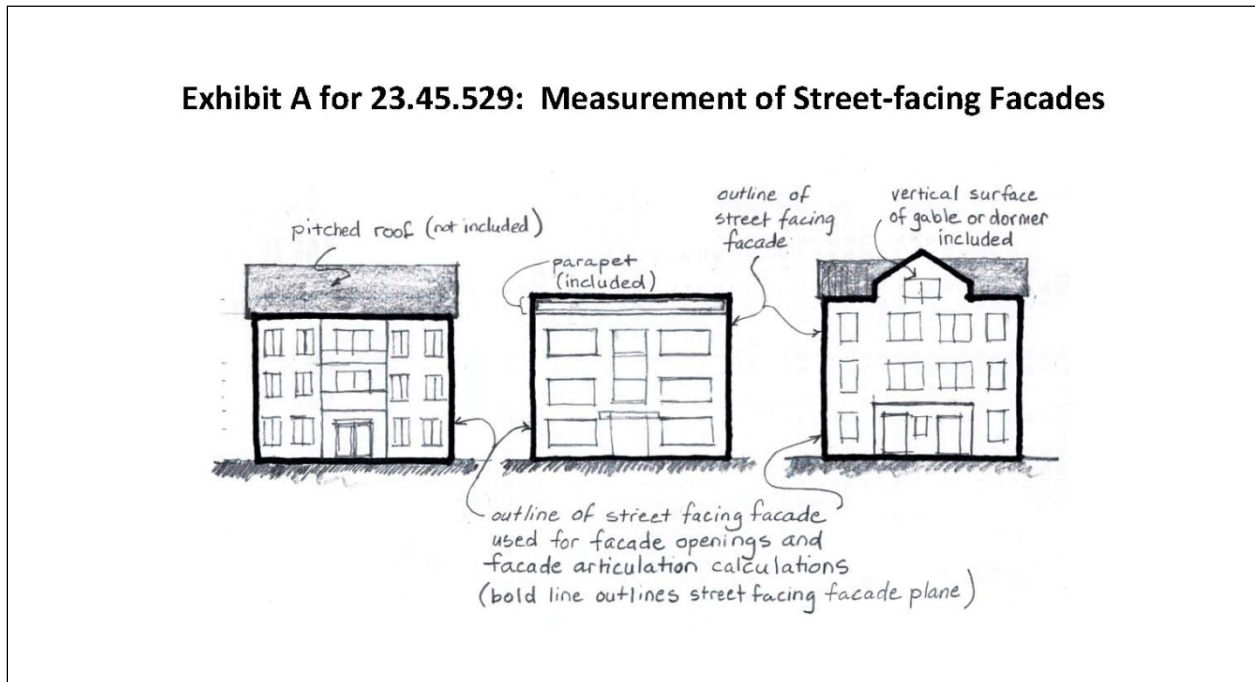
1 3. Promote livability in multifamily areas by providing a sense of openness and  
2 access to light and air; and

3 4. Encourage the compatibility of a variety of housing types with the scale and  
4 character of neighborhoods where new multifamily development occurs.

5 B. Application of provisions. The provisions of this Section 23.45.529 apply to all  
6 residential uses that do not undergo any type of design review pursuant to Chapter 23.41, except  
7 single-family dwelling units.  
8

9 C. Treatment of street-facing facades. For the purposes of this subsection 23.45.529.C,  
10 a street-facing facade includes all vertical surfaces enclosing interior space, including gables and  
11 dormers, as shown in Exhibit A for 23.45.529.

12 **Exhibit A for 23.45.529: Measurement of Street-facing Facades**



25 1. Façade openings.



1 a. At least 20 percent of the area of each street-facing façade shall consist  
2 of windows and/or doors.

3 b. Only transparent windows count toward the requirement for façade  
4 openings in this subsection 23.45.529.C.1. Windows composed of glass blocks or opaque glass,  
5 garage doors, and doors to utility and service areas, do not count.

6 2. Façade articulation.

7  
8 a. If a street-facing facade or portion of a street-facing façade is not  
9 vertical, the Director shall determine whether the façade is substantially vertical and required to  
10 comply with this subsection 23.45.529.C.

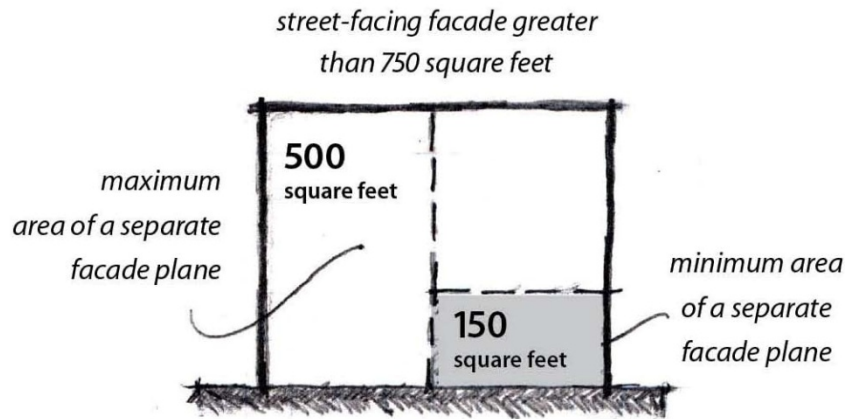
11 b. If the street-facing façade of a structure exceeds 750 square feet in area,  
12 division of the façade into separate facade planes is required (see Exhibit B for 23.45.529).

13  
14 c. In order to be considered a separate façade plane for the purposes of this  
15 subsection 23.45.529.C.2, a portion of the street-facing façade shall have a minimum area of 150  
16 square feet and a maximum area of 500 square feet, and shall project or be recessed from  
17 abutting façade planes by a minimum depth of 18 inches.

18 d. Trim that is a minimum of 0.75 inches deep and 3.5 inches wide is  
19 required to mark roof lines, porches, windows and doors on all street-facing facades.  
20

21 **Exhibit B for 23.45.529: Street-facing Facades**

**Exhibit B for 23.45.529: Street-facing Facades**



e. The Director may allow exceptions to the façade articulation requirements in this subsection 23.45.529.C.2, if the Director determines that the street-facing façade will meet the intent of subsection 23.45.529.A.1, and the intent of subsections 23.45.529.D.2, E.3, and F.4 for cottage housing developments, rowhouse developments, and townhouse developments, respectively, through one or more of the following street-facing façade treatments:

- 1) Variations in building materials and/or color, or both, that reflect the stacking of stories or reinforce the articulation of the façade;
- 2) Incorporation of architectural features that add interest and dimension to the façade, such as porches, bay windows, chimneys, pilasters, columns, cornices, and/or balconies;

1                                   3) Special landscaping elements provided to meet Green Factor  
2 requirements pursuant to Section 23.45.524, such as trellises, that accommodate vegetated walls  
3 covering a minimum of 25 percent of the façade surface;

4                                   4) Special fenestration treatment, including an increase in the  
5 percentage of windows and doors to at least 25 percent of the street-facing façade(s).

6  
7           D. Design standards for cottage housing developments.

8                           1. Pedestrian entry. Each cottage with a street-facing façade that is located  
9 within 10 feet of the street lot line shall have a visually prominent pedestrian entry through the  
10 use of covered stoops, porches, or other architectural entry features. For cottages on corner lots  
11 that have more than one street-facing façade within 10 feet of the street lot line, a visually  
12 prominent pedestrian entry is required on only one of the street-facing facades. Access to these  
13 entrances may be through a required private amenity area that abuts the street.

14  
15                           2. Architectural expression. Cottage housing developments shall include  
16 architectural details that reduce the visual scale of the units. Each cottage shall employ one or  
17 more of the following design techniques to reduce visual scale of the units:

- 18                                   a. Attached covered porch
- 19                                   b. Roofline features such as dormers or clerestories
- 20                                   c. Bay windows
- 21                                   d. Variation in siding texture and materials
- 22                                   e. Other appropriate architectural techniques demonstrated by the

23  
24 applicant to reduce the visual scale of cottages.

25  
26           E. Design standards for rowhouse developments.

1           1. Pedestrian entry. Each rowhouse unit shall have a pedestrian entry on the  
2 street-facing facade that is designed to be visually prominent through the use of covered stoops,  
3 porches, or other architectural entry features. For rowhouse units on corner lots, a visually  
4 prominent pedestrian entry is required on only one of the street-facing facades.

5           2. Front setback. Design elements to provide a transition between the street and  
6 the rowhouse units, such as landscaping, trees, fences, or other similar features, are required in  
7 the front setback.  
8

9           3. Architectural expression. The street-facing façade of a rowhouse unit shall  
10 provide architectural detail or composition to visually identify each individual rowhouse unit as  
11 seen from the street. Design elements such as trim or molding, modulation, massing, color and  
12 material variation, or other similar features may be used to achieve visual identification of  
13 individual units. Rooftop features such as dormers or clerestories, or roofline variation may be  
14 used to visually identify individual rowhouse units.  
15

16           F. Design Standards for townhouse developments.

17           1. Building orientation. Townhouse developments shall maximize the orientation  
18 of individual units to the street by complying with one of the following conditions:  
19

20                   a. At least 50 percent of the townhouse units shall be located so  
21 that there is no intervening principal structure between the unit and the street, unless the  
22 intervening principal structure was established under permit as of October 31, 2001, or was  
23 granted a permit on October 31, 2001 and the permit has not expired; or  
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28



1 abuts and has direct access to the street. Additional pedestrian entrances to individual units are  
2 permitted.

3 2. If more than one apartment structure is located on a lot, each apartment  
4 structure separated from the street by another principal structure shall have a principal entrance  
5 that is accessible from a common amenity area with access to the street.

6 3. The shared entrance of each apartment structure shall have a pedestrian entry  
7 that is designed to be visually prominent, through the use of covered stoops, overhead weather  
8 protection, a recessed entry, or other architectural entry features.

9  
10 Section 40. Section 23.45.005 of the Seattle Municipal Code, Development standards for  
11 single-family structures, which section was last amended by Ordinance 123210, as shown in  
12 Appendix A to this ordinance, is repealed.

13  
14 Section 41. A new Section 23.45.531 is added to the Seattle Municipal Code as follows:

15 **23.45.531 Development standards for cottage housing developments and carriage house**  
16 **structures**

17 A. Size limit for dwelling units.

18 1. The maximum gross floor area of each cottage in a cottage housing  
19 development is 950 square feet.

20 2. The maximum gross floor area of a carriage house is 600 square feet.

21  
22 B. Size limit for garages. The maximum gross floor area for a shared garage structure in  
23 a cottage housing development is 1,200 square feet, and the garage shall contain no more than  
24 four parking spaces.

1 C. Carriage house structures. A carriage house structure is permitted in a cottage  
2 housing development subject to the following standards:

3 1. The maximum number of dwelling units permitted in carriage house structures  
4 is one-third of the total number of units in the cottage housing development on the lot.

5 2. The maximum gross floor area of the ground floor of a carriage house structure  
6 is 1,200 square feet.

7  
8 D. Existing single-family dwelling units in a cottage housing development. Existing  
9 single-family dwelling units that are non-conforming with respect to the standards for a cottage  
10 housing development are permitted to remain, provided that the extent of the nonconformity  
11 shall not be increased.

12 Section 42. Section 23.45.534 of the Seattle Municipal Code, which section was enacted  
13 by Ordinance 123209, is amended as follows:

14  
15 **23.45.534 Light and glare standards**

16 A. Exterior lighting shall be shielded and directed away from adjacent properties.

17 B. Interior lighting in parking garages shall be shielded to minimize nighttime glare on  
18 adjacent properties.

19  
20 C. To prevent vehicle lights from affecting adjacent properties, driveways and parking  
21 areas for more than two vehicles shall be screened from abutting properties by a fence or wall  
22 between 5 feet and 6 feet in height, or a solid evergreen hedge or landscaped berm at least 5 feet  
23 in height. If the elevation of the lot line is different from the finished elevation of the driveway or  
24 parking surface, the difference in elevation may be measured as a portion of the required height  
25 of the screen so long as the screen itself is a minimum of 3 feet in height. The Director may  
26

1 waive the requirement for the screening if it is not needed due to changes in topography,  
2 agreements to maintain an existing fence, or the nature and location of adjacent uses.

3 Section 43. Section 23.45.536 of the Seattle Municipal Code, which section was enacted  
4 by Ordinance 123209, is amended as follows:

5 **23.45.536 Parking location, access, and screening**

6 A. Off-street parking spaces are required to the extent provided in Chapter 23.54,  
7  
8 Quantity and design standards for access and off-street parking.

9 B. Location of parking.

10  
11 1. If parking is required, it shall be located on the same lot as the use requiring the  
12 parking, except as otherwise provided in this subsection 23.45.536.B.

13  
14 2. Except as otherwise provided in this subsection 23.45.536.B, surface parking  
15 may be located anywhere on a lot except:

- 16 a. between a principal structure and a street lot line ;  
17 b. in the required front setback or side street side setback; and  
18 c. within 7 feet of any street lot line.

19  
20 3. Parking in a structure. Parking may be located in a structure or under a  
21 structure, provided that no portion of a garage that is higher than 4 feet above existing or  
22 finished grade, whichever is lower, shall be closer to a street lot line than any part of the first  
23 floor of the structure in which it is located;



1           4. On a through lot, parking may be located between the structure and one front  
2 lot line. The front setback in which the parking may be located will be determined by the  
3 Director based on the prevailing character and setback patterns of the block.

4           5. On waterfront lots in the Shoreline District, parking may be located between  
5 the structure and the front lot line, if necessary to prevent blockage of view corridors or to keep  
6 parking away from the edge of the water, as required by Chapter 23.60, Shoreline District.

7           6. Parking accessory to a residential use may be located on a lot within 800 feet of  
8 the lot where the residential use that requires the parking is located, provided that:

- 9                   a. the lot is not located in a single-family zone; and  
10                   b. the requirements of Section 23.54.025 are met.

11           C. Access to parking.

12           1. Alley access required. Except as otherwise expressly required or permitted in  
13 subsections C or D of this Section 23.45.536, access to parking shall be from the alley if the lot  
14 abuts an alley and one of the conditions in this subsection 23.45.536.C.1 is met.

- 15                   a. The alley is improved to the standards of subsection 23.53.030.C;  
16                   b. The development gains additional FAR pursuant to Section  
17 23.45.510.C; or  
18                   c. The Director determines that alley access is feasible and desirable to  
19 mitigate parking access impacts, improve public safety, and/or maintain on-street parking  
20 capacity.

21           2. Street access required. Access to parking shall be from the street if:

- 22                   a. The lot does not abut an alley.

1                                   b. The lot abuts an alley, and the Director determines that the alley should  
2 not be used for access, for one or more of the following reasons:

3   1) Due to the relationship of the alley to the street system, use of  
4 the alley for parking access would create a significant safety hazard; or

5   2) Topography makes alley access infeasible.

6   3) The alley is on the uphill side of a steeply sloping lot, and the  
7 following conditions are met:  
8

9   i. access from the street is to common parking garage in or  
10 under the structure, located a maximum of 4 feet above grade.

11   ii. the siting of development results in an increased Green  
12 Factor score, larger ground-level amenity areas, and/or reduced surface parking area than if alley  
13 access is used.  
14

15                                   3. On corner lots, if street access is permitted pursuant to subsection  
16 23.45.536.C.2, the applicant may determine the street from which access is taken, unless the  
17 Director determines that the use of the street chosen by the applicant would create a significant  
18 safety hazard.  
19

20                                   4. On steeply sloping lots, the Director may permit the use of both an alley and a  
21 street for access, provided that the following conditions are met:

22   a. access from the street is to common parking garage in or under the  
23 structure, that is underground or extends no more than 4 feet above grade.  
24  
25  
26  
27  
28

1                   b. the siting of development results in an increased Green Factor score,  
2 larger ground-level amenity areas, and/or reduced surface parking area than if alley access alone  
3 is used.

4                   c. In LR zones, if the project uses both the alley and street for access to  
5 parking other than required barrier-free parking spaces, the project does not qualify for the  
6 higher FAR limit in Section 23.45.510.B.

7  
8                   5. Access to required barrier-free parking spaces that meet the standards in the  
9 Seattle Residential Code, Section R322, or the Seattle Building Code, Chapter 11, may be from  
10 either the street or alley, or both.

11                   6. If the alley is used for access, the alley shall be improved according to the  
12 standards in subsections 23.53.030.E and F, except that if a development gains additional FAR  
13 pursuant to subsection 23.45.510.C, the alley shall be paved rather than improved with crushed  
14 rock, even for lots containing fewer than ten units.

15  
16                   7. If the lot does not abut an improved alley or street, access may be permitted  
17 from an easement that meets the provisions of Chapter 23.53, Requirements for Streets, Alleys,  
18 and Easements.

19  
20                   D. Screening of parking. 1. Parking shall be screened from direct street view by the street  
21 facing facade of a structure, by garage doors, or by a fence or wall.

22                   2. Screening by a fence or wall. If screening is provided by a fence or wall, the  
23 fence or wall shall not be located within any required sight triangle, and shall meet the following  
24 conditions:

1 a. the fence or wall shall be at least 3 feet tall measured from the elevation  
2 of the curb, or from the elevation of the street if no curb is present. If the elevation of the ground  
3 at the base of the fence or wall is higher than the finished elevation of the parking surface, the  
4 difference in elevation may be measured as a portion of the required height of the screen, so long  
5 as the fence or wall is a minimum of 3 feet in height. If located in a setback, the fence or wall  
6 shall meet the requirements subsection 23.45.518.J.7.

7  
8 b. the fence or wall shall be set back at least 3 feet from the lot line.

9 3. Screening by garage doors. If parking is provided in a garage in or attached to  
10 a principal structure, and garage door(s) face a street, the following standards apply:

11 a. Garage doors may be no more 75 square feet in area;

12 b. Garage doors facing the street shall be set back at least 15 feet from the  
13 street lot line, and shall be no closer to the street lot line than the street-facing façade of the  
14 structure.  
15

16 Section 44. Section 23.45.545 of the Seattle Municipal Code, which section was enacted  
17 by Ordinance 123209, is amended as follows:

18 **Section 23.45.545 Standards for certain accessory uses**

19 \* \* \*

20  
21 **C. Solar collectors.**

22 1. Solar collectors that meet minimum written energy conservation standards  
23 administered by the Director are permitted in required setbacks, subject to the following:

24 a. Detached solar collectors are permitted in required rear setbacks, no  
25 closer than 5 feet to any other principal or accessory structure.  
26

1                   b. Detached solar collectors are permitted in required side setbacks, no  
2 closer than 5 feet to any other principal or accessory structure, and no closer than 3 feet to the  
3 side lot line.

4                   2. Sunshades that provide shade for solar collectors that meet minimum written  
5 energy conservation standards administered by the Director may project into southern front or  
6 rear setbacks. Those that begin at 8 feet or more above finished grade may be no closer than 3  
7 feet from the lot line. Sunshades that are between finished grade and 8 feet above finished grade  
8 may be no closer than 5 feet to the lot line.

9                   3. Solar collectors on roofs. Solar collectors that meet minimum written energy  
10 conservation standards administered by the Director and that are located on a roof are permitted  
11 as follows:

12                   a. In Lowrise zones up to 4 feet above the maximum height limit or 4 feet  
13 above the height of elevator penthouse(s); and  
14

15                   b. In MR and HR zones up to 10 feet above the maximum height limit or  
16 10 feet above the height of elevator penthouse(s).  
17

18                   c. If the solar collectors would cause an existing structure to become  
19 nonconforming, or increase an existing nonconformity, the Director may permit the solar  
20 collectors as a special exception pursuant to Chapter 23.76. Such solar collectors may be  
21 permitted even if the structure exceeds the height limits established in this subsection  
22 23.45.545.C.3, when the following conditions are met:  
23

24                   a. There is no feasible alternative solution to placing the collector(s) on the  
25 roof; and  
26



1                   6. The entrance to an accessory dwelling unit provided within the same structure  
2 as the principal unit shall be provided through one of the following configurations:

- 3                   a. Through the primary entry to the principal unit; or  
4                   b. Through a secondary entry on a different façade than the primary entry  
5 to the principal unit; or  
6                   c. Through a secondary entry on the same façade as the primary entry to  
7 the principal unit that is smaller and less visually prominent than the entry to the principal unit,  
8 and does not have a prominent stoop, porch, portico or other entry feature.

9                   7. Exterior stairs. Exterior stairs providing access to an accessory dwelling unit  
10 may not exceed 4 feet in height, except for exterior stairs providing access to an accessory  
11 dwelling unit located above a garage.

12                   8. Parking. Parking is not required for an accessory dwelling unit.

13                   J. An accessory dwelling unit within an established single-family dwelling unit or on the  
14 lot of an established single-family dwelling unit shall be considered an accessory use to the  
15 single-family dwelling unit, shall meet the standards listed for accessory dwelling units in  
16 Section 23.44.041, and shall not be considered a separate dwelling unit for any development  
17 standard purposes in multifamily zones.

18                   Section 45. Subsections A, B, C, D, F, and J of Section 23.45.570 of the Seattle  
19 Municipal Code, which section was last amended by Ordinance 123209, are amended as follows:

20                   **23.45.570 Institutions**

21                   A. General Provisions.  
22  
23  
24  
25  
26  
27  
28

1                   1. The establishment of new institutions, such as religious facilities, community  
2 centers, private schools, and child care centers in multifamily zones is permitted pursuant to  
3 Section 23.45.504.

4                   2. Public schools are permitted as regulated in Chapter 23.51B.

5                   3. If the expansion of an existing institution meets all development standards of  
6 this Section 23.45.570, it is permitted outright. Expansions not meeting development standards  
7 may be permitted as administrative conditional uses subject to the requirements of Section  
8 23.45.506. Structural work that does not increase usable floor area or seating capacity and does  
9 not exceed the height limit is not considered expansion. Such work includes but is not limited to  
10 roof repair or replacement, and construction of uncovered decks and porches, bay windows,  
11 dormers, and eaves. The establishment of a child care center in a legally established institution  
12 devoted to the care or instruction of children that does not require expansion of the existing  
13 structure or violate any condition of approval of the existing institutional use is not considered an  
14 expansion of the use.  
15  
16

17                   4. The provisions of this Chapter 23.45 apply to Major Institution uses as  
18 provided in Chapter 23.69, Major Institution Overlay District.

19                   B. Institutions located in LR zones shall meet the development standards of this Section  
20 23.45.570. Institutions located in MR and HR zones shall meet the development standards of the  
21 zone, and shall also meet the standards for parking, dispersion, and odors in subsections G, J, and  
22 H of this Section 23.45.570.  
23

24                   C. Height limits in Lowrise zones.  
25  
26  
27  
28



1           1. The height limit for institutions shall be the height limit for apartments in the  
2 applicable zone, except as provided in this subsection 23.45.570.C.

3           2. In 3 LR1 and LR2 zones, for gymnasiums, auditoriums, and wood shops that  
4 are accessory to an institution, the maximum permitted height is 35 feet if all portions of the  
5 structure above the height limit of the zone are set back at least 20 feet from all lot lines. Pitched  
6 roofs on the auditorium, gymnasium or wood shop with a slope of not less than 4:12 may extend  
7 10 feet above the 35-foot height limit. No portion of a shed roof on a gymnasium, auditorium or  
8 wood shop is permitted to extend beyond 35 feet.

9           3. In LR3 zones, pitched roofs on an auditorium, gymnasium, or wood shop with  
10 a slope of not less than 4:12 may extend 10 feet above the height limit, except that no portion of  
11 a shed roof is permitted to extend beyond the height limit.

12           D. Structure width in Lowrise zones.

13           1. The maximum permitted width for structures in institutional use in Lowrise  
14 zones is as shown in Table A for 23.45.570.

15

16

17           **Table A for 23.45.570: Width Limits for Institutions in Lowrise zones**

<b>Zone</b>	<b>Maximum Width Without Green Factor</b>	<b>Maximum Width With Green Factor</b>
Lowrise 1	45 feet	75 feet
Lowrise 2	45 feet	90 feet
Lowrise 3	60 feet	150 feet

18

19

20

21

22           2. In order to achieve the maximum width permitted in each zone, institutional  
23 structures are required to reduce the appearance of bulk by providing landscaping that achieves  
24 a Green Factor score of .5 or greater, pursuant to the standards set forth in Section 23.86.019.

25

26

27

28

\* \* \*

F. Setback Requirements in Lowrise zones.

1. Front Setback. The minimum depth of the required front setback is determined by the average of the setbacks of structures on adjoining lots, but is not required to exceed 20 feet. The setback shall not be reduced below an average of 10 feet, and no portion of the structure may be closer than 5 feet to a front lot line.

2. Rear Setback. The minimum rear setback is 10 feet.

3. Side Setback.

a. The minimum side setback is 10 feet from a side lot line that abuts any other residentially zoned lot. A 5 foot setback are required in all other cases, except that the minimum side street side setback is 10 feet.

b. When the depth of a structure exceeds 65 feet, an additional setback is required for that portion of the structure in excess of 65 feet. This additional setback may be averaged along the entire length of the wall. The side setback requirement for portions of walls subject to this provision shall be provided as shown in Table C for 23.45.570.

**Table C for 23.45.570: Side Setback Requirements for Institutional Structures Greater than 65 Feet in Depth in Lowrise zones**

Structure Depth in feet	Side Setback Requirement in feet				
	Up to 20 in height	Greater than 20 up to 40 in height	Greater than 40 up to 60 in height	Greater than 60 up to 80 in height	Greater than 80 in height
Up to 70	12	14	16	18	—
Greater than 70, up to 80	13	15	17	19	21
Greater than 80, up to 90	14	16	18	20	22

Greater than 90, up to 100	15	17	19	21	23
Greater than 100	16	18	20	22	24

4. Setbacks for Specific Items. The following shall be located at least 20 feet from any abutting residentially zoned lot:

- a. Emergency entrances;
- b. Main entrance door of the institutional structure;
- c. Outdoor play equipment and game courts;
- d. Operable window of gymnasium, assembly hall or sanctuary;
- e. Garbage and trash disposal mechanism;
- f. Kitchen ventilation;
- g. Air-conditioning or heating mechanism;
- h. Similar mechanisms and features causing noise and/or odors as

determined by the Director.

5. Accessory structures and projections from principal structures are allowed in required setbacks on lots developed with institutional uses to the same extent that those accessory structures or projections would be allowed for apartments in the zone, except that no accessory structures other than freestanding walls, fences, bulkheads, or similar structures shall be closer than 10 feet to a side lot line abutting another lot in a residential zone.

\* \* \*

1 J. Dispersion. The lot line of any new or expanding institution other than child care  
2 centers locating in legally established institutions shall be located 600 feet or more from any lot  
3 line of any other institution in a residential zone with the following exceptions:

4 1. An institution may expand even though it is within 600 feet of a public school  
5 if the public school is constructed on a new site subsequent to December 12, 1985.

6 2. A proposed institution may be located less than 600 feet from a lot line of  
7 another institution if the Director determines that the intent of dispersion is achieved due to the  
8 presence of physical elements such as bodies of water, large open spaces or topographical breaks  
9 or other elements such as arterials, freeways or nonresidential uses, that provide substantial  
10 separation from other institutions.  
11

12 Section 46. Section 23.45.574 of the Seattle Municipal Code, which section was enacted  
13 by Ordinance 123209, is amended as follows:  
14

15 **23.45.574 Assisted living facilities**

16 A. Assisted living facilities are subject to the development standards for apartments for  
17 the zone in which they are located except that density limits and amenity area requirements do  
18 not apply to assisted living facilities.  
19

20 B. Other requirements.

21 1. Facility kitchen. An on-site kitchen that serves the entire assisted living facility  
22 is required.

23 2. Communal area. Communal areas (e.g., solariums, decks and porches,  
24 recreation rooms, dining rooms, living rooms, foyers and lobbies that are provided with  
25 comfortable seating, and gardens or other outdoor landscaped areas that are accessible to  
26

1 wheelchairs and walkers) with sufficient accommodations for socialization and meeting with  
2 friends and family shall be provided:

3 a. The total amount of communal area shall, at a minimum, equal 5  
4 percent of the total floor area in assisted living units, or 25 percent of lot area, whichever is less.

5 In calculating the total floor area in assisted living units, all of the area of each of the individual  
6 units shall be counted, including counters, closets and built-ins, but excluding the bathroom;  
7

8 b. No service areas, including, but not limited to, the facility kitchen,  
9 laundry, hallways and corridors, supply closets, operations and maintenance areas, staff areas  
10 and offices, and rooms used only for counseling or medical services, shall be counted toward the  
11 communal area requirement; and

12 c. A minimum of 400 square feet of the required communal area shall be  
13 provided outdoors, with no dimension less than 10 feet. A departure from the required amount  
14 and/or dimension of outdoor communal space may be permitted as part of the design review  
15 process, pursuant to Section 23.41.012.A.  
16

17 Section 47. Subsection B of Section 23.46.002 of the Seattle Municipal Code, which  
18 section was last amended by Ordinance 118414, is amended as follows:  
19

20 **Section 23.46.002 Scope of provisions**

21 \* \* \*

22 B. All RC zones are assigned a residential zone classification on the Official Land Use  
23 Map. The development standards of the designated residential zone apply to all uses in the RC  
24 zone except commercial uses. The development standards of the designated residential zone shall  
25 apply to all structures in the RC zone, except that parking quantity is required as provided in  
26

1 Chapter 23.54. Commercial uses are subject to the FAR limits for apartments in Section  
2 23.45.510.

3 \* \* \*

4 Section 48. Subsection C of Section 23.47A.002 of the Seattle Municipal Code, which  
5 section was last amended by Ordinance 123046, is amended as follows:

6 **23.47A.002 Scope of provisions**

7 \* \* \*

8  
9 C. Other regulations, including but not limited to, requirements for streets, alleys and  
10 easements (Chapter 23.53); standards for parking quantity, access and design (Chapter 23.54);  
11 standards for solid waste storage (Chapter 23.54); signs (Chapter 23.55); and methods for  
12 measurements (Chapter 23.86) may apply to development proposals. Communication utilities  
13 and accessory communication devices, except as exempted in Section 23.57.002, are subject to  
14 the regulations in this chapter and additional regulations in Chapter 23.57, Communications  
15 Regulations.  
16

17 Section 49. Section 23.47A.024 of the Seattle Municipal Code, which section was  
18 enacted by Ordinance 122311, is amended as follows:

19 **23.47A.024 Amenity area**

20  
21 A. Amenity areas are required in an amount equal to 5 percent of the total gross floor  
22 area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Gross  
23 floor area, for the purposes of this subsection, excludes areas used for mechanical equipment and  
24 accessory parking.

25  
26 B. Required amenity areas shall meet the following standards, as applicable:

- 1            1. All residents shall have access to at least one common or private amenity area;
- 2            2. Amenity areas shall not be enclosed;
- 3            3. Parking areas, vehicular access easements, and driveways do not count as
- 4 amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area
- 5 if the design of the woonerf is approved through a design review process pursuant to Chapter
- 6 23.41;
- 7
- 8            4. Common amenity areas shall have a minimum horizontal dimension of 10 feet,
- 9 and no common amenity area shall be less than 250 square feet in size;
- 10           5. Private balconies and decks shall have a minimum area of 60 square feet, and
- 11 no horizontal dimension shall be less than 6 feet.
- 12
- 13           6. Rooftop areas excluded because they are near minor communication utilities
- 14 and accessory communication devices, pursuant to Section 23.57.012.C.1.d, do not qualify as
- 15 amenity areas.

16           Section 50. Subsection A of Section 23.47A.027 of the Seattle Municipal Code, which  
17 section was last amended by Ordinance 122935, is amended as follows:

18 **23.47A.027 Landmark Districts and designated landmark structures**

19           A. The Director, in consultation with the Director of the Department of Neighborhoods,  
20 may waive or allow departures from standards for street level development, amenity areas,  
21 setbacks, floor area ratio limits, and screening and landscaping for designated landmark  
22 structures or for development within a Landmark District pursuant to Seattle Municipal Code,  
23 Title 25 or within a Special Review District pursuant to Seattle Municipal Code, Chapter 23.66.  
24

25           \* \* \*

1 Section 51. Section 23.47A.029 relating to storage of solid waste materials in  
2 commercial zones, and Section 23.48.031 relating to storage of solid waste materials in Seattle  
3 Mixed zones, which sections of the Seattle Municipal Code were last amended by Ordinance  
4 122311 and Ordinance 121782 respectively, as shown in Attachment A to this ordinance, are  
5 repealed.

6 Section 52. Subsection A of Section 23.47A.035 of the Seattle Municipal Code, which  
7 section was last amended by Ordinance 122311, is amended as follows:

8 **23.47A.035 Assisted living facilities development standards**

9 A. Assisted living facilities are subject to the development standards of the zone in which  
10 they are located except that the amenity area requirements of Section 23.47A.024 do not apply.  
11

12 \* \* \*

13  
14 Section 53. Subsection B of Section 23.48.002, which section was last amended by  
15 Ordinance 122835, is amended as follows:

16 **Section 23.48.002 Scope of provisions**

17 \* \* \*

18 B. Other regulations, such as requirements for streets, alleys and easements (Chapter  
19 23.53); standards for parking quantity, access and design (Chapter 23.54); standards for solid  
20 waste storage (Chapter 23.54); signs (Chapter 23.55); and methods for measurements (Chapter  
21 23.86) may apply to development proposals. Communication utilities and accessory  
22 communication devices except as exempted in Section 23.57.002 are subject to the regulations in  
23 this chapter and additional regulations in Chapter 23.57.  
24

25 \* \* \*



1 Section 54. Section 23.48.020 of the Seattle Municipal Code, which section was last  
2 amended by Ordinance 121782, is amended to read as follows:

3 **23.48.020 Amenity area**

4 A. Quantity of amenity area. All new structures containing more than 20 dwelling units  
5 shall provide amenity area on the lot in an amount equivalent to 5 percent of the total gross floor  
6 area in residential use.

7  
8 B. Standards for amenity area.

9 1. The amenity area shall be available to all residents and may be provided at or  
10 above ground level.

11 2. A maximum of 50 percent of the amenity area may be enclosed. Examples of  
12 enclosed amenity area include atriums, greenhouses and solariums.

13 3. The minimum horizontal dimension for residential amenity area is 15 feet , and  
14 no required amenity area shall be less than 225 square feet in size.

15 5. The exterior portion of required amenity area shall be landscaped and shall  
16 provide solar access and seating according to standards promulgated by the Director.

17 6. Parking areas, vehicular access easements, and driveways, do not qualify as  
18 amenity area, except that a woonerf may provide a maximum of 50 percent of the amenity area if  
19 the design of the woonerf is approved through a design review process pursuant to Chapter  
20 23.41.  
21

22  
23 Section 55. Subsection D of Section 23.49.025 of the Seattle Municipal Code, which  
24 section was last amended by Ordinance 122504, is amended to read as follows:  
25  
26  
27  
28

1 **23.49.025 Odor, noise, light/glare, and solid waste recyclable materials storage space**

2 **standards**

3 \* \* \*

4 D. The standards of Section 23.54.040 for solid waste and recyclable materials storage  
5 space shall be met.

6 Section 56. Subsection H of Section 23.50.051 of the Seattle Municipal Code, which  
7 section was last amended by Ordinance 123046, is amended as follows:

8 **23.50.051 Additional floor area in certain IC-zoned areas in the South Lake Union Urban**  
9 **Center**

10 \* \* \*

11 H. Solid waste and recycling. Each structure satisfies the solid waste and recyclable  
12 materials storage space requirements of Section 23.54.040.

13 \* \* \*

14 Section 57. Section 23.51A.004 of the Seattle Municipal Code, which section was  
15 enacted by Ordinance 123209, is amended as follows:

16 **23.51A.004 Public facilities in multifamily zones**

17 A. Except as provided in subsection D of this Section 23.51A.004, uses in public  
18 facilities that are most similar to uses permitted outright or permitted as an administrative  
19 conditional use under the applicable zoning are also permitted outright or as an administrative  
20 conditional use, subject to the same use regulations, development standards and administrative  
21 conditional use criteria that govern the similar use.  
22  
23  
24  
25  
26  
27  
28

1 B. The following uses in public facilities are permitted outright in all multifamily zones if  
2 the development standards for institutions in Section 23.45.570, other than dispersion  
3 requirements, are met:

- 4 1. Police precinct stations;
- 5 2. Fire stations;
- 6 3. Public boat moorages;
- 7 4. Utility service uses; and
- 8 5. Other uses similar to any of the uses listed in this subsection 23.51A.004.B.

9 C. Unless specifically prohibited in subsection D of this Section 23.51A. 004, new public  
10 facilities not specifically listed in subsection A or B of this Section 23.51A.004, or that are listed  
11 in subsection A or B of this Section 23.51A.004 but do not meet applicable development  
12 standards or administrative conditional use criteria, may be permitted by the City Council  
13 according to the provisions of Chapter 23.76, with public projects considered as Type IV quasi-  
14 judicial decisions and City facilities considered as Type V legislative decisions. In making the  
15 decision, the Council may waive or grant departures from development standards or  
16 administrative conditional use criteria for public facilities, if the following criteria are satisfied:

- 17 1. The location of the public facility addresses public service needs, and any  
18 waiver or departure from development standards or administrative conditional use criteria is  
19 necessitated by those public service delivery needs; and
- 20 2. The impact of the public facility on surrounding properties has been addressed  
21 in the design, siting, landscaping and screening of the facility.

22 D. The following public facilities are prohibited in all multifamily zones:

1. Jails;
2. Work-release centers;
3. Bus bases;
4. Park and ride lots;
5. Sewage treatment plants;
6. Animal control shelters; and
7. Post office distribution centers.

E. Expansion of uses in public facilities.

1. Major expansion. Major expansion of public facilities that are permitted by subsection C of this Section 23.51A.004 may be approved by the City Council, with public projects considered as Type IV quasi-judicial decisions and City facilities considered as a Type V land use decisions, subject to the criteria of subsections C.1 and C.2 of this Section 23.51A.004. A major expansion of a public facility occurs if an expansion would not meet development standards or, except for expansion of the Washington State Convention and Trade Center, the area of the expansion would exceed either 750 square feet or 10 percent of the existing area of the use, whichever is greater. A major expansion of the Washington State Convention and Trade Center is one that is 12,000 square feet or more in size. For the purposes of this subsection 23.51A.004.E.1, "area of the use" includes gross floor area and outdoor area devoted actively to that use, excluding parking.

2. Minor expansion. An expansion of a public facility that is not a major expansion is a minor expansion. Minor expansions to uses in public facilities that are permitted by subsections A, B, or C of this Section 23.51A.004 are permitted outright.

1  
2 F. Essential public facilities will be reviewed according to the provisions of Chapter  
3 23.80, Essential Public Facilities.

4 G. Uses in existing or former public schools:

5 1. Child care centers, preschools, public or private schools, educational and  
6 vocational training for the disabled, adult evening education classes, nonprofit libraries,  
7 community centers, community programs for the elderly and similar uses are permitted in  
8 existing or former public schools.

9  
10 2. Other non-school uses are permitted in existing or former public schools  
11 pursuant to procedures established in Chapter 23.78, Establishment of Criteria for Joint Use or  
12 Reuse of Schools.

13  
14 Section 58. Subsection E of Section 23.51B.002 of the Seattle Municipal Code, which  
15 section was enacted by Ordinance 123209, is amended as follows:

16 **23.51B.002 Public schools in residential zones**

17 \* \* \*

18 E. Setbacks.

19  
20 1. General Requirements.

21 a. No setbacks are required for new public school construction or for  
22 additions to existing public school structures for that portion of the site across a street or an alley  
23 from, or abutting a lot in a nonresidential zone. If any portion of the site is across a street or an  
24 alley from or abuts a lot in a residential zone, setbacks are required for areas facing or abutting  
25 residential zones, as provided in subsections E.2 through E.5 of this Section 23.51B.002.  
26

1 Setbacks for sites across a street or alley from or abutting lots in Residential-Commercial (RC)  
 2 zones are based upon the residential zone classification of the RC lot.

3 b. The minimum setback requirement may be averaged along the structure  
 4 facade with absolute minimums for areas abutting lots in residential zones as provided in  
 5 subsections E.2.b, E.3.b, and E.4.b of this Section 23.51B.002.

6 c. Trash disposals, operable windows in a gymnasium, main entrances,  
 7 play equipment, kitchen ventilators or other similar items shall be located at least 30 feet from  
 8 any single-family zoned lot and 20 feet from any multi-family zoned lot.

9 d. The exceptions of subsections 23.44.014.D.5, D.6, D.7, D.8, D.9, D.10,  
 10 D.11, and D.12 apply.

11  
 12 2. New public school construction on new public school sites.

13 a. New public school construction on new public school sites across a  
 14 street or alley from lots in residential zones shall provide minimum setbacks according to the  
 15 height of the school and the designation of the facing residential zone, as shown in Table A for  
 16 23.51B.002:  
 17

18  
 19 **Table A for 23.51B.002: Minimum Setbacks for a New Public School Site Located Across a  
 Street or Alley from a Residential Zone**

	Minimum Setbacks Across a Street or Alley from the Following Zones (in feet):			
Height	SF/LR1	LR2/LR3	MR	HR
	Average			
20' or less	15	10	5	0
Greater than 20 up to 35	15	10	5	0
Greater than 35 up to 50	20	15	5	0
Greater than 50	35	20	10	0

b. New public school construction on new public school sites abutting lots in residential zones shall provide minimum setbacks according to the height of the school and the designation of the abutting residential zone, as shown in Table B for 23.51B.002:

<b>Table B for 23.51B.002: Minimum Setbacks for a New Public School Site Abutting a Residential Zone</b>				
	Minimum Setbacks Abutting the Following Zones (in feet):			
Height	SF/LR1	LR2/LR3	MR	HR
	Average (minimum)			
20 or less	20 (10)	15(10)	10(5)	0
Greater than 20 up to 35	25 (10)	15(10)	10(5')	0
Greater than 35 up to 50	25(10)	20(10)	10(5)	0
Greater than 50	30(15)	25(10)	15(5)	0

3. New public school construction on existing public school sites.

a. New public school construction on existing public school sites across a street or alley from lots in residential zones shall provide either the setback of the previous structure on the site or minimum setbacks according to the height of the school and the designation of the facing residential zone as shown in Table C for 23.51B.002, whichever is less:

<b>Table C for 23.51B.002: Minimum Setbacks for New Construction on an Existing Public School Site Located Across a Street or Alley from a Residential Zone</b>				
	Minimum Setbacks If Across a Street or Alley from the Following Zones (in feet):			
Facade Height	SF/LR1	LR2/LR3	MR	HR
	Average			
20 or less	10	5	5	0
Greater than 20 up to 35	10	5	5	0
Greater than 35 up to 50	15	10	5	0
Greater than 50	20	15	10	0

b. New public school construction on existing public school sites abutting lots in residential zones shall provide either the setback of the previous structure on the site or minimum setbacks according to the height of the school and the designation of the abutting residential zone, as shown in Table D for 23.51B.002, whichever is less:

<b>Table D for 23.51B.002: Minimum Setbacks for New Construction on an Existing Public School Site Abutting a Residential Zone</b>				
	Minimum Setbacks Abutting the Following Zones (in feet):			
Façade Height	SF/LR1	LR2/LR3	MR	HR
	Average (minimum)			
20 or less	15 (10)	10'(5)	10 (5)	0 (0)
Greater than 20 up to 35	20 (10)	15 (10)	10 (5)	0 (0)
Greater than 35 up to 50	25 (10)	20(10)	10 (5)	0 (0)
Greater than 50	30 (15)	25(10)	15 (5)	0 (0)

4. Additions to Existing Public School Structures on Existing Public School Sites.

a. Additions to existing public school structures on existing public school sites across a street or alley from lots in residential zones shall provide either the setback of the previous structure on the site or minimum setbacks according to the height of the school and the designation of the facing residential zone as shown in Table E for 23.51B.002, whichever is less:

<b>Table E for 23.51B.002: Minimum Setbacks for Additions on an Existing Public School Site Located Across a Street or Alley</b>				
	Minimum Setbacks (in feet) If Located Across a Street or Alley from:			
Façade Height	SF/LR1	LR2/LR3	MR	HR
	Average			
20 or less	5	5	5	0
Greater than 20up to 35	10	5	5	0
Greater than 35 up to 50	15	10	5	0



Greater than 50	20	15	10	0
-----------------	----	----	----	---

b. Additions to public schools on existing public school sites abutting lots in residential zones shall provide either the setback of the previous structure on the site or minimum setbacks according to the height of the school and the designation of the abutting residential zone as shown in Table F for 23.51B.002, whichever is less:

**Table F for 23.51B.002: Minimum Setbacks for Additions on an Existing Public School Site Abutting a Residential Zone**

	Minimum Setbacks by Abutting Zone (in feet):			
Facade Height	SF/LR1	LR2/LR3	MR	HR
	Average (minimum)			
20 or less	10(5)	10(5)	10(5)	0(0)
Greater than 20 up to 35	15(5)	10(5)	10(5)	0(0)
Greater than 35 up to 50	20(10)	20(10)	10(5)	0(0)
Greater than 50	25(10)	25(10)	15(5)	0(0)

5. Departures from setback requirements may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 as follows:

a. The minimum average setback may be reduced to 10 feet and the minimum setback to 5 feet for structures or portions of structures across a street or alley from lots in residential zones.

b. The minimum average setback may be reduced to 15 feet and the minimum setback to 5 feet for structures or portions of structures abutting lots in residential zones.

c. The limits in subsections E.5.a and E.5.b of this Section 23.51B.002 may be waived by the Director if a waiver would contribute to reduced demolition of residential structures.

\* \* \*

1  
2 Section 59. Subsection D of Section 23.53.006 of the Seattle Municipal Code, which  
3 section was last amended by Ordinance 123104, is amended as follows:

4 **23.53.006 Pedestrian access and circulation**

5 \* \* \*

6 D. Outside Urban Centers and Urban Villages. Outside of Urban Centers and Urban  
7 Villages, sidewalks are required on an existing street in any of the following circumstances,  
8 except as provided in subsection 23.53.006.F:  
9

10 1. In any zone with a pedestrian designation, sidewalks are required whenever  
11 new lots are created through the platting process, including full and short subdivisions and unit  
12 lot subdivisions, and whenever development is proposed.

13  
14 2. On streets designated on the Industrial Streets Landscaping Maps, Exhibits  
15 23.50.016.A and 23.50.016.B, sidewalks are required whenever new lots are created through the  
16 platting process, including full and short subdivisions and unit lot subdivisions, and whenever  
17 development is proposed. Sidewalks are required only for the portion of the lot that abuts the  
18 designated street.

19  
20 3. On arterials, except in IG1 and IG2 zones and on lots in IB zones that are not  
21 directly across the street from or abutting a lot in a residential or commercial zone, sidewalks are  
22 required whenever new lots are created through the platting process, including full and short  
23 subdivisions and unit lot subdivisions, and whenever development is proposed. Sidewalks are  
24 required only for the portion of the lot that abuts the arterial.  
25  
26



1 1. Arterial and downtown streets. New streets located in downtown zones, and  
2 new arterials, shall be designed according to the Right-of-Way Improvements Manual.

3 2. Nonarterials not in downtown zones.

4 a. The required right-of-way widths for new nonarterial streets not located  
5 in downtown zones shall be as shown on Table A for Section 23.53.010:  
6

7 **Table A for Section 23.53.010**

8 Zone Category	Required Right-of-Way Width
9 1. SF, LR1, NC1	50 feet
10 2. LR2, LR3, NC2	56 feet
11 3. MR, HR, NC3, C1, C2, SCM, IB, IC	60 feet
12 4. IG1, IG2	66 feet

13 b. If a block is split into more than one zone, the required right-of-way  
14 width is determined based on the requirement in Table A for Section 23.53.010 for the zone  
15 category with the most frontage . If the zone categories have equal frontage, the one with the  
16 wider requirement shall be used to determine the minimum right-of-way width.

17 3. Exceptions to required right-of-way widths. The Director, after consulting with  
18 the Director of Transportation, may reduce the required right-of-way width for a new street if its  
19 location in an environmentally critical area or buffer, disruption of existing drainage patterns, or  
20 the presence of natural features such as significant trees makes the required right-of-way width  
21 impractical or undesirable.

22 Section 61. Subsections A and D of Section 23.53.015, which section was last amended  
23 by Ordinance 123046, are amended as follows:  
24

25 **23.53.015 Improvement requirements for existing streets in residential and commercial**  
26 **zones**

1           A. General requirements.

2                   1. If new lots are proposed to be created, or if any type of development is  
3 proposed in residential or commercial zones, existing streets abutting the lot(s) are required to be  
4 improved in accordance with this Section 23.53.015 and Section 23.53.006, Pedestrian access  
5 and circulation. A setback from the lot line, or dedication of right-of-way, may be required to  
6 accommodate the improvements. One or more of the following types of improvements may be  
7 required under this Section 23.53.015:  
8

- 9                           a. Pavement;
- 10                           b. Curb installation;
- 11                           c. Drainage;
- 12                           d. Grading to future right-of-way grade;
- 13                           e. Design of structures to accommodate future right-of-way grade;
- 14                           f. No-protest agreements; and
- 15                           g. Planting of street trees and other landscaping.
- 16

17                   2. Subsection 23.53.015.D contains exceptions from the standard requirements  
18 for street improvements, including exceptions for streets that already have curbs, projects that are  
19 smaller than a certain size, and for special circumstances, such as location in an environmentally  
20 critical area or buffer.  
21

22                   3. Off-site improvements, such as provision of drainage systems or fire access  
23 roads, shall be required pursuant to the authority of this Code or other ordinances to mitigate the  
24 impacts of development.  
25  
26  
27  
28

1 4. Detailed requirements for street improvements are located in the Right-of-Way  
2 Improvements Manual.

3 5. The regulations in this Section 23.53.015 are not intended to preclude the use  
4 of Chapter 25.05 of the Seattle Municipal Code, the Seattle SEPA Ordinance, to mitigate adverse  
5 environmental impacts.

6 6. Minimum right-of-way widths.

7  
8 a. Arterials. The minimum right-of-way widths for arterials designated on  
9 the Arterial street map, Section 11.18.010, are as specified in the Right-of-Way Improvements  
10 Manual.

11 b. Nonarterial streets.

12  
13 1) The minimum right-of-way width for an existing street that is  
14 not an arterial designated on the Arterial street map, Section 11.18.010, is as shown on Table A  
15 for 23.53.015.

16 **Table A for 23.53.015: Minimum Right-of-Way Widths for Existing Nonarterial Streets**

Zone Category		Required Right-of-Way Width
18 1.	SF, LR1, LR2 and NC1 zones; and NC2 zones with a maximum height limit of 40 feet or less	40 feet
20 2.	LR3, MR, HR, NC2 zones with height limits of more than 40 feet, NC3, C1, C2 and SM zones	52 feet

22  
23 2) If a block is split into more than one zone, the required right-of-  
24 way width shall be determined based on the requirements in Table A for 23.53.015 for the zone  
25

1 category with the most frontage. If the zone categories have equal frontage, the minimum right-  
2 of-way width is 52 feet.

3 \* \* \*

4 D. Exceptions.

5 1. Streets with existing curbs

6 a. Streets with right-of-way greater than or equal to the minimum right-of-  
7 way width. If a street with existing curbs abuts a lot and the existing right-of-way is greater than  
8 or equal to the minimum width established in subsection 23.53.015.A.6, but the roadway width is  
9 less than the minimum established in the Right-of-Way Improvements Manual, the following  
10 requirements shall be met:  
11

12 1) All structures on the lot shall be designed and built to  
13 accommodate the grade of the future street improvements.  
14

15 2) A no-protest agreement to future street improvements is  
16 required, as authorized by RCW Chapter 35.43. The agreement shall be recorded with the King  
17 County Recorder.  
18

19 3) Pedestrian access and circulation is required as specified in  
20 23.53.006.

21 b. Streets with less than the minimum right-of-way width. If a street with  
22 existing curbs abuts a lot and the existing right-of-way is less than the minimum width  
23 established in subsection 23.53.015.A.6, the following requirements shall be met:

24 1) Setback requirement. A setback equal to half the difference  
25 between the current right-of-way width and the minimum right-of-way width established in  
26







1 zones, or fewer than six residential units in all other zones, and the square footage of  
2 nonresidential use is less than specified in subsections 23.53.015.D.2.b.1).ii and D.2.b.1).iii;

3 v. Remodeling and use changes within existing structures;

4 vi. Additions to existing structures that are exempt from  
5 environmental review; and

6 vii. Expansions of surface parking, outdoor storage,  
7 outdoor sales or outdoor display of rental equipment of less than 20 percent of the parking,  
8 storage, sales or display area or number of parking spaces.

9  
10 2) Paving requirement. For the types of projects listed in  
11 subsection 23.53.015.D.2.b.1), the streets abutting the lot shall have a hard-surfaced roadway at  
12 least 18 feet wide. If there is not an 18 foot wide hard-surfaced roadway, the roadway shall be  
13 paved to a width of at least 20 feet from the lot to the nearest hard-surfaced street meeting this  
14 requirement, or 100 feet, whichever is less. Streets that form a dead end at the property to be  
15 developed shall be improved with a cul-de-sac or other vehicular turnaround as specified in the  
16 Right-of-Way Improvements Manual. As a Type 1 decision, the Director, after consulting with  
17 the Director of Transportation, shall determine whether the street has the potential for being  
18 extended or whether it forms a dead end because of topography and/or the layout of the street  
19 system.  
20  
21

22 3) Other requirements. The requirements of subsection  
23 23.53.015.D.1.b shall also be met.

24 3. Exceptions from required street improvements. As a Type 1 decision, the  
25 Director, in consultation with the Director of Transportation, may waive or modify the  
26

1 requirements for paving and drainage, dedication, setbacks, grading, no-protest agreements,  
2 landscaping, and curb installation if one or more of the following conditions are met. The waiver  
3 or modification shall provide the minimum relief necessary to accommodate site conditions  
4 while maximizing access and circulation.

5 a. Location in an environmentally critical area or buffer, disruption of  
6 existing drainage patterns, or removal of natural features such as significant trees or other  
7 valuable and character-defining mature vegetation makes widening and/or improving the right-  
8 of-way impractical or undesirable.

9 b. The existence of a bridge, viaduct or structure such as a substantial  
10 retaining wall in proximity to the project site makes widening and/or improving the right-of-way  
11 impractical or undesirable.

12 c. Widening the right-of-way and/or improving the street would adversely  
13 affect the character of the street, as it is defined in an adopted neighborhood plan or adopted City  
14 plan for green streets, boulevards, or other special rights-of-way, or would otherwise conflict  
15 with the stated goals of such a plan.

16 d. Widening and/or improving the right-of-way would preclude vehicular  
17 access to an existing lot.

18 e. Widening and/or improving the right-of-way would make building on a  
19 lot infeasible by reducing it to dimensions where development standards cannot reasonably be  
20 met.

21 f. One or more substantial principal structures on the same side of the  
22 block as the proposed project are located in the area needed for future expansion of the right-of-  
23

1 way and the structure(s)' condition and size make future widening of the remainder of the right-  
2 of-way unlikely.

3 g. Widening and/or improving the right-of-way is impractical because  
4 topography would preclude the use of the street for vehicular access to the lot, for example due  
5 to an inability to meet the required 20 percent maximum driveway slope.

6 h. Widening and/or improving the right-of-way is not necessary because it  
7 is adequate for current and potential vehicular traffic, for example, due to the limited number of  
8 lots served by the development or because the development on the street is at zoned capacity.

9 Section 62. Subsection A of Section 23.53.025 of the Seattle Municipal Code, which  
10 section was last amended by Ordinance 122205, is amended as follows:

11  
12 **23.53.025 Access easement standards**

13  
14 When access by easement has been approved by the Director, the easement shall meet the  
15 following standards. Surfacing of easements, pedestrian walkways required within easements,  
16 and turnaround dimensions shall meet the requirements of the Right-of-Way Improvements  
17 Manual.

18 A. Vehicle access easements serving one or two single-family dwelling units or one  
19 multifamily residential use with a maximum of two units shall meet the following standards:

20  
21 1. Easement width shall be a minimum of 10 feet, or 12 feet if required by the  
22 Fire Chief due to distance of the structure from the easement.

23 2. No maximum easement length shall be set. If easement length is more than 150  
24 feet, a vehicle turnaround shall be provided.



**Width of New Alley Rights-of-Way**

<b>Zone Category</b>	<b>Right-of-Way Width</b>
1. SF, LR1, NC1	12 feet
2. LR2, LR3, NC2	16 feet
3. MR, HR, NC3, C1, C2, SM and all Industrial and Downtown zones	20 feet

3. If an alley abuts lots in more than one zone category, the minimum alley width shall be determined based on the requirements in Table A for Section 23.53.030 for the zone category with the most frontage excluding Zone Category 1 . If the zone categories have equal frontage, the one with the wider requirement shall be used to determine the minimum alley width.

C. Definition of improved alley. In certain zones, alley access is required if the alley is improved. For the purpose of determining if access is required, the alley will be considered improved if it meets the standards of this subsection 23.53.030.C.

1. Right-of-way width

a. The minimum width for an alley to be considered to be improved shall be as shown on Table B for Section 23.53.030.

**Table B for Section 23.53.030:  
 Right-of-Way Width for Alleys Considered to be Improved**

<b>Zone Category</b>	<b>Right-of-Way Width</b>
1. SF, LR1, LR2, LR3, NC1	10 feet
2. MR, HR, NC2	12 feet
3. NC3, C1, C2 and SM	16 feet

1 b. If an alley abuts lots in more than one zone category, the minimum  
2 alley width shall be determined based on the requirements in Table B for the zone category with  
3 the most frontage excluding Zone Category 1. If Zone Categories 2 and 3 have equal frontage,  
4 the minimum alley width shall be 16 feet.

5 2. Paving. To be considered improved, the alley shall be paved.

6 D. Minimum widths established.

7 1. The minimum required width for an existing alley right-of-way shall be as  
8 shown on Table C for Section 23.53.030.  
9

10 **Table C for Section 23.53.030: Required Minimum Right-of-Way Widths for Existing**  
11 **Alleys**

<b>Zone Category</b>	<b>Right-of-Way Width</b>
1. SF and LR1	No minimum width
2. LR2, NC1	12 feet
3. LR3, MR, HR, NC2	16 feet
4. NC3, C1, C2, SM, all downtown zones	20 feet
5. All industrial zones	20 feet

17 2. If an alley abuts lots in more than one zone category, the minimum alley  
18 width shall be determined based on the requirements in Table C for Section 23.53.030 for the  
19 zone category with the most frontage excluding Zone Category 1 . If the zone categories have  
20 equal frontage, the one with the wider requirement shall be used to determine the minimum alley  
21 width.  
22

23 \* \* \*

24 Section 64. Tables A, B, and C for Section 23.54.015 of the Seattle Municipal Code,  
25 which section was last amended by Ordinance 123378, are amended as follows:  
26

**23.54.015 Parking**

\* \* \*

<b>Table A for Section 23.54.015</b>			
<b>PARKING FOR NONRESIDENTIAL USES OTHER THAN INSTITUTIONS</b>			
Use			Minimum parking required
<b>I. General Nonresidential Uses (other than institutions)</b>			
A.	AGRICULTURAL USES		1 space for each 2,000 square feet
B.	COMMERCIAL USES		
	B.1.	Animal shelters and kennels	1 space for each 2,000 square feet
	B.2.	Eating and drinking establishments	1 space for each 250 square feet
	B.3.	Entertainment Uses, general, except as noted below (1)	For public assembly areas: 1 space for each 8 fixed seats, or 1 space for each 100 square feet of public assembly area not containing fixed seats
		B.3.a	Adult cabarets
		B.3.b	Sports and recreation uses
	B.4.	Food processing and craft work	1 space for each 2,000 square feet
	B.5.	Laboratories, research and development	1 space for each 1,500 square feet
	B.6.	Lodging uses	1 space for each 4 rooms; For bed and breakfast facilities in single family and multifamily zones, 1 space for each dwelling unit, plus 1 space for each 2 guest rooms
	B.7.	Medical services	1 space for each 500 square feet
	B.8.	Offices	1 space for each 1,000 square feet
	B.9.	Sales and services, automotive	1 space for each 2,000 square feet
	B.10.	Sales and services, general, except as noted below	1 space for each 500 square feet
		B.10.a.	Pet Daycare Centers (2)
			1 space for each 10 animals or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 animals.



1	B.11.	Sales and services, heavy	1 space for each 2,000 square feet	
2	B.12.	Sales and services, marine	1 space for each 2,000 square feet	
3	C.	<b>HIGH IMPACT USES</b>	1 space for each 2,000 square feet	
4	D.	<b>LIVE-WORK UNITS</b>	0 spaces for units with 1,500 square feet or less; 1 space for each unit greater than 1,500 square feet; 1 space for each unit greater than 2,500 square feet, plus the parking that would be required for any nonresidential activity classified as a principal use	
5	E.	<b>MANUFACTURING USES</b>	1 space for each 2,000 square feet	
6	F.	<b>STORAGE USES</b>	1 space for each 2,000 square feet	
7	G.	<b>TRANSPORTATION FACILITIES</b>		
8	G.1.	Cargo terminals	1 space for each 2,000 square feet	
9	G.2.	Parking and moorage		
10		G.2.a.	Principal use parking	None
11		G.2.b.	Towing services	None
12		G.2.c.	Boat moorage	1 space for each 2 berths
13		G.2.d.	Dry storage of boats	1 space for each 2,000 square feet
14	G.3.	Passenger terminals	1 space for each 100 square feet of waiting area	
15	G.4.	Rail transit facilities	None	
16	G.5.	Transportation facilities, air	1 space for each 100 square feet of waiting area	
17	G.6.	Vehicle storage and maintenance uses	1 space for each 2,000 square feet	
18	H.	<b>UTILITIES</b>	1 space for each 2,000 square feet	
19	<b>II. Nonresidential Use Requirements with Locational Criteria</b>			
20	I.	Nonresidential uses (other than institutions) in urban centers or the Station Area Overlay District (3)	No minimum requirement	
21	J.	Nonresidential uses (other than institutions) permitted in on the ground floor in MR and HR zones pursuant to Section 23.45.504.	No minimum requirement	
22	Footnotes for Table A for Section 23.54.015			
23	(1) Required parking for spectator sports facilities or exhibition halls must be available when the facility or exhibition hall is in use. A facility shall be considered to be "in use" during the period beginning three			
24				
25				
26				
27				
28				

hours before an event is scheduled to begin and ending one hour after a scheduled event is expected to end. For sports events of variable or uncertain duration, the expected event length shall be the average length of the events of the same type for which the most recent data are available, provided it is within the past five years. During an inaugural season, or for nonrecurring events, the best available good faith estimate of event duration will be used. A facility will not be deemed to be "in use" by virtue of the fact that administrative or maintenance personnel are present. The Director may reduce the required parking for any event when projected attendance for a spectator sports facility is certified to be 50 percent or less of the facility's seating capacity, to an amount not less than that required for the certified projected attendance, at the rate of one space for each ten fixed seats of certified projected attendance. An application for reduction and the certification shall be submitted to the Director at least 15 days prior to the event. When the event is one of a series of similar events, such certification may be submitted for the entire series 15 days prior to the first event in the series. If the Director finds that a certification of projected attendance of 50 percent or less of the seating capacity is based on satisfactory evidence such as past attendance at similar events or advance ticket sales, the Director shall, within 15 days of such submittal, notify the facility operator that a reduced parking requirement has been approved, with any conditions deemed appropriate by the Director to ensure adequacy of parking if expected attendance should change. The parking requirement reduction may be applied for only if the goals of the facility's Transportation Management Plan are otherwise being met. The Director may revoke or modify a parking requirement reduction approval during a series, if projected attendance is exceeded.

(2) The amount of required parking is calculated based on the maximum number of staff or animals the center is designed to accommodate.

(3) The general requirements of lines A through H of Table A for Section 23.54.015 is superseded to the extent that a use, structure or development qualifies for either a greater or a lesser parking requirement (which may include no requirement) under any other provision. To the extent that a nonresidential use fits within more than one line in Table A for Section 23.54.015, the least of the applicable parking requirements applies. The different parking requirements listed for certain categories of nonresidential uses shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this Title 23.

**Table B for 23.54.015: PARKING FOR RESIDENTIAL USES**

Use	Minimum parking required
<b>I. General Residential Uses</b>	
A. Adult family homes	1 space for each dwelling unit
B. Artist's studio/dwellings	1 space for each dwelling unit
C. Assisted living facilities	1 space for each 4 assisted living units; plus 1 space for each 2 staff members on-site at peak staffing time; plus 1 barrier-free passenger loading and unloading space
D. Caretaker's quarters	1 space for each dwelling unit
E. Congregate residences	1 space for each 4 residents
F. Cottage housing developments	1 space for each dwelling unit
G. Floating homes	1 space for each dwelling unit

**Table B for 23.54.015: PARKING FOR RESIDENTIAL USES**

Use	Minimum parking required
H. Mobile home parks	1 space for each mobile home lot as defined in Chapter 22.904
I. Multifamily residential uses, except as provided in Sections B or C of this Table B for 23.54.015. (1)	1 space per dwelling unit.
J. Nursing homes (2)	1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 space for each 6 beds
K. Single-family dwelling units	1 space for each dwelling unit
<b>II. Residential Use Requirements with Location Criteria</b>	
L. Residential uses in commercial and multifamily zones within urban centers or within the Station Area Overlay District (1)	No minimum requirement
M. Residential uses in commercial and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the residential use. (1)	No minimum requirement
N. Multifamily residential uses within the University of Washington parking impact area shown on Map A for 23.54.015 (1)	1 space per dwelling unit for dwelling units with fewer than two bedrooms; plus 1.5 spaces per dwelling units with 2 or more bedrooms; plus .25 spaces per bedroom for dwelling units with 3 or more bedrooms
O. Multifamily dwelling units within the Alki area shown on Map B for Section 23.54.015 (1)	1.5 spaces for each dwelling unit
<b>III. Multifamily Residential Use Requirements with Income Criteria</b>	
P. Multifamily residential uses: for each dwelling unit rented to and occupied by a household with an income at time of its initial occupancy at or below 30 percent of the median income (3), for the life of	0.33 space for each dwelling unit with 2 or fewer bedrooms, and 1 space for each dwelling unit with 3 or more bedrooms

**Table B for 23.54.015: PARKING FOR RESIDENTIAL USES**

Use	Minimum parking required
the building (1)	
Q. Multifamily residential uses: for each dwelling unit rented to and occupied by a household with an income at time of its initial occupancy of between 30 and 50 percent of the median income (3), for the life of the building (1)	0.75 spaces for each dwelling unit with 2 or fewer bedrooms, and 1 space for each dwelling unit with 3 or more bedrooms
R. Low-income disabled multifamily residential uses (1) (3)	1 space for each 4 dwelling units
S. Low-income elderly/low-income disabled multifamily residential uses (1) (4)	1 space for each 5 dwelling units

Footnotes for Table B for Section 23.54.015:

(1) The general requirement of line I of Table B for Section 23.54.015 for multifamily residential uses is superseded to the extent that a use, structure or development qualifies for either a greater or a lesser parking requirement (which may include no requirement) under any other provision. To the extent that a multifamily residential use fits within more than one line in Table B for Section 23.54.015, the least of the applicable parking requirements applies, except that if an applicable parking requirement in section B of Table B for Section 23.54.015 requires more parking than line I, the parking requirement in line I does not apply. The different parking requirements listed for certain categories of multifamily residential uses shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this Title 23.

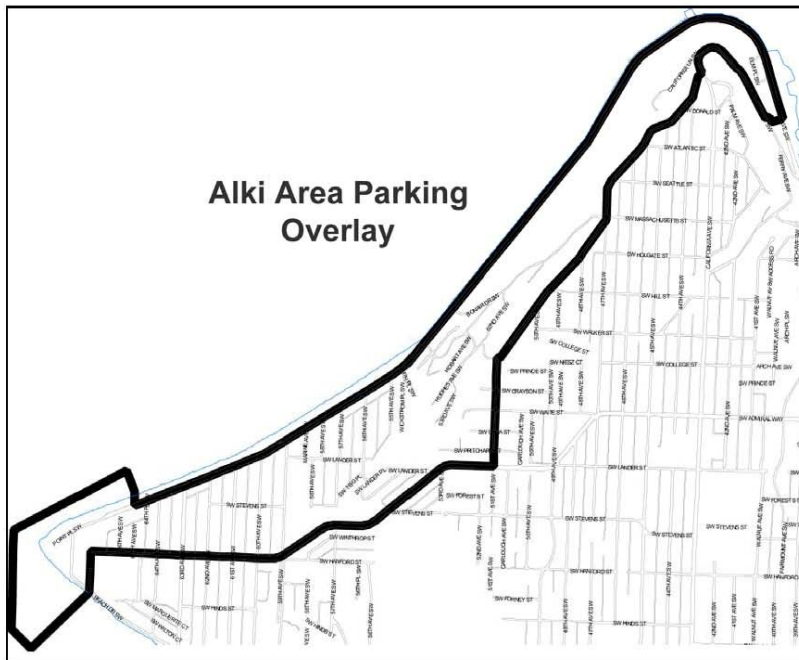
(2) For development within single-family zones the Director may waive some or all of the parking requirements according to Section 23.44.015 as a special or reasonable accommodation. In other zones, if the applicant can demonstrate that less parking is needed to provide a special or reasonable accommodation, the Director may reduce the requirement. The Director shall specify the parking required and link the parking reduction to the features of the program that allow such reduction. The parking reductions shall be valid only under the conditions specified, and if the conditions change, the standard requirements shall be met.

(3) Notice of Income Restrictions. Prior to issuance of any permit to establish, construct or modify any use or structure, or to reduce any parking accessory to a multifamily residential use, if the applicant relies upon these reduced parking requirements, the applicant shall record in the King County Recorder a declaration signed and acknowledged by the owner(s), in a form prescribed by the Director, which shall identify the subject property by legal description, and shall acknowledge and provide notice to any prospective purchasers that specific income limits are a condition for maintaining the reduced parking requirement.



**Map B for 23.54.015: Alki Area Parking Overlay**

**Map B for 23.54.015: Alki Area Parking Overlay**



**Table C for Section 23.54.015  
 PARKING FOR PUBLIC USES AND INSTITUTIONS**

Use	Minimum parking required
<b>I. General Public Uses and Institutions</b>	
A.	Adult care centers (1), (2) 1 space for each 10 adults (clients) or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 adults

		(clients)
1	B.	Child care centers (1), (2), (3)
2		1 space for each 10 children or 1 space for each staff member, whichever is greater; plus
3		1 loading and unloading space for each 20 children
4	C.	Colleges
5		A number of spaces equal to 15 percent of the maximum number of students that the facility is designed to accommodate; plus
6		30 percent of the number of employees the facility is designed to accommodate; plus
7		1 space for each 100 square feet of spectator assembly area in outdoor spectator sports facilities
8	D.	Community centers owned and operated by the Seattle Department of Parks and Recreation (DOPAR) (1), (4)
9		1 space for each 555 square feet; or
10		For family support centers, 1 space for each 100 square feet
11	E.	Community clubs, and community centers not owned and operated by DOPAR (1), (5)
12		1 space for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; plus
13		1 space for every 8 fixed seats for floor area containing fixed seats; or
14		if no auditorium or assembly room, 1 space for each 350 square feet, excluding ball courts
15	F.	Hospitals
16		1 space for each 2 staff doctors; plus
17		1 additional space for each 5 employees other than staff doctors; plus
18		1 space for each 6 beds
19	G.	Institutes for advanced study, except as provided in line H below
20		1 space for each 1,000 square feet of offices and similar spaces; plus
21		1 space for each 10 fixed seats in all auditoria and public assembly rooms; or
22		1 space for each 100 square feet of public assembly area not containing fixed seats
23	H.	Institutes for advanced study in single family zones (existing) (1)
24		3.5 spaces for each 1,000 square feet of office space; plus
25		10 spaces for each 1,000 square feet of additional building footprint to house and support conference center activities; or
26		37 spaces for each 1,000 square feet of conference room space, whichever is greater
27	I.	Libraries (1) (6)
28		1 space for each 80 square feet of floor area of all auditoria and public meeting rooms; plus

1		1 space for each 500 square feet of floor area, excluding auditoria and public meeting rooms
2	J. Museums	1 space for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; plus 1 space for every 10 fixed seats for floor area containing fixed seats; plus 1 space for each 250 square feet of other gross floor area open to the public
3		
4		
5		
6	K. Private clubs	1 space for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 space for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 space for each 350 square feet, excluding ball courts
7		
8		
9		
10		
11	L. Religious facilities (1)	1 space for each 80 square feet of all auditoria and public assembly rooms
12	M. Schools, private elementary and secondary (1)	1 space for each 80 square feet of all auditoria and public assembly rooms, or if no auditorium or assembly room, 1 space for each staff member
13		
14		
15	N. Schools, public elementary and secondary (7) (8)	1 space for each 80 square feet of all auditoria or public assembly rooms, or 1 space for every 8 fixed seats in auditoria or public assembly rooms containing fixed seats, for new public schools on a new or existing public school site
16		
17		
18		
19	O. Vocational or fine arts schools	1 space for each 2 faculty that the facility is designed to accommodate; plus 1 space for each 2 full-time employees other than faculty that the facility is designed to accommodate; plus 1 space for each 5 students, based on the maximum number of students that the school is designed to accommodate
20		
21		
22		
23		
24	<b>II. General Public Uses and Institutions with Locational Criteria</b>	
25	P. General public uses and institutions in urban centers or the Station Area Overlay District (9)	No minimum requirement
26		



Footnotes for Table C for Section 23.54.015:

(1) When this use is permitted in a single-family zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when the use is permitted in a multifamily zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.570. The Director, in consultation with the Director of the Seattle Department of Transportation, may allow adult care and child care centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.

(2) The amount of required parking is calculated based on the maximum number of staff, children, or clients that the center is designed to accommodate on site at any one time.

(3) A child care facility, when co-located with an assisted living facility, may count the passenger load/unload space required for the assisted living facility toward its required passenger load/unload spaces.

(4) When family support centers are located within community centers owned and operated by DOPAR, the Director may lower the combined parking requirement by up to a maximum of 15 percent, pursuant to Section 23.54.020.I.

(5) Indoor gymnasiums shall not be considered ball courts, nor shall they be considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the entire gymnasium shall be one parking space for every eight fixed seats. Each 20 inches of width of bleachers shall be counted as one fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement shall be one space for each 350 square feet.

(6) When a library is permitted in a single-family zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when a library is permitted in a multifamily zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122; and when a library is permitted in a commercial zone, the Director may modify the parking requirements according to Section 23.44.022.L.

(7) For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements shall be determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if any auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Table A for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is 10 percent or less than that for the existing auditorium or other place of assembly, then no additional parking shall be required.

(8) Development standard departures may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.

(9) The general requirement of lines A through O of Table C for Section 23.54.015 for general public uses and institutions, is superseded to the extent that a use, structure or development qualifies for either a greater or a lesser parking requirement (which may include no requirement) under any other provision. To the extent that a general public use or institution fits within more than one line in Table C for Section 23.54.015, the least of the applicable parking requirements applies. The different parking requirements listed for certain categories of general public uses or institutions shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this Title 23.

\* \* \*

1 Section 65. Subsections A, F, M, and N of Section 23.54.020 of the Seattle Municipal  
2 Code, which section was last amended by Ordinance 123029, are amended as follows:

3 **23.54.020 Parking quantity exceptions**

4 A. Adding Units to Existing Structures in Multifamily and Commercial Zones.

5 1. For the purposes of this Section 23.54.020, "existing structures" means those  
6 structures that were established under permit, or for which a permit has been granted and has not  
7 expired as of the applicable date, as follows:

8 a. In multifamily zones, August 10, 1982;

9 b. In commercial zones, June 9, 1986.

10 2. In locations in a multifamily or commercial zone where there is a minimum  
11 parking requirement, one dwelling unit may either be added to an existing structure or may be  
12 built on a lot that contains an existing structure without additional parking if both of the  
13 following requirements are met:

14 a. Either the existing parking provided on the lot meets development  
15 standards, or the lot area is not increased and existing parking is screened and landscaped to the  
16 greatest extent practical; and

17 b. Any additional parking shall meet all development standards for the  
18 zone.

19 3. In locations in a multifamily or commercial zone where there is a minimum  
20 parking requirement, the Director may authorize a reduction or waiver of the parking  
21 requirement as a Type I decision when dwelling units are proposed to be added either to an  
22 existing structure or on a lot that contains an existing structure, in addition to the exception  
23  
24  
25  
26

1 permitted in subsection 23.54.020.A.2, if the conditions in subsections 23.54.020.A.3.a and b  
2 below are met, and either of the conditions in subsections 23.54.020.A.3.c or d below are met:

- 3 a. The only use of the structure will be residential; and
- 4 b. The lot is not located in either the University District Parking Overlay  
5 Area (Map A for 23.54.015) or the Alki Area Parking Overlay (Map B for 23.54.015); and
- 6 c. The topography of the lot or location of existing structures makes  
7 provision of an off-street parking space physically infeasible in a conforming location; or
- 8 d. The lot is located in a residential parking zone (RPZ) and a current  
9 parking study is submitted showing a utilization rate of less than 75 percent for on-street parking  
10 within 400 feet of all lot lines.

11 \* \* \*

12 F. Reductions to minimum parking requirements.

13 1. Reductions to minimum parking requirements permitted by this subsection will  
14 be calculated from the minimum parking requirements in Section 23.54.015. Total reductions to  
15 required parking as provided in this subsection may not exceed 40 percent

16 2. Transit reduction.

17 a. In multifamily and commercial zones, the minimum parking  
18 requirement for all uses is reduced by 20 percent if the use is located within 1,320 feet of a street  
19 with frequent transit service . This distance will be the walking distance measured from the  
20 nearest transit stop to the lot line of the lot containing the use.

21 b. In industrial zones, the minimum parking requirement for a  
22 nonresidential use is reduced by 15 percent if the use is located within 1,320 feet of a street with  
23

1 peak transit service headways of 15 minutes or less . This distance will be the walking distance  
2 measured from the nearest transit stop to the lot line of the lot containing the use.

3 3. In locations where there is a minimum parking requirement, the  
4 Director may authorize a reduction or waiver of the parking requirement if dwelling units are  
5 proposed to be added to an existing structure in a multifamily or commercial zone, in addition to  
6 the exception permitted in subsection 23.54.020.A.2, if the conditions in subsections  
7 23.54.020.A.3.a and b below are met, and either of the conditions in subsections 23.54.020.A.3.c  
8 or d below are met:  
9

10 a. The only use of the structure will be residential; and

11 b. The lot is not located in either the University District Parking Overlay  
12 Area (Map A for 23.54.015) or the Alki Area Parking Overlay (Map B for 23.54.015); and  
13

14 c. The topography of the lot or location of existing structures makes  
15 provision of an off-street parking space physically infeasible in a conforming location; or

16 d. The lot is located in a residential parking zone (RPZ) and a current  
17 parking study is submitted showing a utilization rate of less than 75 percent for on-street parking  
18 within 400 feet of all lot lines.

19 \* \* \*

20  
21  
22 Section 66. Section 23.54.025 of the Seattle Municipal Code, which section was enacted by  
23 Ordinance 112777, is amended as follows:

24 **23.54.025 Off-site parking**  
25  
26  
27  
28

1           A. Where allowed. Off-site parking may be established by permit on a lot where the  
2 type of parking proposed is allowed by the provisions of this Title 23, if the lot's location is an  
3 eligible for parking accessory to the use for which the parking is required. If parking and  
4 parking access, including the proposed off-site parking, are or will be the sole uses of a lot, or if  
5 surface parking outside of structures will comprise more than half of the lot area, or if parking  
6 will occupy more than half of the gross floor area of all structures on a lot, then a permit to  
7 establish off-site parking may be granted only if principal use parking is a permitted use for such  
8 lot.  
9

10           B. Development standards.

11           1. Off-site parking shall satisfy the screening and landscaping requirements and  
12 other development standards applicable where it is located, except to the extent that it is legally  
13 nonconforming to development standards prior to establishment of the off-site parking use.  
14 Unless otherwise provided, development standards regarding the relation of parking to structures  
15 apply to off-site parking in the same manner as they apply to parking accessory to the uses in  
16 such structures.  
17

18           2. Parking allowed only as temporary surface parking does not qualify as off-site  
19 parking.  
20

21           3. Parking shall not be established as off-site parking for more than one use  
22 unless authorized to be shared according to the shared parking provisions of this Chapter 23.54.  
23

24           4. If maximum parking limits apply to a use, off-site parking permitted for that  
25 use shall count against the maximum limit unless otherwise expressly stated in the provisions of  
26 this Title 23 applicable to the lot where the use requiring parking is located.  
27  
28

1 C. Permit requirements.

2 1. When all or part of the required parking for a use is to be provided on a lot  
3 other than the lot on which the use requiring parking is located, a permit must be obtained to  
4 establish off-site parking for the use requiring parking as a use on the off-site parking lot.

5 2. The permit application must be submitted by or on behalf of the owner of the  
6 off-site parking lot along with written consent of the owner of the lot on which the use requiring  
7 parking is located, or such owner's authorized representative.

8 3. The permit may be issued only after the applicant has demonstrated that the  
9 off-site parking complies with all applicable requirements of this Title 23. An application to  
10 establish off-site parking, or to change the use for which off-site parking is provided, may be  
11 considered as part of the application to establish, expand or change the use requiring off-site  
12 parking.  
13  
14

15 D. Required notice.

16 1. When off-site parking is required parking for a use on any lot, notice of this  
17 off-site parking arrangement shall be recorded with the King County Recorder for both lots. The  
18 notice shall:

19 a. include legal descriptions of both the lots on which the use requiring  
20 parking is located and the off-site parking lot; and  
21

22 b. identify by an attached drawing the number and location of spaces  
23 established as off-site parking for the use requiring parking;  
24

25 2. A copy of the notice, with attached drawing, shall be submitted as part of any  
26 permit application for any use for which the off-site parking is to be used to satisfy all or part of  
27

1 the parking requirement. Once the permit application is complete in every other respect, a copy  
2 of the notice, with attached drawing and a recording number assigned by the King County  
3 Recorder, shall be submitted prior to issuance of the permit.

4 E. Termination, change, or suspension of off-site parking use.

5  
6 1. Except as otherwise provided in subsection F of this Section 23.54.025, in  
7 order to terminate any off-site parking use, or to establish a new use for which off-site parking  
8 will be provided on the off-site parking lot, a change of use permit is required. Such a change of  
9 use permit shall not be issued unless: a. the owner of the lot on which the use requiring parking is  
10 located has been notified in writing of the change of use; and b. the off-site parking is not  
11 required for any reason, which may include one or more of the following: 1) the use requiring  
12 parking has been discontinued or reduced in size; 2) the parking is no longer required by this  
13 Title 23; 3) other parking meeting the requirements of Title 23 has been provided for the use  
14 requiring parking and, if it is off-site parking, established by permit; 4) a variance allowing the  
15 use requiring parking to continue without all or part of such off-site parking has been granted.  
16  
17

18 2. If the owner of a lot where off-site parking is established plans to improve the  
19 lot and continue to provide off-site parking for the use requiring parking after completion of the  
20 improvements, the owners of such lot and the lot on which the use requiring parking is located,  
21 or such owners' authorized representatives, may apply for a temporary suspension of the off-site  
22 parking use, by submitting to the Director:  
23  
24  
25  
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28

1 a. a plan, with attached drawings showing the number and location of  
2 parking spaces, for providing interim parking for the use requiring parking, satisfying all  
3 applicable requirements of this title, until improvements to the off-site parking lot are completed;

4 b. a plan, with attached drawings showing the number and location of  
5 parking spaces, for the provision of permanent parking for the use requiring parking, satisfying  
6 all applicable requirements of this title, when the improvements are completed; and  
7

8 c. such other materials as the Director may require to evaluate the  
9 proposal.  
10

11 3. If the Director approves the plans for purposes of subsection 23.54.025.E.2,  
12 then the Director may authorize the suspension of the off-site parking use pending the  
13 completion of the proposed improvements, conditioned upon issuance of a building permit for  
14 the proposed improvements, issuance of any permits necessary to establish the interim parking  
15 use, and the actual provision of the other off-site parking in accordance with applicable  
16 development standards.  
17

18 4. If a use requiring off-site parking is suspended as a result of fire, act of nature,  
19 or other causes beyond the control of the owners, or for substantial renovation or reconstruction,  
20 then subject to the applicable provisions in the zone or district where the off-site parking is  
21 located, the Director may approve the temporary use of the off-site parking to serve one or more  
22 other uses, or as general purpose parking, for a period not to exceed 180 days, subject to  
23 extensions for not more than 180 days if at the end of the initial period or any extension the use  
24 requiring parking has not recommenced.  
25  
26  
27  
28



1                   5. No permit for the demolition of a structure including off-site parking,  
2 established under this Section 24.54.025 or of any portion thereof necessary for such off-site  
3 parking, shall be issued, except in case of emergency, unless the off-site parking use has been  
4 terminated or temporarily suspended pursuant to this Section 23.54.025.E. If any such structure,  
5 or such portion thereof, is destroyed as a result of fire, act of nature, or other causes beyond the  
6 control of the owners, then the owner of the off-site parking lot may obtain a change of use  
7 permit. Upon such destruction of off-site parking, the lot on which the use requiring parking will  
8 be subject to Section 23.54.025.G.  
9

10                   F. Off-site parking established by covenant.

11                   1. Off-site parking established by a covenant or other document approved by the  
12 Director and recorded in the King County real property records consistent with this Section  
13 23.54.025 as in effect immediately prior to the effective date of this ordinance, if that date is after  
14 either the date of vesting under Section 23.76.026 of the Master Use Permit application with  
15 which the covenant was submitted or the date when such covenant or other document was  
16 approved, may be used as required parking for the use(s) identified in such covenant to the extent  
17 to consistent with the Master Use Permit and any other conditions of the Director's approval,  
18 without compliance with subsections 23.54.025.C and D, so long as such off-site parking use is  
19 not discontinued for a period of 90 days, and subject to compliance with any applicable  
20 development standards. The owner of any such off-site parking spaces and the owner of the use  
21 requiring parking each are responsible for notifying the Director should the use of any or all of  
22 those spaces as off-site parking for the use requiring parking cease.  
23  
24  
25  
26  
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1           2. When maximum parking limits apply to a use requiring off-site parking, off-  
2 site parking permitted for that use under this subsection 23.54.025.F shall count against the  
3 maximum limit unless otherwise expressly stated in the provisions of this title that apply to the  
4 lot where the use requiring parking is located.

5           3. Off-site parking established by covenant or other document approved by the  
6 Director, and not by permit establishing off-site parking use, is not subject to the requirements of  
7 subsection E of this section 23.54.025.  
8

9           4. Any replacement off-site parking established by covenant in compliance with  
10 subsection 23.54.025.G.1.e shall be considered to have been established as described in  
11 subsection 23.54.025. F.1.

12           G. Effect of loss of required off-site parking.

13           1. If, for any reason, any off-site parking used to satisfy the minimum required  
14 parking for any use requiring parking is not available for off-site parking for such use in  
15 conformity with the applicable use permit, then it shall be unlawful to continue the use requiring  
16 parking unless:  
17

18                   a. other parking meeting the requirements of this Title 23 is provided on  
19 the same lot as the use requiring parking within 30 days; or  
20

21                   b. other off-site parking is secured, a permit is applied for to establish the  
22 off-site parking use within 30 days, such permit is obtained within 180 days, and the other off-  
23 site parking is completed in accordance with all applicable requirements and is in use within 180  
24 days unless the Director, upon finding that substantial progress toward completion has been  
25

1 made and that the public will not be adversely affected by the extension, grants an extension in  
2 writing; or

3 c. the loss of off-site parking is caused by damage to or destruction of a  
4 structure, and either

5 1) the owners of the off-site parking and of the lot of the use  
6 requiring parking apply for a permit to establish other existing spaces on the off-site parking lot  
7 as parking for such use within 90 days, and such permit is granted within 180 days; or

8 2) the owner of the off-site parking lot applies for any permit  
9 necessary to repair or rebuild the structure so as to provide the off-site parking within 90 days,  
10 the off-site parking is completed in accordance with all applicable requirements within 180 days,  
11 unless the Director, upon finding that substantial progress toward completion has been made and  
12 that the public will not be adversely affected by the extension, grants an extension in writing, and  
13 if the location on the lot of the off-site parking is modified, the owner executes and records  
14 within 180 days an amendment to the notice identifying the location of the off-site parking in the  
15 rebuilt or repaired structure; ord. a variance is applied for within 30 days and subsequently  
16 granted; or

17  
18  
19 e. the off-site parking was exempt, under subsection 23.54.025.F, from the  
20 requirements of subsections C, D, and E of this section 23.54.025, and within 30 days substitute  
21 off-site parking, on a lot where such parking is permitted by the provisions of this Title 23 and  
22 consistent with all applicable development standards, is provided and established by recorded  
23 covenant consistent with the terms of this Section 23.54.025 as in effect immediately prior to the  
24 effective date of this ordinance.  
25  
26

1                   2. Unless a variance is applied for within such 30 day period and not denied, upon  
2 the expiration of any applicable period in subsections 23.54.025.G.1.a, G.1.b or G.1.c without  
3 the completion of the action or actions required, the use requiring parking shall be discontinued  
4 to the extent necessary so that the remaining parking for that use satisfies the applicable  
5 minimum parking requirement. Upon the denial of a variance from parking requirements the use  
6 requiring parking must be discontinued to that extent, unless the conditions of  
7 subsection 23.54.025.G.1.a, G.1.b, G.1.c, or G.1.e are then satisfied. Each period stated in this  
8 subsection 23.54.025.G runs from the first date upon which spaces established as off-site parking  
9 are not available for use as off-site parking.  
10

11                   H. Signage. Signage for off-site parking is required, subject to the applicable restrictions  
12 in the zone or district, both on the same lot as the use requiring parking and on the off-site  
13 parking lot, as follows:  
14

15                   1. One or more signs, each of a size and at a location to be approved by the  
16 Director, must be placed on the same lot as the use requiring parking indicating the address of  
17 the off-site parking and that it is available to one or more user groups (e.g., customers,  
18 employees, residents).  
19

20                   2. One or more signs, each of a size and at a location to be approved by the  
21 Director, must be placed on the off-site parking lot identifying the use(s) served by the parking  
22 spaces, and sufficient signage shall be provided to clearly specify the spaces that are reserved for  
23 each use requiring parking and, if applicable, the days and times when the spaces are so reserved.  
24

25                   3. The Director may allow the use of temporary signage for off-site parking  
26 serving spectator sports facilities.  
27  
28

1 I. Management and operation of off-site parking. If a party other than the owner of the  
2 off-site parking lot is responsible for its management and operation, the Director may require  
3 verification from the owner of the off-site parking lot that the party responsible for its  
4 management and operation has been apprised of the requirements of this section 23.54.025 and  
5 any applicable permits.

6 Section 67. Subsections B, D, F, and G of Section 23.54.030 of the Seattle Municipal  
7 Code, which section was last amended by Ordinance 123209, are amended as follows:

8 **23.54.030 Parking space standards**

9 \* \* \*

10  
11 B. Parking space requirements. The required size of parking spaces shall be determined  
12 by whether the parking is for a residential, nonresidential or live-work use. In structures  
13 containing both residential and either nonresidential uses or live-work units, parking that is  
14 clearly set aside and reserved for residential use shall meet the standards of subsection  
15 23.54.030.B.1; otherwise, all parking for the structure shall meet the standards of subsection  
16 23.54.030.B.2. All uses shall provide barrier-free accessible parking if required by the Building  
17 Code, Subtitle 1 of Title 22, or the Residential Code, Subtitle 1a of Title 22.  
18

19 1. Residential uses.

20  
21 a. When five or fewer parking spaces are provided, the minimum required  
22 size of a parking space shall be for a medium car, as described in subsection A.2 of this Section  
23 23.54.030, except as provided in subsection 23.54.030.B.1.d.

24 b. When more than five parking spaces are provided, a minimum of 60  
25 percent of the parking spaces shall be striped for medium vehicles. The minimum size for a  
26

1 medium parking space shall also be the maximum size. Forty percent of the parking spaces may  
2 be striped for any size, provided that when parking spaces are striped for large vehicles, the  
3 minimum required aisle width shall be as shown for medium vehicles.

4 c. Assisted living facilities. Parking spaces shall be provided as in  
5 subsections 23.54.030.B.1.a and B.1.b above, except that a minimum of two spaces shall be  
6 striped for a large vehicle.

7  
8 d. Townhouse units. For an individual garage serving a townhouse unit,  
9 the minimum required size of a parking space shall be for a large car, as described in subsection  
10 23.54.030.A.

11 2. Nonresidential uses and live-work units.

12 a. When ten or fewer parking spaces are provided, a maximum of 25  
13 percent of the parking spaces may be striped for small vehicles. A minimum of 75 percent of the  
14 spaces shall be striped for large vehicles.

15  
16 b. When between 11 and 19 parking spaces are provided, a minimum of  
17 25 percent of the parking spaces shall be striped for small vehicles. The minimum required size  
18 for these small parking spaces shall also be the maximum size. A maximum of 65 percent of the  
19 parking spaces may be striped for small vehicles. A minimum of 35 percent of the spaces shall  
20 be striped for large vehicles.

21  
22 c. When 20 or more parking spaces are provided, a minimum of 35  
23 percent of the parking spaces shall be striped for small vehicles. The minimum required size for  
24 small parking spaces shall also be the maximum size. A maximum of 65 percent of the parking  
25

1 spaces may be striped for small vehicles. A minimum of 35 percent of the spaces shall be striped  
2 for large vehicles.

3 d. The minimum vehicle clearance shall be at least 6 feet 9 inches on at  
4 least one floor, and there shall be at least one direct entrance from the street that is at least 6 feet  
5 9 inches in height for all parking garages accessory to nonresidential uses and live-work units  
6 and for all principal use parking garages.

7 \* \* \*

8  
9 D. Driveways. Driveway requirements for residential and nonresidential uses are  
10 described below. When a driveway is used for both residential and nonresidential parking, it  
11 shall meet the standards for nonresidential uses described in subsection 23.54.030.D.2.

12 1. Residential uses.

13 a. Driveway width. Driveways less than 100 feet in length that serve 30 or  
14 fewer parking spaces shall be a minimum of 10 feet in width for one-way or two-way traffic.

15 b. Except for driveways serving one single-family dwelling unit,  
16 driveways more than 100 feet in length that serve 30 or fewer parking spaces shall either:

17 1) be a minimum of 16 feet wide, tapered over a 20 foot distance to  
18 a 10 foot opening at the lot line; or

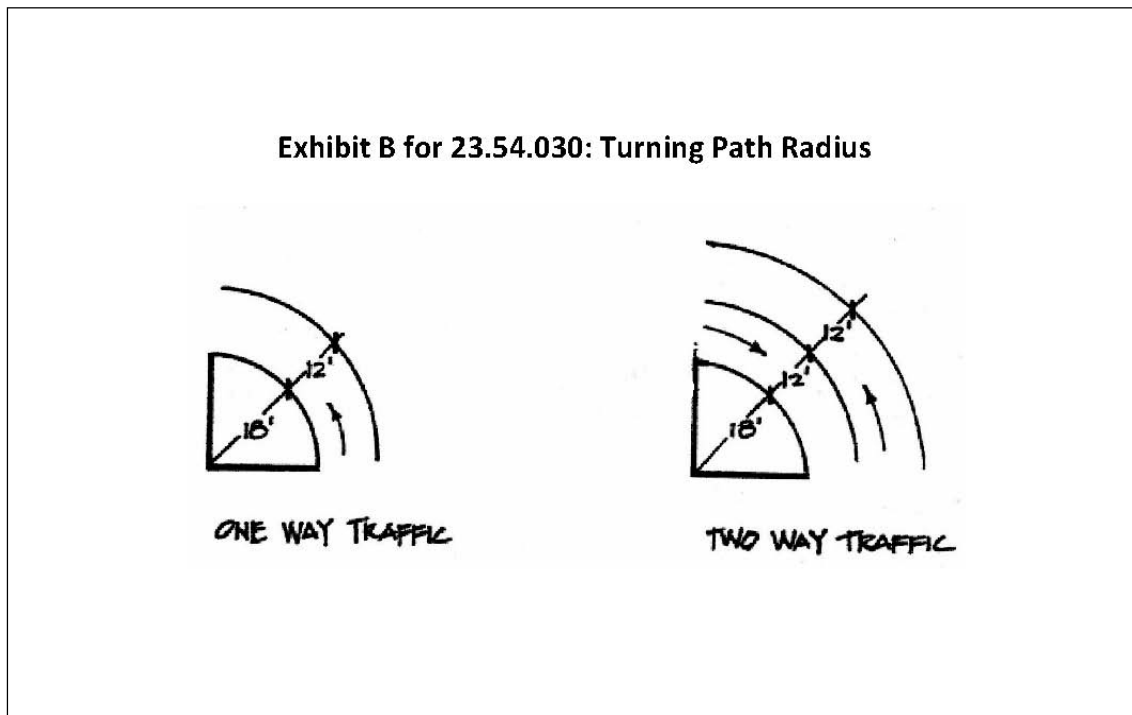
19 2) be a minimum of 10 feet wide and provide a passing area at  
20 least 20 feet wide and 20 feet long. The passing area shall begin 20 feet from the lot line, with an  
21 appropriate taper to meet the 10 foot opening at the lot line. If a taper is provided at the other end  
22 of the passing area, it shall have a minimum length of 20 feet.

1 c. Driveways of any length that serve more than 30 parking spaces shall be  
2 at least 10 feet wide for one-way traffic and at least 20 feet wide for two-way traffic.

3 d. Driveways for two attached rowhouse or townhouse units may be paired  
4 so that there is a single curb cut providing access. The maximum width of the paired driveway is  
5 18 feet.

6 e. Driveways with a turning radius of more than 35 degrees shall conform  
7 to the minimum turning path radius shown in Exhibit B for 23.54.030.  
8

9 **Exhibit B for 23.54.030: Turning Path Radius**



22 f. Vehicles may back onto a street from a parking area serving five or  
23 fewer vehicles, provided that either:

- 24
- 25 1) The street is not an arterial as defined in Section 11.18.010; or
- 26
- 27
- 28





1 a. The topography or other special characteristic of the lot makes a 15  
 2 percent maximum driveway slope infeasible;

3 b. The additional amount of slope permitted is the least amount necessary  
 4 to accommodate the conditions of the lot; and

5 c. The driveway is still useable as access to the lot.

6 \* \* \*

7  
 8 F. Curb cuts. The number of permitted curb cuts is determined by whether the parking  
 9 served by the curb cut is for residential or nonresidential use, and by the zone in which the use is  
 10 located. If a curb cut is used for more than one use or for one or more live-work units, the  
 11 requirements for the use with the largest curb cut requirements shall apply.

12 1. Residential uses.

13 a. Number of curb cuts.

14  
 15 1) For lots not located on a principal arterial designated on the  
 16 Arterial street map, Section 11.18.010, curb cuts are permitted according to Table A for  
 17 23.54.030:

18 **Table A for 23.54.030: Curb Cuts for Non-Arterial Street or Easement Frontage**

Street or Easement Frontage of the Lot	Number of Curb Cuts Permitted
80 feet or less	1
Greater than 80 feet up to 160 feet	2
Greater than 160 feet up to 240 feet	3
Greater than 240 feet up to 320 feet	4
For lots with frontage in excess of 320 feet, the pattern established above continues.	

1 2) For lots on principal arterials designated on the Arterial street  
2 map, Section 11.18.010, curb cuts are permitted according to Table B for 23.54.030:

3 **Table B for 23.54.030: Curb Cuts for Principal Arterial Street Frontage**

4

Street or Easement Frontage of the Lot	Number of Curb Cuts Permitted
160 feet or less	1
Greater than 160 feet up to 320 feet	2
Greater than 320 feet up to 480	3
For lots with street frontage in excess of 480 feet, the pattern established above continues.	

8

9 3) On a lot that has both principal arterial and non-principal arterial  
10 street frontage, the total number of curb cuts on the principal arterial is calculated using only the  
11 length of the street lot line on the principal arterial.

12 4) If two adjoining lots share a common driveway, the combined  
13 frontage of the two lots will be considered as one in determining the maximum number of  
14 permitted curb cuts.

15 b. Curb cut width. Curb cuts shall not exceed a maximum width of 10 feet  
16 except that:

17 1) For lots on principal arterials designated on the Arterial street  
18 map, Section 11.18.010, the maximum curb cut width is 23 feet;

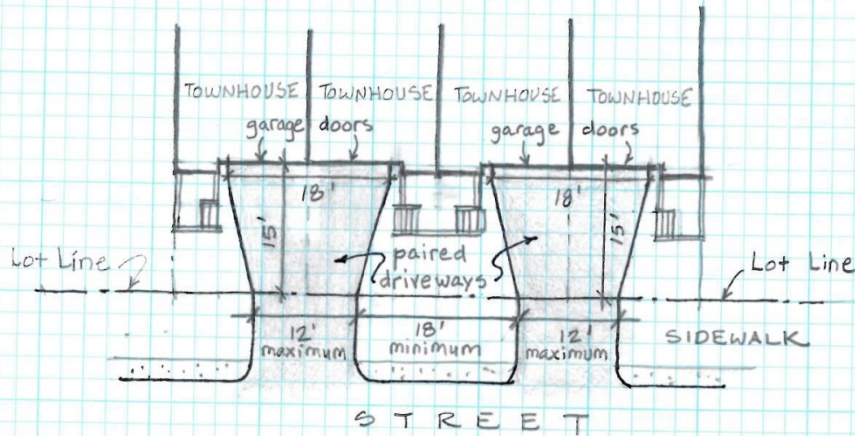
19 2) One curb cut greater than 10 feet but in no case greater than 20  
20 feet in width may be substituted for each two curb cuts permitted by subsection 23.54.030.F.1.a;

21 3) A greater width may be specifically permitted by the  
22 development standards in a zone;



Exhibit D for Section 23.54.030

PAIRED DRIVEWAYS FOR ATTACHED UNITS



2. Nonresidential uses in all zones except industrial zones.

a. Number of Curb cuts.

1) In RC zones and within Major Institution Overlay Districts,

two-way curb cuts are permitted according to Table C for 23.54.030:

**Table C for 23.54.030: Number of Curb Cuts in RC Zones and Major Institution Overlay Districts**

Street Frontage of the Lot	Number of Curb cuts Permitted
80 feet or less	1
Greater than 80 feet up to 240 feet	2
Greater than 240 feet up to 360 feet	3

Greater than 360 feet up to 480 feet	4
--------------------------------------	---

For lots with frontage in excess of 480 feet, one curb cut is permitted for every 120 feet of street frontage.

2) The Director may allow two one-way curb cuts to be substituted for one two-way curb cut, after determining, as a Type I decision, that there would not be a significant conflict with pedestrian traffic.

3) The Director shall, as a Type I decision, determine the number and location of curb cuts in C1, C2 and SM zones.

4) In downtown zones, a maximum of two curb cuts for one way traffic at least 40 feet apart, or one curb cut for two way traffic, shall be permitted on each street front where access is permitted by Section 23.49.019.H. No curb cut shall be located within 40 feet of an intersection. These standards may be modified by the Director as a Type I decision on lots with steep slopes or other special conditions, to the minimum extent necessary to provide vehicular and pedestrian safety and facilitate a smooth flow of traffic.

5) For public schools, the Director shall permit, as a Type I decision, the minimum number of curb cuts that the Director determines is necessary.

6) In NC zones, curb cuts shall be provided according to subsection 23.47.032.A, or, when 23.47A.032. A does not specify the maximum number of curb cuts, according to subsection 23.54.030F.2.a.1).

7) For police and fire stations the Director shall permit the minimum number of curb cuts that the Director determines is necessary to provide adequate maneuverability for emergency vehicles and access to the lot for passenger vehicles.

b. Curb cut widths.



1 iv. Off-street loading berths are required according to  
2 subsection G of Section 23.54.035.

3 c. The entrances to all garages accessory to nonresidential uses or live-  
4 work units and the entrances to all principal use parking garages shall be at least 6 feet 9 inches  
5 high.

6 3. All uses in industrial zones.

7 a. Number and location of curb cuts. The number and location of curb cuts  
8 will be determined by the Director.

9 b. Curb cut width. Curb cut width in Industrial zones shall be as follows:

10 1) If the curb cut provides access to a parking area or structure, it  
11 must be a minimum of 15 feet wide and a maximum of 30 feet wide.

12 2) If the curb cut provides access to a loading berth, the maximum  
13 width may be increased to 50 feet.

14 3) Within the minimum and maximum widths established by this  
15 subsection 23.54.030.F.3, the Director shall determine the size of the curb cuts.

16 4. Curb cuts for access easements.

17 a. If a lot is crossed by an access easement serving other lots, the curb cut  
18 serving the easement may be as wide as the easement roadway.

19 b. The curb cut serving an access easement shall not be counted against  
20 the number or amount of curb cuts permitted to a lot if the lot is not itself served by the  
21 easement.



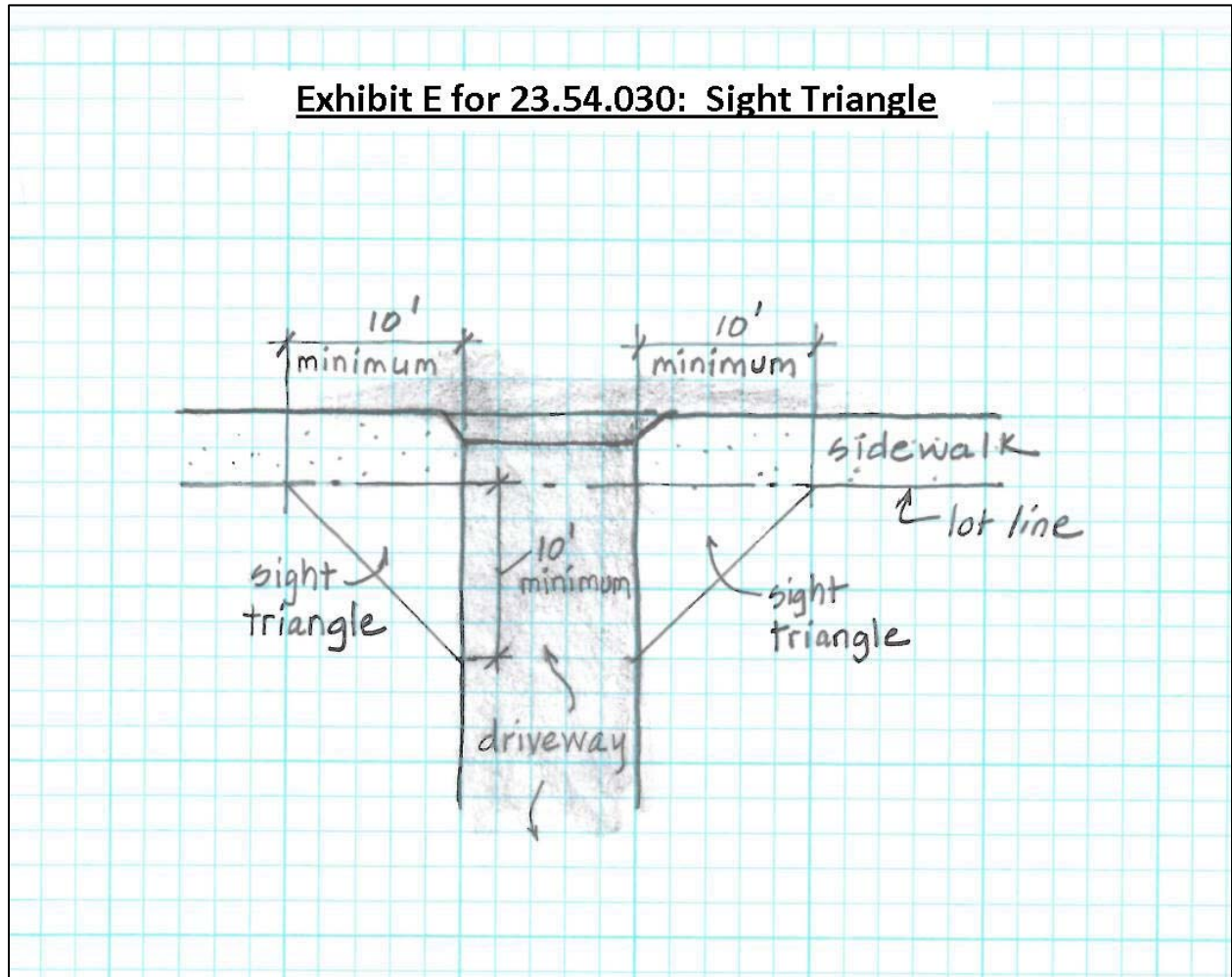
1                   5. Curb cut flare. A flare with a maximum width of 2.5 feet is permitted on either  
2 side of curb cuts in any zone.

3                   6. Replacement of unused curb cuts. When a curb cut is no longer needed to  
4 provide access to a lot, the curb and any planting strip must be replaced.

5                   **G. Sight Triangle.**

6                   1. For exit-only driveways and easements, and two way driveways and easements  
7 less than 22 feet wide, a sight triangle on both sides of the driveway or easement shall be  
8 provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection  
9 of the driveway or easement with a driveway, easement, sidewalk or curb intersection if there is  
10 no sidewalk, as depicted in Exhibit D for 23.54.030.  
11  
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**Exhibit E for 23.54.030: Sight Triangle**



2. For two way driveways or easements 22 feet wide or more, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk, or curb intersection if there is no sidewalk. The entrance and exit lanes shall be clearly identified.

3. The sight triangle shall also be kept clear of obstructions in the vertical spaces between 32 inches and 82 inches from the ground.

1 4. When the driveway or easement is less than 10 feet from the lot line, the sight  
2 triangle may be provided as follows:

3 a. An easement may be provided sufficient to maintain the sight triangle.

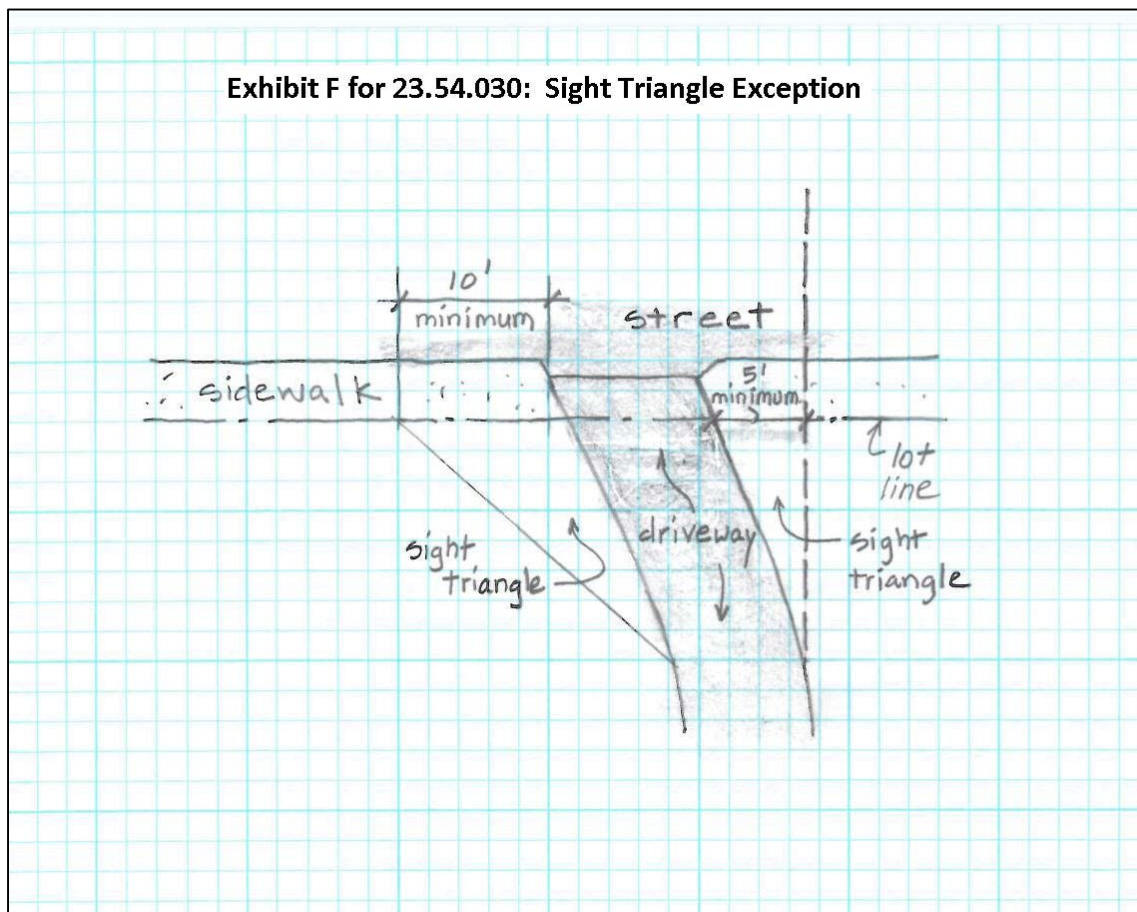
4 The easement shall be recorded with the King County Recorder; or

5 b. The driveway may be shared with a driveway on the neighboring lot; or

6 c. The driveway or easement may begin 5 feet from the lot line, as

7 depicted in Exhibit E for 23.54.030.  
8

9 **Exhibit F for 23.54.030: Sight Triangle Exception**





2. Residential development for which a home ownership association or other single entity exists or will exist as a sole source for utility billing may meet the requirement in subsection 23.54.040.A.1, or the requirement in Table A for 23.54.040.

3. Nonresidential development shall meet the requirement in Table A for 23.54.040.

<b>Table A for 23.54.040: Shared Storage Space for Solid Waste Containers</b>	
<b>Residential Development</b>	<b>Minimum Area for Shared Storage Space</b>
2-8 dwelling units	84 square feet
9-15 dwelling units	150 square feet
16-25 dwelling units	225 square feet
26-50 dwelling units	375 square feet
51-100 dwelling units	375 square feet plus 4 square feet for each additional unit above 50
More than 100 dwelling units	575 square feet plus 4 square feet for each additional unit above 100, except as permitted in subsection 23.54.040.C
<b>Nonresidential Development (Based on gross floor area of all structures on the lot)</b>	<b>Minimum Area for Shared Storage Space</b>
0--5,000 square feet	82 square feet
5,001--15,000 square feet	125 square feet
15,001--50,000 square feet	175 square feet
50,001--100,000 square feet	225 square feet
100,001--200,000 square feet	275 square feet
200,001 plus square feet	500 square feet
Mixed use development that contains both residential and nonresidential uses, shall meet the requirements of subsection 23.54.040.B.	

B. Mixed use development that contains both residential and nonresidential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for nonresidential development. In mixed use

1 developments, storage space for garbage may be shared between residential and nonresidential  
2 uses, but separate spaces for recycling shall be provided.

3 C. For development with more than 100 dwelling units, the required minimum area for  
4 storage space may be reduced by 15 percent, if the area provided as storage space has a  
5 minimum horizontal dimension of 20 feet.

6 D. The storage space required by Table A for 23.54.040 shall meet the following  
7 requirements:  
8

9 1. For developments with 8 or fewer dwelling units, the minimum horizontal  
10 dimension (width and depth) for required storage space is 7 feet. For developments with 9  
11 dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet;

12 2. The floor of the storage space shall be level and hard-surfaced, and the floor  
13 beneath garbage or recycling compactors shall be made of concrete; and  
14

15 3. If located outdoors, the storage space shall be screened from public view and  
16 designed to minimize light and glare impacts.

17 E. The location of all storage spaces shall meet the following requirements:

18 1. The storage space shall be located on the lot of the structure it serves and, if  
19 located outdoors, shall not be located between a street-facing facade of the structure and the  
20 street;  
21

22 2. The storage space shall not be located in any required driveways, parking  
23 aisles, or parking spaces;

24 3. The storage space shall not block or impede any fire exits, any public rights-of-  
25 way, or any pedestrian or vehicular access;  
26

1                   4. The storage space shall be located to minimize noise and odor impacts on  
2 building occupants and beyond the lot lines of the lot;

3                   5. The storage space shall meet the contractor safety standards promulgated by  
4 the Director of Seattle Public Utilities; and

5                   6. The storage space shall not be used for purposes other than solid waste and  
6 recyclable materials storage and access.

7  
8                   F. Access for service providers to the storage space from the collection location shall  
9 meet the following requirements:

10                   1. For containers 2 cubic yards or smaller:

11                                   a. Containers to be manually pulled shall be placed no more than 50 feet  
12 from a curb cut or collection location;

13                                   b. Collection location shall not be within a bus stop or within the right-of-  
14 way area abutting a vehicular lane designated as a sole travel lane for a bus;

15                                   c. Access ramps to the storage space shall not exceed a grade of 6 percent;  
16  
17 and

18                                   d. Any gates or access routes for trucks shall be a minimum of 10 feet  
19 wide.  
20

21                   2. For containers larger than 2 cubic yards and all compacted refuse containers:

22                                   a. Direct access shall be provided from the alley or street to the containers;

23                                   b. Any gates or access routes for trucks shall be a minimum of 10 feet  
24 wide;  
25  
26  
27  
28

1 c. Collection location shall not be within a bus stop or within the street  
2 right-of-way area abutting a vehicular lane designated as a sole travel lane for a bus;

3 d. If accessed directly by a collection vehicle, whether into a structure or  
4 otherwise, a 21 foot overhead clearance shall be provided.

5 G. Access for occupants to the storage space from the collection location shall meet the  
6 following requirements:

7 1. Direct access shall be provided from the alley or street to the containers;  
8 2. A pick-up location within 50 feet of a curb cut or collection location shall be  
9 designated that minimizes any blockage of pedestrian movement along a sidewalk or other right-  
10 of-way;  
11

12 3. If a planting strip is designated as a pick-up location, any required landscaping  
13 shall be designed to accommodate the solid waste and recyclable containers within this area.

14 H. The solid waste and recyclable materials storage space, access and pick-up  
15 specifications required in this Section 23.54.040, including the number and sizes of containers,  
16 shall be included on the plans submitted with the permit application for any development subject  
17 to the requirements of this Section 23.54.040.  
18

19 I. The Director, in consultation with the Director of Seattle Public Utilities, has the  
20 discretion to grant departures from the requirements of this Section 23.54.040 if the applicant  
21 proposes alternative, workable measures that meet the intent of this Section 23.54.040 and if  
22 either:  
23

24 1. The applicant can demonstrate difficulty in meeting any of the requirements of  
25 this Section 23.54.040; or  
26





1 Section 71. Subsection C.1 of Section 23.57.012, which section was last amended by  
2 Ordinance 122311, is amended as follows:

3 **23.57.012 Commercial zones**

4 \* \* \*

5 C. Development standards.

6 1. Location and height. Facilities in special review, historic, and landmark  
7 districts are subject to the standards of Section 23.57.014. On sites that are not in special review,  
8 historic, or landmark districts, antennas may be located on the rooftops of buildings, including  
9 sides of parapets and equipment penthouses above the roofline, subject to the height limits in  
10 subsections 23.57.012.C.1.a and C.1.b, as limited by subsection 23.57.012.C.1.c. below:  
11

12 a. Utilities and devices located on a rooftop of a building nonconforming  
13 as to height may extend up to 15 feet above the height of the building legally existing as of the  
14 effective date of Ordinance 120928.<sup>1</sup>  
15

16 b. Utilities and devices located on a rooftop of a building that conforms to  
17 the height limit may extend up to 15 feet above the zone height limit or above the highest portion  
18 of a building, whichever is less.  
19

20 c. Any height above the underlying zone height limit permitted under  
21 subsections 23.57.012.C.1.a and C.1.b, shall be allowed only if the combined total coverage by  
22 communication utilities and accessory communication devices, in addition to the roof area  
23 occupied by rooftop features listed in Section 23.47A.012.D.4, does not exceed 20 percent of the  
24 total rooftop area, or 25 percent of the rooftop area if mechanical equipment is screened.  
25

1 d. The following rooftop areas shall not be counted towards amenity area  
2 requirements:

3 1) The area 8 feet from and in front of a directional antenna and the  
4 area 2 feet from and in back of a directional antenna.

5 2) The area within 8 feet in any direction from an omnidirectional  
6 antenna.

7 3) Such other areas in the vicinity of paging facilities as  
8 determined by the Seattle-King County Health Department after review of the Non-Ionizing  
9 Electromagnetic Radiation (NIER) report.

10 \* \* \*

11 Section 72. Subsection B of Section 23.71.012 of the Seattle Municipal Code, which  
12 Section was last amended by Ordinance 121477, is amended as follows:

13 **23.71.012 Special landscaped arterials**

14 \* \* \*

15 B. If an owner proposes substantial development on lots abutting special landscaped  
16 arterials, the owner shall provide the following:

17 1. Street trees meeting standards established by the Director of Seattle Department  
18 of Transportation.

19 2. A 6 foot planting strip and 6 foot sidewalk if the lot is zoned SF, LR1, or LR2.

20 3. A 6 foot planting strip and a 6 foot sidewalk, or, at the owner's option, a 12 foot  
21 sidewalk without a planting strip, if the lot is zoned NC2, NC3, RC, LR3, or MR.

1 4. Pedestrian improvements, as determined by the Director of the Seattle  
2 Department of Transportation, such as, but not limited to special pavers, lighting, benches and  
3 planting boxes.

4 Section 73. Subsection B of Section 23.71.030, which section was enacted by Ordinance  
5 116795, is amended as follows:

6 **23.71.030 Development standards for transition areas within the Northgate Overlay**

7 **District**

8 \* \* \*

9  
10 B. The requirements of this Section 23.71.030 apply to development on lots in the more  
11 intensive zones under the following conditions:

12 1. Where a lot zoned Lowrise 3, (LR3), Midrise (MR), Midrise/85 (MR/85) or  
13 Highrise (HR) abuts or is across a street or alley from a lot zoned Single-Family (SF), Lowrise 1  
14 (LR1), or Lowrise 2 (LR2); and

15  
16 2. Where a lot zoned Neighborhood Commercial 2 or 3 (NC2, NC3) with a height  
17 limit of 40 feet or greater abuts or is across a street or alley from a lot zoned Single-Family (SF),  
18 Lowrise 1 (LR1), or Lowrise 2 (LR2).

19 \* \* \*

20  
21 Section 74. Section 23.71.036 of the Seattle Municipal Code, which section was enacted  
22 by Ordinance 116795, is amended as follows:

23 **23.71.036 Maximum width and depth of structures**

24 The maximum width and depth requirements of this Section 23.71.036 shall apply only to  
25 portions of a structure within 50 feet of a lot line abutting, or directly across a street right-of-way  
26

that is less than 80 feet in width, from a less intensive residential zone as provided in Table A for 23.71.036.

**Table A for 23.71.036: Structure Width and Depth Standards for Transition Areas**

Subject Lot	Abutting Residential zone (or) zone across a street right-of-way less than 80 feet in width	Maximum Width	Maximum Depth
LR3, MR, MR/85, and HR	Single-family, LR1, or LR2	Apartments: 75 feet	65% depth of lot with no individual structure to exceed 90 feet
		Rowhouse and townhouse developments: 130 feet	
NC2 and NC3 with 40 foot or greater height limits	Single-family, LR1, or LR2	Above a height of 30 feet, wall length shall not exceed 80% of the length of the abutting lot line, to a maximum of 60 feet.	

Section 75. Subsection A of Section 23.76.004, and Exhibit 23.76.004 A of the Seattle Municipal Code, which section was last amended by Ordinance 123046, are amended to read as follows:

**23.76.004 Land use decision framework**

A. Land use decisions are classified into five categories based on the amount of discretion and level of impact associated with each decision. Procedures for the five different categories are distinguished according to who makes the decision, the type and amount of public notice required, and whether appeal opportunities are provided. Land use decisions are categorized by type in Table A for 23.76.004.

\* \* \*

**Table A for 23.76.004  
 LAND USE DECISION FRAMEWORK  
 DIRECTOR'S AND HEARING EXAMINER'S  
 DECISIONS REQUIRING MASTER USE PERMITS**

<b>TYPE I            Director's Decision (No            Administrative Appeal)</b>	<b>TYPE II            Director's Decision            (Appealable to Hearing            Examiner*)</b>	<b>TYPE III            HEARING Examiner's            Decision            (No Administrative Appeal)</b>
<ul style="list-style-type: none"> <li>• Compliance with development standards</li> <li>• Uses permitted outright</li> <li>• Temporary uses, four weeks or less</li> <li>• Intermittent uses</li> <li>• Certain street uses</li> <li>• Lot boundary adjustments</li> <li>• Modifications of features bonused under Title 24</li> <li>• Determinations of significance (EIS required) except for determinations of</li> <li>• significance based solely on historic and cultural preservation</li> <li>• Temporary uses for relocation of police and fire stations</li> <li>• Exemptions from right-of-way improvement requirements</li> <li>• Special accommodation</li> <li>• Reasonable accommodation</li> <li>• Minor amendment to a Major Phased Development Permit</li> <li>• Determination of public benefit for</li> </ul>	<ul style="list-style-type: none"> <li>• Temporary uses, more than four weeks, except for temporary relocation of police and fire stations</li> <li>• Variances</li> <li>• Administrative conditional uses</li> <li>• Shoreline decisions (*Appealable to Shorelines Hearings Board along with all related environmental appeals)</li> <li>• Short subdivisions</li> <li>• Special Exceptions</li> <li>• Design review, except for streamlined design review pursuant to Section 23.41.018 for which no development standard departures are requested</li> <li>• Light rail transit facilities</li> <li>• The following environmental determinations:               <ol style="list-style-type: none"> <li>1. Determination of nonsignificance (EIS not required)</li> <li>2. Determination of final EIS adequacy</li> <li>3. Determination of significance based solely on historic and</li> </ol> </li> </ul>	<p>Subdivisions (preliminary plats)</p>

**Table A for 23.76.004  
 LAND USE DECISION FRAMEWORK  
 DIRECTOR'S AND HEARING EXAMINER'S  
 DECISIONS REQUIRING MASTER USE PERMITS**

<b>TYPE I Director's Decision (No Administrative Appeal)</b>	<b>TYPE II Director's Decision (Appealable to Hearing Examiner*)</b>	<b>TYPE III HEARING Examiner's Decision (No Administrative Appeal)</b>
<ul style="list-style-type: none"> <li>combined lot FAR</li> <li>• Determination of whether an amendment to a Property Use and Development Agreement is major or minor</li> <li>• Streamlined design review, pursuant to Section 23.41.018, if no development standard departures are requested</li> <li>• Other Type I decisions that are identified as such in the Land Use Code</li> </ul>	<ul style="list-style-type: none"> <li>cultural preservation</li> <li>4. A decision by the Director to approve, condition or deny a project based on SEPA Policies</li> <li>5. A decision by the Director that a project is consistent with a Planned Action Ordinance and EIS (no threshold determination or EIS required)</li> <li>• Major Phased Development</li> <li>• Downtown Planned Community Developments</li> </ul>	

\* \* \*

Section 76. Subsections B and C of Section 23.76.006 of the Seattle Municipal Code, which section was last amended by Ordinance 122824, are amended to read as follows:

**23.76.006 Master Use Permits required**

\* \* \*

B. The following decisions are Type I:

1. Determination that a proposal complies with development standards;

1                   2. Establishment or change of use for uses permitted outright, temporary uses for  
2 four weeks or less not otherwise permitted in the zone, and temporary relocation of police and  
3 fire stations for 24 months or less;

4                   3. The following street use approvals associated with a development proposal:

5                         a. Curb cut for access to parking;

6                         b. Concept approval of street improvements, such as additional on-street  
7 parking, street landscaping, curbs and gutters, street drainage, sidewalks, and paving;  
8

9                         c. Structural building overhangs;

10                        d. Areaways;

11                   4. Lot boundary adjustments;

12                   5. Modification of the following features bonused under Title 24:

13                         a. Plazas;

14                         b. Shopping plazas;

15                         c. Arcades;

16                         d. Shopping arcades;

17                         e. Voluntary building setbacks;

18  
19                   6. Determinations of Significance (determination that an environmental impact  
20 statement is required) for Master Use Permits and for building, demolition, grading and other  
21 construction permits (supplemental procedures for environmental review are established in  
22 Chapter 25.05, Environmental Policies and Procedures), except for Determinations of  
23 Significance based solely on historic and cultural preservation;  
24  
25  
26  
27  
28



1 7. Discretionary exceptions for certain business signs authorized by Section  
2 23.55.042D;

3 8. Waiver or modification of required right-of-way improvements;

4 9. Special accommodation pursuant to Section 23.44.015;

5 10. Reasonable accommodation;

6 11. Minor amendment to Major Phased Development Permit;

7 12. Determination of public benefit for combined lot development;

8 13. Streamlined design review pursuant to Section 23.41.018, if no development  
9 standard departures are requested pursuant to Section 23.41.012; and  
10

11 14. Other Type I decisions that are identified as such in the Land Use Code.

12 C. The following are Type II decisions:

13 1. The following procedural environmental decisions for Master Use Permits and  
14 for building, demolition, grading and other construction permits are subject to appeal to the  
15 Hearing Examiner and are not subject to further appeal to the City Council (supplemental  
16 procedures for environmental review are established in SMC Chapter 25.05, Environmental  
17 Policies and Procedures):  
18

19 a. Determinations of Nonsignificance (DNSs), including mitigated DNSs;

20 b. Determination that a final environmental impact statement (EIS) is  
21 adequate; and  
22

23 c. Determination of Significance based solely on historic and cultural  
24 preservation.  
25  
26  
27  
28

1                   2. The following decisions, including any integrated decisions to approve,  
2 condition or deny based on SEPA policies, are subject to appeal to the Hearing Examiner (except  
3 shoreline decisions and related environmental determinations, which are appealable to the  
4 Shorelines Hearings Board):

5                               a. Establishment or change of use for temporary uses more than four  
6 weeks not otherwise permitted in the zone or not meeting development standards, including the  
7 establishment of temporary uses and facilities to construct a light rail transit system for so long  
8 as is necessary to construct the system as provided in Section 23.42.040.F, but excepting  
9 temporary relocation of police and fire stations for 24 months or less;

11                               b. Short subdivisions;

12                               c. Variances; provided that, variances sought as part of a Type IV decision  
13 may be granted by the Council pursuant to Section 23.76.036;

14                               d. Special exceptions; provided that, special exceptions sought as part of a  
15 Type IV decision may be granted by the Council pursuant to Section 23.76.036;

16                               e. Design review, including streamlined design review pursuant to Section  
17 23.41.018 if development standard departures are requested pursuant to Section 23.41.012;

18                               f. Administrative conditional uses; provided that, administrative  
19 conditional uses sought as part of a Type IV decision may be approved by the Council pursuant  
20 to Section 23.76.036;

21                               g. The following shoreline decisions (supplemental procedures for  
22 shoreline decisions are established in Chapter 23.60):

23                                       1) Shoreline substantial development permits,  
24  
25  
26





1 dry land owned or controlled by the applicant, notice shall be provided according to subsection  
2 23.76.012.B.1.c.

3 b. Projects limited to interior remodeling, or which are subject to  
4 environmental review only because of location over water or location in an environmentally  
5 critical area, are exempt from the environmental review sign requirement.

6 c. When use of an environmental review sign is neither feasible nor  
7 practicable to assure that notice is clearly visible to the public, the Director shall post ten  
8 placards within 300 feet of the site and at the closest street intersections when one or more of the  
9 following conditions exist:  
10

11 (1) The project site is over 5 acres;

12 (2) The applicant is not the property owner, and the property owner  
13 does not consent to the proposal;

14 (3) The site is subject to physical characteristics such as steep  
15 slopes or is located such that the environmental review sign would not be highly visible to  
16 neighboring residents and property owners or interested citizens.

17 d. The Director may require both an environmental review sign and the  
18 alternative posting measures described in subsection 23.76.012.B.1.c, or may require that more  
19 than one environmental review sign be posted, when necessary to assure that notice is clearly  
20 visible to the public.  
21

22 2. For projects that are categorically exempt from environmental review, the  
23 department shall post one land use sign visible to the public at each street frontage abutting the  
24 site except, when there is no street frontage or the site abuts an unimproved street, the Director  
25  
26

1 may post more than one sign and/or an alternative posting location so that notice is clearly  
2 visible to the public. The land use sign may be removed by the applicant within 14 days after  
3 final action on the application has been completed.

4 3. For all projects requiring notice of application, the Director shall provide notice  
5 in the Land Use Information Bulletin. For projects subject to the environmental review, notice in  
6 the Land Use Information Bulletin shall be published after installation of the environmental  
7 review sign.  
8

9 4. In addition, for variances, administrative conditional uses, temporary uses for  
10 more than 4 weeks, shoreline variances, shoreline conditional uses, short plats, early design  
11 guidance process, School Use Advisory Committee (SUAC) formation and school development  
12 standard departure, the Director shall provide mailed notice.  
13

14 5. Mailed notice of application for a project subject to design review, except  
15 streamlined design review pursuant to Section 23.41.018 for which no development standard  
16 departure pursuant to Section 23.41.012 is requested, shall be provided to all persons establishing  
17 themselves as parties of record by attending an early design guidance public meeting for the  
18 project or by corresponding with the Department about the proposed project before the date of  
19 publication.  
20

21 6. Additional notice for subdivisions shall include mailed notice and publication  
22 in at least one community newspaper in the area affected by the subdivision.

23 \* \* \*

24 Section 79. Section 23.76.026 of the Seattle Municipal Code, which Section was last  
25 amended by Ordinance 122611, is amended as follows:  
26

### **23.76.026 Vesting**

1  
2 A. Master Use Permit components other than subdivisions and short subdivisions. Except  
3 as otherwise provided in this Section 23.76.026 or otherwise required by law, applications for all  
4 Master Use Permit components except subdivisions and short subdivisions shall be considered  
5 under the Land Use Code and other land use control ordinances in effect on the date:

6  
7 1. Notice of the Director's decision on the application is published, if the decision  
8 can be appealed to the Hearing Examiner, or the Director's decision if no Hearing Examiner  
9 appeal is available; or

10 2. A fully complete building permit application, as determined under Section 106  
11 of the Seattle Building Code or Section R105 of the Seattle Residential Code, is filed.

12  
13 B. Subdivision and short subdivision components of Master Use Permits. An application  
14 for approval of a subdivision or short subdivision of land shall be considered under the Land Use  
15 Code and other land use control ordinances in effect when a fully complete application for such  
16 approval that satisfies the requirements of Section 23.22.020 (subdivision) or Sections  
17 23.24.020 and 23.24.030 (short subdivision) is submitted to the Director.

18  
19 C. Design review component of Master Use Permits.

20 1. If a complete application for a Master Use Permit is filed prior to the date  
21 design review becomes required for that type of project, no design review component is required.

22 2. A complete application for a Master Use Permit that includes a design review  
23 component shall be considered under the Land Use Code and other land use control ordinances  
24 in effect on the date a complete application for the early design guidance process or SDR  
25 guidance process is submitted to the Director, provided that such Master Use Permit application  
26

1 is filed within 90 days of the date of the early design guidance public meeting if an early design  
2 guidance public meeting is required, or within 90 days of the date the Director provided guidance  
3 if no early design guidance public meeting is required.

4 D. {RESERVED}

5 E. {RESERVED}

6 F. Applicants whose applications vest after the effective date of the ordinance introduced  
7 as Council Bill 117014, but prior to the expiration of 180 days after the effective date of that  
8 ordinance, may elect to have Section 23.86.006, Structure height, as it existed prior to the  
9 effective date of that ordinance applied to their application. The applicant shall make the  
10 election in writing and file it with the Director prior to the expiration of the 180 day period.  
11

12 Section 80. Subsection B of Section 23.76.040 of the Seattle Municipal Code, which  
13 section was last amended by Ordinance 122497, is amended as follows:  
14

15 **23.76.040 Applications for Council land use decisions**

16 \* \* \*

17 B. All applications for Council land use decisions shall be made to the Director on a form  
18 provided by the Department.

19 1. For Council land use decisions that do not include a design review component  
20 and are not applications for Major Institution Master Plans, the Director shall transmit notice of  
21 the application to the City Clerk for filing with the City Council promptly after the application is  
22 first submitted.  
23

24 2. For Council land use decisions that include a design review component the  
25 Director shall:  
26



1 a. For applications subject to design review by the Design Review Board,  
2 transmit notice of the early design guidance public meeting to the City Clerk for filing with the  
3 City Council promptly at the same time public notice is provided.

4 b. For applications subject to design review pursuant to Sections  
5 23.41.016 or 23.41.018, transmit notice of the application to the City Clerk for filing with the  
6 City Council promptly after the applicant applies to begin the early design guidance or SDR  
7 design guidance process.  
8

9 3. For applications for Major Institution Master Plans, the Director shall transmit  
10 the notice of intent to prepare a master plan to the City Clerk for filing with the City Council  
11 promptly after the notice of intent is received.

12 \* \* \*

13  
14 Section 81. Section 23.84A.002 of the Seattle Municipal Code, which section was last  
15 amended by Ordinance 123378, is amended to add definitions, to be inserted in alphabetical  
16 order, and to amend a definition, as follows:

17 **23.84A.002 "A"**

18 \* \* \*

19 "Amenity area" means space that provides opportunity for active or passive recreational  
20 activity for residents of a development or structure, including landscaped open spaces, decks and  
21 balconies, roof gardens, plazas, courtyards, play areas, and sport courts.  
22

23 "Amenity area, common" means amenity area that is available for use by all occupants of  
24 a residential use.  
25

1 "Amenity area, private " means amenity area that is intended to be used only by the  
2 occupants of one dwelling unit.

3 \* \* \*

4 "Apartment" See "Residential use".

5 \* \* \*

6 "Assisted living unit" is a dwelling unit in an assisted living facility that meets the size  
7 and physical requirements required by WAC 388-110-140.

8 \* \* \*

9 Section 82. Section 23.84A.006 of the Seattle Municipal Code, which section was last  
10 amended by Ordinance 123209, is amended to add definitions, to be inserted in alphabetical  
11 order, to delete a definition, and to amend a definition, as follows:

12 **23.84A.006 "C"**

13 \* \* \*

14 "Carriage house" means a dwelling unit in a carriage house structure.

15 "Carriage house structure" means a structure within a cottage housing development, in  
16 which one or more dwelling units are located on the story above an enclosed parking garage at  
17 ground level that either abuts an alley and has vehicle access from that alley, or is located on a  
18 corner lot and has access to the parking in the structure from a driveway that abuts and runs  
19 parallel to the rear lot line of the lot. See also "Carriage house".

20 \* \* \*

21 "Cottage" means a single-family dwelling unit located in a cottage housing development.



\* \* \*

1  
2 Section 85. Section 23.84A.014 of the Seattle Municipal Code, which section was last  
3 amended by Ordinance 123378, is amended to delete two definitions as follows:

4 **23.84A.014 “G”**

5 \* \* \*

6  
7 \* \* \*

8  
9 Section 86. Section 23.84A.024 of the Seattle Municipal Code, which section was last  
10 amended by Ordinance 123046, is amended to add a definition as follows:

11 **23.84A.024 “L”**

12 \* \* \*

13  
14 "Lot grade, existing" means the natural surface contour of a lot, as modified by minor  
15 adjustments to the surface of the lot in preparation for construction. For purposes of this  
16 definition, on a lot where excavation has occurred for previous development, the interpolated  
17 grade based on existing grade elevations at the lot lines may be considered the natural surface  
18 contour of the lot. Where an area in excess of two acres has been legally regraded, the resulting  
19 grade shall be considered the existing lot grade.  
20

21 \* \* \*

22 "Lot line, alley" means a lot line that abuts upon an alley.

23 \* \* \*

24 Section 87. Section 23.84A.025 of the Seattle Municipal Code, which section was last  
25 amended by Ordinance 123209, is amended, as follows:  
26

1 **Section 23.84A.025 “M”**

2 \* \* \*

3 "Multifamily residential structure" means a structure containing only multifamily  
4 residential uses and permitted uses accessory to the multifamily residential uses.

5 \* \* \*

6 Section 88. Section 23.84A.032 of the Seattle Municipal Code, which section was last  
7 amended by Ordinance 122935, is amended to delete definitions, amend definitions, and add new  
8 definitions, to be inserted in alphabetical order, as follows:

9 **23.84A.032 “R.”**

10 \* \* \*

11 "Residential district identification sign" means an off-premises sign that gives the name  
12 of the group of residential structures, such as a subdivision.

13 \* \* \*

14 “Residential use” means any one or more of the following:

15  
16 1. “Accessory dwelling unit” means one or more rooms that (a) are located within  
17 an owner-occupied dwelling unit, or within an accessory structure on the same lot as an owner-  
18 occupied dwelling unit; (b) meet the standards of Section 23.44.041 or 23.45.545; (c) are  
19 designed, arranged, and intended to be occupied by not more than one household as living  
20 accommodations independent from any other household; and (d) are so occupied or vacant.

21  
22 2. “Adult family home” means an adult family home defined and licensed as such  
23 by The State of Washington in a dwelling unit.

1                   3. “Apartment” means a multifamily residential use that is not a cottage housing  
2 development, rowhouse development, or townhouse development.

3                   4. “Artist’s studio/dwelling” means a combination working studio and dwelling  
4 unit for artists, consisting of a room or suite of rooms occupied by not more than one household.  
5

6                   5. “Assisted living facility” means a use licensed by The State of Washington as a  
7 boarding home pursuant to RCW 18.20, that contains at least two assisted living units for people  
8 who have either a need for assistance with activities of daily living (which are defined as eating,  
9 toileting, ambulation, transfer [e.g., moving from bed to chair or chair to bath], and bathing) or  
10 some form of cognitive impairment but who do not need the skilled critical care provided by  
11 nursing homes. See “Assisted living unit.”  
12

13                   6. “Caretaker’s quarters” means a use accessory to a nonresidential use consisting  
14 of a dwelling unit not exceeding 800 square feet of living area and occupied by a caretaker or  
15 watchperson.  
16

17                   7. “Congregate residence” means a use in which rooms or lodging, with or  
18 without meals, are provided for nine or more non-transient persons not constituting a single  
19 household, excluding single-family dwelling units for which special or reasonable  
20 accommodation has been granted.  
21

22                   8. “Cottage housing development” means a use consisting of cottages arranged on  
23 at least two sides of a common open space or a common amenity area. A cottage housing  
24  
25

1 development may include a carriage house structure. See “Cottage,” “Carriage house,” and  
2 “Carriage house structure.”

3 9. “Detached accessory dwelling unit” means an accessory dwelling unit in an  
4 accessory structure.

5 10. “Domestic violence shelter” means a dwelling unit managed by a nonprofit  
6 organization, which unit provides housing at a confidential location and support services for  
7 victims of domestic violence.  
8

9 11. “Floating home” means a dwelling unit constructed on a float that is moored,  
10 anchored or otherwise secured in the water.

11 12. “Mobile home park” means a tract of land that is rented for the use of more  
12 than one mobile home occupied as a dwelling unit.  
13

14 13. “Multifamily residential use” means a use consisting of two or more dwelling  
15 units in a structure or portion of a structure, excluding accessory dwelling units.

16 14. "Multifamily residential use, low-income disabled" means a multifamily  
17 residential use in which at least 90 percent of the dwelling units are occupied by one or more  
18 persons who have a handicap as defined in the Federal Fair Housing Amendments Act and who  
19 constitute a low-income household.  
20

21 15. "Multifamily residential use, low-income elderly" means a residential use in  
22 which at least 90 percent of the dwelling units are occupied by one or more persons 62 or more  
23 years of age who constitute a low-income household.

24 16. "Multifamily residential use, low-income elderly/low-income disabled"  
25 means a multifamily residential use in which at least 90 percent of the dwelling units (not  
26

1 including vacant units) are occupied by a low-income household that includes a person who has  
2 a handicap as defined in the Federal Fair Housing Amendment Act or a person 62 years of age  
3 or older, as long as the housing qualifies for exemptions from prohibitions against discrimination  
4 against families with children and against age discrimination under all applicable fair housing  
5 laws and ordinances.

6  
7 17. “Nursing home” means a use licensed by The State of Washington as a  
8 nursing home, which provides full-time convalescent and/or chronic care for individuals who, by  
9 reason of chronic illness or infirmity, are unable to care for themselves, but that does not provide  
10 care for the acutely ill or surgical or obstetrical services. This definition excludes hospitals or  
11 sanitariums.

12  
13 19. “Rowhouse Development” means a multifamily residential use in which: (a) each  
14 dwelling unit occupies the space from the ground to the roof of the structure in which it is  
15 located; (b) no portion of a dwelling unit occupies space above or below another dwelling unit,  
16 except for dwelling units constructed over a shared parking garage; (c) each dwelling unit is  
17 attached along at least one common wall to at least one other dwelling unit, or abuts another  
18 dwelling unit on a common lot line; (d) the front of each dwelling unit faces a street; (e) each  
19 dwelling unit provides pedestrian access directly to the street that it faces; and (f) there is no  
20 intervening principal structure between any dwelling unit and the street, or between any dwelling  
21 unit and a lot line.

22  
23  
24 20. “Single-family dwelling unit” means a detached structure having a permanent  
25 foundation, containing one dwelling unit, except that the structure may also contain an accessory  
26



1 dwelling unit where expressly authorized pursuant to this Title 23. A detached accessory  
2 dwelling unit is not considered a single-family dwelling unit for purposes of this Chapter  
3 23.84A.

4  
5 21. "Townhouse Development" means a multifamily residential use that is not a  
6 rowhouse development, and in which: (a) each dwelling unit occupies the space from the ground  
7 to the roof of the structure in which it is located; (b) no portion of a dwelling unit occupies space  
8 above or below another dwelling unit, except for dwelling units constructed over a shared  
9 parking garage; and (c) each dwelling unit is attached along at least one common wall to at least  
10 one other dwelling unit, or abuts another dwelling unit on a common lot line.  
11

12 \* \* \*

13  
14 "Rowhouse development." See "Residential use."

15 "Rowhouse unit" means a dwelling unit in a rowhouse development.

16 \* \* \*

17 Section 89. Section 23.84A.036 of the Seattle Municipal Code, which section was last  
18 amended by Ordinance 123046, is amended to add a definition, to be inserted in alphabetical  
19 order, as follows:  
20

21 **Section 23.84A.036 "S"**

22 \* \* \*

23 "Structure, multifamily residential." See "Multifamily residential structure."  
24

25 \* \* \*

1 Section 90. Section 23.84A.038 of the Seattle Municipal Code, which section was last  
2 amended by Ordinance 123378, is amended to add definitions, to be inserted in alphabetical  
3 order, delete definitions, and amend definitions, as follows:

4 **23.84A.038 "T"**

5 "Tandem houses" means two unattached single-family dwelling units occupying the  
6 same lot.

7 \* \* \*

8 "Townhouse" See "Residential use."

9 "Townhouse unit" means a dwelling unit in a townhouse development.

10 \* \* \*

11  
12 "Transit service, frequent" means transit service headways in at least one direction of 15  
13 minutes or less for at least 12 hours per day, 6 days per week, and 30 minutes or less for at least  
14 18 hours every day.

15 \* \* \*

16  
17 Section 91. Section 23.84A.040 of the Seattle Municipal Code, which section was last  
18 amended by Ordinance 122311, is amended as follows:

19 **23.84A.040 "U."**

20 "Underground" means entirely below the surface of the earth, measured from existing or  
21 finished grade, whichever is lower, excluding access.

22 \* \* \*

23  
24 Section 92. Section 23.84A.044 of the Seattle Municipal Code, which section was last  
25 amended by Ordinance 123021, is amended to add a new definition to be inserted in alphabetical  
26 order, as follows:

1 **23.84A.044 "W"**

2 \* \* \*

3 "Woonerf" means a common space shared by pedestrians, bicyclists and vehicles, used  
4 for vehicular access, in which amenities such as trees, planters, and seating serve to impede  
5 vehicular movement and provide opportunities for outdoor use by occupants of abutting  
6 structures. A woonerf is intended and designed to prioritize pedestrian movement and safety,  
7 through features such as pavers and pervious ground surfaces that slow vehicular movement.  
8

9 \* \* \*

10 Section 93. Section 23.84A.048 of the Seattle Municipal Code, which section was last  
11 amended by Ordinance 122311, is amended as follows:

12 **23.84A.048 "Z"**

13 \* \* \*

14 "Zone, lowrise" means a zone with a classification that includes any of the following:  
15  
16 Lowrise 1, Lowrise 2, or Lowrise 3, which classification also may include one or more suffixes.

17 "Zone, multifamily" means a zone with a classification that includes any of the following:  
18  
19 Lowrise 1 (LR1), Lowrise 2 (LR2), Lowrise 3 (LR3), Midrise (MR), Midrise/85 (MR/85), or  
20 Highrise (HR), which classification also may include one or more suffixes.

21 \* \* \*

22 "Zone, residential" means a zone with a classification that includes any of the following:  
23  
24 SF9600, SF7200, SF5000, RSL, LR1, LR2, LR3, MR, HR, RC, DMR, and IDR, which  
25 classification also may include one or more suffixes, but not including any zone with an RC  
26 designation.

\* \* \*

1  
2 Section 94. The title of Section 23.86.006 of the Seattle Municipal Code, and subsections  
3 A and D of Section 23.86.006, which section was last amended by Ordinance 123206, are  
4 amended as follows:

5 **23.86.006 Structure height measurement**

6 A. In all zones except downtown zones and zones within the South Lake Union Urban  
7 Center, and except for the Living Building Pilot Program authorized by Section 23.40.060,  
8 unless otherwise specified, the height of structures shall be measured according to this subsection  
9 23.86.006.A.  
10

11 1. General rule. Except as otherwise specified, the height of a structure is the  
12 difference between the elevation of the highest point of the structure not excepted from  
13 applicable height limits and the average grade level. In this subsection 23.86.006.A, “average  
14 grade level” means the average of the elevation of existing lot grades at the midpoints, measured  
15 horizontally, of each exterior walls of the structure, except as provided in subsection  
16 23.86.006.A.2.  
17

18 2. Height measurement on sloping lots.

19 a. The calculation of structure height in subsection 23.86.006.A.1 may be  
20 modified, at the discretion of the applicant, on sloping lots for which the elevation at the higher  
21 corner of at least one exterior wall is at least 20 feet higher than the elevation at the lower corner  
22 of that wall.  
23

24 b. If the condition of subsection 23.86.006.A.2.a is satisfied, then the  
25 height measurement method may be modified as follows:  
26

1 1) Draw the smallest rectangle that encloses the principal structure.

2 2) Divide one side of the rectangle into equal segments at least 15  
3 feet in length.

4 3) The lines used to divide the length of the structure into  
5 individual segments shall be perpendicular to the side of the rectangle used to determine the  
6 difference in elevation in subsection 23.86.006.A.2.a and extend as a vertical plane from the  
7 ground to the sky.

8 4) The maximum height for each segmented portion of the  
9 structure shall be measured from the average grade level for each segmented portion of the  
10 structure, which shall be calculated as the average elevation of existing lot grades at the  
11 midpoints of the two opposing exterior walls of each segmented portion of the structure.  
12  
13

14  
15 Section 95. Section 23.86.007 of the Seattle Municipal Code, which section was last  
16 amended by Ordinance 115326, is amended as follows:

17 **23.86.007 Gross floor area and floor area ratio measurement**

18 A. Certain items may be exempted from calculation of gross floor area of a structure.  
19 Except as otherwise expressly provided in this Title 23, if gross floor area of underground stories  
20 or portions of stories is exempted, the amount of below-grade gross floor area is measured as  
21 follows:  
22

23 1. An underground story is that story or portion of a story for which the finished  
24 floor next above, or the roof surface if there is no next floor above, is at or below the abutting  
25 existing or finished grade, whichever is lower (See Exhibit A for 23.86.007).  
26

1                                   2. To determine the amount of gross floor area that is below grade:.

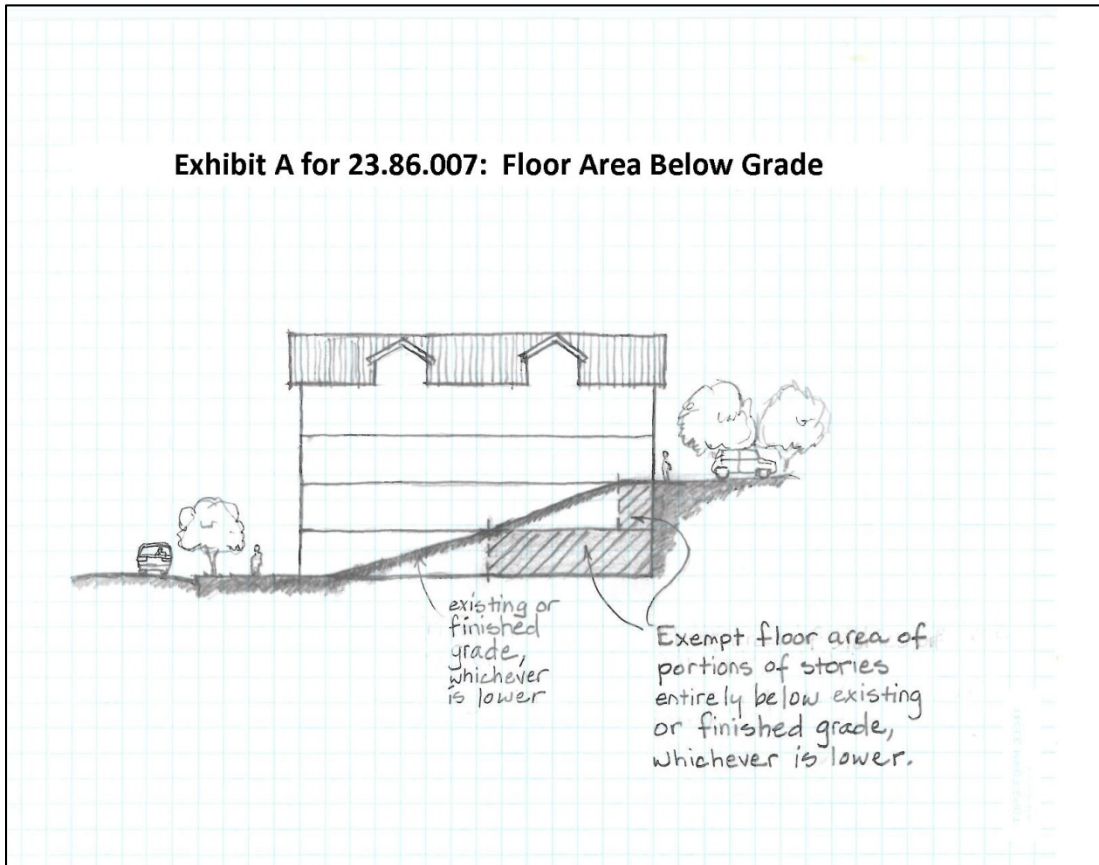
2                                   a. determine the elevation of the finished floor of the story next above the  
3 underground story, or the roof surface if there is no next floor above the underground story;

4                                   b. determine the points along the exterior wall of the story where the  
5 finished floor elevation or roof surface elevation above intersects the abutting corresponding  
6 existing or finished grade elevation, whichever is lower;

7  
8                                   c. draw a straight line across the story connecting the two points on the  
9 exterior walls;

10                                  d. the gross floor area of an underground story or portion of an  
11 underground story is the area that is at or below the straight line drawn in step 23.86.007.A.2.c  
12 above.  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

### Exhibit A for 23.86.007: Floor Area Below Grade



B. Pursuant to subsection 23.45.510.E, for certain structures in multifamily zones, portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from calculation of gross floor area. The exempt gross floor area of such partially below-grade stories is measured as follows:

1. determine the elevation 4 feet above the finished floor of the story next above the partially below-grade story, or 4 foot above the roof surface if there is no next floor above the partially below-grade story;

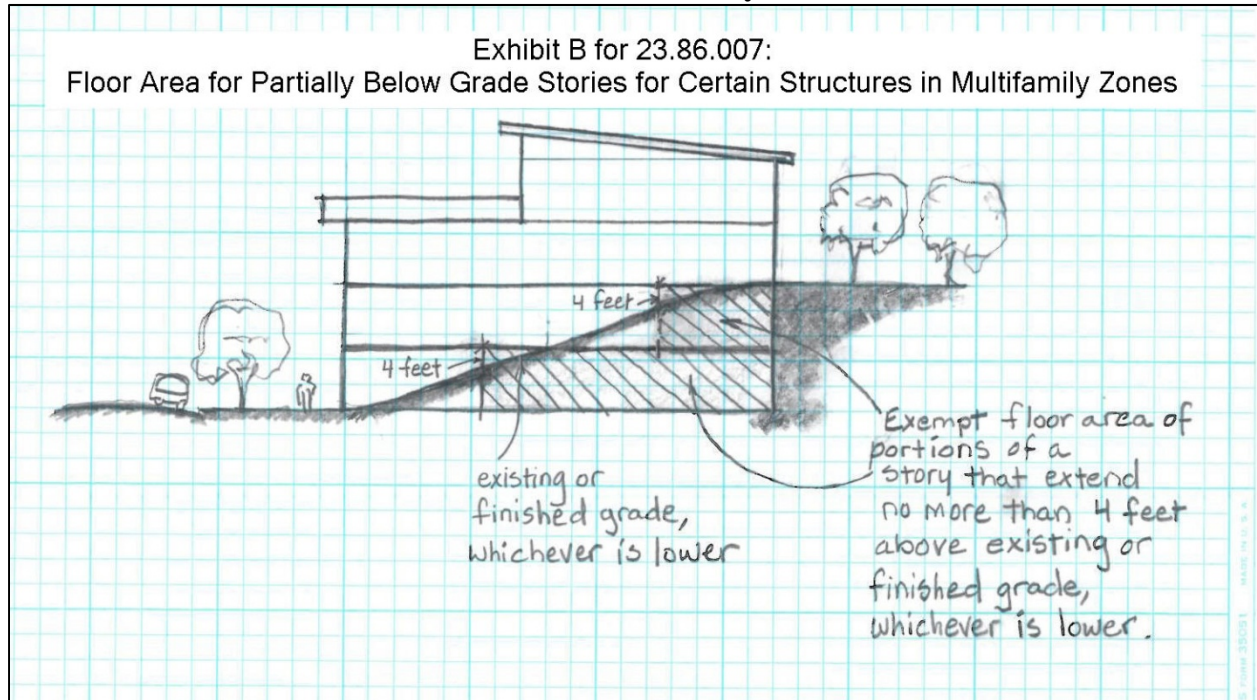
1                   2. determine the points along the exterior wall of the story where the elevation  
2 determined in step 23.86.007.B.1 above intersects the abutting corresponding existing or finished  
3 grade elevation, whichever is lower;

4                   3. draw a straight line across the story connecting the two points on the exterior  
5 walls;

6                   4. the gross floor area of the partially below-grade story or portion of a partially  
7 below-grade story is the area of the story that is at or below the straight line drawn in step  
8 23.86.007.B.3 above (See Exhibit B for 23.86.007).



**Exhibit B for 23.86.007: Floor Area for Partially Below Grade Stories for Certain Structures in Multifamily Zones**



C. Public rights-of-way are not considered part of a lot when calculating floor area ratio; except that if dedication of right-of-way is required as a condition of a proposed development, the area of dedicated right-of-way is included .

D. If a lot is in more than one zone, the FAR limit for each zone applies to the portion of the lot located in that zone.

E. In LR zones, if more than one category of residential use is located on a lot, the FAR limit for each category of residential use is based on each category's percentage of total structure footprint area, as follows:

1                   1. Calculate the footprint, in square feet, for each category of residential use. For  
2 purposes of this calculation, “footprint” is defined as the horizontal area enclosed by the exterior  
3 walls of the structure.

4                   2. Calculate the total square feet of footprint of all categories of residential uses  
5 on the lot.

6                   3. Divide the square footage of the footprint for each category of residential  
7 structure (subsection 23.86.007.D.1 above) by the total square feet of footprints of all residential  
8 uses (subsection 23.86.007.D.2 above).

9                   4. Multiply the percentage calculated in subsection 23.86.007.D.3 for each  
10 housing category by the area of the lot. The result is the area of the lot devoted to each housing  
11 category.  
12

13                   5. The FAR limit for each category of residential use is the applicable one for that  
14 use multiplied by the percentage calculated in subsection 23.86.007.E.4.  
15

16                   Section 96. Section 23.86.012 of the Seattle Municipal Code, which section was last  
17 amended by Ordinance 115326, is amended as follows:

18                   **23.86.012 Multifamily zone setback measurement**

19                   A. Setback Averaging. In multifamily zones, certain required setbacks may be averaged.  
20 In such cases the following provisions apply:  
21

22                   a. The average front and rear setbacks are calculated based on the entire  
23 width of the structure;

24                   b. The average side setbacks are calculated based on the entire depth of the  
25 structure;  
26

1                                   c. Setbacks are measured horizontally from the lot line to the facade of the  
2 structure, at the point that the structure meets the ground.

3                   **B. Determining front setbacks for institutions.**

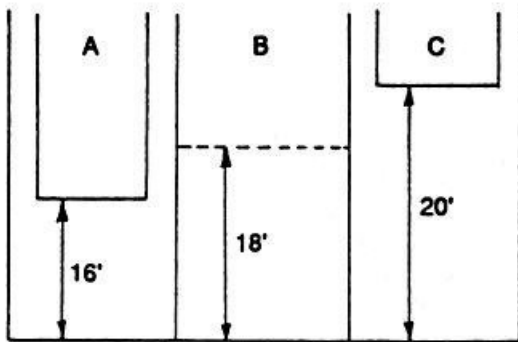
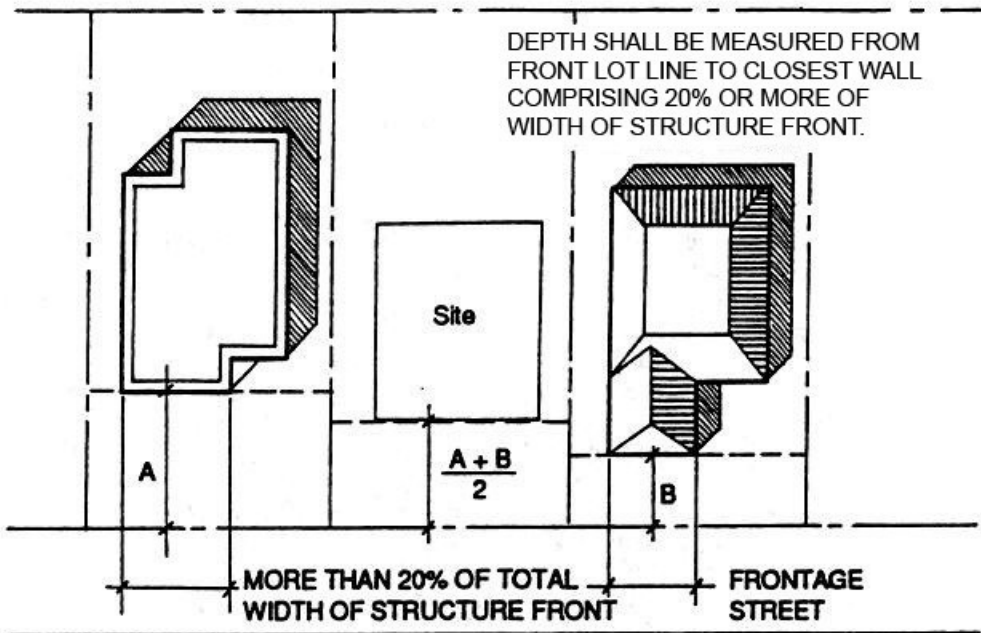
4                                   In LR zones, the minimum required front setback for institutions is determined  
5 by averaging the setbacks of structures on either side of the subject lot, as follows:

6                                   1. The required front setback is the average of the distances between principal  
7 structures and front lot lines of the nearest principal structures on each side of the subject lot if  
8 each of those structures is on the same block front as the subject lot and is within 100 feet of the  
9 side lot lines of the subject lot (Exhibit A for 23.86.012).  
10

**Exhibit A for 23.86.012: Front Setback Averaging for Institutions**

**(( Exhibit 23.86.012-A  
 Determination of Front Yard Setback ))**

**EXHIBIT A FOR 23.86.012: FRONT SETBACK AVERAGING FOR INSTITUTIONS**



- REQUIRED MINIMUM FRONT SETBACK FOR LOT B DETERMINED AS FOLLOWS:**
1. FRONT SETBACK, LOT A = 16'
  2. FRONT SETBACK, LOT C = 20'
  3. AVERAGE FRONT SETBACK = 18'
  4. REQUIRED MINIMUM FRONT SETBACK FOR LOT B = 18'.

1  
2           2. If the first principal structure within 100 feet of a side lot line of the subject lot  
3 is not on the same block front or there is no principal structure within 100 feet of the side lot line,  
4 the setback depth used for averaging purposes on that side is 7 feet.

5           3. For averaging purposes, the front setback is the shortest distance from the front  
6 lot line to the nearest wall or, where there is no wall, the plane between supports that span 20  
7 percent or more of the width of the front facade of the principal structure. Attached garages and  
8 enclosed porches are considered part of the principal structure for measurement purposes. Decks  
9 less than 18 inches above existing grade, uncovered porches, eaves, attached solar collectors and  
10 other similar parts of the structure are not considered part of the principal structure.

11           4. If there is a dedication of street right-of-way to bring the street abutting the lot  
12 closer to the minimum widths established in Section 23.53.015, for averaging purposes the  
13 amount of dedication is subtracted from the front setbacks of the structures on either side.

14           5. If the front setback of the first principal structure within 100 feet of the side  
15 lot line of the subject lot exceeds 20 feet, the setback depth used for averaging purposes on that  
16 side is 20 feet.

17           6. In cases where the street is very steep or winding, the Director will determine  
18 which adjacent structures should be used for averaging purposes.

19           7. In the case of a through lot, the front setback is determined independently for  
20 each street frontage. The measurement techniques of this section 23.86.012 apply to each street  
21 frontage separately.

1                   8. For multiple structures on the same lot, the front setback of a principal  
2 structure on the same lot may be used for averaging purposes.

3  
4                   Section 97. Section 23.86.014 of the Seattle Municipal Code, which section was last  
5 amended by Ordinance 118414, is amended as follows:

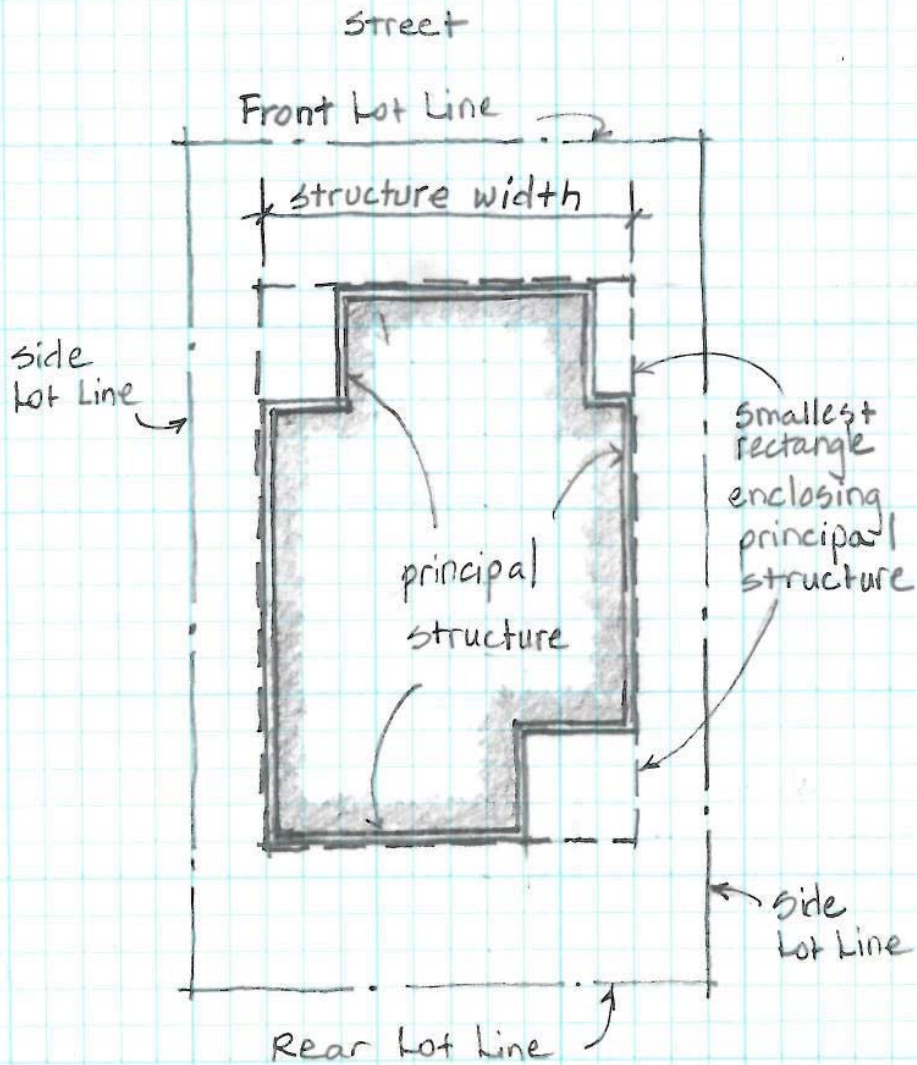
6                   **23.86.014 Structure width measurement**

7  
8                   A. Structure width is measured as follows:

- 9                   1. Draw the smallest rectangle that encloses the principal structure.  
10                   2. Structure width is the length of the side of that rectangle most closely parallel  
11 to the front lot line (Exhibit A for 23.86.014).

12                   **Exhibit A for 23.86.014: Structure Width**

## Exhibit A for 23.86.014: Structure Width



1 B. Portions of a structure considered part of the principal structure for the purpose of  
2 measuring structure width are as follows:

- 3 1. Carports and garages attached to the principal structure, unless they are  
4 attached by a structural feature not counted in structure width under subsection 23.86.014.C;
- 5 2. Accessory structures, other than carports and garages, that are not listed in  
6 subsection 23.86.014.C, if they are less than 3 feet from the principal structure at any point;
- 7 3. Exterior corridors, hallways, and open, above-grade walkways;
- 8 4. Enclosed porches, decks, balconies and other enclosed projections; and
- 9 5. Projecting segments of a facade unless they are not counted in structure width  
10 in subsection 23.86.014.C.

11 C. Portions of a structure that are not considered part of the principal structure for the  
12 purpose of measuring structure width are as follows:

- 13 1. The first 4 feet of eaves, cornices, and gutters that project from an exterior wall  
14 ;
- 15 2. The first 18 inches of chimneys that project from an exterior wall;
- 16 3. Attached solar greenhouses meeting minimum energy standards administered  
17 by the Director;
- 18 4. The first 4 feet of unenclosed decks, balconies and porches, unless located on  
19 the roof of an attached garage or carport included in structure width in subsection 23.86.014.B.1;
- 20 5. Arbors, trellises, and similar features; and
- 21 6. In Lowrise zones, portions of a structure that are exempt from FAR limits  
22 pursuant to subsection 23.45.510.E.5.



1 Section 98. A new Section 23.86.015 is added to the Seattle Municipal Code as follows:

2 **23.86.015 Maximum façade length measurement**

3 A. In Lowrise zones, the length of certain façades is limited by development standards.

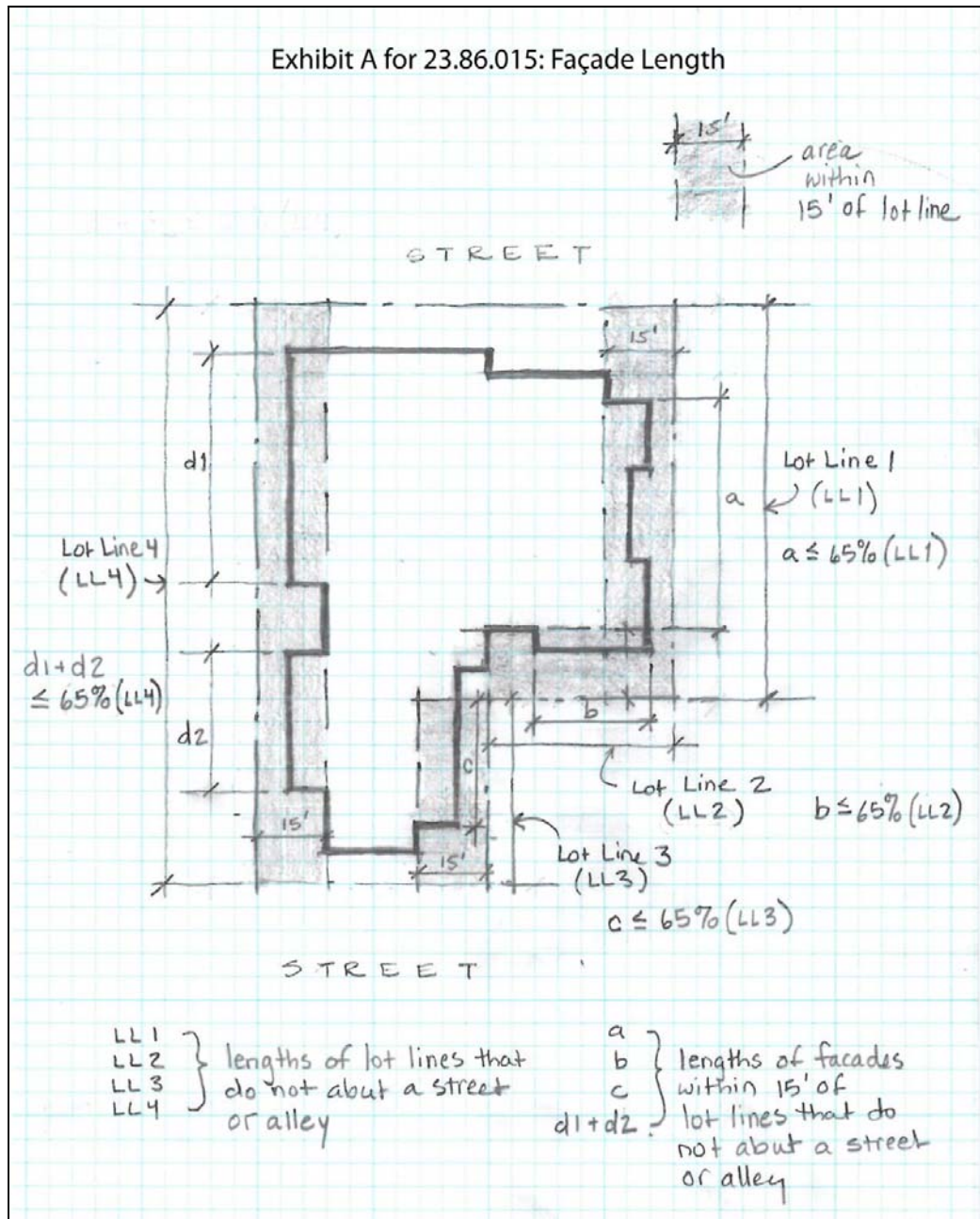
4 Façade length is measured as follows:

5 1. Draw a line parallel to, and 15 feet from, the lot line along which the length of  
6 a façade is limited.

7  
8 2. For each portion of a structure that located between the line drawn in  
9 subsection 23.86.015.A.1 and the lot line, mark the points at which that portion of the structure  
10 crosses the line drawn in subsection 23.86.015.A.1, and measure the distance between those  
11 points.

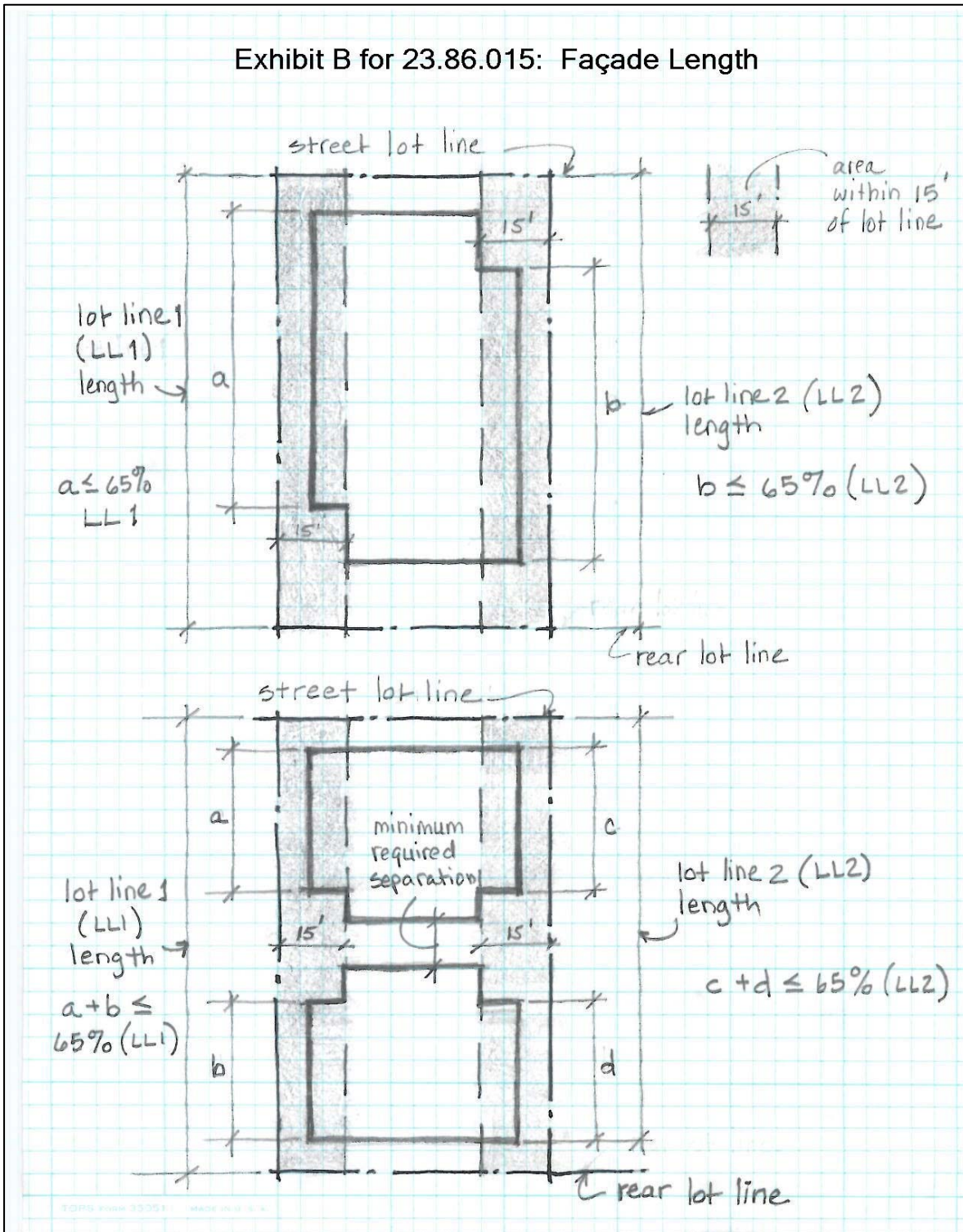
12  
13 3. The façade length limit applies to the sum of the lengths of the portions of  
14 structure(s) measured in subsection 23.86.015.A.2 (see Exhibit A and Exhibit B for 23.86.015).

**Exhibit A for 23.86.015 Façade Length**



**Exhibit B for 23.86.015 Façade Length**

Exhibit B for 23.86.015: Façade Length



B. Portions of a structure that are included in façade length measurement include:



1           A. Structure depth is measured as follows:

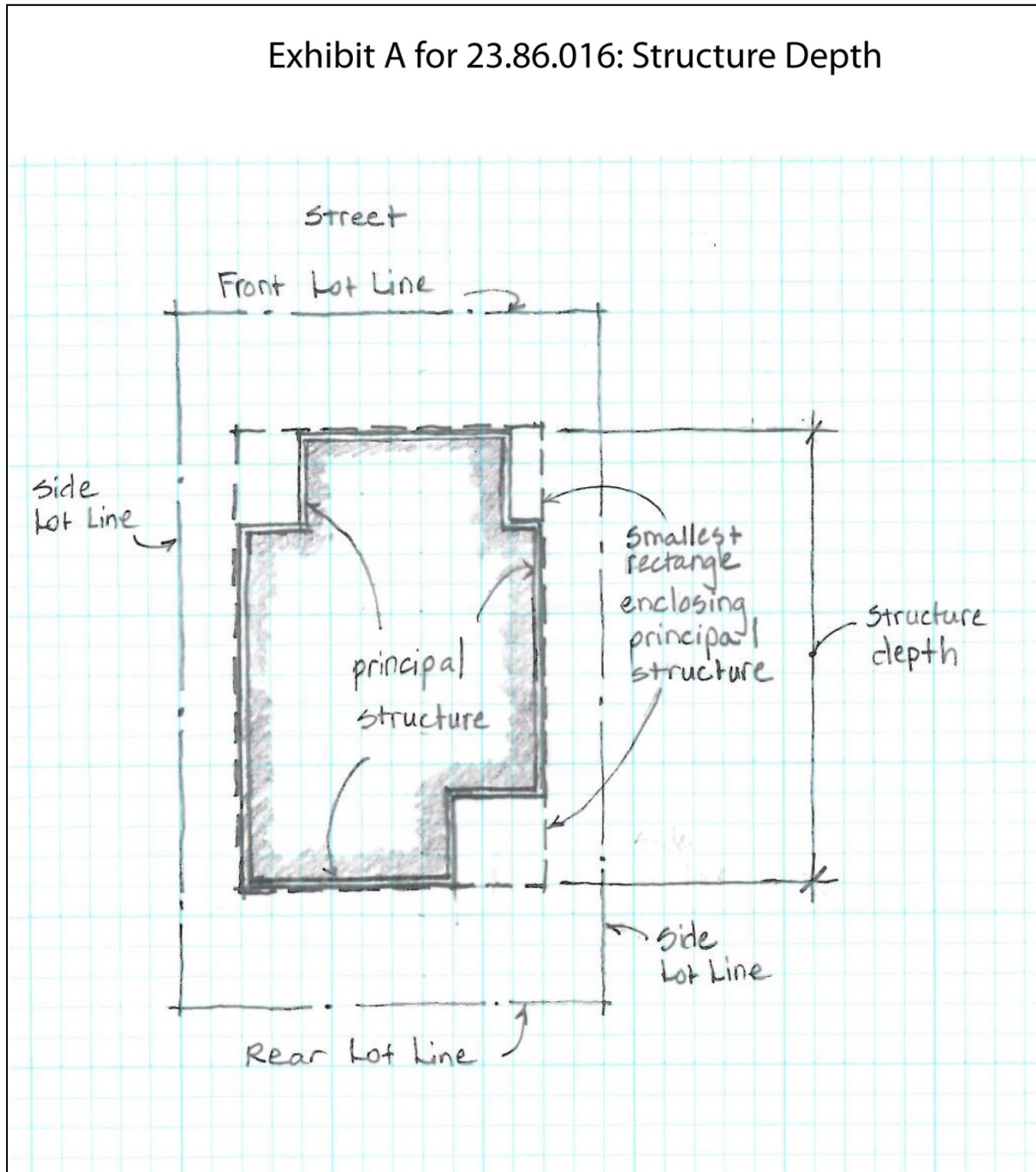
2                           1. Draw the smallest rectangle that encloses a principal structure.

3                           2. Structure depth is the length of the sides of that rectangle most closely  
4 parallel to the side lot lines (Exhibit A for 23.86.016).

5   **Exhibit A for 23.86.016: Structure Depth**

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## Exhibit A for 23.86.016: Structure Depth

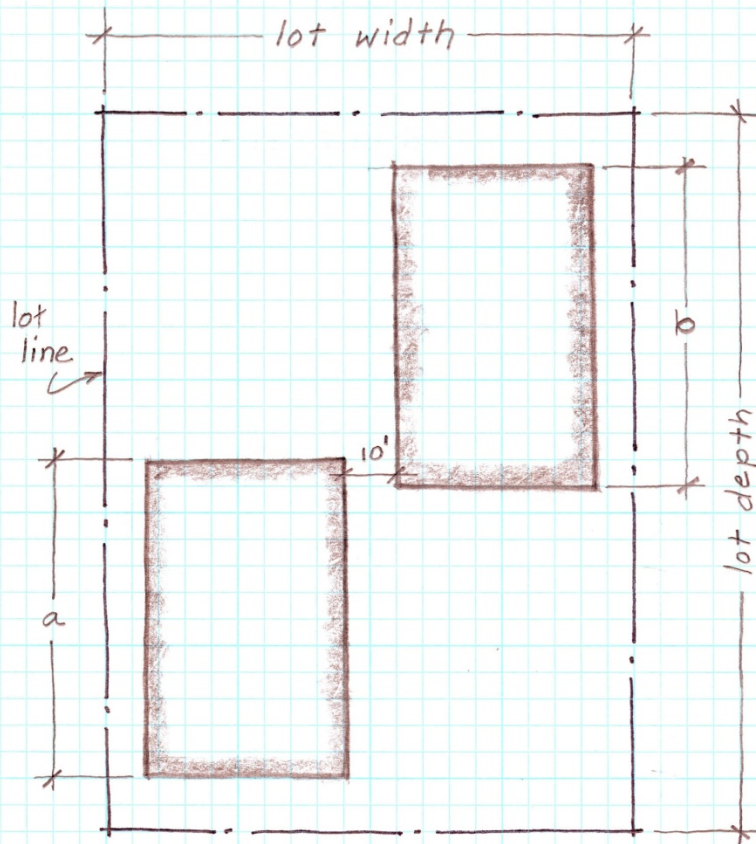


c. If more than one structure is located on a lot and no portion of a structure is behind any portion of another structure and the structures are separated by a minimum of 10 feet, the maximum depth of each structure shall be measured individually(See

1 Exhibit B for 23.86.016 ). When any portion of a structure is behind any portion of another  
2 structure then maximum structure depth shall be the combined depth of the principal structures  
3 on the lot.

4 **Exhibit B for 23.86.016 23.41.018: Depth Measurement for Offset Structures**  
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Exhibit B for 23.86.016: Depth Measurement for Offset Structures



structure depth applies  
to "a" and "b" independently

B. Portions of a structure considered part of the principal structure for the purpose of measuring structure depth are as follows:



1                   1. Carports and garages attached to the principal structure, unless they are  
2 attached by a structural feature not counted in structure depth under subsection 23.86.016.C;

3                   2. Accessory structures, other than carports and garages, that are not listed in  
4 subsection 23.86.016.C, if they are less than 3 feet from the principal structure at any point;

5                   3. Exterior corridors, hallways, and open, above grade walkways;

6                   4. Enclosed porches, decks, balconies and other enclosed projections, except as  
7 provided in subsection 23.43.008.C; and;  
8

9                   5. Projecting segments of a facade unless they are not counted in structure depth  
10 in subsection 23.86.016.C.

11                   C. Portions of a structure that are not considered part of the principal structure for the  
12 purpose of measuring structure depth are as follows:

13                   1. The first 4 feet of eaves, cornices, and gutters that project from an exterior  
14 wall;  
15

16                   2. The first 18 inches of chimneys that project from an exterior wall;

17                   3. Attached solar greenhouses meeting minimum energy standards administered  
18 by the Director;  
19

20                   4. The first 4 feet of unenclosed decks, balconies and porches, unless located on  
21 the roof of an attached garage or carport included in structure depth in subsection 23.86.014.B;

22                   5. Arbors, trellises, and similar features; and

23                   6. In Lowrise 3 zones in the Northgate Overlay District, portions of a structure  
24 that are exempt from FAR limits pursuant to subsection 23.45.510.E.5.  
25  
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28

1 D. Determining lot depth. In certain zones, development standards are based on lot depth,  
2 which is determined as follows::

3 1. If the lot is essentially rectangular and has a rear lot line within 15 degrees of  
4 parallel to the front lot line, the lot depth is the horizontal distance between the midpoints of the  
5 front and rear lot lines (Exhibit C for 23.86.016).

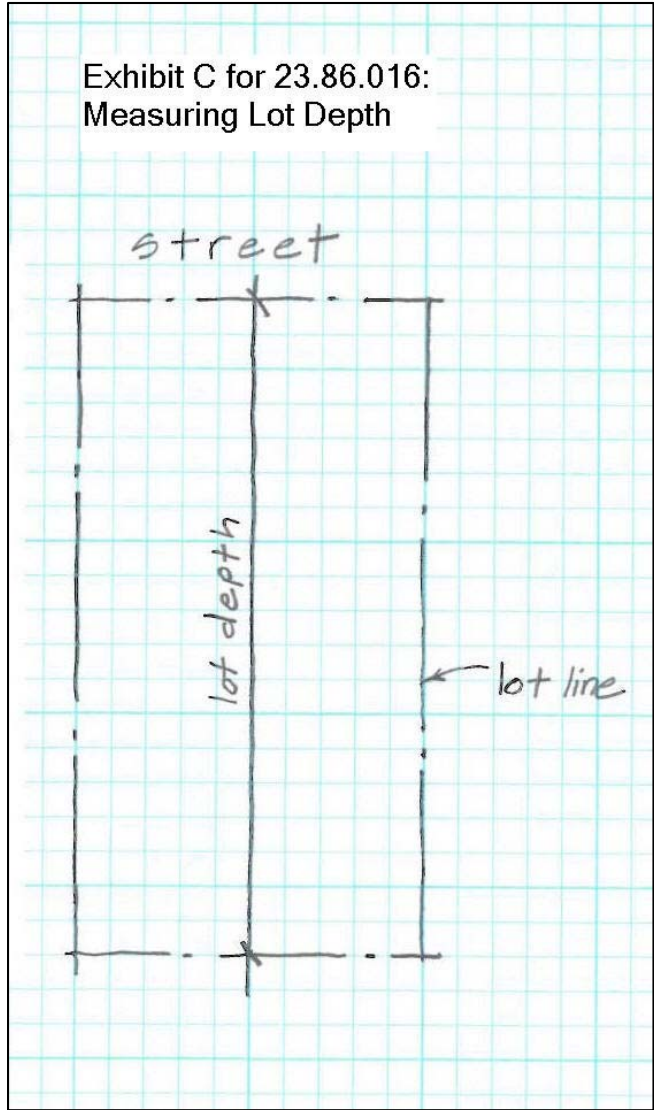
6 2. If the lot is triangular or wedge-shaped, lot depth shall be the horizontal  
7 distance between the midpoint of the front lot line and the rear point of the lot. If the lot does not  
8 actually come to a point, lot depth is measured from midpoint of the front lot line to the  
9 midpoint of the rear lot line (Exhibit C for 23.86.016).

10 3. In the case of a through lot, lot depth is measured between the midpoint of each  
11 front lot line.

12 4. When lot shape is so irregular that subsections 23.86.016.D.1, 2 or 3 cannot be  
13 used, lot depth is the distance equal to the result of lot area divided by length of front lot line,  
14 provided that in no case is the depth permitted to be greater than the distance from front lot line  
15 to the furthest point on the perimeter of the lot (Exhibit D for 23.86.016).

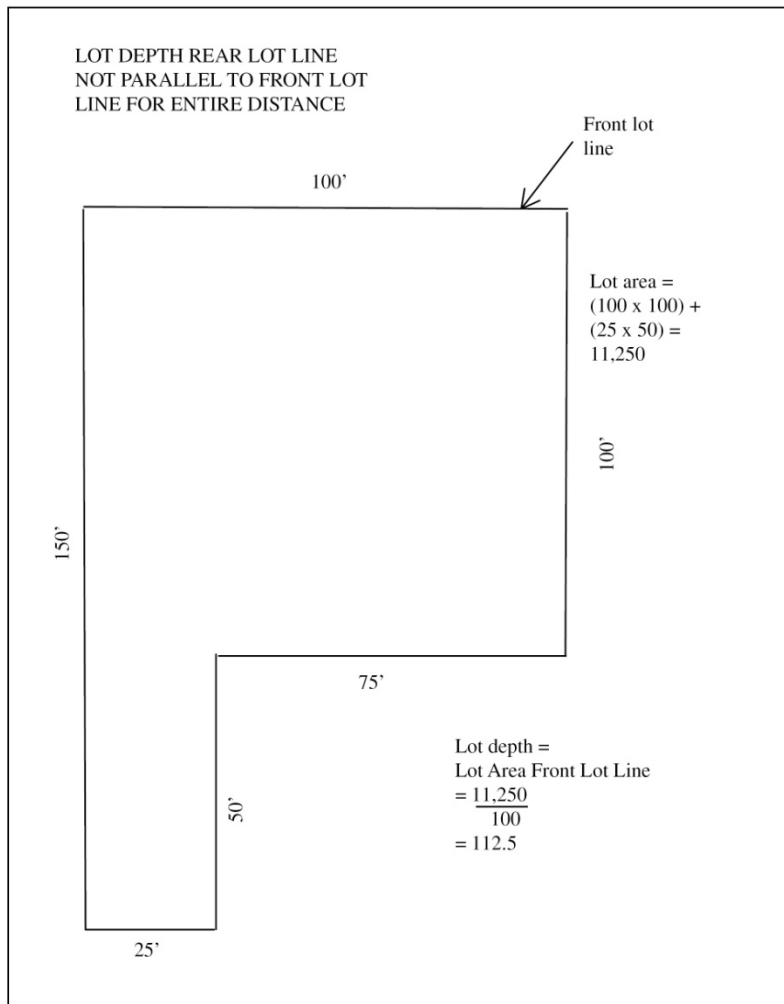
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**Exhibit C for 23.86.016: Measuring Lot Depth**



**Exhibit D for 23.86.016 Rear Lot Line Exception**

**Exhibit D for 23.86.016: Rear Lot Line Exception**



1 Section 100. A new Section 23.86.017 of the Seattle Municipal Code is added to read as  
2 follows:

3 **23.86.017 Amenity area measurement**

4 Certain zones require a minimum amount of amenity area to be provided on the lot. If amenity  
5 area is required, the following provisions shall apply:

6 A. If the applicable development standards specify a minimum contiguous amenity area,  
7 areas smaller than the minimum contiguous area are not be counted toward fulfilling amenity  
8 area requirements.

9 1. Driveways and vehicular access easements, whether paved or unpaved, shall be  
10 considered to separate the amenity areas they bisect, except for woonerfs permitted to qualify as  
11 required amenity area.

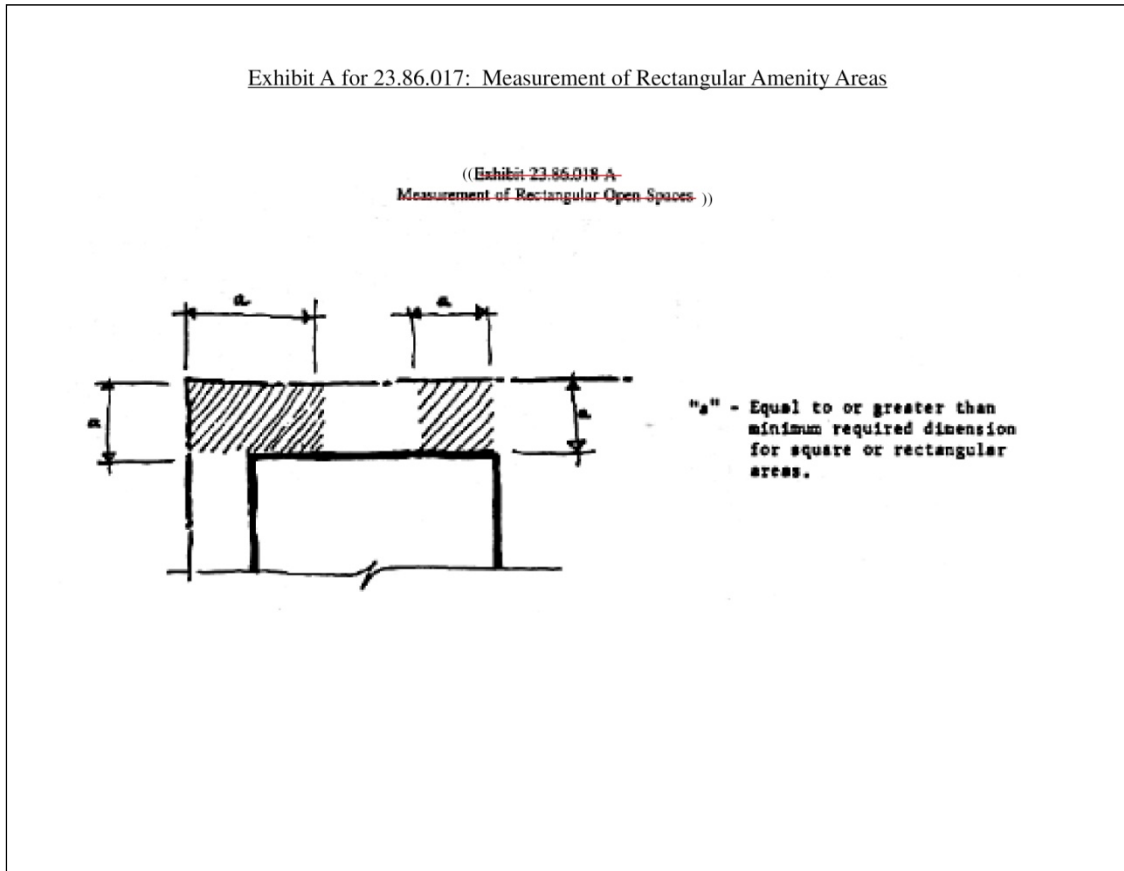
12 2. Pedestrian access areas shall not be considered to break the contiguity of  
13 amenity area on each side.

14 B. In shoreline areas, when determining the amount of amenity area required or provided,  
15 no land waterward of the ordinary high water mark shall be included in the calculation.

16 C. In cases where the shape or configuration of the amenity area is irregular or unusual,  
17 the Director shall determine whether amenity area requirements have been met, notwithstanding  
18 the following provisions, based on whether the proposed configuration would result in amenity  
19 area that is truly usable for normal residential recreational purposes. For the purpose of  
20 measuring the minimum horizontal dimension of the amenity area, if one is specified, the  
21 following provisions shall apply:  
22  
23  
24  
25  
26  
27  
28

1. For rectangular or square areas, each exterior dimension of the area shall meet the minimum dimension (Exhibit A for 23.86.017).

**Exhibit A for Section 23.86.017: Measurement of Regular Amenity Area**

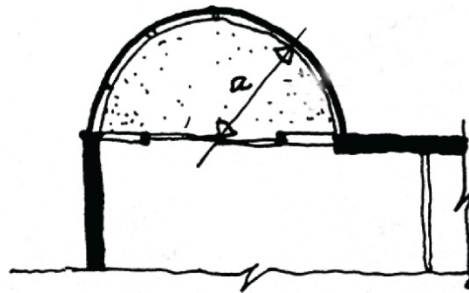


2. For circular areas, the diameter of the circle shall meet the minimum dimension; for semicircular areas, the radius of the area shall meet the minimum dimension (Exhibit B for 23.86.017).

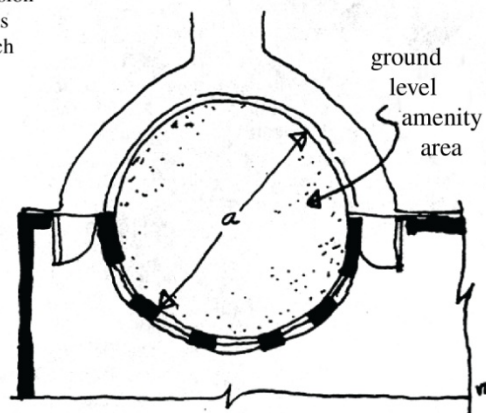
1  
2 **Exhibit B for 23.86.017: Measurement of Circular Amenity Areas**

3  
4 Exhibit B for 23.86.017: Measurement of Circular Amenity Areas

5  
6 ~~((Exhibit 23.86.018-D  
7 Measurement of Circular Open Spaces))~~



15 ("a" = minimum  
16 horizontal dimension  
17 of amenity area as  
18 established in each  
19 zone)



1 Section 101. Section 23.86.019 of the Seattle Municipal Code, which section was last  
2 amended by Ordinance 123209, is amended as follows:

3 **23.86.019 Green Factor measurement**

4 A. Development standards for certain areas require landscaping that meets a minimum  
5 Green Factor score. All required landscaping shall meet standards promulgated by the Director to  
6 provide for the long-term health, viability, and coverage of plantings. These standards may  
7 include, but are not limited to, the type and size of plants, spacing of plants, depth and quality of  
8 soil, use of drought-tolerant plants, and access to light and air for plants. The Green Factor score  
9 shall be calculated as follows:  
10

11 1. Identify all proposed landscape elements, sorted into the categories presented in  
12 Table A for Section 23.86.019.

13 2. Multiply the square feet, or equivalent square footage where applicable, of each  
14 landscape element by the multiplier provided for that element in Table A for Section 23.86.019,  
15 according to the following provisions:  
16

17 a. If multiple elements listed on Table A for Section 23.86.019 occupy the  
18 same area (for example, groundcover under a tree), count the full square footage or equivalent  
19 square footage of each element.  
20

21 b. Landscaping elements in the right-of-way between the lot line and the  
22 roadway may be counted, provided that they are approved by the Director of the Department of  
23 Transportation.

24 c. Elements listed in Table A for Section 23.86.019 that are provided to  
25 satisfy any other requirements of this Code may be counted.  
26



1 d. For trees, large shrubs, and large perennials, use the equivalent square  
 2 footage of each tree or shrub according to Table B for Section 23.86.019.

3 e. For vegetated walls, use the square footage of the portion of the wall  
 4 covered by vegetation. All vegetated wall structures, including fences counted as vegetated  
 5 walls, shall be constructed of durable materials, provide adequate planting area for plant health,  
 6 and provide appropriate surfaces or structures that enable plant coverage.  
 7

8 f. For all elements other than trees, large shrubs, large perennials, and  
 9 vegetated walls, square footage is determined by the area of the portion of a horizontal plane that  
 10 lies over or under the element.

11 g. All permeable paving and structural soil credits together may not count  
 12 for more than one third of the lot's Green Factor score.  
 13

14 3. Add together all the products calculated under subsection 23.86.019.A.2 to  
 15 determine the Green Factor numerator.

16 4. Divide the Green Factor numerator by the lot area to determine the Green  
 17 Factor score.  
 18

**Table A for Section 23.86.019: Green Factor Landscape Elements**

Green Factor Landscape Elements	Multiplier
A. Planted Areas (choose one of the following for each planting area)	
1. Planted areas with a soil depth of less than 24 inches	0.1
2. Planted areas with a soil depth of 24 inches or more:	0.6
3. Bioretention facilities meeting standards of the Stormwater Code, Title 22 Subtitle VIII of the Seattle Municipal Code	1.0
B. Plants	
1. Mulch, ground covers or other plants normally expected to be less than 2 feet tall at maturity.	0.1
2. Large shrubs or other perennials at least 2 feet tall at maturity	0.3

1	3. Small trees	0.3
2	4. Small/medium trees	0.3
3	5. Medium/large trees	0.4
4	6. Large trees	0.4
5	7. Preservation of existing large trees at least 6 inches in diameter at breast height	0.8
6	C. Green roofs	
7	1. Planted over at least 2 inches but less than 4 inches of growth medium	0.4
8	2. Planted over at least 4 inches of growth medium	0.7
9	D. Vegetated walls	
10	E. Water features using harvested rainwater and under water at least six months per year	0.7
11	F. Permeable paving	
12	1. Installed over at least 6 inches and less than 24 inches of soil and/or gravel	0.2
13	2. Installed over at least 24 inches of soil and/or gravel	0.5
14	G. Structural soil	
15	H. Bonuses applied to Green Factor landscape elements:	
16	1. Landscaping that consists entirely of drought- tolerant or native plant species	0.1
17	2. Landscaping that receives at least 50 percent of its irrigation through the use of harvested rainwater	0.2
18	3. Landscaping visible from adjacent rights-of-way or public open space	0.1
19	4. Landscaping in food cultivation	0.1

**Table B for Section 23.86.019: Equivalent square footage of trees and large shrubs**

Landscape Elements	Equivalent Square Feet
Large shrubs or large perennials	12 square feet per plant
Small trees	75 square feet per tree
Small/medium trees	150 square feet per tree
Medium/large trees	250 square feet per tree
Large trees	350 square feet per tree
Existing large trees	20 square feet per inch of trunk diameter 4.5 feet above grade

1 Section 102. Section 23.86.020 of the Seattle Municipal Code, relating to the  
2 measurement of modulation for institutions in multifamily zones, which section was last  
3 amended by Ordinance 110570, and as shown in Attachment A, is repealed.

4 Section 103. Subsection B and D of Section 23.90.018 of the Seattle Municipal Code,  
5 which section was last amended by Ordinance 123209, are amended as follows:

6 **23.90.018 Civil Enforcement Proceedings and Penalties**  
7

8 B. Specific violations.

9 1. Violations of Section 23.71.018 are subject to penalty in the amount specified  
10 in subsection 23.71.018.H.

11 2. Violations of the requirements of subsection 23.44.041.C are subject to a civil  
12 penalty of \$5,000, which shall be in addition to any penalty imposed under subsection  
13 23.90.018.A.  
14

15 3. Violations of Section 23.49.011, 23.49.015 or 23.50.051 with respect to failure  
16 to demonstrate compliance with commitments to earn LEED Silver ratings under applicable  
17 sections are subject to penalty in amounts determined under Section 23.49.020, and not to any  
18 other penalty, but final determination and enforcement of penalties under that Section are subject  
19 to subsection 23.90.018.C.  
20

21 4. Violations of Sections 23.45.510 and 23.45.526 with respect to failure to  
22 demonstrate compliance with commitments to earn a LEED Silver rating or a 4-Star rating  
23 awarded by the Master Builders Association of King and Snohomish Counties or other eligible  
24 green building ratings systems under applicable sections are subject to penalty in amounts  
25 determined under subsection 23.90.018.E, and not to any other penalty.  
26



1 Silver, Built Green 4-Star, or ESDS ratings or satisfy alternative standards, the violator may  
2 show as full or partial mitigation of liability:

3 1. That the violation giving rise to the action was caused by the willful act, or  
4 neglect, or abuse of another; or

5 2. That correction of the violation was commenced promptly upon receipt of the  
6 notice thereof, but that full compliance within the time specified was prevented by inability to  
7 obtain necessary materials or labor, inability to gain access to the subject structure, or other  
8 condition or circumstance beyond the control of the defendant.  
9

10 \* \* \*

11 Section 104. Section 25.05.675 of the Seattle Municipal Code, which section was last amended  
12 by Ordinance 123209, is amended as follows:  
13

14 **25.05.675 Specific environmental policies**

15 \* \* \*

16 M. Parking.

17 1. Policy background.

18 a. Increased parking demand associated with development projects may  
19 adversely affect the availability of parking in an area.  
20

21 b. Parking regulations to mitigate most parking impacts and to  
22 accommodate most of the cumulative effects of future projects on parking are implemented  
23 through the City's Land Use Code. However, in some neighborhoods, due to inadequate off-  
24 street parking, streets are unable to absorb parking spillover. The City recognizes that the cost of  
25 providing additional parking may have an adverse effect on the affordability of housing.  
26

2. Policies.

a. It is the City's policy to minimize or prevent adverse parking impacts associated with development projects.

b. Subject to the overview and cumulative effects policies set forth in Sections 25.05.665 and 25.05.670, the decision maker may condition a project to mitigate the effects of development in an area on parking; provided that:

1) No SEPA authority is provided to mitigate the impact of development on parking availability in the Downtown and South Lake Union Urban Centers; 2) No SEPA authority is provided for the decision maker to mitigate the impact of development on parking availability for residential uses located within:

i. the Capitol Hill/First Hill Urban Center, the Uptown Urban Center, and the University District Urban Center , except the portion of the Ravenna urban village that is not within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot;

ii. the Station Area Overlay District; and

iii. portions of urban villages within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot ;

3) Outside of the areas listed in subsection 25.05.675.M.2.b, parking impact mitigation for multifamily development, except in the Alki area, as described in subsection 25.05.675.M.2.c , may be required only where on-street parking is at capacity, as

1 defined by the Seattle Department of Transportation or where the development itself would  
2 cause on-street parking to reach capacity as so defined.

3 c. For the Alki area, as identified on Map B for 23.54.015, a higher  
4 number of spaces per unit than is required by SMC Section 23.54.015 may be required to  
5 mitigate the adverse parking impacts of specific multifamily projects. Projects that generate a  
6 greater need for parking and that are located in places where the street cannot absorb that need --  
7 for example, because of proximity to the Alki Beach Park -- may be required to provide  
8 additional parking spaces to meet the building's actual need. In determining that need, the size  
9 of the development project, the size of the units and the number of bedrooms in the units shall be  
10 considered.  
11

12 d. If parking impact mitigation is authorized by this subsection  
13 25.05.675.M, it may include but is not limited to:  
14

- 15 1) Transportation management programs;
- 16 2) Parking management and allocation plans;
- 17 3) Incentives for the use of alternatives to single-occupancy  
18 vehicles, such as transit pass subsidies, parking fees, and provision of bicycle parking space;
- 19 4) Increased parking ratios; and
- 20 5) Reduced development densities to the extent that it can be  
21 shown that reduced parking spillover is likely to result; provided, that parking impact mitigation  
22 for multifamily development may not include reduction in development density.  
23

24 \* \* \*

1 Section 105. Subsection A of Section 25.05.800 of the Seattle Municipal Code, which  
2 section was last amended by Ordinance 122670, is amended as follows:

3 **25.05.800 Categorical exemptions**

4 The proposed actions contained in this subchapter are categorically exempt from  
5 threshold determination and EIS requirements, subject to the rules and limitations on categorical  
6 exemptions contained in Section 25.05.305.

7  
8 A. Minor new construction—flexible thresholds.

9 1. The exemptions in this subsection apply to all licenses required to undertake  
10 the construction in question, except when a rezone or any license governing emissions to the air  
11 or discharges to water is required. To be exempt under this Section 25.05.800, the project shall  
12 be equal to or smaller than the exempt level. For a specific proposal, the exempt level in  
13 subsection A.2 of this Section 25.05.800 shall control. If the proposal is located in more than one  
14 city or county, the lower of the agencies' adopted levels shall control, regardless of which agency  
15 is the lead agency.  
16

17 2. The following types of construction are exempt, except when undertaken  
18 wholly or partly on lands covered by water or unless undertaken in environmentally critical areas  
19 (Section 25.05.908):  
20

21 a. The construction or location of residential structures containing no more  
22 than the number of dwelling units identified in Table A for 25.05.800, except for lots located in  
23 an Urban Center or a SAOD, if the proposed construction or location is on a lot in an LRI or  
24 LR2 zone, and if the lot abuts any portion of another lot that is zoned SF or RSL, or is across an  
25 alley of any width from a lot that is zoned SF or RSL, or is across a street from a lot zoned SF or  
26



RSL if that street does not meet minimum width requirements in Section 23.53.015.A, then the level of exempt construction is 4 dwelling units for lots in an LR1 zone, and 6 dwelling units for lots in an LR2 zone;

**Table A for 25.05.800: Exemptions for Residential Uses**

Zone	Residential Uses	
	Number of Exempt Dwelling Units	
	Outside of Urban Centers	Within Urban Centers or SAOD
SF, RSL	4	4
LR1	4	6
LR2	6	30
LR3	8	30
NC1, NC2, NC3, C1, C2	4	30
MR, HR, SM	20	30
Downtown zones	Not Applicable	80
Industrial zones	4	4

Notes for Table A for 25.05.800  
 SAOD = Station Area Overlay Districts.  
 Urban centers and urban villages are identified in the Seattle Comprehensive Plan.

b. The construction of a barn, loafing shed, farm equipment storage building, produce storage or packing structure, or similar agricultural structure, covering 10,000 square feet or less, and to be used only by the property owner or his or her agent in the conduct of farming the property. This exemption does not apply to feed lots;

c. The construction of office, school, commercial, recreational, service or storage buildings, containing no more than the gross floor area listed in the Table B for 25.05.800 below:

**Table B for 25.05.800: Exemptions for Non-Residential Uses**

Zone	Non-Residential Uses	
	Exempt Area of Use (square feet of gross floor area)	
	Outside of Urban Centers	Within Urban Centers or SAOD
SF, RSL, LR1, LR2, LR3	4,000	4,000
MR, HR, NC1, NC2, NC3	4,000	12,000
C1, C2, SM, Industrial zones	12,000	12,000
Downtown zones	Not Applicable	12,000
Notes for Table B for 25.05.800 SAOD = Station Area Overlay Districts. Urban centers and urban villages are identified in the Seattle Comprehensive Plan.		

d. The construction of a parking lot designed for 40 or fewer automobiles, as well as the addition of spaces to existing lots up to a total of 40 spaces;

e. Any landfill or excavation of 500 cubic yards or less throughout the total lifetime of the fill or excavation; and any fill or excavation classified as a Class I, II, or III forest practice under RCW 76.09.050 or regulations there under;

f. Mixed-use construction, including but not limited to projects combining residential and commercial uses, is exempt if each use, if considered separately, is exempt under the criteria of subsections 25.05.800.A.2.a through A.2.d above, unless the uses in combination may have a probable significant adverse environmental impact in the judgment of an agency with jurisdiction (see Section 25.05.305.A.2.b);

g. In zones not specifically identified in this subsection 25.05.800.A, the standards for the most similar zone addressed by this subsection apply.

\* \* \*

1  
2 Section 106. Subsections A and B of Section 25.09.260 of the Seattle Municipal Code,  
3 which section was last amended by Ordinance 122050, is amended as follows:

4 **25.09.260 Environmentally Critical Areas Administrative Conditional Use**

5 A. When the applicant demonstrates it is not practicable to comply with the requirements  
6 of Section 25.09.240.B considering the parcel as a whole, the applicant may apply for an  
7 administrative conditional use permit, authorized under Section 23.42.042, under this section to  
8 allow the Director to count environmentally critical areas and their buffers that would otherwise  
9 be excluded in calculating the maximum number of lots and units allowed on the parcel under  
10 Section 25.09.240.E.  
11

12 B. Standards. The Director may approve an administrative conditional use for smaller  
13 than required lot sizes and yards, and/or more than one dwelling unit per lot if the applicant  
14 demonstrates that the proposal meets the following standards:  
15

16 1. Environmental impacts on critical areas.

17 a. No development is in a riparian corridor, shoreline habitat, shoreline  
18 habitat buffer, wetland, or wetland buffer.

19 b. No riparian management area, shoreline habitat buffer, or wetland  
20 buffer is reduced.  
21

22 c. No development is on a steep slope area or its buffer unless the property  
23 being divided is predominantly characterized by steep slope areas, or unless approved by the  
24 Director under Section 25.09.180.B.2.a, b, or c.  
25  
26

1 (1) The preference is to cluster units away from steep slope areas  
2 and buffers.

3 (2) The Director shall require clear and convincing evidence that  
4 the provisions of this subsection 25.09.260.B are met if units are clustered on steep slope areas  
5 and steep slope area buffers with these characteristics:

6 (a) a wetland over 1,500 square feet in size or a  
7 watercourse designated part of a riparian corridor; or

8 (b) an undeveloped area over 5 acres characterized by steep  
9 slopes; or

10 (c) areas designated by the Washington Department of Fish  
11 and Wildlife as urban natural open space habitat areas with significant tree cover providing  
12 valuable wildlife habitat.

13 d. The proposal protects Washington State Department of Fish and  
14 Wildlife priority species and maintains wildlife habitat.

15 e. The open water area of a shoreline habitat, wetland or riparian corridor  
16 shall not be counted in determining the permitted number of lots.

17 f. The proposal does not result in unmitigated negative environmental  
18 impacts, including drainage and water quality, erosion, and slope stability on the identified  
19 environmentally critical area and its buffer.

20 g. The proposal promotes expansion, restoration or enhancement of the  
21 identified environmentally critical area and buffer.

22  
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25  
26 2. General environmental impacts and site characteristics.

1 a. The proposal keeps potential negative effects of the development on the  
2 undeveloped portion of the site to a minimum and preserves topographic features.

3 b. The proposal retains and protects vegetation on designated  
4 nondisturbance areas, protects stands of mature trees, keeps tree removal to a minimum, removes  
5 noxious weeds and protects the visual continuity of vegetated areas and tree canopy.  
6

7 3. Neighborhood compatibility.

8 a. The total number of lots permitted on-site shall not be increased beyond  
9 that permitted by the underlying single-family zone.

10 b. Where dwelling units are proposed to be attached, they do not exceed  
11 the height, bulk and other applicable development standards of the Lowrise 1 (LR1) zone.  
12

13 c. The development is reasonably compatible with and keeps the negative  
14 impact on the surrounding neighborhood to a minimum. This includes, but is not limited to,  
15 concerns such as neighborhood character, land use, design, height, bulk, scale, yards, pedestrian  
16 environment, and preservation of the tree canopy and other vegetation.

17 \* \* \*

18 Section 107. Section 25.11.070 of the Seattle Municipal Code, which section was  
19 enacted by Ordinance 120410, is amended as follows:  
20

21 **25.11.070 Tree protection on sites undergoing development in Lowrise zones**

22 The provisions in this Section 25.11.070 apply in Lowrise zones.

23 A. Exceptional trees

24 1. If the Director determines that there is an exceptional tree located on the lot of  
25 a proposed development and the tree is not proposed to be preserved, the development shall go  
26

1 through streamlined design review as provided in Section 23.41.018 if the project falls below  
2 the thresholds for design review established in Section 23.41.004.

3 2. The Director may permit the exceptional tree to be removed only if the total  
4 floor area that could be achieved within the maximum permitted FAR and height limits of the  
5 applicable Lowrise zone according to SMC Title 23, the Land Use Code, cannot be achieved  
6 while avoiding the tree protection area through the following:

7 a. Development standard adjustments permitted in Section 23.41.018 or  
8 the departures permitted in Section 23.41.012.

9 b. An increase in the permitted height as follows under subsection  
10 25.11.070.A.3.  
11

12  
13  
14 3. In order to preserve an exceptional tree, for a principal structure with a base  
15 height limit of 40 feet that is subject to the pitched roof provisions of Section 23.45.514.D, the  
16 Director may permit the ridge of a pitched roof with a minimum slope of 6:12 to extend up to a  
17 height of 50 feet if the increase is needed to accommodate, on an additional story, the amount  
18 of floor area lost by avoiding development within the tree protection area and the amount of floor  
19 area on the additional story is limited to the amount of floor area lost by avoiding development  
20 within the tree protection area.  
21

22 c. Parking Reduction. A reduction in the parking quantity required by  
23 Section 23.54.015 and the standards of Section 23.54.030 may be permitted in order to protect an  
24 exceptional tree if the reduction would result in a project that would avoid the tree protection  
25 area. .  
26

1 B. Trees over 2 feet in diameter.

2 1. Trees over 2 feet in diameter, measured 4.5 feet above the ground, shall be  
3 identified on site plans.

4 2. In order to protect trees over 2 feet in diameter an applicant may request and  
5 the Director may allow modification of development standards in the same manner and to the  
6 same extent as provided for exceptional trees in subsection 25.11.070.A .  
7

8 Section 108. Section 25.11.080, which section was enacted by Ordinance 120410, is  
9 amended as follows:

10 **25.11.080 Tree protection on sites undergoing development in Midrise and Commercial**  
11 **Zones**

12 The standards in this Section 25.11.080 apply in Midrise and Commercial zones.

13 A. Exceptional trees.

14 1. If the Director determines that there is an exceptional tree located on the lot of  
15 a proposed project and the tree is not proposed to be preserved, the project shall go through  
16 streamlined design review as provided in Section 23.41.018 if the project falls below the  
17 thresholds for design review established in Section 23.41.004.  
18

19 2. The Director may permit an exceptional tree to be removed only if the  
20 applicant demonstrates that protecting the tree by avoiding development in the tree protection  
21 area could not be achieved through the development standard adjustments permitted in Section  
22 23.41.018 or the departures permitted in Section 23.41.012, a reduction in the parking  
23 requirements of Section 23.54.015, and/or a reduction in the standards of Section 23.54.030.

24 B. Trees over 2 feet in diameter measured.

25 1. Trees over 2 feet in diameter, measured 4.5 feet above the ground, shall be  
26 identified on site plans.





1 new or different sections provisions of the Seattle Municipal Code as previously in effect, this  
2 ordinance shall be construed to continue such provisions in effect. The repeal of various sections  
3 of Title 23 of the Seattle Municipal Code by this ordinance shall not relieve any person of the  
4 obligation to comply with the terms and conditions of any permit issued pursuant to the  
5 provisions of such Title as in effect prior to such repeal, nor shall it relieve any person or  
6 property of any obligations, conditions or restrictions in any agreement or instrument made or  
7 granted pursuant to, or with reference to, the provisions of such Title in effect prior to such  
8 repeal.  
9

10 Section 111. Sections 1 through 106 of this ordinance shall take effect 90 days after the  
11 effective date of this ordinance.

12 Section 112. This ordinance shall take effect and be in force 30 days from and after its  
13 approval by the Mayor, but if not approved and returned by the Mayor within 10 days after  
14 presentation, it shall take effect as provided by Municipal Code Section 1.04.020.  
15  
16

17 Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2010, and signed by  
18 me in open session in authentication of its passage this  
19 \_\_\_\_ day of \_\_\_\_\_, 2010.  
20

21 \_\_\_\_\_  
22 President \_\_\_\_\_ of the City Council

23 Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2010.  
24  
25

26 \_\_\_\_\_  
27 Michael McGinn, Mayor  
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Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
City Clerk

(Seal)

Attachment A: Repealed Code Sections  
Attachment B: Official Land Use Map amendments  
*(see Ordinance 123495 at the Seattle City Clerk's website)*