

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE relating to land use and zoning; amending Sections 23.51B.002, 23.54.015, 23.55.020, 23.55.022, and 23.79.004 of the Seattle Municipal Code to support school programming for Seattle Public School students in modern facilities.

..body

WHEREAS,

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.51B.002 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

23.51B.002 Public schools in residential zones

Public schools in all neighborhood residential and multifamily zones are subject to the following development standards unless otherwise indicated:

* * *

D. Height

1. Neighborhood Residential and Lowrise ~~((Zones))~~ zones

~~((a. For new public school construction on new public school sites, the))~~

The maximum permitted height is ((30 feet plus 5 feet for a pitched roof)) 45 feet or the height of the zone whichever is greater. ~~((For gymnasiums and auditoriums that are accessory to the public school, the maximum permitted height is 35 feet plus 10 feet for a pitched roof if all portions of the structure above 30 feet are set back at least 20 feet from all lot lines. All parts of a pitched roof above the height limit must be pitched at a rate of not less than 4:12. No portion of a shed~~

~~roof on a gymnasium or auditorium is permitted to extend above the 35-foot height limit under this provision.~~

~~b. For new public school construction on existing public school sites, the maximum permitted height is 35 feet plus 5 feet for a pitched roof. All parts of the roof above the height limit must be pitched at a rate of not less than 4:12. No portion of a shed roof is permitted to extend beyond the 35-foot height limit under this provision.~~

~~c. For additions to existing public schools on existing public school sites, the maximum height permitted is the height of the existing school or 35 feet plus 5 feet for a pitched roof, whichever is greater. When the height limit is 35 feet, the ridge of the pitched roof on a principal structure may extend up to 15 feet above the height limit, and all parts of the roof above the height limit must be pitched at a rate of not less than 4:12. No portion of a shed roof is permitted to extend beyond the 35-foot limit under this provision.))~~

~~2. Midrise and Highrise ((Zones)) zones. The maximum permitted height ((for any public school located in a MR or HR zone)) is the base height permitted in that zone for multifamily structures.~~

~~((3. In Lowrise zones, departures from height limits may be granted or required pursuant to the procedures and criteria set forth in [Chapter 23.79](#). For construction of new structures on new and existing public school sites to the extent not otherwise permitted outright, the maximum height that may be granted as a development standard departure is 35 feet plus 15 feet for a roof pitched at a rate of not less than 4:12 for elementary schools and 60 feet plus 15 feet for a roof pitched at a rate of not less than 4:12 for secondary schools. No departures may be granted for a portion of a shed roof to extend beyond 35 feet in height under this provision.))~~

1 ~~((4.))~~ 3. Height maximums in all residential zones may be waived by the Director
2 as a Type I decision when the waiver would contribute to reduced demolition of residential
3 structures.

4 ~~((5.))~~ 4. The provisions of subsection 23.44.012.B ~~((of Section 23.44.012))~~ and
5 the exemptions of subsection 23.44.012.C ~~((of Section 23.44.012))~~ apply.

6 5. All residential zones. Screened or enclosed rooftop mechanical equipment may
7 extend 15 feet above the maximum permitted height.

8 * * *

9 I. Bus and ~~((Truck Loading and Unloading.))~~ truck loading and unloading

10 1. ~~((Unless subsection I.4 of this section 23.51B.002 applies, an off-street bus))~~
11 Bus loading and unloading area ~~((of a size reasonable and may be located in any required yard.~~
12 ~~The bus loading and unloading area may be permitted in landscaped areas provided under~~
13 ~~subsection 23.51B.002.F.1.b if the Director determines that landscaping around the loading and~~
14 ~~unloading area softens the impacts of its appearance on abutting properties.))~~ to meet the needs
15 of the school shall be provided on-site. Bus loading may be provided on-street for additions and
16 remodels to existing schools, provided the following are met:

17 a. There is existing on-street loading in the same location; and

18 b. The on-street loading area does not increase in area.

19 2. One off-street truck loading berth that is 13 feet wide and 40 feet long is
20 required for new public school construction.

21 3. ~~((Departures from the requirements and standards for bus and truck loading and~~
22 ~~unloading areas and berths may be granted or required pursuant to the procedures and criteria set~~

~~forth in Chapter 23.79 only when departure would contribute to reduced demolition of residential structures.~~

~~4. When a public school is remodeled or rebuilt at the same site, an existing on-street bus loading area is allowed if the following conditions are met:~~

~~a. The school site is not proposed to be expanded;~~

~~b. The student capacity of the school is not being expanded by more than 25 percent; and~~

~~c. The location of the current on-street bus loading remains the same.)) Bus and truck loading and unloading area may be permitted in setbacks required by subsection 23.51B.002.E if the Director determines that the location and the landscaping around the loading and unloading area softens the impacts of its appearance on abutting properties.~~

* * *

Section 2. Table C for Section 23.54.015 of the Seattle Municipal Code, which section was last amended by Ordinance 127099, is amended as follows:

23.54.015 Required parking and maximum parking limits

* * *

Table C for 23.54.015 Required parking for public uses and institutions

Use		Minimum parking required
I. General public uses and institutions		
* * *		
J.	Libraries ^{1, 5, 8}	1 space for each 80 square feet of floor area of all auditoria and public meeting rooms containing fixed seats; plus 1 space for each 500 square feet of floor area of all other areas
* * *		
O.	Schools, public ((elementary and secondary)) ^{((7,)) 9 ((-10))}	((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)) <u>1 space for every 2 classrooms</u>
* * *		
II. General public uses and institutions for specific areas		
Q.	General public uses, institutions and Major Institution uses, except hospitals, in urban centers or the Station Area Overlay District ^{((14))⁸}	No minimum requirement
* * *		

Footnotes to Table C for 23.54.015

* * *

⁷ Indoor gymnasiums are not considered ball courts, nor are they considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the gymnasium is one parking space for every eight fixed seats. Each 20 inches of width of bleachers is 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 is one space for each 350 square feet.

⁸ When a library is permitted in a multifamily or commercial zone as a conditional use, the Director may modify the parking requirements of Section [23.54.015](#) and the requirements of Section [23.45.536](#) or Sections [23.47A.030](#) and [23.47A.032](#) on a case-by-case basis if the applicant can demonstrate that the modification is necessary due to the specific features, activities, or programs of the institution and links the reduction to the features of the institution that justify the reduction. Such modifications shall be valid only under the conditions specified, and if those conditions change, the standard requirement shall be satisfied.

⁹ ~~((For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements are 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 in this Table C for 23.54.015 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 is required.)) The Director, as a Type I decision, may waive or modify the parking requirement if the applicant submits a parking study that demonstrates that the proposal meets the demand for parking on-site or does not cause on-street parking to exceed 85 percent of the on-street capacity within 800 feet of the proposal site.~~ ¹⁰ ~~((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.)) Reserved.~~

¹¹ The general requirements of lines A through P of this Table C for 23.54.015 for general public uses and institutions, and requirements of subsection 23.54.016.B for Major Institution uses, are 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, institution, or Major Institution use fits within more than one line in this Table C for 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](#).

¹² The Director may reduce the minimum parking requirements for a child care center in any zone if a portion of its parking demand can be accommodated in nearby on-street parking.

* * *

Section 3. Section 23.55.020 of the Seattle Municipal Code, last amended by Ordinance 126845, is amended as follows:

23.55.020 Signs in neighborhood residential zones

* * *

D. The following signs are permitted in all neighborhood residential zones:

1. Electric, externally illuminated or nonilluminated signs bearing the name of the occupant of a dwelling unit, not exceeding 64 square inches in area;

2. Memorial signs or tablets, and the name of buildings and dates of building erection if cut into a masonry surface or constructed of bronze or other noncombustible materials;

3. Signs for public facilities indicating danger and/or providing service or safety information;

4. National, state, and institutional flags;

5. For any nonresidential use allowed in the zone except for elementary or secondary schools, one electric or nonilluminated double-faced identifying wall or ground sign not to exceed 15 square feet of area per sign face on each street frontage;

6. On-premises directional signs not exceeding 8 square feet in area. One such sign is permitted for each entrance or exit to a surface parking area or parking garage;

7. For elementary or secondary schools, one nonilluminated stationary sign that identifies the school's name located at the school's main entrance not to exceed 30 square feet of area and one electric ((or nonilluminated)) changing-image double-faced identifying sign, not to exceed 30 square feet of area per sign face on each street frontage, provided that the signs shall

be located and landscaped so that light and glare impacts on surrounding properties are reduced, and so that any illumination is controlled by a timer set to turn off by 10 p.m. The sign shall not include rolling, tumbling, flashing, or scrolling video;

8. One nonilluminated sign bearing the name of a home occupation not exceeding 5 square feet in area.

* * *

Section 4. Section 23.55.022 of the Seattle Municipal Code, last amended by Ordinance 126845, is amended as follows:

23.55.022 Signs in multifamily zones

* * *

D. The following signs are permitted in all multifamily zones:

1. Electric, externally illuminated or nonilluminated signs bearing the name of the occupant of a dwelling unit, not exceeding 64 square inches in area;

2. Memorial signs or tablets, and the names of buildings and dates of building erection if cut into a masonry surface or constructed of bronze or other noncombustible materials;

3. Signs for public facilities indicating danger and/or providing service or safety information;

4. National, state, and institutional flags;

5. One electric, externally illuminated or nonilluminated sign bearing the name of a home occupation not exceeding 5 square feet in area;

6. One nonilluminated wall or ground identification sign for multifamily structures on each street or alley frontage in addition to signs permitted by

subsection 23.55.022.D.2. For structures of 16 units or less, the maximum area of each sign face is 16 square feet. One square foot of sign area is permitted for each additional unit over 16, to a maximum area of 50 square feet per sign face;

7. For institutions other than elementary and secondary schools, one electric or nonilluminated double-faced identifying wall or ground sign on each street frontage, not to exceed 24 square feet of area per sign face;

8. One electric, externally illuminated or nonilluminated sign bearing the name of a bed and breakfast, not exceeding 64 square inches in area;

9. For elementary or secondary schools, one nonilluminated stationary sign that identifies the school's name located at the school's main entrance not to exceed 30 square feet of area and one electric ((or nonilluminated)) changing-image double-faced identifying sign, not to exceed 30 square feet of area per sign face on each street frontage, provided that the signs shall be located and landscaped so that light and glare impacts on surrounding properties are reduced, and that any illumination is controlled by a timer set to turn off by 10 p.m. The sign shall not include rolling, tumbling, flashing, or scrolling video.

* * *

Section 5. Section 23.79.004 of the Seattle Municipal Code, last amended by Ordinance 121429, is amended as follows:

23.79.004 Application for development standard departure

1 On receipt of an application for development standard departure or upon initiation of the process
2 by the Director, the Director shall forward an application to the Director of the Department of
3 Neighborhoods (~~((DON)))~~ , who shall select and convene a Development Standard Advisory
4 Committee(~~(, hereinafter called the advisory committee,))~~ to secure the comments of the public
5 and make recommendations for modifications of development standards. The (~~(advisory~~
6 ~~committee))~~ Development Standard Advisory Committee shall operate pursuant to rules
7 promulgated by the Director of the Department of Neighborhoods (~~(of DON))~~. To the extent that
8 members of the following groups are available, the (~~(advisory committee))~~ Development
9 Standard Advisory Committee shall consist of:

10 A. A representative (~~((of the City selected by the Director of DON,))~~) of the Director of the
11 Department of Neighborhoods to act as nonvoting chairperson;

12 B. A non-voting representative of the Seattle School District;

13 (~~((C. A member person residing within six hundred (600) feet of the site of the school and~~
14 ~~any adjoining publicly owned property, selected by the Director of DON in cooperation with the~~
15 ~~community organizations(s) representing the area;~~

16 ~~D. A person owning property or a business within six hundred (600) feet of the site of the~~
17 ~~school and any adjoining publicly owned property, selected by the Director of DON in~~
18 ~~cooperation with the community organization(s) representing the area;~~

19 ~~E. Two (2) representatives of the neighborhood, selected by the Director of DON in~~
20 ~~cooperation with the community organization(s) representing the area;))~~

21 C. A member with experience in land use and zoning, architecture or landscape
22 architecture, economic development, real estate development, or educational services;

23 D. A member who owns a business or property within 600 feet of the school;

1 E. A member of a parent-teacher association or other school organization; and

2 F. A representative at large ((selected by the Director of DON)) to represent city-wide
3 education issues((;)) .

4 ~~((G. A nonvoting representative of the Department;~~

5 H. Two (2) representatives of the parents of the school to be replaced, expanded or
6 remodeled, selected by the Director of DON in cooperation with the school's PTSA or other
7 school parent organization; and

8 ~~I. A person, to be selected by the Director, who resides in a housing unit which will be~~
9 ~~demolished and who will be adversely affected by the demolition, when demolition of housing is~~
10 ~~necessitated by the District's proposal.))~~

Section 6. This ordinance shall take effect as provided by Seattle Municipal Code
Sections 1.04.020 and 1.04.070.

Passed by the City Council the _____ day of _____, 2025,
and signed by me in open session in authentication of its passage this _____ day of
_____, 2025.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2025.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2025.

Scheereen Dedman, City Clerk

(Seal)