

Chapter 22.908

FILLS AND EXCAVATIONS

Repealed by Ordinance 108865

Title 24

ZONING AND SUBDIVISIONS

Subtitle I Zoning Regulations

Chapter 24.08

DEFINITIONS

Sections:

- 24.08.040 "C."
- 24.08.050 "D."
- 24.08.200 "S."

24.08.040 "C."

1. "Carport" means a private garage which is open to the weather on at least forty percent of the total area of its sides.

2. "Cellar" means that portion of a building between floor and ceiling which is wholly below grade or partly below and partly above grade but so located that the vertical distance from the grade to the floor below is more than the vertical distance from the grade to ceiling. A cellar shall not be counted as a story.

3. "Children's resident home" means a dwelling unit occupied by a family which provides full-time supervision for from seven to twelve children unrelated to the resident family.

4. "Children's institution" means an establishment consisting of one or more buildings organized and maintained for the group care and supervision of thirteen or more children, but not including hospitals.

5. "Church" means a building or portion thereof used for religious worship.

6. "City Engineer" means the Director of Engineering.

7. "Clinic" means a building or portion of a building containing offices for providing medical, dental, psychiatric or chiropractic services for out-patients only, but not including the sale of drugs or medical supplies.

8. "Collection station" means a container or containers for the collection of secondhand goods and recyclable materials.

9. "Commission" means The City Planning Commission of the city of Seattle.

10. "Common community space, interior" means an indoor area of such location, size, and shape as to provide space for the common recreational pursuits of those residing within the residential development of which it is a part.

11. "Common community space, landscaped" means an outdoor area, thirty percent or more of which is landscaped with evergreen plant material, of such location, size, and shape as to provide space for the common recreational pursuits of those residing within the residential development of which it is a part.

12. "Community club" means a building and related grounds used for social, civic or recreational purposes and owned and operated by a private nonprofit institution or organization serving the neighborhood in which it is located and open to the general public on equal basis and where no activities are carried on for gain.

13. "Community Development Director" means the Director of the Department of Community Development.

14. "Conditional use." See "Use or structure, conditional."

15. "Convalescent home." See "Nursing home."

16. "Council" means the City Council of the city of Seattle.

17. "Curb elevation" means the elevation of the curb, as established by the Director of Engineering, at the intersection of the projected centerline of the building and the front lot line. Where no curb elevation has been established, the Director of Engineering shall indicate such for the purpose of this subtitle.

18. "Custom manufacture" means production of products to order, usually involving individual or special design, considerable handwork, and a high ratio of value to bulk, such as jewelry, apparel and handicraft art work.

(Ord. 109126 § 1, 1980; Ord. 104271 § 4, 1975; Ord. 100890 § 1, 1972; Ord. 94036 § 4, 1965; Ord. 87225 § 2, 1958; Ord. 86300 § 3.04, 1957.)

24.08.050 "D."

1. "Day care center" means a facility operated by any person, firm, association, partnership or corporation which regularly provides

care in other than a family setting to a group of children for not less than twenty-four hours a day, whether for compensation or not.

2. "Director" means the Director of Construction and Land Use.

3. "Display area, public" means a continuous enclosed exhibit area readily visible and accessible to the public from a plaza, arcade or street, exhibiting materials of general interest such as, but no limited to, works of art such as paintings, sculptures, lithographs, serigraphs, crafts, photographs, travel displays, antiques, and artifacts from other cultures. When used in conjunction with an improvement for which a floor area ratio bonus is claimed, a public display area shall have:

1. A minimum average depth of not less than ten feet and frontage parallel to and abutting such plaza, arcade or street of not less than twenty feet; and

2. An area of not less than two hundred square feet.

4. "Dormitory tower complex" means a boarding, lodging or rooming house utilizing a tower structure, being a building designed for occupancy by students, faculty or staff employees of an accredited institution of higher learning and by members of the operating staff of said building, and having not more than twenty percent of the gross floor area of the tower structure devoted to dwelling units.

5. "Drive-in business" means a business where a customer is permitted or encouraged, either by the design of physical facilities or by service and/or packaging procedures, to carry on business, in the off-street parking area accessory to the business, while seated in a motor vehicle.

6. "Dwelling, duplex" means a detached building containing two dwelling units.

7. "Dwelling, multiple" means a building or portion thereof containing three or more dwelling units.

8. "Dwelling, multiple for low-income elderly" means a multiple dwelling in which at least ninety percent of the dwelling units are occupied by one or more persons sixty-two or more years of age who have incomes not exceeding income limits for low rent public housing for one- and two-person families as established by the Seattle Housing Authority.

9. "Dwelling, single-family" means a detached building containing one dwelling unit.

10. "Dwelling, townhouse" means a dwelling unit attached to one or more other dwelling

units, each dwelling unit occupying space from the ground to the roof and being attached to other dwelling units at the side or rear by common walls located on lot lines.

11. "Dwelling unit" means a room or rooms located within a building, designed, arranged, occupied or intended to be occupied by not more than one family and permitted roomers or boarders, as living accommodations independent from any other family. The existence of a food preparation area within such room or rooms shall be evidence of the existence of a dwelling unit.

(Ord. 109126 § 2, 1980: Ord. 107075 § 2, 1978: Ord. 106862 § 2, 1977: Ord. 106775 § 1, 1977: Ord. 102290 § 1, 1973: Ord. 101285 § 1, 1972: Ord. 99872 § 1, 1972: Ord. 98608 § 2, 1970: Ord. 98426 § 1, 1969: Ord. 96539 § 1, 1968: Ord. 96278 § 1, 1967: Ord. 88516 § 1, 1959: Ord. 86300 § 3.05, 1957.)

24.08.200 "S."

1. "Screening" means a continuous fence supplemented with landscape planting or a continuous wall, evergreen hedge or combination thereof, that would effectively screen the property which it encloses, is at least four feet high and not more than six feet high and is broken only for access drives and walks.

2. "Sign, advertising" means a structure or portion thereof that is intended for advertising purposes or on which letters, figures, or pictorial matter are, or are intended to be, displayed for advertising purposes other than the name, occupation and/or nature of the enterprise conducted on the premises. This definition shall not be held to include a real estate sign advertising for sale or rent the property on which it stands.

3. "Sign, business" means any sign, structure, or device identifying the premises on which located or the occupant of said premises, or signs relating to goods or services manufactured, produced, or available on said premises.

4. "Sign, illuminated" means any sign, nameplate or bulletin board which is illuminated exclusively by nonflashing reflected light.

5. "Sign, self-illuminated" means any sign, nameplate or bulletin board in which the letters, figures, or pictorial matter are outlined by neon, fluorescent, incandescent or other lighting device in which the artificial light is maintained stationary and constant in intensity and color at all times when lighted.

6. "Sorority." See "Fraternity."

7. "Special exception" means any of the modifications to the regulations of this subtitle specified in Section 24.70.050.

8. "Stable, private" means an accessory building for the keeping of horses, cows, or other similar domestic animals owned by the occupants of the premises and not kept for remuneration, hire or sale.

9. "Stable, public." See "Riding academy."

10. "Story" means that portion of a building, except a mezzanine, included between the surface of any floor and the surface of the floor next above, except that the highest story is that portion of the building included between the highest floor surface and the ceiling or roof above. The basement shall be counted as a story.

11. "Street" means a public way thirty feet or more in width permanently open to public use including an avenue, place, drive, boulevard, parkway, highway and any similar way, except an alley.

12. "Street level floor space" means that portion of a floor of a building located within forty feet of the exterior building face, and whose elevation is no more than half of a story above or below the elevation of the nearest adjacent street sidewalk.

13. "Structural alterations" means any change in the supporting members of a building, such as foundations, bearing walls or partitions, columns, beams or girders, or any structural change in the roof.

14. "Structure" means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, but not including fences and walls less than six feet in height.

15. "Structure, townhouse" means a structure containing two or more townhouse dwellings.

16. "Superintendent" means the Director of Construction and Land Use.

(Ord. 109126 § 3, 1980; Ord. 98608 § 5, 1970; Ord. 96252 § 3, 1967; Ord. 94036 § 6, 1965; Ord. 86300 § 3.20, 1957.)

Chapter 24.16

RS 9600 SINGLE-FAMILY RESIDENCE
LOW DENSITY ZONE

Sections:

- 24.16.010 Principal uses permitted outright.
- 24.16.050 Accessory uses permitted outright.
- 24.16.060 Accessory conditional uses.
- 24.16.070 Accessory conditional uses permitted by Hearing Examiner or Board.

24.16.010 Principal uses permitted outright.

The following uses are permitted:

- A. Single-family dwellings;
- B. Existing railroad rights-of-way including passenger shelter stations but not including switching, storage, freight yards or sidings;
- C. Existing cemeteries;
- D. Public pocket parks not exceeding one acre in area;
- E. The following uses provided any building or active play area shall be located thirty feet or more from any other lot in an RS Zone and twenty feet or more from any other lot in any other R Zone:
 - 1. Public and private graded schools for academic instruction, including:
 - a. Accessory dormitories, gymnasiums, dining facilities, offices and other similar accessory buildings on the same premises
 - b. Accessory public and private day care centers (as governed by state and local regulations), community programs for the elderly, community cultural enrichment activities and other similar accessory uses,
 - 2. Public playgrounds and public community centers; public parks, including customary buildings and activities, provided that garages and service or storage areas accessory to parks shall be located one hundred feet or more from any other lot in an R Zone and shall be completely obscured from view from such lots,
 - 3. Publicly owned boat moorages, operated under public jurisdiction, for private pleasure craft subject to the conditions imposed in Section 24.22.010 B1 through B13,
 - 4. Non-school principal uses within existing or former public school buildings when authorized as a special exception by the Department of Community Development, or Hearing Examiner on appeal, in accordance with Chapter 24.72;

F. Churches providing any building or active play area is located at least twenty feet from any other lot in an RS Zone, and fifteen feet or more from any other lot in any other R Zone.

(Ord. 109084 § 1, 1980; Ord. 99503 § 1, 1970; Ord. 89626 § 1, 1960; Ord. 88283 § 1, 1959; Ord. 86300 § 6.11, 1957.)

24.16.050 Accessory uses permitted outright.

The following accessory uses are permitted:

A. Accessory uses customarily incidental to a principal use permitted outright, such as private garages containing in total not more than one thousand square feet, or parking areas for noncommercial vehicles only, not including any business, trade or industry in accordance with provisions set forth in Chapter 24.64; rectories or other similar church residence, Sunday schools, and similar customary accessory uses;

B. Separate living quarters containing no more than one dwelling unit for domestic servants employed on premises when the lot area is fifteen thousand square feet or more;

C. Keeping of up to three fowl or other small animals;

D. The keeping of horses, cows or other similar domestic or farm animals, except swine, and accessory buildings including private stables for housing such animals on a lot of at least twenty thousand square feet, provided that such animals and buildings are maintained at least fifty feet from any other lot in an R Zone, and provided further that not more than one animal will be permitted for each ten thousand square feet of lot area. The keeping of four or more small animals and pets, including pet kennels for housing such animals on a lot of at least twenty thousand square feet, provided that such animals and buildings are maintained at least thirty-five feet from any other lot in a R Zone;

E. The renting of rooms by a resident family for lodging purposes only, for the accommodation of not more than two lodgers in a single-family structure;

F. Illuminated or nonilluminated residential nameplates not exceeding sixty-four square inches bearing name of occupant and bulletin boards for churches and identifying signs for schools or other public or semipublic institutions provided such signs shall not exceed fifteen square feet;

G. Temporary, nonilluminated real estate for sale or rent signs not exceeding eight square feet and not employing light-reflecting paint;

H. Mausoleums and columbariums when accessory to cemeteries, provided that such structures shall be located one hundred feet or more from any other lot in any R Zone;

I. Garden wall crypts when accessory to cemeteries, provided that such structures meet the following requirements:

1. No interment openings shall face property other than cemetery property,

2. The height shall not exceed twenty feet,

3. Such structure shall be no closer to a street lot line than the required front yard for the zone in which such structure is located,

4. Such structure shall be ten feet or more from the side lot line of any other lot in an R Zone, and five feet or more from any alley or utility right-of-way of less than thirty feet in width when abutting across such alley or right-of-way the side lot line of any lot in any R Zone,

5. Such structure may be located on the cemetery property line except as specified in this subsection,

6. Any border between such structure and the property line shall be landscaped and maintained in good condition;

J. Home occupations of a resident person, when clearly incidental to the use of the property for dwelling purposes, subject to the following conditions:

1. No sales of goods, merchandise or things shall be made on the premises except sales which are the consummation of a prior order or which are made as a result of the referral of the customer from other premises,

2. Such occupation shall be conducted within the dwelling and not in an accessory building, shall not require internal or structural alterations, and there shall be no evidence of such occupation from the exterior of the building so as to preserve the residential appearance of the building,

3. Total rated capacity of mechanical equipment used shall not exceed three horsepower,

4. Not more than one person who is not a resident of the dwelling may be employed in such home occupation;

K. Moorages for private pleasure craft only, provided that when covered such moorages meet the following requirements:

1. The roof line shall not exceed sixteen feet above highwater lake level,

2. Covered structures shall abut upon the natural shore line,

3. Covered structures shall be located five feet or more from side lot lines,

4. Any side walls and roof shall consist of rigid or semirigid materials,

5. The roof area of such covered moorages shall not exceed one thousand square feet in area and such roofs shall not be supported by extended piling,

6. Such covered structures shall not occupy more than fifty percent of the width of the lot at the natural shore line upon which it is located,

7. Any boat using such moorage shall not be used as a place of residence when so moored;

L. Amateur radio transmission towers to a maximum height of fifty feet above grade; provided that the base of such towers shall be located at a point which is distant from any other lot at least one-half the height above grade of such tower;

M. Private swimming pool provided that it shall be enclosed with a fence of strength and design sufficient to resist penetration by children. Such fence shall be not less than four feet high except when placed within a yard enclosed by a fence not less than four feet high;

N. Beekeeping, when registered with the State Department of Agriculture and subject to the following conditions:

1. Lots having less than ten thousand square feet shall have not more than four hives,

2. Hives shall not be located within twenty-five feet of any property line, except:

a. When situated eight feet or more above adjacent ground level, or

b. When situated less than six feet above adjacent ground level and behind a solid fence or hedge six feet in height parallel to any property line within twenty-five feet of the hive and extending at least twenty feet beyond the hive in both directions;

O. Family day care home instituted and operated under standards established in accordance with state laws governing child welfare accommodating up to twelve children, including those children of the resident family under six years of age;

P. Within an operating public or private school building, day care centers under conditions specified in Section 24.16.040, public recreation activities, senior auxiliary centers and intermittent community uses.

(Ord. 109084 § 2, 1980: Ord. 102684 § 1, 1973:

Ord. 101285 § 5, 1972: Ord. 101169 § 1, 1972: Ord. 96668 § 1, 1968: Ord. 92059 § 2, 1963: Ord. 90722 § 3, 1961: Ord. 88920 § 2, 1960: Ord. 87225 § 7, 1958: Ord. 86300 § 6.31, 1957.)

24.16.060 Accessory conditional uses.

Uses customarily incidental to the principal conditional uses specified in Section 24.16.030 are permitted when authorized by the Council in accordance with Chapter 24.74.

(Ord. 109274 § 1(part), 1980: Ord. 100100 § 3(part), 1971: Ord. 91700 § 2(part), 1962: Ord. 89796 § 2(part), 1960: Ord. 86300 § 6.41, 1957.)

24.16.070 Accessory conditional uses permitted by Hearing Examiner or Board.

The following accessory conditional uses are permitted when authorized by the Board in accordance with Chapter 24.70:

A. Accessory uses customarily incidental to the principal conditional uses permitted in Section 24.16.040;

B. Parking areas accessory to permitted uses in an abutting RM, RMH, B or C Zone under conditions specified in Section 24.64.170;

C. Parking areas accessory to permitted uses when not located on the lot of the principal building, under conditions specified in Section 24.64.160;

D. Helistops accessory to principal uses permitted, subject to the provisions for heliports in Section 24.54.060, provided that the authorization of such accessory conditional use shall be subject to annual review by the Board and, for cause, may be withdrawn by the Board following any such annual review;

E. Sale and consumption of beer during daylight hours on public park premises, in a building or within fifty feet of the building on an adjoining terrace, provided however, that such use shall be in a completely enclosed building or enclosed portion of building when within one hundred feet of any lot in an R Zone;

F. Sale and consumption of alcoholic beverages under a Class H liquor license on municipal golf course premises during the established hours of operation of the golf course, in a building or within fifty feet of the building on an adjoining terrace, provided, however, that such use shall be in a completely enclosed building or enclosed portion of building when within one

hundred feet of any lot in an R Zone.
(Ord. 109274 § 1(part), 1980: Ord. 100100 § 3
(part), 1971: Ord. 91700 § 2(part), 1962: Ord.
89796 § 2(part), 1960: Ord. 86300 § 6.42,
1957.)

Chapter 24.26

RD 5000 DUPLEX RESIDENCE HIGH DENSITY ZONE

Sections:

24.26.010 Principal uses permitted outright.

24.26.010 Principal uses permitted outright.

The following uses are permitted:

A. RD 7200 principal uses permitted outright as specified and regulated in Chapter 24.18, unless modified in this chapter;

B. Three-family dwellings (triplexes) subject to the following conditions:

The minimum lot area shall be six thousand five hundred square feet, and Section 24.62.050 shall not apply;

C. Townhouse structures, subject to the following conditions:

1. A townhouse structure shall contain at least two and not more than ten townhouse dwellings,

2. The minimum lot area shall be at least one thousand six hundred square feet per townhouse dwelling and Section 24.62.050 shall not apply,

3. Each townhouse dwelling shall have a rear and front yard totalling forty-five feet, provided that the average of such front and rear yards for one townhouse structure shall be no less than twenty feet and twenty-five feet respectively and the minimum front or rear yard of any townhouse dwelling shall not be less than ten feet. If townhouse dwellings make up an entire block front, the front yard may be reduced to five feet, provided, however, that the townhouse dwelling abutting a less intensive zone or development shall provide front and rear yards as otherwise required in the zone,

4. The minimum side yard for an end townhouse dwelling of a townhouse structure shall be five feet, except as modified in Sections 24.62.070 through 24.62.160;

5. Townhouse dwellings shall not occupy more than fifty-five percent of the lot and

Sections 24.62.170 and 24.62.180 shall not apply,

6. No townhouse dwelling shall exceed a height of thirty-five feet and Sections 24.62.030 and 24.62.040 shall not apply,

7. At least ten feet of open space shall be provided between townhouse structures except when the overlap is ten feet or less and then the open space may be reduced to five feet,

8. A minimum of fifteen percent of the lot must be private usable open space,

9. In townhouse dwelling developments consisting of five or more townhouse dwellings, the required lot area may be reduced up to fifteen percent by providing an equivalent amount of continuous open space not including the required parking area,

10. Required parking with connecting permanent pedestrian access shall be located within two hundred feet of the townhouse dwelling that it serves,

11. Each proposal for townhouse dwellings shall be reviewed in its preliminary form and approved in writing as to design prior to issuance of a building or use permit by the Community Development Director. Any applicant feeling aggrieved by a decision of the Community Development Director may appeal such decision within fourteen days to the Council, citing the reasons therefor. The Council shall consider such appeal with or without a public hearing, and render a decision within sixty days of the filing of such appeal. The proposal will be judged as to design on the following criteria:

a. Efficient and harmonious grouping of structures and space encouraging individuality of separate townhouse dwellings within a unifying design concept,

b. Efficient parking for occupants and guests with adequate space for maneuvering,

c. Provision for short-term parking of service and delivery vehicles,

d. Provision for common open space,

e. Space for children's play space with allowance for visual supervision,

f. Access points from all townhouse dwellings to common space separated from moving vehicles,

g. Separation of pedestrians, common open spaces, and children's play spaces from moving vehicles,

h. Clear definition between the private domain of the townhouse dwelling,

- i. Screening of private spaces, as appropriate; and the Community Development Director may authorize fences exceeding the height limits established in Section 24.62.090 C where necessary to achieve privacy,
- j. Adequate light and air,
- k. Provision for emergency access of escape, fire, ambulance and service,
- l. Enclosed garbage storage and collection area,
- m. Provision of space for control and maintenance of public utilities,
- n. Preservation of natural vegetation and topography to the greatest extent possible,
- o. Undergrounding of utilities,
- p. Due consideration for the impact of the townhouse dwelling proposal on the vicinity or zone in which the property is located. (Ord. 109266 § 1, 1980: Ord. 109155 § 9, 1980: Ord. 109126 § 4, 1980: Ord. 106057 § 1(part), 1976: Ord. 98608 § 8(part), 1970: Ord. 96539 § 2(part), 1968: Ord. 93617 § 3 (part), 1965: Ord. 89229 § 1(part), 1960: Ord. 86300 § 10.11, 1957.)

Chapter 24.38

RM-MD MULTIPLE RESIDENCE-MIXED DENSITY ZONE

Sections:

- 24.38.070 Bulk regulations—Gross floor area.
- 24.38.080 Bulk regulations—Height of buildings.
- 24.38.100 Bulk regulations—Lot coverage.
- 24.38.130 Conditional bulk regulations—Generally.
- 24.38.170 Conditional bulk design review procedures.
- 24.38.180 Review procedures—Gross floor area and height of buildings.
- 24.38.190 Review procedure—Setbacks.
- 24.38.200 Guidelines.

24.38.070 Bulk regulations—Gross floor area.

A. The gross floor area of any nonresidential structure, not including the floor area used for accessory parking or stories used exclusively for mechanical equipment such as heating, ventilating, or air conditioning equipment shall not exceed two times the lot area. Hotels shall be regarded as residential uses for purposes of the bulk provisions of this chapter.

B. The gross floor area of any residential development, mixed residential and nonresidential development in which at least half the space provided is used for residential purposes, excluding the floor area used for accessory parking or stories used exclusively for mechanical equipment such as heating, ventilating or air conditioning equipment, shall not exceed three times the lot area, provided the ration may be increased to a maximum of five times the lot area as follows:

1. For each square foot of interior common community space provided on the lot, the gross floor area may be increased by four square feet;
2. For each square foot of landscaped common community space, provided on the lot, the gross floor area may be increased six square feet;
3. For each square foot or private usable open space provided on the lot, the gross floor area may be increased four square feet;
4. For each square foot of pedestrian-oriented retail street level floor space provided on the lot which is visually and physically accessible from an adjacent public sidewalk, the gross floor area may be increased by four square feet;
5. For each square foot of arcade provided on the lot, the gross floor area may be increased by six square feet;

and provided further that the gross floor area may be increased not to exceed a maximum of ten times the lot area with the approval of the Community Development Director as provided in Section 24.38.140. (Ord. 109126 § 5, 1980: Ord. 104271 § 1(part), 1975: Ord. 86300 § 13C.51, 1957.)

24.38.080 Bulk regulations—Height of buildings.

No building shall exceed a height of sixty-five feet unless approved by the Community Development Director, as provided in Section 24.38.140. (Ord. 109126 § 6, 1980: Ord. 104271 § 1(part), 1975: Ord. 86300 § 13C.52, 1957.)

24.38.100 Bulk regulations—Lot coverage.

No lot coverage requirements shall apply to nonresidential buildings. Lot coverage requirements for residential buildings or buildings of mixed residential and nonresidential uses of which at least half the space therein contained is used for residential purposes and hotels shall be as follows:

A. No maximum lot coverage where the natural gradient or slope, as measured between the street lot line and rear property line is in excess of ten percent;

B. Elsewhere buildings shall not occupy more than seventy-five percent of a lot except that a base structure not exceeding a maximum height of thirty-five feet, when part of a high-rise residential development with a tower exceeding a height of sixty-five feet and approved by the Community Development Director as set forth in Section 24.38.140, may occupy up to one hundred percent of the lot area.

(Ord. 109126 § 7, 1980; Ord. 104271 § 1(part), 1975; Ord. 86300 § 13C.54, 1957.)

24.38.130 Conditional bulk regulations—Generally.

The following conditional bulk provisions will apply if approved by the Community Development Director pursuant to Sections 24.38.170 through 24.38.190.

(Ord. 109126 § 8, 1980; Ord. 104271 § 1(part), 1975; Ord. 86300 § 13C.6(part), 1957.)

24.38.170 Conditional bulk design review procedures.

The following procedures shall be used by the Community Development Director for the purpose of approving conditional bulk authorized in Section 24.38.160.

(Ord. 109126 § 9, 1980; Ord. 104271 § 1(part), 1975; Ord. 86300 § 13C.7, 1957.)

24.38.180 Review procedures—Gross floor area and height of buildings.

A. At least four months prior to the issuance of a building permit the applicant shall attend a conference with representatives of the Construction and Land Use and Community Development Departments to consider Building Code,¹ Zoning Ordinance and environmental requirements, and the impact of the proposed development on other nearby structures, including proposed structures for which a reasonable degree of planning has been undertaken, as well as on the immediate area as a whole, particularly as to:

1. The effect upon availability of light and air circulation to nearby residential structures and public open spaces such as parks and courtyards;

2. The impact upon views from other similar structures within the zone as well as efforts taken to enhance views;

3. Whether adequate consideration has been given to public amenities such as ground level usable open space, arcades or pedestrian-oriented retail or service uses at street level;

4. Whether adequate provision has been made for private amenities such as private usable open space, community or landscaped open space, and private recreational facilities, such as tennis courts or swimming pools;

5. Its visual relationship to the street facade and to other structures.

B. At least one month prior to the issuance of a building permit the applicant shall submit specific plans, in duplicate, to the Community Development Director for final design review, including elevations, sections, site plan, and floor plans. The Community Development Director shall approve or disapprove the plans of the applicant within thirty days using the guidelines set forth in Section 24.38.200, and shall forward such decision to the Director and to the applicant. Extensions of time may be granted by the mutual consent of the applicant and the Community Development Director.

C. The applicant shall have fifteen days after receipt of the Community Development Director's decision to appeal such decision to the Hearing Examiner as to conformance of such decision to the procedures and guidelines of this subtitle.

(Ord. 109126 § 10, 1980; Ord. 104271 § 1(part), 1975; Ord. 86300 § 13C.71, 1957.)

1. Editor's Note: The Building Code is codified in Title 22 of this Code.

24.38.190 Review procedure—Setbacks.

At least one month prior to the issuance of a building permit the applicant shall submit in duplicate to the Community Development Director plans, elevations, and sections, where appropriate, of proposed setbacks along street lot lines or at a height less than one-third of the width of the widest abutting street. The Community Development Director shall within thirty days make a determination as to whether such setbacks enhance or detract from the street facade and conform with appropriate guidelines set forth in Section 24.38.200. The street facade shall include existing or proposed structures for which a reasonable amount of planning has been undertaken and which will have a life expectancy of at least twenty years. The Community Development Director shall immediately forward his approval or disapproval

to the Director and to the applicant. The applicant may appeal such decision to the Hearing Examiner in the manner and within the time provided in 24.38.180.

(Ord. 109126 § 11, 1980; Ord. 104271 § 1 (part), 1975; Ord. 86300 § 13C.72, 1957.)

24.38.200 Guidelines.

The following guidelines should be used, when appropriate, for all new developments. Such guidelines shall be used by the Community Development Director in evaluating a proposed development, or optional site improvement, where design review by the Community Development Director is required as set forth in Sections 24.38.130 through 24.38.160:

A. In siting a new building, consideration should be given to the spatial relationships created between it and other buildings, including proposed structures for which a reasonable degree of planning has been undertaken, in order to insure adequate street edge definition, spatial enclosure of pedestrian-oriented open spaces, solar exposure to streets and pedestrian-oriented exterior spaces, preservation of views, visual compatibility, and accomplishment of other accepted urban design goals.

B. Base structures should be of a size and shape consistent with the scale of other structures within the immediate area. The height of a base structure directly related to a residential or mixed residential-nonresidential tower structure shall generally not exceed thirty-five feet. Exceptions may be desirable to retain street facade continuity with other structures. In such cases, the height of a base structure may be increased not to exceed sixty-five feet. In order to protect public views along east-west streets, tower structures should have a minimum setback from said streets of at least twenty feet.

C. Shadows created by new buildings should not adversely affect the utility of usable open space located on adjacent public or private developments.

D. All wiring shall be placed underground. Lighting standards, fixtures, landscaping, and other site improvements, should be of a design which is compatible with surrounding buildings and areas.

E. There should be pedestrian linkage between streets and usable open spaces which are oriented to the public, and between parking facilities and the structures which they serve.

F. Common community open spaces shall

generally be located so as to optimize solar exposure. For low- and medium-rise development, at least twenty-five percent of the open space provided should:

1. Be at ground level or at an elevation of not more than six feet above ground;

2. Be a contiguous area with a minimum dimension equal to the mean average height of any adjacent building walls enclosing the open space. Under some circumstances, it may be desirable to provide usable open spaces fronting on streets, particularly where such spaces would complement retail activities. In such cases, the minimum dimensions would not be applicable;

3. Be located to the rear of the property or as interior courtyards;

4. Provide privacy from street activity and provide outdoor recreational facilities for the use and enjoyment of the residents;

5. Be landscaped with a substantial amount of evergreen plant material including lawns and pedestrian furniture;

6. Not be used for parking or storage.

G. Service, storage and other similar areas which tend to be unsightly or unsafe shall be screened by the use of walls, fencing, landscaping, or by a combination thereof.

H. Rectangular signs integrated into marquees, arcades, or the structural framework of new buildings are preferable to most attached signs with the exception of opaque three dimensional symbolic forms illustrative of the major product or service being provided on the premises.

I. Preference shall be given to low-key signing which enhances or complements pedestrian-oriented activities on the premises as well as the general character of signs and buildings in the immediate vicinity.

J. Site development should optimize opportunities for the use of public transportation adjacent to a development through such provisions as bus shelters, overhead weather protection and facilities for personal security.

K. To focus a pedestrian emphasis on a few streets rather than having it diluted throughout the area, certain streets are designated as "pedestrian corridors," that is, streets retaining vehicular circulation but emphasizing pedestrian circulation, amenities and supporting activities. Pedestrian-oriented retail uses at street level, as well as such pedestrian-oriented amenities such as arcades, plazas, and other forms of usable open space contiguous to a street should be

located on these pedestrian corridors, whenever possible. Curb cuts for driveways shall generally not be made on these streets, and, whenever possible, driveways should be located on streets not designated as pedestrian corridors, or on alleys. The following streets are hereby designated as pedestrian corridors when located in the RM-MD Zone: First, Third and Fifth Avenues and Cedar, Wall, Bell and Lenora Streets. (Ord. 109126 § 12, 1980: Ord. 104271 § 1 (part), 1975: Ord. 86300 § 13C.8, 1957.)

Chapter 24.40

BN NEIGHBORHOOD BUSINESS ZONE

Sections:

24.40.020 Principal uses permitted outright.

24.40.020 Principal uses permitted outright.

The following uses are permitted:

A. RMH 350 principal uses permitted outright as specified and regulated in Chapter 24.32, unless modified in this chapter;

B. Retail business and services serving primarily the residents of the neighborhood; such as, but not limited to, grocery, delicatessen, meat market, drugstore, hardware store, gift shop, confectionery, bakery, shoe repair shop, barbershop, beauty shop, hand- or coin-operated laundry, dry-cleaning shop, upholstery shop, business and professional offices, florist shop, variety or notions store, millinery store, or restaurant without live entertainment, dancing or alcoholic beverages;

C. Fire stations, police precinct stations including accessory holding rooms or cells for detention of suspects for a period not to exceed twenty-four hours; branch libraries; branch telephone exchanges, static transformer and booster stations and other public utility service uses, but not including storage or service yards;

D. Uncovered and covered moorages for pleasure craft, boat rental moorages and piers for pleasure craft only, including sales and service and minor repair to boats as an accessory use;

E. Houseboats, subject to the provisions of Section 24.22.010 C;

F. Antique shops having a gross floor area of not more than two thousand five hundred square feet;

G. Day care center on condition that a fenced outdoor play area shall be provided on the lot;

H. Offices for residential home builders and renovators provided that no goods, machinery or stock in trade is kept on the premises;

I. Printing shops serving the residents of the neighborhood, and which operate machinery employing a combined maximum of four horsepower at any one time, and which have a gross floor area of not more than one thousand five hundred square feet;

J. Artist's studio/dwelling, provided such use is completely enclosed within a building when located within fifty feet of any lot in an R Zone. Such use is exempt from compliance with Section 24.40.010 C.

(Ord. 108984 § 1, 1980: Ord. 107537 § 4, 1978: Ord. 107109 § 2, 1978: Ord. 106950 § 1, 1977: Ord. 105408 § 3, 1976: Ord. 104675 § 1, 1975: Ord. 102817 § 2, 1973: Ord. 101285 § 8, 1972: Ord. 100890 § 3, 1972: Ord. 96395 § 5, 1968: Ord. 91700 § 10, 1962: Ord. 91138 § 1, 1962: Ord. 89983 § 2, 1961: Ord. 88921 § 1, 1960: Ord. 86300 § 14.21, 1957.)

Chapter 24.46

BM METROPOLITAN BUSINESS ZONE

Sections:

24.46.060 Principal conditional uses permitted by Council.

24.46.070 Principal conditional uses permitted by Hearing Examiner or Board.

24.46.090 Accessory conditional uses permitted by Council.

24.46.100 Accessory conditional uses permitted by Board.

24.46.060 Principal conditional uses permitted by Council.

The following principal conditional uses are permitted when authorized by the Council in accordance with Chapter 24.74:

Microwave or line-of-sight transmission station.

(Ord. 109155 § 10(part), 1980: Ord. 106848 § 4(part), 1977: Ord. 105876 § 7(part), 1976: Ord. 102817 § 5(part), 1973: Ord. 94036 § 12 (part), 1965: Ord. 92886 § 4(part), 1964: Ord. 91700 § 13(part), 1962: Ord. 86300 § 16.31, 1957.)

24.46.070 Principal conditional uses permitted by Hearing Examiner or Board.

The following uses are permitted when authorized by the Hearing Examiner or Board in accordance with Chapter 24.70:

- A. Outdoor ice-skating rink;
- B. Apartment hotel, apartment house, or home for the retired on other than street level floor space, following review and report by the Engineering Department concerning impact on adjacent streets and the Central Business District Comprehensive Plan;
- C. Helistop, subject to the provisions of Sections 24.44.080 E and 24.54.060;
- D. Automobile service station under the conditions provided in Section 24.40.040 B;
- E. Fast-food restaurant, subject to the following conditions:

1. A view-obscuring fence or wall not less than five nor more than six feet in height shall be established and maintained between a fast food restaurant and any abutting R-Zoned lot and any R-Zoned lot facing across an alley except for alley access openings,

2. Access to an abutting alley shall be limited to a maximum of two driveways, each not to exceed twenty-four feet in width,

3. At a minimum, exterior litter containers shall be provided at a ratio of one for every five off-street parking stalls,

4. Such uses shall be compatible with the character of existing structures in areas where a distinct and definite pattern or style has been established.

(Ord. 109155 § 10(part), 1980: Ord. 106848 § 4(part), 1977: Ord. 105876 § 7(part), 1976: Ord. 102817 § 5(part), 1973: Ord. 94036 § 12 (part), 1965: Ord. 92886 § 4(part), 1964: Ord. 91700 § 13(part), 1969: Ord. 86300 § 16.32, 1957.)

24.46.090 Accessory conditional uses permitted by Council.

Accessory uses customarily incidental to the principal conditional uses specified in Sections 24.46.060 and 24.46.070 are permitted when authorized by the Council in accordance with Chapter 24.74.

(Ord. 109155 § 11(part), 1980: Ord. 99368 § 7(part), 1970: Ord. 94036 § 14(part), 1965: Ord. 86300 § 16.51, 1957.)

24.46.100 Accessory conditional uses permitted by Board.

The following uses are permitted when authorized by the Board in accordance with Chapter 24.70:

A. Accessory uses customarily incidental to the principal conditional uses specified in Section 24.46.070 except as modified in this chapter;

B. Any principal use permitted in Sections 24.54.040 and 24.54.050 but only when necessary as an accessory use to a principal use permitted in this chapter, and only when located in other than street level floor space; or permitted when occupying street level floor space providing that such use shall be separated from the street by a space occupied or intended to be occupied by uses permitted in Section 24.46.030 and also separated by a view-obscuring wall located across the rear of such permitted uses as specified in Section 24.46.030;

C. Accessory off-street parking spaces within a principal building when such use is over ten percent of the building gross floor area, and when located in other than street level floor space and following review and report and recommendation by the Engineering Department concerning impact on adjacent streets and Central Business District Comprehensive Plan. (Ord. 109155 § 11(part), 1980: Ord. 99368 § 7(part), 1970: Ord. 94036 § 14(part), 1965: Ord. 86300 § 16.52, 1957.)

Chapter 24.48

CM METROPOLITAN COMMERCIAL ZONE

Sections:

24.48.040 Residential uses permitted outright.

24.48.040 Residential uses permitted outright.

Apartment houses are permitted, subject to the following conditions:

A. At least four months prior to the issuance of a building permit, the applicant shall attend a conference with representatives of the Department of Construction and Land Use and Community Development Department to consider

Building Code¹ and Zoning Ordinance requirements and the impact of the proposed apartment house upon the zone and vicinity, particularly:

1. The extent to which it furthers the goals and objectives of the Comprehensive Plan of Seattle for the Central Business District (CBD);

2. Its relationship to various existing and future means of transportation feeding to and from the CBD;

3. Whether pedestrian movement to and from the proposed building and along adjacent streets can be improved;

4. Whether adequate provision has been made for public amenities such as ground level open space, and for private amenities to residents;

5. Whether adequate provision has been made for services to the public and to residents;

6. How the proposed apartment house will relate to other prospective or imminent public and private improvements in the zone and vicinity;

7. Whether adequate provision has been made for light and air and whether the protection and enhancement of views have been considered;

8. Arcades or setbacks from the street property line, which may be required along certain amenity streets when designated in the Comprehensive Plan or by Council resolution.

B. Final plans shall be submitted to the Community Development Director by the Director for final design review and advisory report to the applicant at least ten days before a building permit is issued.

(Ord. 109155 § 12, 1980; Ord. 109126 § 13, 1980; Ord. 104213 § 1(part), 1975; Ord. 86300 § 17.22, 1957.)

1. Editor's Note: The Building Code is codified in Title 22 of this Code.

Chapter 24.56

IG GENERAL INDUSTRIAL ZONE

Sections:

24.56.020 Principal uses permitted outright.

24.56.020 Principal uses permitted outright.

The following uses are permitted:

A. M uses permitted outright as specified and regulated in Chapter 24.54, unless modified in this chapter;

B. Acid manufacture except those specified in Chapter 24.58

Animal control shelter

Airplane hangar

Airplane manufacture

Ammonia, chlorine or bleaching powder manufacture

Asbestos manufacture

Asphalt manufacture or refining

Assaying

Boiler works

Brewery, distillery, or winery

Brick, tile or terra cotta manufacture

Candle manufacture

Carbon manufacture

Celluloid or similar cellulose material manufacture

Charcoal manufacturing or pulverizing

Chemicals manufacture except those specified in Chapter 24.58

Coke ovens

Cupola or metal reduction furnace for aluminum, gold, silver and platinum

Disinfectants manufacture

Dyestuff manufacture

Electricity production

Emery cloth or sandpaper manufacture

Enameling

Exterminators or insect poisons manufacture

Fertilizer manufacture by cold compounding of nonodorous materials

Flour or grain mill

Foundry, provided that gross floor area of all buildings does not exceed twenty-five thousand square feet in area

Gas (illuminating or heating) manufacture or storage

Glass or glass products manufacture

Glucose manufacture

Grain drying or feed manufacture

Japanning

- Kelp reduction and the extraction of its byproducts
- Lampblack manufacture
- Lime manufacturing from fossils or shells
- Lubricating grease manufacturing or oil compounding
- Machinery manufacture
- Machine shops
- Match manufacture
- Meat packing
- Metal fabrication including extrusion and cold rolling

Motels, subject to the following conditions:

1. The use shall abut upon a major arterial as designated in the comprehensive plan of Seattle,

2. Motels shall be subject to all bulk provisions of this chapter except that the minimum lot area shall be twenty thousand square feet and the minimum lot area per unit shall be eight hundred square feet,

3. Screening six feet in height shall be provided along all property lines except the principal frontage and driveways,

4. Off-street parking shall be provided as required in Sections 24.64.120, 24.64.130 and 24.64.150,

5. The use shall be part of an industrial park which is owned or controlled by one developer and which is planned and advertised as such, with streets, utility easements, and restrictive covenants usual to industrial park development (i.e., setbacks, building lines, off-street parking, types of industries, types of construction, landscaping) and having utilities such as water, sewer and power installed or planned

- Nitrating processes
- Oilcloth or linoleum manufacture
- Oxygen manufacture
- Paint, oil, shellac, varnish or turpentine manufacture
- Paper manufacture, not including pulp
- Perfume manufacture
- Petroleum storage and refining by the continuous process or other processes not using acid or emitting offensive odors
- Plaster or wallboard manufacture
- Poison manufacture
- Printing ink manufacture
- Railroad yard or roundhouse
- Reducing or refining aluminum, copper, tin or zinc
- Refuse transfer station, subject to the following provisions:

1. Adequate control measures for insects, rodents and odors shall be maintained continually,

2. All trailers and trucks, when containing garbage, shall be completely closed and shall be stored or parked no closer than two hundred feet to any lot in an R Zone,

3. A view-obscuring eight-foot high fence or wall shall be erected and maintained on all sides which abut upon or face across a street or alley any lot in other than an M or I Zone. Such fence or wall shall be located twenty feet or more from any lot line. Areas between fencing and lot lines shall be landscaped with trees and with grass, hardy shrubs or evergreen groundcover and shall be maintained in good condition,

4. Adequate surfaced offstreet areas shall be provided on the site for all trucks and trailers, and for the number of passenger cars determined by the Director of Engineering

- Rock or stone crusher mill
- Rope manufacture
- Rubber or caoutchouc manufacture from crude materials
- Salt works
- Shoddy manufacture
- Shoeblicking manufacture
- Soap manufacture
- Soda and compound manufacture
- Sperm oil manufacture
- Starch, glucose and dextrine manufacture
- Stoneware or earthenware manufacturing
- Stove polish manufacture
- Sugar refining
- Tar refining or tar waterproofing manufacture or similar products of chemical composition
- Textile mills
- Tobacco (chewing) manufacture
- Vegetable oil or other oil manufacture, refining or storage
- Vinegar manufacture
- Yeast, production of.

(Ord. 109126 § 14, 1980: Ord. 106832 § 2, 1977: Ord. 101267 § 1, 1972: Ord. 98426 § 10, 1069: Ord. 94383 § 2, 1965: Ord. 91138 § 4, 1962: Ord. 86300 § 20.21, 1957.)

Chapter 24.60

SHORELINE MASTER PROGRAM
REGULATIONS

Sections:

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- 24.60.015 Anchorage area.
- 24.60.020 Aquaculture.
- 24.60.025 Building.
- 24.60.030 Bulk.
- 24.60.035 Development.
- 24.60.040 Development, substantial.
- 24.60.045 Director.
- 24.60.050 Extreme lowtide.
- 24.60.170 Screening.
- 24.60.175 Shoreline conditional use.
- 24.60.180 Shoreline Master Program.
- 24.60.185 Shoreline protective structures.
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- 24.60.295 Permit required for substantial development.
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- 24.60.485 Public hearing—Shoreline conditional uses and shoreline variances.
- 24.60.515 Procedure for securing approval of shoreline planned unit development.

Subchapter VIII Criteria for Evaluating
Shoreline Developments

- 24.60.690 Piling.

Subchapter I Purpose and Definitions

24.60.015 Anchorage area.

“Anchorage area” means a designated location where vessels or watercraft may anchor or moor.

(Ord. 109126 § 29(part), 1980; Ord. 106200 § 1(part), 1977; Ord. 86300 § 21A.151(part), 1957.)

24.60.020 Aquaculture.

“Aquaculture” means the culture or growing of food fish, shellfish or other marine foods, aquatic plants, or animals in fresh or salt water.

(Ord. 109126 § 29(part), 1980; Ord. 106200 § 1(part), 1977; Ord. 86300 § 21A.151(part), 1957.)

24.60.025 Building.

“Building” means any structure built for the support, shelter or enclosure of persons, animals, mechanical devices or chattels, or property of any kind. When a structure is separated by party walls located upon lot lines, then each portion of such structure shall be deemed a separate building. The term “building” shall include signs and fences over six feet high.

(Ord. 109126 § 29(part), 1980; Ord. 106200 § 1(part), 1977; Ord. 86300 § 21A.151(part), 1957.)

24.60.030 Bulk.

“Bulk” means the size and location of buildings and structures in relation to the lot. Bulk regulations include maximum height of building, minimum lot area, minimum front, side and rear yards and maximum lot coverage.

(Ord. 109126 § 29(part), 1980; Ord. 106200 § 1(part), 1977; Ord. 86300 § 21A.151(part), 1957.)

24.60.035 Development.

"Development" means a use consisting of the construction, exterior alteration, or demolition of structures; dredging; drilling; dumping, filling, removal of any sand, gravel or minerals; bulk-heading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to this chapter at any state of water level.

(Ord. 109126 § 29(part), 1980: Ord. 106200 § 1(part), 1977: Ord. 86300 § 21A.151(part), 1957.)

24.60.040 Development, substantial.

"Development, substantial." See "Substantial development."

(Ord. 109126 § 29(part), 1980: Ord. 106200 § 1(part), 1977: Ord. 86300 § 21A.151(part), 1957.)

24.60.045 Director.

"Director" means the Director of Construction and Land Use of the city of Seattle.

(Ord. 109126 § 29(part), 1980: Ord. 106200 § 1(part), 1977: Ord. 86300 § 21A.151(part), 1957.)

24.60.050 Extreme lowtide.

"Extreme lowtide" means the lowest line on land reached by a receding tide.

(Ord. 109126 § 29(part), 1980: Ord. 106200 § 1(part), 1977: Ord. 86300 § 21A.151(part), 1957.)

24.60.170 Screening.

"Screening" means a continuous fence supplemented with landscape planting or continuous wall, evergreen hedge or combination thereof, that would effectively screen the property which it encloses, is at least four feet high and not more than six feet high and is broken only for access drives and walks.

(Ord. 109126 § 30(part), 1980: Ord. 106200 § 1(part), 1977: Ord. 86300 § 21A.154(part), 1957.)

24.60.175 Shoreline conditional use.

"Shoreline conditional use" means uses identified as such in this chapter which may be authorized by the Director and approved by the Department of Ecology in specific cases where certain stated facts and conditions are found to exist.

(Ord. 109126 § 30(part), 1980: Ord. 106200 § 1(part), 1977: Ord. 86300 § 21A.154(part), 1957.)

24.60.180 Shoreline Master Program.

"Shoreline Master Program" means the comprehensive use plan for the shorelines of the city which consists of the general statement of shoreline goals and policies in Resolution 25173 and the specific regulations of the chapter.

(Ord. 109126 § 30(part), 1980: Ord. 106200 § 1(part), 1977: Ord. 86300 § 21A.154(part), 1957.)

24.60.185 Shoreline protective structures.

"Shoreline protective structures" means a bulkhead, rip-rap, groin, jetty, revetment or other structure designed to prevent destruction of or damage to the existing shoreline by erosion of wave action.

(Ord. 109126 § 30(part), 1980: Ord. 106200 § 1(part), 1977: Ord. 86300 § 21A.154(part), 1957.)

24.60.190 Shorelines.

"Shorelines" means all of the water areas of the city and their associated wetlands, together with the lands underlying them: except (A) shorelines of statewide significance; (B) shorelines on segments of streams upstream of a point where the mean annual flow is twenty cubic feet per second or less and the wetlands associated with such upstream segments; and (C) shorelines on lakes less than twenty acres in size and wetlands associated with such small lakes.

(Ord. 109126 § 30(part), 1980: Ord. 106200 § 1(part), 1977: Ord. 86300 § 21A.154(part), 1957.)

24.60.195 Shorelines of statewide significance.

"Shorelines of statewide significance" means those shorelines described in Section 24.60.305 and in Section.3 of the Shoreline Management Act of 1971.

(Ord. 109126 § 30(part), 1980: Ord. 106200 § 1(part), 1977: Ord. 86300 § 21A.154(part), 1957.)

24.60.200 Shorelines of the city.

"Shorelines of the city" means the total of all "shorelines" and "shorelines of statewide significance" within the city.

(Ord. 109126 § 30(part), 1980: Ord. 106200 § 1(part), 1977: Ord. 86300 § 21A.154(part), 1957.)

24.60.205 Shoreline special use.

"Shoreline special use" means uses identified as such in this chapter which may be authorized by the Director in specific cases where the facts and conditions stated in Section 24.60.525H are found to exist.

(Ord. 109126 § 30(part), 1980; Ord. 106200 § 1(part), 1957; Ord. 86300 § 21A.154(part), 1957.)

24.60.210 Shoreline variance.

"Shoreline variance" means a modification of the regulations of this chapter when authorized by the Director and approved by the Department of Ecology after a finding that the literal interpretation and strict application of the provisions of this chapter would cause undue and unnecessary hardship in view of specific facts and conditions applying to a lot in the Shoreline District.

(Ord. 109126 § 30(part), 1980; Ord. 106200 § 1(part), 1977; Ord. 86300 § 21A.154(part), 1957.)

24.60.215 Sign, advertising.

"Advertising sign" means a structure or portion thereof that is intended for advertising purposes or on which letters, figures, or pictorial matters are, or are intended to be, displayed for advertising purposes other than the name, occupation and/or nature of the enterprise conducted on the premises. This definition shall not be held to include a real estate sign advertising for sale or rent the property on which it stands.

(Ord. 109126 § 30(part), 1980; Ord. 106200 § 1(part), 1977; Ord. 86300 § 21A.154(part), 1957.)

24.60.220 Sign, business.

"Business signs" means any sign, structure, or device identifying the premises on which located or the occupant of said premises, or signs relating to goods or services manufactured, produced, or available on said premises.

(Ord. 109126 § 30(part), 1980; Ord. 106200 § 1(part), 1977; Ord. 86300 § 21A.154(part), 1957.)

24.60.225 Substantial development.

"Substantial development" means any development of which the total cost or fair market value exceeds one thousand dollars, or any development which materially interferes with

the normal public use of the water or shorelines of the city; except that the following shall not be considered substantial developments for the purpose of this subtitle:

A. Normal maintenance or repair of existing structures or developments, including damage by accident, fire or elements;

B. Construction of the normal protective bulkhead common to single-family residences;

C. Emergency construction necessary to protect property from damage by the elements;

D. Constuction and practices normal or necessary for farming, irrigation, and ranching activities, including agricultural service roads and utilities on wetlands, and the construction and maintenance of irrigation structures including but not limited to head gates, pumping facilities, and irrigation channels; provided, that a feedlot of any size, all processing plants, other activities of a commercial nature, alteration of the contour of the wetlands by leveling or filling other than that which results from normal cultivation, shall not be considered normal or necessary farming or ranching activities. A feedlot shall be an enclosure or facility used or capable of being used for feeding livestock hay, grain, silage, or other livestock feed, but shall not include land for growing crops or vegetation for livestock feeding and/or grazing, nor shall it include normal livestock wintering operations;

E. Construction or modification of navigational aids such as channel markers and anchor buoys;

F. Construction of wetlands by an owner, lessee or contract purchaser of a single-family residence for his own use or for the use of his family, which residence does not exceed a height of thirty-five feet above average grade level and which meets all requirements of the city other than requirements imposed pursuant to this subtitle;

G. Construction of a dock designed for pleasure crafts only, for the private noncommercial use of the owner, lessee or contract purchaser of a single-family residence, the cost of which does not exceed two thousand five hundred dollars;

H. Operation, maintenance, or construction of canals, waterways, drains, reservoirs, or other facilities that now exist or are hereafter created or developed as a part of an irrigation system for the primary purpose of making use of system waters, including return flow and artificially stored groundwater for the irrigation of lands;

I. The marking of property lines or corners on state-owned lands, when such marking does not significantly interfere with normal public use of the surface of the water;

J. Operation and maintenance of any system of dikes, ditches, drains, or other facilities existing on the effective date of Ch. 182, Laws of Washington 1975 (1st Ex. Session.) which were created, developed or utilized primarily as a part of an agricultural drainage or diking system;

K. Demolition of structures, except where the Director determines that such demolition will have a major impact upon the character of the shoreline.

(Ord. 109126 § 30(part), 1980: Ord. 106200 § 1(part), 1977: Ord. 86300 § 21A.154(part), 1957.)

24.60.230 Superintendent.

"Superintendent" means the Director of Construction and Land Use of the city of Seattle.

(Ord. 109126 § 30(part), 1980: Ord. 106200 § 1(part), 1977: Ord. 86300 § 21A.154(part), 1957.)

Subchapter II Methods to Implement Shoreline Master Program

24.60.295 Permit required for substantial development.

No substantial development shall be undertaken in the Shoreline District without first obtaining a substantial development permit from the Director in accordance with the procedures established therefor in Section 24.60.425. Such permit shall be in addition to any other permits now or hereafter required by law. No such permit shall be required where the Director determines that a development proposed on the shorelines is not a "substantial development" as defined in this chapter.

(Ord. 109126 § 15, 1980: Ord. 106200 § 1 (part), 1977: Ord. 86300 § 21A.13, 1957.)

24.60.300 Exemptions.

The regulations of this chapter shall not apply to the operation of boats, ships and other vessels designed and used as such; nor to the vacation and closure, removal or demolition of buildings found by the Director to be unfit for human habitation pursuant to the Housing Code (Ordinance 99112);¹ nor to correction of conditions

found by the Director to be in violation of the minimum standards of Chapters 27.16, 27.20, 27.24, 27.28, and 27.30 of the Housing Code (Ordinance 99112); nor to the demolition of a building or structure pursuant to an ordinance declaring the same to be a nuisance and providing for summary abatement thereof, and none of such actions shall be regarded as "developments" as defined in this chapter.

(Ord. 109126 § 16, 1980: Ord. 106200 § 1 (part), 1977: Ord. 86300 § 21A.14, 1957.)

1. Editor's Note: Ord. 99112 has been repealed and replaced by Ord. 106319; the new Housing Code is codified in Subtitle II of Title 22 of this Code.

24.60.315 Application only to new development.

The regulations of this chapter shall apply only to development undertaken in the Shoreline District after adoption of this chapter; provided, the limitations of Section 24.14.070 of this subtitle shall apply to existing nonconforming developments; and provided further, that all signs in the Shoreline District which do not conform to the provisions of this chapter shall be discontinued within a period of from three to seven years from the effective date of this chapter¹ in accordance with an amortization schedule established by the Director pursuant to Section 28 of Ordinance 102929² and based upon the age, condition, cost and remaining useful life of the sign.

(Ord. 109126 § 17, 1980: Ord. 106200 § 1 (part), 1957: Ord. 86300 § 21A.17, 1957.)

1. Editor's Note: Ord. 106200 became effective March 16, 1977.
2. Editor's Note: Ord. 102929 has been repealed by Ord. 106350.

Subchapter VI Permit Procedures

24.60.425 Procedures for obtaining substantial development permits.

No substantial development shall be undertaken on shorelines of the city without first obtaining a substantial development permit from the Director. Applications for permits shall be made on forms prescribed by the Director, shall be made by or on behalf of the property owner, lessee, contract purchaser, or other person entitled to possession of the property, and shall be accompanied by a receipt of the City Treasurer showing payment of the

applicable filing fees. Upon receipt of the application, the Director shall investigate and determine its conformance with the requirements of this chapter, and shall instruct the applicant to publish notices thereof once a week for two consecutive weeks in a newspaper of general circulation in the area where said development is proposed and once in the city official newspaper. In addition, the Director shall post at least four copies of the notice prominently on the subject property and in conspicuous public places within three hundred feet thereof and shall mail copies of the notice to any business or community group in the area which asks to be notified of permit applications. Said notices shall include a statement that any person desiring to present views to the Director with regard to said application or wishing to be notified of the decision may do so in writing within thirty days of the last date of publication of notice. The Director shall refer a copy of said application to any shoreline Advisory Council established for the area pursuant to Section 24.60.320. The Council and other persons submitting views or requesting notice shall be entitled to receive by mail a copy of the action taken on the application.

(Ord. 109126 § 18, 1980; Ord. 106200 § 1 (part), 1977; Ord. 86300 § 21A.50, 1957.)

24.60.430 Criteria for substantial development permit.

A. Unless otherwise provided in this chapter, a substantial development permit shall be issued only when the development proposed is consistent with the Shoreline Master Program of the city, as defined in Section 24.60.180 which consists of the general statement of shoreline goals and policies in Resolution 25173 and specific regulations of this chapter, and with the provisions of the Shoreline Management Act of 1971 as expressed in RCW Chapter 90.58. The burden of proving that the proposed substantial development is consistent with the foregoing criteria shall be on the applicant. The Director shall make a decision on the application within sixty days following publication of the second notice required in Section 24.60.425, or within fifteen days after issuance of a final environmental impact statement by the Director, if required. Such time limitation shall not apply where:

1. The Director has requested additional information from the applicant as provided in Section 24.60.435; or

2. The applicant modifies the application as provided in Section 24.60.435; or

3. A public hearing on the application is held pursuant to Section 24.60.440.

B. The Director may require and attach to the permit such conditions regarding the location, character and other features of the proposed structures or use, including provision of a performance bond for a term not to exceed five years, as are deemed necessary to carry out the spirit and purpose of and assure compliance with this chapter.

C. All permits issued by the Director shall be consistent with these determinations and directions.

(Ord. 109126 § 19, 1980; Ord. 106200 § 1 (part), 1977; Ord. 86300 § 21A.51, 1957.)

24.60.435 Additional data.

A. The Director may require the applicant to supply additional information or data relating to the proposed development to enable him to evaluate the application or to prepare any necessary environmental assessment or impact statement and to make a determination on the application. An application shall be cancelled by the Director if the applicant has failed without justification to supply required information or data within ninety days of a written request therefor, provided, the Director may extend the period for such submission for not more than one hundred days if he finds that the delay was not the fault of the applicant.

B. The applicant may modify the application at any time prior to the decision so long as modification does not substantially change the uses or increase the bulk proposed, change the essential features of the development, or otherwise increase the impact of the development upon the shoreline.

(Ord. 109126 § 20, 1980; Ord. 106200 § 1 (part), 1977; Ord. 86300 § 21A.52, 1957.)

24.60.445 Commencement of construction.

No construction pursuant to a substantial development permit authorized by this chapter shall begin or be authorized and no building, grading or other construction permits shall be issued by the Director until thirty days from the date of final approval and issuance of the substantial development permit by the Director or until all review proceedings are terminated if such proceedings were initiated within thirty days of the date of final approval by the Director. (Ord. 109126 § 21, 1980; Ord. 106200 § 1 (part), 1977; Ord. 86300 § 21A.54, 1957.)

24.60.450 Rulings to state—Review.

Any ruling on an application under authority of this chapter, whether it be approved or denied, shall, concurrently with the transmittal of the ruling to the applicant, be filed by the Director with the Department of Ecology and the Attorney General. Any person aggrieved by the granting or denying of a substantial development permit on shorelines of the city, or by the rescission of a permit pursuant to this chapter may seek review by the Shorelines Hearings Board by filing a request for the same within thirty days of receipt of the final order, and by concurrently filing copies of the request with the Department of Ecology and the Attorney General as provided in Section 18(1) of the Shorelines Management Act of 1971. (Ord. 109126 § 22, 1980; Ord. 106200 § 1 (part), 1977; Ord. 86300 § 21A.55, 1957.)

24.60.455 Time limits for permit validity.

The following time requirements shall apply to all substantial development permits:

A. Construction or substantial progress toward construction of a project for which a permit has been granted pursuant to this chapter must be undertaken within two years after final approval of the permit or the permit shall terminate. If such progress has not been made, a new permit shall be necessary.

B. If a project for which a permit has been granted pursuant to this chapter has not been completed within five years after approval of the permit, the Director shall review the permit, and upon a showing of good cause, do either of the following:

- 1. Extend the permit for one year; or
- 2. Terminate the permit

all as provided in WAC 173-14-060. (Ord. 109126 § 23, 1980; Ord. 106200 § 1 (part), 1977; Ord. 86300 § 21A.56, 1957.)

24.60.460 Revisions to substantial development permits.

When an applicant seeks to revise a substantial development permit, the Director shall request from the applicant detailed plans and text describing the proposed changes in the permit.

A. If the Director determines that the proposed changes are within the scope and intent of the original permit, do not substantially change the uses or increase the bulk, change the essential features of the development, or otherwise

increase the impact of the development upon the shoreline, he shall approve the revision. The revised permit shall become effective immediately. The approved revision, along with copies of the revised site plan and text, shall be submitted by certified mail to the appropriate Department of Ecology Regional Office, the Attorney General, and to persons who have previously notified the Director relative to the original application. Appeals shall be in accordance with RCW 90.58.180 and shall be filed within fifteen days from date of certified mailing. The party seeking review shall have the burden of proving the revision was not within the scope and intent of the original permit.

B. If the proposed changes are not within the scope and intent of the original permit, the applicant shall apply for a new substantial development permit in a manner provided for in this chapter. (Ord. 109126 § 24, 1980; Ord. 106200 § 1 (part), 1977; Ord. 86300 § 21A.57, 1957.)

24.60.465 Rescission.

The Director may rescind a substantial development permit if he finds that the permittee has not complied with conditions of the permit. (Ord. 109126 § 25, 1980; Ord. 106200 § 1 (part), 1977; Ord. 86300 § 21A.58, 1957.)

24.60.470 Fee schedule.

A. Permit Fee. The fee for a substantial development permit shall be as described in the Permit Fee Ordinance.¹

B. Variance Fee. When a shoreline variance, but not a substantial development permit, is required, the fee for such variance shall be the same as the fee for a zoning variance. (Ord. 109505 § 1, 1980; Ord. 106200 § 1(part), 1977; Ord. 86300 § 21A.59, 1957.)

1. Editor's Note: The Permit Fee Ordinance is codified in Chapter 22.900 of this Code.

Subchapter VII Conditional Uses, Variances and Planned Unit Developments

24.60.485 Public hearing—Shoreline conditional uses and shoreline variances.

Prior to authorizing a shoreline conditional use or shoreline variance, the Director or his designee shall conduct a public hearing on the application after notice and in the manner

provided in Section 24.60.440. After taking action on a substantial development application which includes a shoreline conditional use or variance, the permit shall be submitted by the Director to the Department of Ecology for its approval, approval with conditions (with concurrence of the Director) or denial. (Ord. 109126 § 26, 1980; Ord. 106200 § 1 (part), 1977; Ord. 86300 § 21A.62, 1957.)

24.60.515 Procedure for securing approval of shoreline planned unit development.

A. Predevelopment Conference. At least four months prior to issuance of a building permit the applicant shall attend a conference with representatives of the Construction and Land Use and Engineering Departments to consider Building Code, Zoning Ordinance, traffic and environmental requirements,¹ and the impact of the proposed development on other nearby structures, including proposed structures for which a reasonable degree of planning has been undertaken, as well as in the immediate area as a whole, particularly as to:

1. The effect on pedestrian and vehicular circulation;
2. The impact upon upland, east-west street, and pedestrian views, as well as efforts taken to enhance these views;
3. Whether adequate consideration has been given to the provisions of public amenities such as usable open space, enclosed viewing areas, and public moorage;
4. Whether adequate consideration has been given to the overall design and siting of overwater development as it relates to other waterfront development, the waterscape, the streetscape and development east of the Alaskan Way Viaduct.

B. Preapplication Conference. At least sixty days prior to application for substantial development permit, the developer shall submit schematic drawings, including plans, sections and elevations showing the relationship of the proposed development to the site and to adjoining sites and including the information required for a permit, to the Director for review. The Director may seek the advice of the Design Commission with respect to such preliminary plans after preparing a report on the proposal for their consideration.

C. Application. The developer shall submit with the application for substantial development permit a narrative description of the project, with appropriate explanatory drawings, stating

the purpose of the development, and including financial information, phasing, proposed ideas and other data sufficient for reasonable understanding of the magnitude and environmental impacts of the proposed project. In preparing its report and recommendations, the Department shall utilize reviews by all appropriate city and other agencies as to the impacts of the proposed development.

D. Approval of a shoreline planned unit development shall be incidental to approval of a substantial development permit. In addition to the procedures provided in Sections 24.60.520 et. seq. of this chapter for approval of a substantial development permit, the Director shall prepare a written report concerning the application in the manner provided in Section 24.66.080, provided such report when completed shall be transmitted to the Council rather than the Commission. The Council shall consider the application in accordance with the provisions of Section 24.66.100. If the application is approved the Director shall proceed with the application for substantial development permit as in other cases, and the provisions of Sections 24.66.110 (Final plans) and 24.66.120 (Appeal to hearing examiner) shall not apply.

(Ord. 109126 § 27, 1980; Ord. 106200 § 1 (part), 1977; Ord. 86300 § 21A.69, 1957.)

1. Editor's Note: The Building Code is codified in Title 22 of this Code; The Traffic Code is in Title 11; regulations on environmental protection are in Chapter 25.04.

Subchapter VIII Criteria for Evaluating Shoreline Developments

24.60.690 Piling.

A. Piling may be permitted in CN environment only for ecological protective purposes, the protection or enhancement of natural features, and for underwater support of utility lines.

B. Piling will be authorized in other environments to enable a water-dependent use to extend over water as its functions require, and to support underwater utility lines.

C. Piling structures may be restricted when substantial littoral drift occurs or historic or significant scenic values exist. In such cases either open piling or floating structures may be required.

D. All piling shall conform to the Standard Plans and Specifications of the city (9th Ed.).

E. Before any installation of piling, the Director shall approve the design and inspect piling and enforce strict quality control. Treated materials shall be:

1. Without structurally significant defect or damage;
2. Without toxic effects;
3. Adequately protected and installed so as to realize the maximum service life.

F. All pile driving operations must be carried out so as to minimize noise levels by using the best available noise reduction technology to the greatest extent possible, such as noise screens and cushioning of driving hammers, and construction must be scheduled as required by ordinance.

G. All individual piles must have chemical or mechanical protection necessary to prevent leaching of pollutants into water.
(Ord. 109126 § 28, 1980; Ord. 106200 § 1 (part), 1977; Ord. 86300 § 21A.104, 1957.)

Chapter 24.64

OFF-STREET PARKING AND LOADING REQUIREMENTS

Sections:

- 24.64.010 Automobile parking spaces.
- 24.64.030 Access and minimum dimensions.
- 24.64.100 Joint use.
- 24.64.120 Required parking spaces.
- 24.64.130 Downtown area—Parking spaces permitted.
- 24.64.150 Parking areas in RM-MD, B, C, M and I Zones.
- 24.64.170 Conditional accessory parking areas in R Zones.
- 24.64.180 Conditional accessory parking garages in RMV 150 Zone.
- 24.64.190 Filing of plans.
- 24.64.230 Standards for development of loading spaces.
- 24.64.240 Designation of pedestrian-oriented business districts.
- 24.64.250 Procedure to designate pedestrian-oriented business districts.
- 24.64.260 Nonconforming parking facilities in pedestrian-oriented business districts.
- 24.64.270 Conditions for establishment of parking areas in pedestrian-oriented business districts.

24.64.010 Automobile parking spaces.

A. Off-street parking spaces for automobiles shall be subject to the requirements of this chapter. Such spaces shall be provided as an accessory use at the time any building or structure is erected in all zones except:

1. When located in the BM, CM, CMT, and RM-MD Zones;
2. When located in those pedestrian-oriented business districts designated in Section 24.64.280;
3. When the parking spaces are accessory to a landmark designated pursuant to the city's Landmark Ordinance¹ and said landmark is located in the downtown area shown on Plate IV, following this chapter; or
4. When the parking spaces are accessory to nonschool uses in a former or existing public school building. The school use criteria of Chapter 24.74 shall determine the off-street parking requirements.

B. Off-street parking spaces for automobiles shall be provided as an accessory use in accordance with the requirements of this chapter as modified by Section 24.64.060 A at the time any building or structure is expanded or enlarged and as modified by Section 24.64.060 B at the time there is a change in the principal use in all zones except:

1. When located in the BM, CM, CMT, and RM-MD Zones; or
2. When located in those pedestrian-oriented business districts designated in Section 24.64.280; or
3. When the parking spaces are accessory to a land mark designated pursuant to the city's Landmark Ordinance¹ and said landmark is located in the downtown area shown in Plate IV, following this chapter.
(Ord. 109084 § 3, 1980; Ord. 107074 § 2, 1977; Ord. 105876 § 14, 1976; Ord. 104271 § 2, 1975; Ord. 103864 § 1, 1974; Ord. 94036 § 25, 1965; Ord. 91138 § 7, 1962; Ord. 86300 § 23.1, 1957.)

1. Editor's Note: The Landmark Ordinance is codified in Chapter 25.12 of this Code.

24.64.030 Access and minimum dimensions.

A. Any required off-street parking facility providing five or less parking spaces shall be developed in accordance with the following:

1. Each parking space shall be at least eight and one-half feet in width and nineteen feet in length, exclusive of access drives or aisles. No wall, post, guard rail, or other obstruction which would restrict car door opening shall be permitted within five feet of the centerline of a parking space.

2. Access aisles and driveways shall be not less than eleven feet in width, and shall conform to the minimum turning path width for one-way traffic as shown on Plate III, following this chapter. Adequate ingress to and egress from each parking space shall be provided without moving another vehicle and without backing more than fifty feet.

3. Maximum grade curvature of any area used for automobile travel or storage shall not exceed that specified in Plate II, following this chapter.

B. Any required off-street parking facility which includes more than five parking spaces shall be developed in accordance with the following. For the purposes of this subsection, any driveway or approach to a parking area shall be considered a traffic aisle and shall conform to the aisle width, grade curvature and turning path width requirements of Plates I, II, and III respectively, which follow this chapter.

1. Minimum parking area dimensions shall be provided as shown in Plate I, except that the dimensions indicated therein as for use with compact cars only shall apply only to parking areas containing more than twelve parking spaces and to not more than thirty-three percent of such parking spaces. Minimum turning widths shall be provided as shown in Plate III. Maximum grade curvature of any area used for automobile travel or storage shall not exceed that specified in Plate II.

2. Adequate ingress to and egress from each parking space shall be provided without moving another vehicle and without backing more than fifty feet. All parking spaces shall be so arranged that ingress and egress is possible without backing over a sidewalk or sidewalk area unless specifically approved as to safety by the Director of Engineering. All parking spaces shall be internally accessible to one another without reentering adjoining public streets.

3. Turning and maneuvering space shall be located entirely on private property except that the usable portion of an alley may be credited as aisle space subject to approval as to safety by the Director of Engineering.

4. No wall, post, or other obstruction which would restrict car door opening shall be permitted within five feet of the centerline of a parking space.

C. Any required off-street parking facility providing more than five parking spaces where automobiles are parked solely by attendants employed for the purpose shall have parking spaces as least eight feet in width. The grade curvature of any area used for automobile travel or storage shall not exceed that specified in Plate II, and Plates I and III shall not apply.¹ Should attendant operation be discontinued, the provisions of subsection B of this section shall thereafter apply to such facility.

D. In cases where the strict application of this subtitle would unreasonably limit full utilization of a site for parking, the Director may authorize a reduction up to three percent of any minimum dimension required in this section, except where such reduction would substantially restrict ease of travel or maneuverability of vehicles using the parking facility.

E. Required bus parking spaces shall be thirteen feet in width and forty-two feet in length. Buses parked en masse shall not be required to have ingress and egress from each bus parking space.

(Ord. 109126 § 31, 1980: Ord. 106436 § 1(part), 1977: Ord. 106119 § 1(part), 1976: Ord. 101413 § 1(part), 1972: Ord. 99368 § 10(part), 1970: Ord. 98608 § 19(part), 1970: Ord. 92059 § 6(part), 1963: Ord. 91138 § 8(part), 1962: Ord. 89712 § 1(part), 1960: Ord. 87225 § 25(part), 1958: Ord. 86300 § 23.21, 1957.)

1. Editor's Note: Plates I, II and III are located at the end of this chapter.

24.64.100 Joint use.

The Director may authorize the joint use of parking facilities by the following uses or activities under the following conditions:

A. Up to fifty percent of the off-street parking facilities required by this chapter for a theater, bowling alley, dance hall, bar, restaurant, roller or ice skating rink, or other similar primarily nighttime use may be supplied by certain other types of buildings or uses specified in subsection D.

B. Up to fifty percent of the off-street parking facilities required by this chapter for any building or use specified under subsection D

may be supplied by the parking facilities provided for uses specified in subsection E.

C. Up to one hundred percent of the parking facilities required by this chapter for a church or for an auditorium incidental to a public or private graded school may be supplied by the off-street parking facilities provided by uses specified in subsection D.

D. For the purposes of this chapter, the following uses are considered as daytime uses: banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair or service shops, manufacturing or wholesale buildings, and other similar primarily daytime uses when authorized by the Director.

E. For the purposes of this chapter, the following uses are considered as nighttime or Sunday uses: auditoriums incidental to a public or private graded school, churches, bowling alleys, dance halls, theaters, bars, restaurants, or roller or ice skating rinks, and other similar primarily nighttime uses when authorized by the Director.

F. Conditions required for joint use:

1. The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within eight hundred feet of such parking facilities.

2. The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.

3. An agreement providing for joint use of such parking facilities and executed by the parties concerned shall, together with the use permit pertaining thereto, be filed with the Director. Joint use parking privilege shall continue in effect only so long as such agreement, binding on all parties, remains in force. If such agreement becomes legally ineffective, then parking shall be provided as otherwise required by this chapter.

G. Within seven days after issuing a permit involving joint use of off-street parking facilities the Director shall serve notice of such ruling to be published in a community newspaper serving the area and to be mailed to the persons owning property or residing within three hundred feet of the proposed joint use off-street parking facility (addressed to "owner or occupant"), using for this purpose the property

ownership records of the County Treasurer and the addresses listed in the latest addition of Polk's Directory or its successor publication; provided, however, failure to send notice by mail to any property owner, where the address of such owner is not included in the county records, shall not invalidate any proceedings. Such notice shall be in addition to the notice required by Section 24.10.050.

(Ord. 109440 § 1, 1980; Ord. 106626 § 2, 1977; Ord. 106436 § 1(part), 1977; Ord. 106119 § 1(part), 1976; Ord. 101413 § 1(part), 1972; Ord. 99368 § 10(part), 1970; Ord. 98608 § 19(part), 1970; Ord. 92059 § 6(part), 1963; Ord. 91138 § 8(part), 1962; Ord. 89712 § 1(part), 1960; Ord. 87225 § 25(part), 1958; Ord. 86300 § 23.28, 1957.)

24.64.120 Required parking spaces.

The minimum number of off-street parking spaces required shall be as set forth in the following:

1980 Ordinance to the
Seattle Municipal Code
For citation SMC, contact
the Office of the City Clerk

Use	Parking Spaces Required
Single-family, duplex dwelling or houseboats	1 for each dwelling unit
Multiple dwellings, student multiple dwellings	1 for each dwelling unit
Multiple dwellings for low income elderly	1 for each 6 dwelling units
Multiple dwellings for low income handicapped	1 for each 4 dwelling units
Motels	1 for each unit in the motel
Boarding, lodging or rooming houses, fraternity, sorority or group student houses	1 for each 3 sleeping rooms or for each 6 beds, whichever amount is greater
Hotels	1 for each 4 bedrooms
Hospitals, sanitariums, nursing and convalescent homes	1 for each 2 staff doctors plus 1 for each 5 employees plus 1 for each 6 beds
Children's institutions, homes for the retired	1 for each 5 employees plus one for each 6 beds
Day care center or family day care home	1 for each 10 children or 1 for each staff member whichever is greater, and 1 passenger loading and unloading space for each 20 children, except for day care centers located in the BM and CM Zone
Halfway houses	1 for each 2 full time staff members, plus 1 for each 5 residents unless ownership and/or operation of automobiles by residents is specifically prohibited and such prohibition is documented in writing and filed with the Superintendent, plus 1 for each vehicle permanently located at the halfway house or operated on a daily basis in connection with the halfway house
Jails and work-release center	1 for each 15 beds
Police precinct stations	1 for each 200 sq. ft. of gross floor area
Libraries and museums	1 for each 250 sq. ft. of floor area open to the public
Dance halls	1 for each 75 sq. ft. of floor area used for dancing
Bowling alleys	5 for each bowling alley
Medical and dental clinics	1 for each 200 sq. ft. of gross floor area generally 1 for each 300 sq. ft. of gross floor area where part of medical-hospital complex in RMH 350 Zone

Use	Parking Spaces Required
Medical and dental clinics (continued)	1 for each 400 sq. ft. of gross floor area where part of medical-hospital complex in RMH 150 Zone
Theaters, skating rinks, auditoriums, and other indoor places of public assembly	1 for each 100 sq. ft. floor area of main auditorium or of principal place of assembly not containing fixed seats and for floor area containing fixed seats 1 for each 10 seats
Stadiums, outdoor sports arenas or areas and places of public assembly containing less than 20,000 seats	1 for each 10 permanent seats and 1 for each 100 sq. ft. of spectator assembly area not containing seats
Stadiums, outdoor sports arenas or areas and places of public assembly containing 20,000 or more seats	1 for each 10 permanent seats and 1 bus space for each 300 permanent seats. The location requirements of Section 24.64.040 shall not apply to such use. Instead, the applicant shall submit to the City Council prior to the issuance of a building permit, a workable preliminary parking plan describing the location of available off-street parking and the means by which persons will commute between the required parking areas and the principal use. The Council shall not approve such workable preliminary plans until at least one public hearing has been held. No building permit shall issue until the workable preliminary parking plan has been approved by the City Council by resolution. Prior to issuance of an occupancy permit by the Superintendent of Buildings, the applicant shall submit to the Council a final definitive workable parking plan describing the location of the available off-street parking and the means by which persons shall commute between required parking and the principal use. The Director of the Department of Community Development shall advise the Council as to the adequacy and workability of the plan as submitted. The Council shall not approve such plan until at least one public hearing has been held. No certificate of occupancy shall issue until the workable parking plan has been approved by the City Council by resolution. Any workable parking plan approved shall also be implemented prior to issuance of an occupancy permit by the Superintendent of Buildings.
Schools, community clubs and community centers	1 for each 80 sq. ft. of floor area of main auditorium or other assembly rooms not containing fixed seats, and for floor area containing fixed seats, 1 for each 8 seats

1980 updates to the
Seattle Municipal Code
codified and adopted in 1991
For current SMC go to
the Office of the City Clerk

Use	Parking Spaces Required
Private clubs	1 for each 200 sq. ft. gross floor area of club building
Churches	1 for each 80 sq. ft. of floor area in the nave not containing fixed seats and for floor area containing fixed seats, 1 for each 8 seats
Banks, business or professional offices	1 for each 400 sq. ft. of gross floor area
Offices not providing customer services on the premises	1 for each 800 sq. ft. of gross floor area
Mortuaries or funeral homes	1 for each 100 sq. ft. of floor area of assembly rooms used for service
Pleasure craft moorages	1 for each 2 moorage stalls
Establishments for the sale and consumption on the premises of food and beverages, including fraternal and social clubs:	None for gross floor area under 2000 sq. ft.
having not more than 4,000 sq. ft. of gross floor area	1 for each 200 sq. ft. of gross floor area when in excess of 2,000 sq. ft.
having more than 4,000 sq. ft. of gross floor area	20 plus 1 for each 150 sq. ft. of gross floor area in excess of 4,000 sq. ft.
Food markets:	None for gross floor area under 2,500 sq. ft.
having not more than 7,500 sq. ft. of gross floor area	1 for each 300 sq. ft. of gross floor area when in excess of 2,500 sq. ft.
having more than 7,500 sq. ft. of gross floor area	25 plus 1 for each 150 sq. ft. of gross floor area in excess of 7,500 sq. ft.
Retail stores, except as otherwise specified herein:	None for gross floor area under 2,500 sq. ft.
having not more than 4,000 sq. ft. of gross floor area	1 for each 500 sq. ft. of gross floor area when in excess of 2,500 sq. ft.
having more than 4,000 sq. ft. but not more than 20,000 sq. ft. of gross floor area	8 plus 1 for each 300 sq. ft. of gross floor area in excess of 4,000 sq. ft.
having more than 20,000 sq. ft. of gross floor area	61 plus 1 for each 150 sq. ft. of gross floor area in excess of 20,000 sq. ft.
Office and household furniture and appliance sales establishments	None for gross floor area under 2,500 sq. ft, 1 for each 600 sq. ft. of gross floor area when in excess of 2,500 sq. ft.
Motor vehicle or machinery sales, wholesale stores, furniture stores	1 for each 2,000 sq. ft. of gross floor area

1980 updates to the Seattle Municipal Code codified and adopted that year. For current SMC, contact the Office of the City Clerk.

Use	Parking Spaces Required
Manufacturing uses, research and testing laboratories, creameries, bottling establishments, bakeries, canneries, printing and engraving shops	1 for each 1,000 sq. ft. of gross floor area, except that office space shall provide parking as required for offices
Warehouses and storage buildings	1 for each 2,000 sq. ft. of gross floor area, except that office space shall be provided as required for offices
Freight terminals	1 for each 2,000 sq. ft. of gross floor area except that office space shall be provided as required for offices
Passenger terminals	1 for each 100 sq. ft. of waiting room space
Heliports: Helistops with scheduled services	1 for each 5 employees; 5 for each touchdown pad
Branch post offices	1 space for each 500 sq. ft. of gross floor area
Terminal post office	1 space for each 1,000 sq. ft. of gross floor area
Open air swimming clubs or commercial pools	1 for each 150 sq. ft. of pool area
Golf driving range	1 for each 2 driving stations
Miniature golf course	2 for each 3 holes
Trampolines	1 for each 2 pits
Telephone communication equipment buildings	One space for each 2,000 sq. ft. of gross floor area
Animal clinics	One space for each 300 sq. ft. of gross floor area
Trade or business schools	One space for each two faculty members and full time employees plus one space for every five students, based on maximum attending at any one time
Health studios	One space for each 300 sq. ft. of gross floor area
Pool and billiard halls	One space for each 200 sq. ft. of gross floor area
Marine equipment and boat sales establishments	One space for each 300 sq. ft. of floor area plus one space for each 300 sq. ft. of lot area used for outdoor display
Riding academies	Two spaces plus one space for each stable stall contained in the building

(Ord. 109039 § 1, 1980: Ord. 108358 § 3, 1979: Ord. 107537 § 12, 1978: Ord. 106775 § 3, 1977: Ord. 106090 § 10, 1976: Ord. 103364 § 1, 1974: Ord. 102816 § 2, 1973: Ord. 101413 § 2, 1972: Ord. 101117 § 1, 1972: Ord. 100613 § 1, 1972: Ord. 99368 § 11, 1970: Ord. 96278 § 2, 1967: Ord. 92492 § 5, 1963: Ord. 92030 § 1, 1963: Ord. 91202 § 1, 1962: Ord. 91138 § 9, 1962: Ord. 89796 § 5, 1960: Ord. 86300 § 23.3, 1957.)

24.64.130 Downtown area—Parking spaces permitted.

A. Off-street parking spaces may be established within the downtown area as shown on Plate IV, following this chapter, only in accordance with this section. New accessory parking spaces may be established in the downtown area only for uses in buildings which are erected, enlarged or expanded after October 1, 1976, except as accessory to a rehabilitated building as

provided in subsection G or as an accessory conditional use in Area "B" as provided in subsection F.

B. The maximum number of parking spaces permitted as accessory to principal uses shall be the same as the minimum number of parking spaces specified for such uses in Section 24.64.120, each space being calculated as having a maximum area of three hundred fifty square feet, subject to the following exceptions in Area "A":

Use	Maximum Parking Spaces Permitted
Banks, businesses or professional offices in buildings where such uses occupy at least 80% of the gross floor area exclusive of the floor area devoted to lobby, parking, and mechanical equipment.	One for each 1,000 square feet of gross floor area of the entire building in the CM Zone; one for each 1,500 square feet of gross floor area of the entire building in the BM and M Zones.
Banks, businesses, or professional offices where mixed with other uses and constituting less than 80% of the gross floor area of the building exclusive of floor area devoted to lobby, parking, and mechanical equipment.	One for each 1,200 square feet of gross floor area of such uses in the CM Zone; one for each 2,000 square feet of gross floor area of such uses in the BM and M Zones, in addition to spaces permitted for other uses in the building.
Transient accommodations such as hotels, motels and motor hotels.	One for each two units.
Restaurants.	One for each 200 square feet of gross floor area.
Retail stores.	One for each 300 square feet of gross floor area.
Heliports.	One for each helistop pad.
Trade or business schools.	One for each 1,000 square feet of gross floor area.

C. Within the "Retail Core" of Area "A" of the downtown area as shown on Plate IV, following this chapter, bounded by University Street, First Avenue, Stewart Street and Seventh Avenue, accessory parking spaces shall be authorized in excess of the maximum number provided in subsection B of this section if the Director determines that the ratio of all parking spaces to gross floor area devoted to retail uses in the Retail Core is less than the ratio of such spaces to such area as of October 1, 1976, and that the proposed spaces do not cause said ratio to exceed the value as of October 1, 1976; and that such proposed spaces will be located in a multi-level garage structure, the ground or street level

frontage of which is devoted to retail uses or similar pedestrian-oriented activity.

D. New retail uses, restaurants and places of assembly may aggregate their maximum number of permitted accessory parking spaces in the same parking facility provided the facility is located not more than twelve hundred feet from each of the participating uses.

E. New off-street parking facilities in Area "A" of the downtown area as shown on Plate IV, following this chapter, shall be subject to the following additional restrictions and conditions:

1. No new principal use parking facilities shall be established;

2. No new open parking lots shall be established, except as permitted by subsection G;

3. Accessory parking spaces not located on the same site as the principal use shall be authorized only as an accessory conditional use in accordance with Chapter 24.70.

F. New off-street parking facilities may be authorized as a principal or accessory conditional use in accordance with Chapter 24.70 in Area "B" of the downtown area as shown on Plate IV, following this chapter, either on an open lot or in a structure, if the proposed use does not have a significant adverse effect upon traffic flow or surface street capacity, particularly at peak hours.

G. New off-street parking facilities may be permitted in any part of the downtown area as shown on Plate IV, following this chapter, when such parking facility is accessory to a building existing prior to October 1, 1976, and at least fifty percent of which is rehabilitated after October 1, 1976, if the Director determines that the parking spaces are in fact accessory to the rehabilitated building and the rehabilitation is evidenced by an expenditure in any twelve-month period of at least twenty dollars per square foot of gross floor area being rehabilitated. (Ord. 109126 § 32, 1980; Ord. 105876 § 15, 1976; Ord. 86300 § 23.31, 1957.)

24.64.150 Parking areas in RM-MD, B, C, M and I Zones.

In any RM-MD, B, C, M, or I Zone a parking area for more than five vehicles shall be developed in accordance with the following requirements:

A. Border Barricades. A rail, fence, wall or other continuous barricade of a height sufficient to retain all cars completely within the property shall be provided, except at exit or access driveways, provided, however, that screening shall be provided on each side of a parking area which abuts upon or faces across a street, alley, or place any lot in a R Zone, in accordance with the provisions of Section 24.64.160A.

B. Entrances and Exits. The location and design of all entrances and exits shall be subject to the approval of the Director of Engineering provided that no entrance or exit shall be closer than fifteen feet to any lot located in an RS or RD Zone, and provided that no parking facility shall have vehicular access not existing on October 1, 1976, to any street designated by ordinance as a pedestrian or transit street or boulevard in the downtown area shown on Plate

IV, following this chapter.

C. Surface of Parking Area. Off-street parking areas shall be surfaced and maintained with a durable and dustless surface consisting of oiled crushed gravel, asphalt or concrete and shall be so graded and drained as to dispose of all surface water. In no case shall drainage be allowed across sidewalks. In the case of a parking area for more than fifteen cars, all surface water shall be discharged directly into a storm drain or sewer. Surfacing and drainage shall be subject to the approval of the Director of Engineering. Parking areas surfaced with asphalt or concrete shall have parking stalls marked by painted lines or other durable traffic marking material.

D. Lighting. Any lighting used to illuminate any required off-street parking area shall be so arranged as to reflect the light away from adjoining premises in any R Zone.

E. Signs. No signs of any kind, other than one designating entrances, exits, or conditions of use, shall be maintained on a parking area on that side which abuts upon or faces any premises situated in any R Zone. Such signs shall not exceed eight square feet in area nor shall there be more than one such sign for each entrance or exit.

F. Internal Landscaping for Large Parking Spaces. In the case of a proposed parking area which exceeds twenty thousand square feet in area, and which abuts upon any premises in any R Zone, the Board may require the planting and maintenance of trees within and along the borders of such parking area.

(Ord. 109126 § 33, 1980; Ord. 105876 § 16, 1976; Ord. 104190 § 1(part), 1975; Ord. 101296 § 1(part), 1972; Ord. 99368 § 12(part), 1970; Ord. 97085 § 3(part), 1968; Ord. 91700 § 18(part), 1962; Ord. 88921 § 6(part), 1960; Ord. 86300 § 23.41, 1957.)

24.64.170 Conditional accessory parking areas in R Zones.

The following conditions shall apply in any R Zone where off-street parking areas are permitted accessory to a use in a more intensive zone:

A. Such parking area shall abut, by at least fifty feet, either directly or across an alley, upon the lot of the principal use to which the parking area is accessory.

B. Such parking area shall be used solely for the parking of private passenger vehicles.

C. Such parking area shall be subject to all the requirements of Section 24.64.160 A, B and C.

D. The plan for such parking area shall be reviewed by the Board, who shall hold a public hearing, giving notice of the time, place and purpose of said hearing in the manner prescribed in Section 24.74.060. After the aforesaid plan has been approved by the Board, and by the Director of Engineering where his approval is required, the Director may issue a permit in accordance therewith, and subject to any additional requirements that may be stipulated by said Board for the protection of adjacent property and in the public interest.

E. Any permit issued by the Director may be revoked any time that the aforementioned requirements are not complied with, and any permittee who uses or permits the use of premises to which said permit relates in violation of any of the conditions specified by this section or included in such permit, shall be deemed in violation of this subtitle and shall be subject to the penalty prescribed in Section 24.10.110. Such revocation shall not be construed as a release from the requirements of Section 24.64.120.

(Ord. 109126 § 34, 1980: Ord. 104190 § 1 (part), 1975: Ord. 101296 § 1(part), 1972: Ord. 99368 § 12(part), 1970: Ord. 97085 § 3 (part), 1968: Ord. 91700 § 18(part), 1962: Ord. 88921 § 6(part), 1960: Ord. 86300 § 23.41, 1957.)

24.64.180 Conditional accessory parking garages in RMV 150 Zone.

A. Entrances and Exits. The location and design of all entrances and exits shall be subject to the approval of the Director of Engineering provided that no entrance or exit shall be closer than fifteen feet to any lot located in an RS or RD Zone.

B. Landscaping. Landscaping with grass, hardy shrubs, or evergreen groundcover shall be provided as specified by the Board and shall be maintained in good condition.

C. Signs. No sign of any kind, other than one designating entrances, exits or conditions or use, shall be maintained on a parking garage on that side which abuts upon or faces any premises situated in any R Zone. Such signs shall not exceed eight square feet in area nor shall there be more than one such sign for each entrance or exit.

D. Operation. Except for emergencies, no automobile repair or service of any kind shall be conducted in any such parking garage.

(Ord. 109126 § 35, 1980: Ord. 104190 § 1 (part), 1975: Ord. 101296 § 1(part), 1972: Ord. 99368 § 12(part), 1970: Ord. 97085 § 3 (part), 1968: Ord. 91700 § 18(part), 1962: Ord. 86300 § 23.44, 1957.)

24.64.190 Filing of plans.

The plan of a proposed parking area shall be submitted to the Director at the time of the application for a building permit. Said plan shall clearly indicate the proposed development, including the location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed parking facility and shall be reviewed by the Director of Engineering or Board, as required in this chapter and the provisions of this subtitle applicable to the zone where the use is proposed. (Ord. 109126 § 36, 1980: Ord. 86300 § 23.5, 1957.)

24.64.230 Standards for development of loading spaces.

Each offstreet loading or unloading berth shall be subject to the following minimum standards:

A. Each berth shall be not less than ten feet in width, twenty-five feet in length.

B. Space for such berth may occupy all, or any part, of any required yard when uncovered.

C. No berth shall be located closer than fifty feet to any other lot in any R Zone unless wholly within a completely enclosed building.

D. Direct access to such berth from a street shall be permitted only when no usable alley or other means of direct access is available.

E. Access to offstreet loading berths across street sidewalks shall be subject to the approval of the Director of Engineering.

(Ord. 109126 § 37, 1980: Ord. 103840 § 1 (part), 1974: Ord. 87225 § 26(part), 1958: Ord. 86300 § 23.63, 1957.)

24.64.240 Designation of pedestrian-oriented business districts.

In order to preserve, protect and encourage the pedestrian scale and character of certain established business districts of the city, to provide continuous retail frontages uninterrupted by vehicular accessways and parking facilities, and to minimize pedestrian-automobile

conflicts in areas of high pedestrian traffic, the Council may from time to time, as warranted, designate such areas as "pedestrian-oriented business districts" by ordinance. (Ord. 109126 § 38(part), 1980; Ord. 103864 § 2(part), 1974; Ord. 86300 § 23.71, 1957.)

24.64.250 Procedure to designate pedestrian-oriented business districts.

A petition or proposal to establish a pedestrian-oriented business district shall be filed and considered in the same manner as provided in Chapter 24.72 for zoning text amendments, and when designated such districts shall be so indicated on the Official Zoning Map of Seattle. (Ord. 109126 § 38(part), 1980; Ord. 103864 § 2(part), 1974; Ord. 86300 § 23.72, 1957.)

24.64.260 Nonconforming parking facilities in pedestrian-oriented business districts.

Existing parking facilities in pedestrian-oriented business districts which do not conform to the requirements of Section 24.64.270 E, shall be discontinued two years from the effective date of the ordinance designating the pedestrian-oriented business district in which such parking facility is located. (Ord. 109126 § 38(part), 1980; Ord. 103864 § 2(part), 1974; Ord. 86300 § 23.73, 1957.)

24.64.270 Conditions for establishment of parking areas in pedestrian-oriented business districts.

Parking areas in the pedestrian-oriented business districts designated in Section 24.64.280 shall be permitted only as a conditional use authorized by the Hearing Examiner under Chapter 24.74 and shall be subject to all of the following conditions:

A. The size and location of such parking area shall be necessary to the successful operation of the use or uses served; and the number of parking spaces provided shall not exceed the minimum number of spaces otherwise required for such uses in Section 24.64.120.

B. Driveways to such parking areas shall not be located across a sidewalk on the principal business frontage of such district, except where no other possible access to such parking area exists.

C. The parking area shall not be located on the principal business frontage of the district so as to interrupt such frontage.

D. All opportunities for cooperative and joint use parking facilities as provided in Sections 24.64.090 and 24.64.100 shall be explored and employed.

E. The conditions for conditional accessory parking areas in R Zones as provided in Section 24.64.170 shall apply; provided that the screening requirements shall apply only on street margins and such screening shall be set back a minimum ten feet from said street margin which area shall be landscaped with grass, trees or hardy evergreen shrubs.

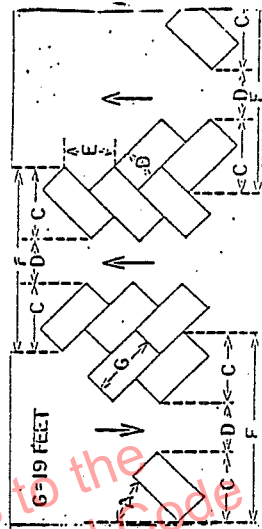
The report of the Director required by Section 24.74.050 shall include an inventory of the available parking areas, both on-street and off-street, serving such district and shall include a report of the Director of Engineering as to the probable effect of such parking area upon traffic movements in the vicinity and any suggestions for mitigating any adverse impacts thereon. The Director's report shall also discuss possible alternatives to establishment of such parking area such as the use of public transportation facilities and cooperative and joint use parking facilities, and shall take into account the nature, scale and character of the immediate vicinity and the district as a whole. The Director shall also identify the area served by businesses in the immediate vicinity of the proposed parking facility.

(Ord. 109126 § 38(part), 1980; Ord. 103864 § 2(part), 1974; Ord. 86300 § 23.74, 1957.)

OFF-STREET PARKING AND LOADING REQUIREMENTS

PLATE I
PARKING AREA DIMENSIONS

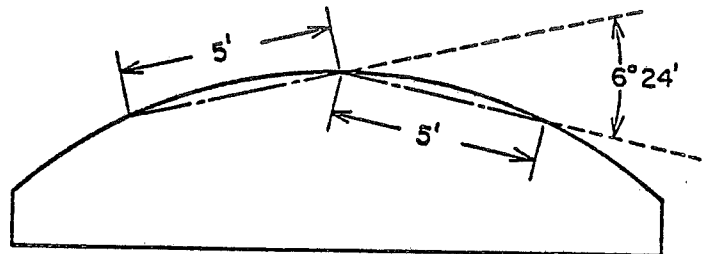
A PARKING ANGLE	B STALL WIDTH	C STALL DEPTH	D AISLE WIDTH		E CURB LENGTH PER CAR	F(I)		A PARKING ANGLE	B STALL WIDTH	C STALL DEPTH	D AISLE WIDTH		E CURB LENGTH PER CAR	F(O)	
			1 WAY TRAFFIC	2 WAY TRAFFIC		1 WAY TRAFFIC	2 WAY TRAFFIC				1 WAY TRAFFIC	2 WAY TRAFFIC		1 WAY TRAFFIC	2 WAY TRAFFIC
0°	8.0*	8.0*	12.0	20.0	20.0*	28.0**	36.0**	70°	8.0*	17.8*	19.5	20.0	8.5*	55.0**	55.5**
	8.5	8.5			23.0	29.0	37.0		8.5	20.8	19.0	20.0	9.0	61.1	61.6
20°	8.0*	13.0*	11.0	20.0	23.4*	37.0**	46.0**	80°	8.0*	17.2*	23.0	24.0	8.1*	57.3**	58.3**
	8.5	14.5			24.9	40.0	49.0		8.5	20.2	22.0	24.0	8.6	63.4	64.4
30°	9.0	15.0	11.0	20.0	26.3	41.0	50.0	90°	9.0	20.3	22.0	24.0	9.1	62.6	64.6
	9.5	15.5			27.8	42.0	51.0		9.5	20.4	21.0	24.0	9.6	61.8	64.8
40°	10.0	15.9	11.0	20.0	29.2	42.8	51.8	90°	10.0	20.5	21.0	24.0	10.2	61.0	65.0
	10.0	18.2			30.0	44.0	54.0		10.0	19.0	22.0	24.0	10.0	60.6	62.0
45°	8.0*	14.9*	11.0	20.0	16.0*	40.9**	49.9**	90°	8.0*	16.0*	24.0	25.0	8.0*	56.0**	57.0**
	8.5	16.9			17.0	44.8	53.8		8.5	19.0	23.0	24.0	8.5	62.0	63.0
50°	9.0	17.3	11.0	20.0	18.0	45.6	54.6	90°	9.0	19.0	23.0	24.0	9.0	61.0	62.0
	9.5	17.8			19.0	46.6	55.6		9.5	19.0	23.0	24.0	9.5	60.6	62.0
60°	10.0	18.2	11.0	20.0	20.0	47.4	56.4	90°	10.0	19.0	22.0	24.0	10.0	60.0	62.0
	10.0	21.5			20.0	44.8**	52.8**		10.0	19.0	22.0	24.0	10.0	60.0	62.0
60°	8.0*	16.4*	12.0	20.0	12.5*	44.8**	52.8**	90°	8.0*	16.0*	24.0	25.0	8.0*	56.0**	57.0**
	8.5	18.7			13.2	49.4	57.4		8.5	19.0	23.0	24.0	8.5	62.0	63.0
60°	9.0	19.1	12.0	20.0	14.0	50.2	58.2	90°	9.0	19.0	23.0	24.0	9.0	61.0	62.0
	9.5	19.5			14.8	51.0	59.0		9.5	19.0	23.0	24.0	9.5	60.6	62.0
60°	10.0	19.9	12.0	20.0	15.6	51.8	59.8	90°	10.0	19.0	22.0	24.0	10.0	60.0	62.0
	10.0	21.5			16.0	52.8**	60.2		10.0	19.0	22.0	24.0	10.0	60.0	62.0
60°	8.0*	17.0*	12.5	20.0	11.3*	46.4**	53.9**	90°	8.0*	16.0*	24.0	25.0	8.0*	56.0**	57.0**
	8.5	19.4			12.0	51.3	58.8		8.5	19.0	23.0	24.0	8.5	62.0	63.0
60°	9.0	19.8	12.0	20.0	12.7	51.6	59.6	90°	9.0	19.0	23.0	24.0	9.0	61.0	62.0
	9.5	20.1			13.4	52.2	60.2		9.5	19.0	23.0	24.0	9.5	60.6	62.0
60°	10.0	20.5	12.0	20.0	14.1	53.0	61.0	90°	10.0	19.0	22.0	24.0	10.0	60.0	62.0
	10.0	21.5			14.1	53.0	61.0		10.0	19.0	22.0	24.0	10.0	60.0	62.0
60°	8.0*	17.4*	12.5	20.0	10.4*	47.3**	54.8**	90°	8.0*	16.0*	24.0	25.0	8.0*	56.0**	57.0**
	8.5	20.0			11.1	52.5	60.0		8.5	19.0	23.0	24.0	8.5	62.0	63.0
60°	9.0	20.4	12.0	20.0	11.7	52.8	60.8	90°	9.0	19.0	23.0	24.0	9.0	61.0	62.0
	9.5	20.7			12.4	53.4	61.4		9.5	19.0	23.0	24.0	9.5	60.6	62.0
60°	10.0	21.0	12.0	20.0	13.1	54.0	62.0	90°	10.0	19.0	22.0	24.0	10.0	60.0	62.0
	10.0	21.5			13.1	54.0	62.0		10.0	19.0	22.0	24.0	10.0	60.0	62.0
60°	8.0*	17.9*	17.5	20.0	9.2*	53.2**	55.7**	90°	8.0*	16.0*	24.0	25.0	8.0*	56.0**	57.0**
	8.5	20.7			9.8	58.9	61.4		8.5	19.0	23.0	24.0	8.5	62.0	63.0
60°	9.0	21.0	17.0	20.0	10.4	59.0	62.0	90°	9.0	19.0	23.0	24.0	9.0	61.0	62.0
	9.5	21.2			11.0	58.9	62.4		9.5	19.0	23.0	24.0	9.5	60.6	62.0
60°	10.0	21.5	16.0	20.0	11.5	59.0	63.0	90°	10.0	19.0	22.0	24.0	10.0	60.0	62.0
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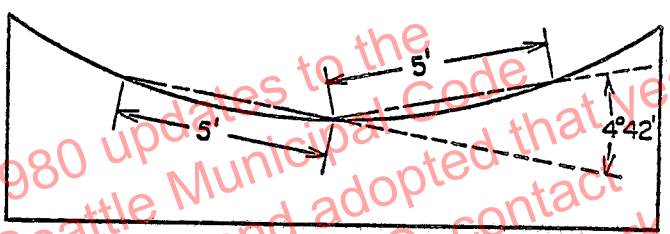
(I) 60 feet may be substituted for required unit width on lots where the available width is in 60 foot whole multiples. 40 feet may be used for single parking bay (row), at 90° and a two-way traffic aisle when only a single 40 foot lot is available. In both cases a minimum 9-1/2 foot stall-width shall be provided.

* For use with compact cars only. ** Any bays which contain combined compact and normal spaces shall be designed for normal spaces.

PLATE II
MAXIMUM GRADE CURVATURE

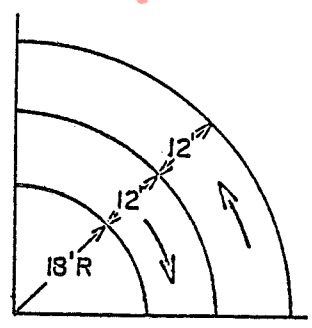


CREST VERTICAL CURVE

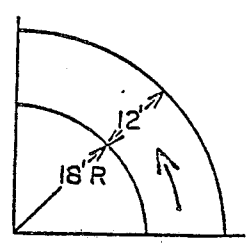


SAG VERTICAL CURVE

PLATE III
MINIMUM TURNING PATH WIDTHS

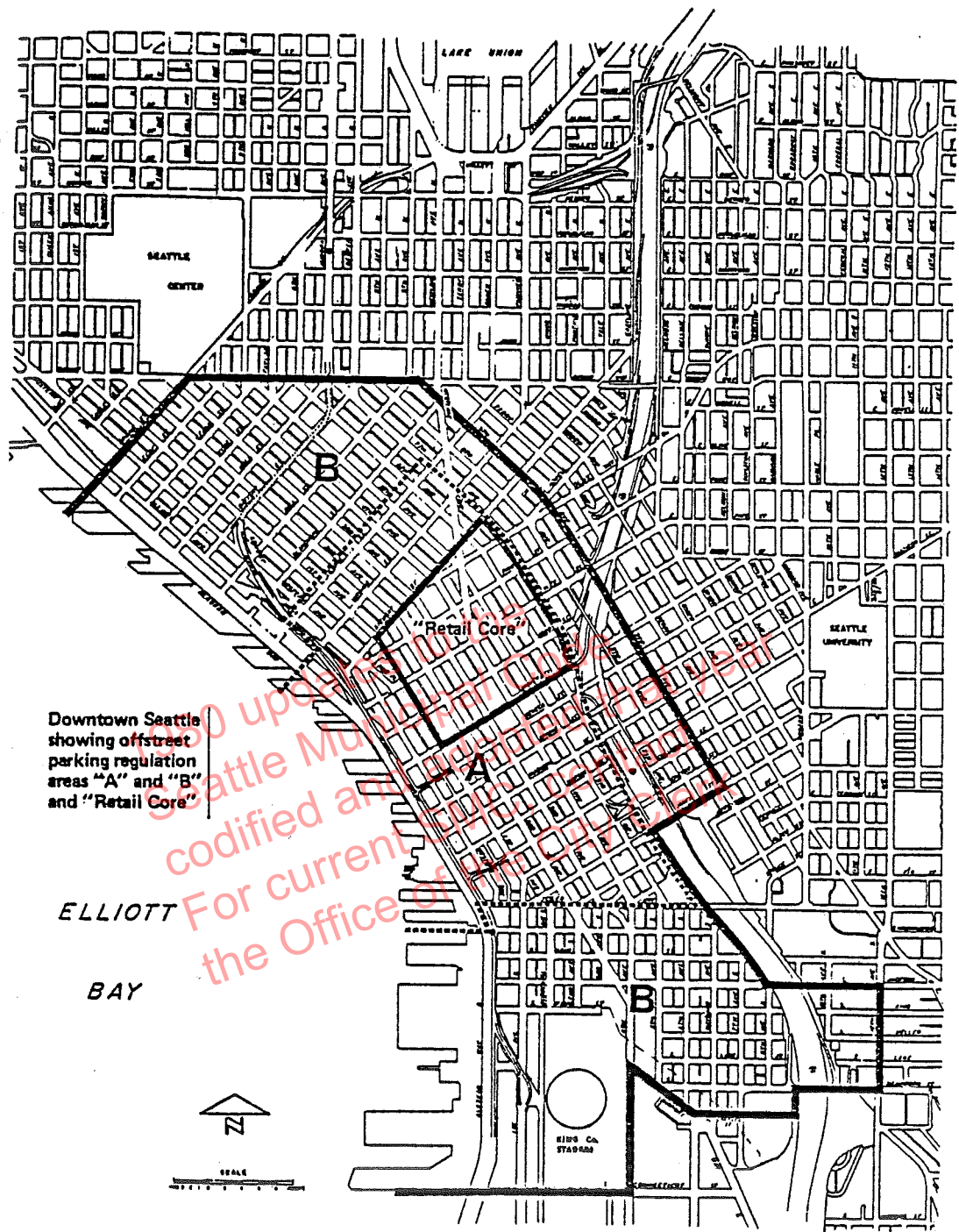


2-WAY TRAFFIC



1-WAY TRAFFIC

OFF-STREET PARKING AND LOADING REQUIREMENTS



Downtown Seattle showing offstreet parking regulation areas "A" and "B" and "Retail Core"

ELLIOTT

BAY



SCALE

PLATE IV

Chapter 24.66

SPECIAL PROVISIONS

Sections:

- 24.66.050 Planned unit development—Basic requirements.
- 24.66.070 Planned unit development—procedure for filing.
- 24.66.080 Planned unit development—Review and authorization.
- 24.66.090 Repealed.
- 24.66.100 Planned unit development—Council hearing and action.
- 24.66.110 Planned unit development—Final plans.
- 24.66.150 Special provisions for certain lots reduced below minimum lot area requirement.

24.66.050 Planned unit development—Basic requirements.

A. The site shall consist of at least five acres, including interior street and alley areas, with the following exceptions:

1. In the RM, RMH, RMV 200, RMV 150, and RM-MD Zones, the site shall consist of at least forty thousandsquare feet, one block, or two opposing entire block fronts;

2. In the RMV 200, RMV 150 and BC Zones which lie within one thousand five hundred feet of the campus of a college or university or other accredited institution of higher learning granting degrees normally requiring four or more years of study, the site shall consist of at least thirty thousand square feet.

B. A planned unit development proposal may be initiated by the owner or owners of all the property involved within the proposed project, or by a governmental agency.

C. Adequate guarantee shall be provided to insure permanent retention of all open area resulting from the application of these regulations, either by private reservation or by dedication to the public or a combination thereof, including all common open areas shared by the occupants of the planned unit development.

D. Off-street parking facilities shall be provided as required in Chapter 24.64.

E. The development shall not be in conflict with the comprehensive plan.

F. The total development as authorized shall be completed within two years of the date of authorization, unless another period is stipu-

lated or the time for completion is extended by the Council.

G. Dedicated streets within or contiguous to the development and essential thereto shall be improved in accordance with plans and specifications prepared by the Director of Engineering at the developer's cost and expense and approved by the Board of Public Works. Such street improvements shall conform to the design standards for streets in subdivisions in Sections 31 through 37 of Ordinance 101027¹ and shall include full street width grading, slope protection, asphalt or concrete roadway surfacing, and adequate drainage. Private streets within the development shall be improved in accordance with plans and specifications approved by the Director of Engineering at the developer's cost and expense. All surface and underground improvements within private streets shall be inspected by the Director of Engineering during construction at the developer's cost and expense, and shall conform to standards established therefor by the Director of Engineering and approved by the Board of Public Works.

H. The following utility improvements shall be installed at the developer's cost and expense in accordance with plans and specifications prepared by the Director of Engineering and approved by the Board of Public Works, and title thereto shall be conveyed to the city prior to construction of any structure in this development:

1. Water mains and hydrants;

2. Sanitary sewers, unless the Director of Public Health determines that the new structures may be adequately served by private septic tanks;

3. Storm drains.

Necessary utility easements approved by the Superintendent of Water shall be conveyed to the city and shall be of sufficient width to assure installation and maintenance of the utility facilities located therein.

I. A development located adjacent to a subdivision having underground utility lines shall also provide underground utility lines, including but not limited to those for electricity, telephone, CATV and street lighting.

(Ord. 109126 § 39, 1980: Ord. 104271 § 3, 1975: Ord. 103087 § 1, 1974: Ord. 102290 § 40, 1973: Ord. 101608 § 3(part), 1972: Ord. 98698 § 2(part), 1970: Ord. 98426 § 11(part), 1969: Ord. 96031 § 6(part), 1967: Ord. 92059 § 7(part), 1963: Ord. 86300 § 24.41, 1957.)

1. Editor's Note: Ord. 101027 is not included in this codification. Copies are on file in the office of the City Clerk.

**24.66.070 Planned unit development—
Procedure for filing.**

Official filing of a planned unit development application shall be accompanied by a receipt of the City Treasurer showing payment by the applicant of a fee, as described in the Permit Fee Ordinance,¹ to defray the cost of processing such application and shall be preceded by preliminary review of the proposal by the Director. Following such review, two copies of the application shall be filed with the Director. The application shall be in letter form and shall include or attach:

A. Preliminary plans, to an appropriate scale, which indicate all uses proposed for the site, the exact boundaries, existing and proposed topographic contours at intervals of five feet or less, proposed location and outside horizontal and vertical dimensions of all buildings and structures, all proposed open spaces, including yards and streets, parks, playgrounds, plazas, malls, landscaped buffer areas, school sites, location and dimensions of off-street parking facilities, points of ingress to and egress from the site, the names, location and dimensions of all streets, alleys and other traffic ways within, bounding or touching the site, and the exact location, direction and bearing of any major physiographic features such as railroads, drainage canals and shorelines;

B. An explanatory text which shall include a written statement of the general purposes of the development, and explanation of all features pertaining to uses and other pertinent matters not readily identifiable in map form, including proposed provisions to be made for service or maintenance, and guarantees for permanent retention of open areas;

C. Additional material in the form of maps or additional text may be required from the applicant by the rules, or by the Director wherever in his judgment such material is required to accurately assess the impact of proposed development under this section.

(Ord. 109511 § 1, 1980: Ord. 106140 § 1, 1977: Ord. 106015 § 1, 1976: Ord. 105854 § 1, 1976: Ord. 102290 § 42, 1973: Ord. 101608 § 3(part), 1972: Ord. 98698 § 2(part), 1970: Ord. 98426 § 11(part), 1969: Ord. 96031 § 6(part), 1967: Ord. 92059 § 7(part), 1963: Ord. 86300 § 24.43, 1957.)

1. The Permit Fee Ordinance is codified in Chapter 22.900 of this Code.

**24.66.080 Planned unit development—
Review and authorization.**

The Director shall review the application for conformance with the provisions and intent of this subtitle and shall prepare a written report which shall include, but not be limited to:

A. A descriptive summary of the project which details the manner in which the uses and bulk proposed differ from that otherwise permitted in the zone; and

B. An analysis of the proposed development with relation to city goals and policies and the Comprehensive Plan of Seattle; and

C. An analysis of the impact of the proposed development on environmental and community quality, which shall include but not be limited to the impact of the proposed development on surrounding residential, commercial, and social life, and on existing or proposed public facilities and improvements such as utilities, parks, schools and transportation;

D. The applicability of other laws to the subject application.

The Director's report shall include comments and recommendations from departments and agencies of government having an interest in or affected by the application, and shall recommend approval or denial of, or modifications to, the applications as well as any conditions to be attached to any authorization of the proposed development, and any alternative forms of development or treatment that in the opinion of the Director are necessary or appropriate within the provisions and intent of this subtitle. The Director's report shall be completed within sixty days of the date of filing the application, unless consideration by other agencies of government is required by law, in which case the report shall be completed within thirty days following final action by such agencies. The application and report shall be made available for public inspection thirty days prior to the City Council's public hearing on the application.

(Ord. 109155 § 13, 1980: Ord. 102290 § 43, 1973: Ord. 101608 § 3(part), 1972: Ord. 98698 § 2(part), 1970: Ord. 98426 § 11(part), 1969: Ord. 96031 § 6(part), 1967: Ord. 92059 § 7(part), 1963: Ord. 86300 § 24.44, 1957.)

**24.66.090 Planned unit development—
Commission hearing and
recommendation.**

Repealed by Ordinance 109155.

**24.66.100 Planned unit development—
Council hearing and action.**

The Urban Development and Housing Committee or other committee of the Council shall hold a public hearing on an application for a planned unit development and cause notice of such hearing to be given in accordance with the provisions of Section 24.72.050 pertaining to notice of hearings on proposed amendments of the Official Zoning Map. The Council shall take final action to approve, conditionally approve, or disapprove the application within sixty days after receipt of the Director's recommendations. Approval or conditional approval of an application for a planned unit development shall be by ordinance which ordinance shall also amend the Official Zoning Map to indicate:

A. The boundaries of such approved planned development;

B. The ordinance approving the preliminary plans for such planned unit developments; and

C. The number of the Comptroller's File containing the approved preliminary plans.

When the Council's action is contrary to the Director's recommendations, it shall enter findings and conclusions from the record which support its action.

(Ord. 109266 § 2, 1980: Ord. 109155 § 14, 1980: Ord. 104809 § 2, 1975: Ord. 102290 § 45, 1973: Ord. 86300 § 24.46, 1957.)

24.66.110 Planned unit development—Final plans.

If the Council approves the application for planned unit development, it shall authorize the applicant to prepare final plans which, together with any required covenants, shall be filed with the Director within one year of the date of Council authorization, unless a longer period is authorized by the Council. If the Director finds that the final plans conform substantially to the Council authorization, he shall mail notice to all parties of record or who request such notice stating the location where plans and relevant information may be inspected, and that he intends to issue a certificate of compliance to the applicant within twenty days unless an appeal shall be filed with the Hearing Examiner. If no appeal is filed within such time, the certificate of compliance shall be issued. If in the Director's judgement the final plans do not conform to the Council's authorization, the application shall be subject to the procedure for initial authorization, unless an appeal is filed with the Hearing Examiner within seventeen

days of mailing written notice of noncompliance. No building or use permit shall be issued for a planned unit development prior to issuance of a certificate of compliance by the Director. (Ord. 109126 § 40, 1980: Ord. 102290 § 46, 1973: Ord. 86300 § 24.47, 1957.)

24.66.150 Special provisions for certain lots reduced below minimum lot area requirement.

The Council may authorize reduction in lot area below the minimum required by this subtitle when such reduction is the result of the dedication or sale of a portion of the lot to the city or to the state for street or highway purposes, so that the lot may be utilized as a lot meeting minimum lot area requirements, following report and recommendation by the Director. Before making its recommendation to the Council, the Director shall consider the matter at public hearing. Notice of this hearing shall be given by mail not less than ten days prior to the date of such hearing to the owners of all property within three hundred feet thereof, using for this purpose the names of property owners as shown upon the records of the County Treasurer. Failure to send notices by mail to any property owner, where the address of such owner is not included in the county records, shall not invalidate any proceedings in connection therewith. In considering request for such authorization, the Director and Council shall consider the nature and condition of adjacent uses and structures and no authorization shall be made unless it is found that:

A. The authorization will not be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located;

B. The lot area remaining after reduction is sufficient to provide a reasonable building site, consistent with the purpose of this subtitle. Such authorization, if made, shall be permanent and will run with the land to which it applies.

(Ord. 109155 § 15, 1980: Ord. 94035 § 1, 1965: Ord. 86300 § 24.7, 1957.)

Chapter 24.68

SPECIAL REVIEW DISTRICTS

Sections:

Subchapter I General Provisions

- 24.68.030 Development regulations.
- 24.68.040 Special Review Boards.
- 24.68.050 Certificates of approval.
- 24.68.060 Approval of changes and development within the special review district.

Subchapter II Pioneer Square
Special Review District

- 24.68.120 Development regulations generally.
- 24.68.160 Bulk regulations.

Subchapter III International Special
Review District

- 24.68.270 Prohibited principal uses.

Subchapter I General Provisions

24.68.030 Development regulations.

A. The Council may include development regulations in the ordinance which establishes a special review district. If development regulations are not included, the Special Review Board may consider and, after at least one public hearing, recommend development regulations for the special review district to the Community Development Director, which shall make further recommendations to the Council. If the Special Review Board fails to recommend development regulations within ninety days after having been appointed and organized, the Community Development Director shall prepare proposed development regulations and recommend such controls to the Council, except where the ordinance establishing the special review district includes such development regulations. The Council shall consider proposed development regulations in the same manner as provided in Section 24.72.070 for Zoning Ordinance text amendments. Development regulations shall be adopted by ordinance, and may thereafter be amended in the same manner as provided in Chapter 24.72 for Zoning Ordinance text amendments.

B. The development regulations shall identify the unique values of the district, shall include

a statement of purpose and intent, and shall be consistent with the purposes of the special review district. The regulations may identify uses, structures and design characteristics which either have a positive or negative effect upon said values and may specifically modify bulk and use regulations and other provisions of the Zoning Ordinance in order to allow and encourage or to limit or exclude such structures, designs, and uses. Unless specifically modified by the development regulations, all provisions of the Zoning Ordinance shall apply in the special review district. If uses, structures or designs are limited, the development regulations must specify the standards by which said uses, structures or designs will be evaluated. If provisions of the Zoning Ordinance are modified, the development regulations shall specify the conditions upon which such modifications are allowed.

C. Development regulations shall be consistent with the purposes stated in establishing the special review district. Development regulations shall not be construed to limit the use of any materials, forms or designs otherwise permitted by law unless such limitations are expressly stated.

(Ord. 109155 § 16, 1980; Ord. 109126 § 41, 1980; Ord. 105338 § 1, 1976; Ord. 102455 § 3, 1973; Ord. 86300 § 24.83, 1957.)

24.68.040 Special Review Boards.

A. The ordinance establishing a special review district may or may not provide for a Special Review Board. Where such Special Review Board is provided, unless otherwise specified, the Board shall consist of seven members, five of whom shall be chosen at annual elections called and conducted by the Community Development Director for that purpose and at which all residents, persons who operate businesses, their employees, and property owners of the Special Review District shall be eligible to vote, and two of whom shall then be appointed by the Mayor and approved by the City Council. The Community Development Director in calling the first annual meeting shall provide twenty days' notice of the meeting in the manner provided for hearings on zoning map amendments by the Hearing Examiner in Section 24.72.050, and by publishing notice in all community newspapers which are circulated within the district. Thereafter, in calling annual meetings publication of notice in all community newspapers which are circulated in the district

shall suffice. The Mayor shall, in making the appointments, attempt to assure that the Board represents a diversity of legitimate interests in the district. Initial terms for two of the elected and one of the appointed members shall be for one year, and initial terms for the remaining four persons shall be for two years. Thereafter, all terms shall be for two years. No person shall serve for more than two consecutive terms on a Special Review Board. The Community Development Director shall adopt rules and procedures to implement this section. Each Special Review Board shall elect its own chairman and adopt such rules of procedure as shall be necessary in the conduct of its business. Staff assistance to each Special Review Board shall be provided by the Community Development Director. A majority of all members of the Special Review Board shall constitute a quorum for the purpose of transacting business. All decisions shall be made by majority vote of those members present, and in case of a tie vote, the motion shall be lost. The Special Review Board shall keep minutes of all its official meetings, which shall be filed with the Community Development Director together with a copy of the rules of the Special Review Board.

B. Each Special Review Board shall develop and recommend development regulations for the district as described in Section 24.68.030, if the City Council has not included such regulations in the ordinance establishing the special review district.

C. The Special Review Board may review all applications which are before the Community Development Director for a certificate of approval, and all petitions or applications for amendment of the Official Zoning Map, conditional use, special exception, variance and planned unit development. The failure of the Special Review Board to make a recommendation with respect to any such application or petition shall not affect the validity of any decision thereon.

D. The Special Review Board is also authorized to make such other and further recommendations and to initiate such proposals to the Mayor, Council, Commission and other public and private agencies concerning land use and development in the special review district as it deems appropriate.

(Ord. 109126 § 42, 1980; Ord. 105338 § 2, 1976; Ord. 102455 § 4, 1973; Ord. 86300 § 24.84, 1957.)

24.68.050 Certificates of approval.

A. Unless specifically modified by the ordinance establishing a special review district, no person shall alter, demolish, construct, reconstruct, restore, or remodel any existing structure in a special review district where a city permit is required or development regulations govern, or change the principal use of any building, structure or lot, and no permit where required shall be issued by the Director or any city department, except pursuant to a certificate of approval.

B. The Community Development Director shall authorize the responsible public official to issue a certificate of approval only after a determination has been made by the Community Development Director that the proposed work or changes are consistent with the development regulations for the district.

C. The fee for such certificate of approval shall be according to the current Permit Fee Ordinance.¹

(Ord. 109126 § 43, 1980; Ord. 106985 § 5, 1977; Ord. 105338 § 3, 1976; Ord. 102455 § 5, 1973; Ord. 86300 § 24.85, 1957.)

1. Editor's Note: The Permit Fee Ordinance is codified in Chapter 22.900 of this Code.

24.68.060 Approval of changes and development within the special review district.

A. The Director or responsible public official shall forward to the Community Development Director all applications for building, demolition, grading, street use, or use permits for which a certificate of approval is required. The Community Development Director shall in turn refer copies of the application, along with a departmental report as to the compliance of the proposed changes with the regulations, to the Special Review Board for its consideration and recommendations as to whether the proposed changes are consistent with the development regulations of the special review district; provided, that where a Special Review Board has not been established for a special review district, the Community Development Director shall make the determination as to whether the proposed changes are consistent with the development regulations of the special review district, upon the basis of such departmental report. The Special Review Board shall make written recommendations to the Community

Development Director together with the reasons therefor within thirty days. The Community Development Director may extend the period for recommendations once by thirty days with the consent of the applicant. The Special Review Board shall make recommendations only to encourage development and use consistent with the development regulations and to prevent developments or uses which are inconsistent with the development regulations of the special review district.

Within thirty days from the end of the time period for recommendations by the Special Review Board or after receipt of such recommendations, whichever occurs first, the Community Development Director shall determine whether the proposed work or changes are consistent with the development regulations for the special review district and shall issue findings and conclusions prescribed in the rules; provided, that where a Special Review Board has not been established for the district, said determination shall be made within thirty days after receipt of the departmental report.

If the determination is in favor of the applicant, the Community Development Director shall authorize the issuance of a certificate of approval. The applicant shall be notified in writing of the decision of the Community Development Director, and the applicant, or any party affected by the decision of the Community Development Director may file an appeal in writing with the Hearing Examiner within fourteen days of the date the decision of the Community Development Director is mailed. The Hearing Examiner shall consider and decide the appeal at a public hearing unless all parties of record affected by the Community Development Director's decision consent to such review and decision without a public hearing. The Hearing Examiner shall issue findings and conclusions in the form prescribed in the rules and based on the appropriate considerations for the requested authorization. The decision of the Hearing Examiner shall be final and copies of said decision shall be mailed to all parties of record and transmitted to the City Clerk, the Community Development Director, and to the Director or other responsible public official within fourteen days after the hearing. The Director and/or other responsible public official shall be bound by and shall incorporate the terms and conditions of any final decision in any permit which is authorized

or required to be issued pursuant to the certificate of approval.

B. The Community Development Director shall refer copies of petitions for amendments to the Official Zoning Map, applications for planned unit development, and copies of applications for conditional use, special exception, and variance, which affect property within the special review district to any Special Review Board for its recommendation. The Special Review Board shall submit any recommendations in writing prior to the hearing thereon or within thirty days.

(Ord. 109126 § 44, 1980: Ord. 105338 § 4, 1976: Ord. 102455 § 6, 1973: Ord. 86300 § 24.86, 1957.)

Subchapter II Pioneer Square Special Review District

24.68.120 Development regulations generally.

All property within the Pioneer Square Special Review District shall be developed and used only in accordance with the following Development Regulations set forth in Sections 24.68.120 through 24.68.190 established for the district in accordance with Section 24.68.030. Applications for a certificate of approval shall be reviewed by the Special Review Board which shall make written recommendations to the Community Development Director indicating the consistency or lack thereof with the following development regulations; provided that applications for changes in the exterior appearance of existing or new structures or public places or rights-of-way in the Pioneer Square Historic Preservation District established by Ordinance 98852¹ shall be considered only by the Pioneer Square Historic Preservation Board and Community Development Director as provided in said ordinance as amended.

(Ord. 109126 § 45, 1980: Ord. 107453 § 2 (part), 1978: Ord. 86300 § 24.912, 1957.)

1. Editor's Note: Ord. 98852 is codified in Chapter 25.28 of this Code.

24.68.160 Bulk regulations.

A. Floor Area Ratio. In order that the area of the district bounded by South King Street to the north, Occidental Avenue to the east, Railroad Way to the south and the Alaskan Way Viaduct to the west be a transitional buffer area for the Pioneer Square Historic District, floor area ratio shall not exceed seven times the lot area.

B. Yards. In order to retain continuity of streetscape in that portion of the district lying within the Pioneer Square Historic District, a structure shall be located on a site so as to cover the full width of the lot along street property lines, and shall abut upon street property lines, although interior open spaces shall be permitted.

C. Height Limitations. All new structures and additions to existing structures shall in no case exceed the height limitations of this subsection. Height of structure is to be measured from mean street level fronting on the property to the mean roof line of the structure in accordance with Sections 24.62.030 and 24.62.040. Following report and recommendation by the Pioneer Square Special Review Board, the Community Development Director may authorize rooftop facilities such as mechanical or electrical equipment and elevator equipment, penthouses, stair enclosures, roof gardens and rooftop greenhouses, when treated in an architectural manner compatible with the surrounding area.

1. Maximum Height Limitations.

a. For the area north of South King Street and west of Second Avenue South Extension, the maximum height of a structure shall be not more than fifteen feet higher than the highest adjacent structure or highest structure within adjacent block fronts, but shall in no case exceed a total height of one hundred feet.

b. For the area east of Second Avenue South Extension, the maximum height of a structure shall not exceed one hundred twenty feet; provided that structures devoting seventy-five percent of the gross floor area to residential use may be authorized in excess of one hundred twenty feet but not more than one hundred fifty feet following report and recommendation of the Special Review Board on siting and design to insure reasonable view preservation from Kobe Terrace Park.

c. For the area south of King Street and north and east of Railroad Way, the maximum height of a structure shall not exceed one hundred feet.

2. Minimum Height Limitations. In order to provide a sense of enclosure along streets, no structure shall be erected or permanent addition be added to an existing structure which would result in the height of the new structure being less than thirty feet.

(Ord. 109126 § 46, 1980; Ord. 107453 § 2 (part), 1978; Ord. 86300 § 24.916, 1957.)

Subchapter III International Special Review District.

24.68.270 Prohibited principal uses.

A. Vehicular-Oriented Uses.

1. Uses which are by design or function vehicular-oriented, including but not limited to motor hotels, motels, nonaccessory parking lots, automobile storage and sales, and drive-in businesses, shall be prohibited in that portion of the Special Review District lying east of 5th Avenue South, north of South Lane, south of Yesler Way and west of the Central Freeway. Nonaccessory parking lots shall be permitted as specified in subsection A3.

2. All of the uses listed in subsection A1, except motor hotels and motels, shall also be prohibited in that portion of the Special Review District which is bounded by 5th Avenue South, South Lane Street, the Central Freeway, and South Dearborn Street.

3. Nonaccessory parking lots in existence when the Special Review District was established shall comply with the provisions of this section and all other development guidelines for the Special Review District within three years from the date the district was established or applicable development guidelines were adopted, whichever is later, except that the following guidelines shall be applicable three months after the effective date of the amendatory ordinance codified in this section:¹

a. Reserved nonaccessory parking shall be permitted only in accordance with the regulations set forth in Section 24.68.280 until January 1, 1981 on the blocks north of South Washington Street, the northern half of the block between 4th Avenue South and 5th Avenue South and South Washington Street and South Main Street, and the eastern half of the Central Freeway right-of-way between South Jackson Street and South King Street.

b. Short-term, joint-use customer parking shall be permitted only in accordance with the regulations set forth in Section 24.68.280 until January 1, 1981 north of a line midblock between South Main Street and South Jackson Street between the alley east of Sixth Avenue South and the Central Freeway; on the western half of that portion of the Central Freeway lying between South Jackson Street on the north and South King Street on the south; on the half block between South Weller Street and South Lane Street between the alley east

of 6th Avenue South on the west and Maynard Avenue South of the east; and on the block between South Weller Street on the north and South Lane Street on the south between 7th Avenue South on the west and 8th Avenue South on the east.

4. The street level of parking garages or structures shall be devoted to pedestrian-oriented uses permitted in the zone other than parking. However, in areas where abutting streets exceed a slope of eight percent this requirement may be waived by the Community Development Director with the advice of the Special Review Board. In addition, parking garages or structures shall also be regulated as to ingress and egress and view-obscuring screening by the Community Development Director with the advice of the Special Review Board, subject to appeal to the Hearing Examiner as provided in Section 24.68.060.

5. Accessory parking shall not be required within that portion of the district bounded on the west by 4th Avenue South between Yesler Way and South Jackson Street and 5th Avenue South between South Jackson Street and South Lane Street, Yesler Way on the north, the Central Freeway on the east, and South Lane Street on the south.

6. No new advertising signs shall be erected within the International Review District.

B. Other Prohibited Principal Uses.

1. Community Business Zone (BC). Experimental or testing laboratories, taxidermy shops, frozen food lockers, retail ice dispensaries, and mortuaries shall be prohibited in the BC Zone. In addition, nonvisible, non-pedestrian-oriented uses such as private clubs, associations, lounges, dwellings and warehouses shall not be permitted in the BC Zone when at street level unless the use is approved in accord with the criteria of Section 24.68.320 (Criteria for approval of permitted uses) and Section 24.68.330 (Exterior building finishes), or the use is set back at least fifty feet from the street lot line; provided, that a five-foot corridor shall be permitted connecting such use to the street lot line.

2. Metropolitan Commercial Zone (CM).

a. Frozen food lockers, retail ice dispensaries, plant nurseries, taxidermy shops, and upholstery establishments shall be prohibited in all parts of the CM Zone. In addition, nonvisible, non-pedestrian-oriented uses such as private clubs, associations, lounges, dwellings,

and warehouses shall not be permitted in the CM Zone when at street level unless the use is approved in accord with the criteria of Section 24.68.320 (Criteria for approval of permitted uses) and Section 24.68.330 (Exterior building finishes), or the use is set back at least fifty feet from the street lot line; provided, that a five-foot corridor shall be permitted connecting such use to the street lot line.

b. Dyeing plants or rug cleaning plants, warehouse or wholesale stores, wholesale storage and manufacturing uses above any street level floor space shall be prohibited within that portion of the CM Zone lying east of a line midway between 5th Avenue South and 6th Avenue South.

3. General Commercial Zone (CG). Trailer parks, contractor's yards, fuel yards and drive-in theaters and uses prohibited in the BC Zone under subsection B1 shall be prohibited within the CG Zone.

4. Manufacturing Zone (M). Contractor's yards, fuel yards, drive-in theaters, trailer parks, automobile assembly plants, metal manufacturing plants, bleaching and dyeing plants, coal, coke or wood yards, concrete products manufacture, crematories, grain elevators, poultry slaughterhouses, refuse transfer stations, stone cutting yards, wire rod drawing, nut, screw or bolt manufacturing, auto-wrecking or junk yards, and other similar uses, and uses prohibited in the BC and CG Zones under subsection B1 and B3, shall be prohibited within that portion of the M Zone west of the Central Freeway.

(Ord. 109126 § 47, 1980; Ord. 105936 § 2 (part), 1976; Ord. 104068 § 2(part), 1974; Ord. 86300 § 24.922, 1957.)

1. Editor's Note: Ord. 105936 became effective on November 28, 1976.

Chapter 24.70

HEARING EXAMINER AND BOARD
OF ADJUSTMENT

Sections:

- 24.70.020 Creation of Board of Adjustment.
24.70.060 Land use and zoning rules.

24.70.020 Creation of Board of Adjustment.

There is created a Board of Adjustment of the city, which Board shall consist of seven members, each to be appointed by the Mayor and approved by the Council to serve without compensation for a term of three years, subject to removal for cause by the Mayor and approved by the Council. Original appointees to the Board shall serve staggered terms of two for one year, two for two years, and three for three years respectively. The Board shall utilize the staff of the Department of Community Development in the performance of its duties and the Community Development Director shall designate one member of his staff to serve as Secretary of the Board, and such additional positions as may be necessary shall be created from time to time by ordinance to supplement the staff of the Department in connection with the performance of the duties of the Board.

(Ord. 109126 § 48, 1980; Ord. 102290 § 4, 1973; Ord. 99051 § 2, 1970; Ord. 97384 § 2, 1969; Ord. 96668 § 6, 1968; Ord. 91700 § 19, 1962; Ord. 89712 § 2, 1960; Ord. 89229 § 9, 1960; Ord. 87225 § 28, 1958; Ord. 86300 § 26.2, 1957.)

24.70.060 Land use and zoning rules.

A. Within six months after the effective date of this amendatory ordinance,¹ the Hearing Examiner, with the advice of the Director, Commission and Board shall present to the City Council written rules and procedures (herein called the "rules") governing land use and zoning proceedings which shall govern all such proceedings by the Council, Commission, Board and Hearing Examiner.

B. Rules shall be adopted and thereafter amended, revised or abolished by the Hearing Examiner pursuant to Ordinance 102228² after first obtaining the written approval of the Board of Adjustment, Department of Construction and Land Use, Department of Community Development, City Planning Commission and

City Council as to those rules applicable to each such agency. After adoption the rules shall be printed and bound and, along with the comprehensive plan of Seattle and this subtitle, shall be made available for public distribution in the offices of the Department of Community Development, the Department of Construction and Land Use, the Hearing Examiner, the City Council, all public libraries in the city and at other convenient places. The rules shall include but need not be limited to, provision for the following matters:

1. The form and content of applications for text amendments, map amendments, planned unit developments, conditional uses, special exceptions, variances, and applications relating to sign control, and the requirements for maps and exhibits to be filed by the applicant;

2. The form and content of the Director's reports, which reports shall include a study indicating the impact of the application or petition on the surrounding community and whether or not the proposal is consistent with this subtitle and the comprehensive plan of Seattle. Reports of the Director shall be mailed to the applicant and filed with the appropriate body;

3. Provisions for determining the circumstances under which community and other groups shall receive notice of proceedings, and for developing and maintaining current lists of such groups;

4. Provisions for posting copies of applications, staff reports, and other relevant materials in the Seattle Municipal Building and other places, as defined by the rules;

5. The form and content of findings, conclusions, recommendations and decisions of the Commission, Board, Hearing Examiner and Council;

6. The content of the record prepared in each matter, including in each case the application, the Director's report, all exhibits and other materials filed at any hearing on the application, findings and conclusions, and recordings made on electronic recording equipment of all hearings on the application;

7. The format for hearings, the frequency of hearings, and the rules of evidence and procedure applicable to hearings; provisions for interested persons to testify, and for parties, when appropriate, to conduct reasonable cross-examination at public hearings;

8. Provisions governing ex parte contacts

or discussions by or with any member of the Council, Board or Commission or the Hearing Examiner and persons interested in pending matters;

9. Requirements for recording all hearings on land use and zoning;

10. Provisions for an attorney employed by the city to be available upon request for hearings before the Council, Hearing Examiner, Board or Commission to advise on matters of law and procedure.

(Ord. 109126 § 49, 1980: Ord. 105728 § 1, 1976: Ord. 102290 § 8, 1973: Ord. 97499 § 4, 1969: Ord. 89860 § 2, 1960: Ord. 89712 § 3, 1960: Ord. 89229 § 10, 1960: Ord. 88283 § 10, 1959: Ord. 86300 § 26.3, 1957.)

1. Editor's Note: Ord. 105728 became effective on September 2, 1976.
2. Editor's Note: Ord. 102228, the Administrative Code, is codified in Chapter 3.02 of this Code.

Chapter 24.72

ZONING AMENDMENTS

Sections:

- 24.72.010 Filing amendments to Zoning Ordinance or Zoning Map.
- 24.72.020 Changes initiated by Council.
- 24.72.030 Changes initiated by Commission and other departments.
- 24.72.040 Report of the Director.
- 24.72.050 Notice.
- 24.72.060 Repealed.
- 24.72.070 Council consideration of recommendations.
- 24.72.100 Final action by Council.
- 24.72.110 Petitioning limited.
- 24.72.120 Conditional uses authorized by Council—Application.
- 24.72.160 Council consideration.

24.72.010 Filing amendments to Zoning Ordinance or Zoning Map.

A. A petition to amend the text of the Zoning Ordinance or Official Zoning Map may be filed with the City Clerk by property owners, their authorized agents or other interested persons, and shall be transmitted to the Council. The form and content of the petition shall be established by the rules.

B. A petition for an amendment to the Official Zoning Map shall be accompanied by a receipt of the City Treasurer showing payment by the applicant of a fee as described in the Permit Fee Ordinance,¹ to defray the cost of processing such petition. The Hearing Examiner may authorize a refund of such fee or a portion thereof when the amendment is required to correct an error or omission of the city or when the petition is withdrawn.

(Ord. 109511 § 2, 1980: Ord. 108653 § 1, 1979: Ord. 107448 § 1, 1978: Ord. 106015 § 2, 1976: Ord. 105433 § 1, 1976: Ord. 102290 § 10, 1973: Ord. 97499 § 5, 1969: Ord. 96252 § 6, 1967: Ord. 92998 § 1, 1964: Ord. 91138 § 11, 1962: Ord. 86300 § 27.1, 1957.)

24.72.020 Changes initiated by Council.

The City Council shall refer its proposals for amendments to the Zoning Ordinance to the Community Development Director for a report. Thereafter the Community Development Director and Council shall follow the procedures set forth in Sections 24.72.040 of this subtitle.

(Ord. 109126 § 50, 1980: Ord. 102290 § 11, 1973: Ord. 88921 § 7(part), 1960: Ord. 86300 § 27.11, 1957.)

24.72.030 Changes initiated by Commission and other departments.

Amendments initiated by the Commission, the Department of Community Development, the Department of Construction and Land Use, or other city departments shall be subject to the provisions of Sections 24.72.040 et seq. of this subtitle.

(Ord. 109126 § 51, 1980: Ord. 102290 § 12, 1973: Ord. 88921 § 7(part), 1960: Ord. 86300 § 27.12, 1957.)

24.72.040 Report of the Director.

The Council shall refer each petition for an amendment to the official text of the Zoning Ordinance to the Community Development Director for recommendation and shall refer each petition for an amendment to the official Zoning Map to the Director for a recommendation. The appropriate Director shall prepare a written report which shall include the recommendations or comments of departments of the city and of other governmental agencies having an interest in the application. The form of the report shall be prescribed by the rules. The report shall be made available to the public

on request not less than fourteen days prior to the scheduled hearing.

(Ord. 109155 § 17, 1980: Ord. 109126 § 52, 1980: Ord. 102290 § 13, 1973: Ord. 86300 § 27.2, 1957.)

24.72.050 Notice.

A. The form and content of all notices of land use or zoning public hearings shall be set out in the rules. Notice shall be published in the city official newspaper and also mailed to all news media, including community newspapers, and to interested civic groups as provided by the rules in accordance with Section 24.70.060 B3, at least thirty days prior to the hearings and where the hearing is on a proposed amendment of the Official Zoning Map involving thirty acres or more, a second such notice shall be so published and mailed at least fourteen days prior to the hearing. In the case of an amendment to the Official Zoning Map, the Director shall post not less than four placards in conspicuous public places and where practical upon an existing pole or other street fixture at each street intersection within the area to be reclassified and within three hundred feet of that area at least thirty days prior to a public hearing. The placards shall be at least eleven inches by fourteen inches. They shall be highly visible with headings which can be read from a distance of seventy-five feet by persons of normal visual acuity. The purpose of the notice shall be clearly stated in the heading. Where the proposed amendment of the Official Zoning Map involves an area of less than thirty acres, the Director shall, in addition to the notice provided for above, mail notice to the applicant and to all property owners and all residents of the area to be reclassified and within three hundred feet of such area, using for this purpose the real property tax roll as issued annually on microfiche by the County Comptroller and the addresses listed in the latest edition of Polk's Directory or its successor publication.

B. Failure to send notice by mail to any property owner where the addresses of such owner are not included in the county records indicated in subsection A shall not invalidate any proceedings in connection with applications under this chapter.

(Ord. 108709 § 1, 1979: Ord. 108453 § 2, 1979: Ord. 105176 § 1, 1975: Ord. 102290 § 14, 1973: Ord. 86300 § 27.3, 1957.)

24.72.060 Commission hearing on text amendments.

Repealed by Ordinances 109126 and 109155.

24.72.070 Council consideration of recommendations.

After receipt by the Council of the findings, conclusions and recommendations of the Community Development Director on proposed amendments to the text of the Zoning Ordinance, the Urban Development and Housing Committee or other committee of the Council shall hold a public hearing to consider such findings, conclusions and recommendations. Notice of the Council hearing shall be given by the Community Development Director in the manner prescribed in Section 24.72.050.

(Ord. 109266 § 3, 1980: Ord. 109155 § 18, 1980: Ord. 109126 § 53, 1980: Ord. 104809 § 3, 1975: Ord. 102290 § 16, 1973: Ord. 88283 § 11, 1959: Ord. 86300 § 27.41, 1957.)

24.72.100 Final action by Council.

The Council shall take final action on a text or map amendment by ordinance when required, and shall include findings of fact from the record and conclusions therefrom whenever its action is contrary to the recommendations of the Hearing Examiner. The findings and conclusions shall set forth and demonstrate the manner in which the action carries out or tends to implement the goals and objectives of the Comprehensive Plan of Seattle, the Zoning Ordinance, and other official policies and objectives of the city.

(Ord. 109155 § 19, 1980: Ord. 102290 § 19, 1973: Ord. 86300 § 27.6, 1957.)

24.72.110 Petitioning limited.

No petition for a text amendment or amendment to the Official Zoning Map shall be again considered by the Hearing Examiner or Council where substantially the same amendment has been denied after public hearing and an opportunity to petition the Council for further consideration within the twelve-month period immediately preceding the filing of such petition. (Ord. 109155 § 20, 1980: Ord. 102290 § 20, 1973: Ord. 86300 § 27.7, 1957.)

24.72.120 Conditional uses authorized by Council—Application.

An application for conditional uses and variances incidental thereto to be authorized by

the Council may be filed with the Director by the property owner, tenant, authorized agent, or any government officer, department, board or bureau affected. Such application, together with all plans, specifications and other papers pertaining to the application shall be accompanied by a receipt of the City Treasurer showing payment by the applicant of a fee as described in the Permit Fee Ordinance.¹ The form and content of the application shall be established by the rules. The Hearing Examiner may authorize a refund of such fee or portion thereof when the application is occasioned by error or omission on the part of the city or when the application is withdrawn.

(Ord. 109511 § 3, 1980: Ord. 107448 § 2, 1978: Ord. 106015 § 3, 1976: Ord. 105433 § 2, 1976: Ord. 102290 § 21, 1973: Ord. 86300 § 27.8, 1957.)

1. Editor's Note: The Permit Fee Ordinance is codified in Chapter 22.900 of this Code.

24.72.160 Council consideration.

The Council shall consider the recommendations of the Hearing Examiner in the same manner as for amendments in Section 24.72.090. A copy of the decision shall be mailed to all parties of record, and transmitted to the City Clerk, the Community Development Director and the Director within fourteen days after the hearing. The Director shall be bound by and incorporate the terms and conditions of any final decision in the permit to the applicant when a permit is authorized. No conditional use or variance shall be recommended by the Hearing Examiner or authorized by the Council unless the applicable facts and conditions set forth in Section 24.74.010 for conditional uses or Section 24.74.030 for variances, are found to exist.

(Ord. 109126 § 54, 1980: Ord. 102290 § 25, 1973: Ord. 86300 § 27.84, 1957.)

Chapter 24.74

ADMINISTRATIVE DETERMINATIONS

Sections:

- 24.74.020 Special exceptions.
- 24.74.021 Special exceptions for nonschool uses of school buildings.
- 24.74.040 Applications.
- 24.74.060 Notice of Hearing Examiner's hearing.
- 24.74.070 Hearing before hearing examiner.
- 24.74.120 Board decisions.

24.74.020 Special exceptions.

In specific cases and subject to the considerations stipulated in Section 24.74.010, the Hearing Examiner, or the Board upon appeal, may authorize the following special exceptions:

A. Exceptions to height limits:

1. Industrial Structures. An industrial structure which by reason of its intended use, requires exceptional height; provided, however, that all such structures or portions of structures above the otherwise applicable height limit shall not occupy more than twenty-five percent of the lot area and shall be distant forty feet or more from every lot line not a street lot line, and, when within airport areas, shall not be inconsistent with the intent and purpose of Section 24.62.030;

2. Vertical Extension of Existing Building. Vertical extension of a building to the height shown by the original plans, provided such building was actually designed and constructed to carry the additional stories, and provided further that said building existed upon the effective date of the ordinance codified in this subtitle;¹

3. Base Structures. Base structures in the RMV 200 Zone in excess of four feet but not to exceed twenty feet above lot grade where topography and/or the nature of surrounding improvements justify a greater height.

B. Temporary uses:

1. A temporary use of premises in any zone not involving the erection of any permanent structure may be authorized by the Hearing Examiner or Board by a revokable permit for a period of not more than six months, except that temporary uses to be of less than three weeks' duration may be authorized by the Director.

2. A temporary use of premises in any zone not involving the erection of any permanent structure for the express purpose of sheltering the construction of boatbuilding projects by noncommercial home hobbyists may be authorized by the Hearing Examiner or Board by a revokable permit for a period of not more than one year except that annual reviews by the Director can extend the permit annually for a period not to exceed four years. Such structures, though temporary, shall be sturdy enough to withstand inclement weather conditions and shall not detract from the general appearance of the neighborhood. Conditions for allowing such a permit, and the annual review of same, will be set at the discretion of the Hearing Examiner.

C. Stone quarry, sand, gravel or clay pits: The use of premises in any zone for the excavation of stone, sand, gravel, clay or other natural deposits may be authorized by the Hearing Examiner for a period of one year subject to the following provisions: Plans for such excavations shall consist of two copies of a topographic map, with such cross-sections as are necessary to show adequately the topography of the property in question and its relation to streets, alleys, and surrounding property, together with two copies of a similar map showing the extent of the proposed excavation and the contours of the ground after the removal of the material. A copy of each map shall be submitted to the Director of Engineering, who shall report his findings to the Hearing Examiner. Before authorizing such use, the Hearing Examiner shall request a report from the Director in order to determine whether the proposed excavation will interfere with logical future development of the tract for building or other purposes, and whether it will depreciate the value of nearby property. Authorization of such shall be subject to the posting by the applicant with the city of a performance bond of not less than Five Thousand Dollars (\$5,000.00) guaranteeing conformance with finished grades indicated by the approved plan.

D. Platted lots separated by alley: Platted lots within the same block and same zone, but separated by a public alley, may be authorized by the Hearing Examiner or Board as a single building site for purposes of calculating the number of dwelling units permitted in a structure to be erected on one side of the alley, subject to the following requirements:

1. Each portion of the property shall abut a minimum one hundred feet upon the alley;

2. The two portions of the property shall be directly opposite for a distance representing at least fifty percent of the width of the portion of the property not to be occupied by the proposed building;

3. The portion of the property not occupied by the building shall not be sold, segregated or used for building purposes so long as the building remains on the portion of the property on the opposite side of the alley.

E. Off-street parking requirements for designated "landmarks" or "landmark districts": Upon receipt of a written report from the Director pertaining thereto, the Hearing Examiner may reduce or waive the minimum accessory off-street parking requirements of Chapter 24.64 with respect to a landmark or landmark district designated as such pursuant to the Landmarks Preservation Ordinance (106348),² provided, that in making any such reduction or waiver, the Hearing Examiner shall be guided by parking needs and policies in the surrounding area as set forth in such written report.

F. Uses permitted within buildings designated as "landmarks": The Hearing Examiner may authorize a use not otherwise permitted in the zone within a building designated as a landmark, pursuant to the Landmarks Preservation Ordinance (106348),² after the Director's written report and recommendation on the proposal, and subject to the following requirements:

1. Such use shall be compatible with the existing design and/or construction of the building without significant alteration; and

2. Such use shall be allowed only when it is demonstrated that uses permitted by the zone are impractical because of building design and/or that no such permitted use can provide adequate financial support necessary to sustain the landmark in a reasonably good physical condition; and

3. Such use shall not be detrimental to other properties in the zone or vicinity or to the public interest.

G. Artist's studio/dwelling: In any M or I Zone, notwithstanding the prohibition of new dwelling units other than for a watchman or caretaker, a combination working studio and living quarters for an artist may be authorized by revokable permit for a period of not more than two years, renewable by the Director upon the showing to his satisfaction that the occupant continues to be a bona fide working artist, and subject to the following conditions:

1. The nature of the artist's work shall be such that there is a genuine need for the space involved.

2. The nature of the artist's work shall be similar to the types of uses permitted in the zone.

(Ord. 109155 § 21, 1980; Ord. 109126 § 55, 1980; Ord. 107109 § 11, 1978; Ord. 106952 § 1, 1977; Ord. 106595 § 1, 1977; Ord. 105513 § 1, 1976; Ord. 102290 § 27, 1973; Ord. 86300 § 28.2, 1957.)

1. Editor's Note: Ord. 102290 became effective on July 21, 1973.

2. Editor's Note: The Landmarks Preservation Ordinance is codified in Chapter 25.12 of this Code.

24.74.021 Special exceptions for nonschool uses of school buildings.

In specific cases and subject to the considerations in Section 24.74.010 and the School Use Advisory Committee's recommendation, the Department of Community Development, or the Hearing Examiner on appeal, may authorize a use not otherwise permitted in a zone within an existing or former public school building by promulgating school use criteria. Such criteria shall be used by the Building Department to grant or deny use permits as provided in Chapter 24.10 or other permits that may be necessary and shall be developed pursuant to rules promulgated by the Department of Community Development. School use criteria may differentiate between shared uses (in an operating public school) and re-uses (in a closed public school building). However, if the school building has been demolished, use of the site shall be as otherwise provided in that zone. School use criteria shall be developed to enhance and facilitate the following purposes:

A. To increase the economic feasibility of continued operation of the public school;

B. In a specific school building, to establish conditions for nonschool use which are designed to minimize and mitigate any adverse impacts, including changes in parking demand, of such use on the health and safety of the neighborhood;

C. To maintain buildings and school properties in such condition that they may revert to school use; and

D. To increase the range of community and social services, and educational, cultural, social and housing opportunities.

(Ord. 109084 § 4, 1980; Ord. 86300 § 28.21, 1957.)

24.74.040 Applications.

A. Applications for conditional uses, variances, and special exceptions under this subtitle and sign variances, petitions to revoke sign variances, and time extensions for nonconforming signs under Ordinance 90138¹ shall be filed with the Director and may be made by any property owner, tenant, authorized agent or any government office, department, board or bureau affected and shall be accompanied by a receipt of the City Treasurer showing payment by the applicant of a fee, as described in the Permit Fee Ordinance,² to defray the cost of processing such application. The Hearing Examiner may authorize a refund of such fee or portion thereof when the application is occasioned by an error or omission on the part of the city or when the application is withdrawn.

B. On receipt of an application for special exception for nonschool use of an existing or former public school building, the Director shall convene a School Use Advisory Committee to secure the comments of the public and make recommendations for school use criteria. The Committee shall operate pursuant to rules promulgated by the Department of Community Development. The committee shall consist of the following:

1. A representative of the city, selected by the Director, to act as chairperson;

2. A representative of the Seattle School District, or if the building is no longer owned by the Seattle School District, a representative of the building owner;

3. Two persons residing or owning property within three hundred feet of the school site, selected by community organization(s) as designated by the Director;

4. A representative of the PTSA or parents' group, selected by the organization, if "joint use" (both public school classrooms and nonschool uses) is contemplated by the application; or a representative of the neighborhood, selected by community organization as designated by the Director, if joint use is not contemplated by the application;

5. A representative of the neighborhood, selected by the Director; and

6. A representative at large selected by the Joint Advisory Commission on Education (JACE).

(Ord. 109511 § 4, 1980; Ord. 109084 § 5, 1980; Ord. 108653 § 2, 1979; Ord. 107448 § 3, 1978; Ord. 106015 § 4, 1976; Ord. 105433 § 3, 1976; Ord. 103294 § 1, 1974; Ord. 102290 § 29, 1973; Ord. 86300 § 28.4, 1957.)

1. Editor's Note: Ord. 90138 is codified in Chapter 24.80 of this Code.

2. Editor's Note: The Permit Fee Ordinance is codified in Chapter 22.900 of this Code.

24.74.060 Notice of Hearing Examiner's hearing.

A. At least thirty days prior to a public hearing, the Director shall post not less than four placards in conspicuous public places and where practical upon an existing utility pole or other street fixture at each street intersection within three hundred feet of the boundaries of the subject property. The placards shall be at least eleven inches by fourteen inches. They shall be highly visible with headings which can be read from a distance of seventy-five feet by persons of normal visual acuity. The purpose of the notice shall be clearly stated in the heading. In addition, the Director shall mail notice of the date, time, place and purpose of a hearing on the application referred to in Section 24.74.040 to the applicant and to all property owners and all residents of the area and within three hundred feet of the boundaries of the property, using for this purpose the real property tax roll as issued annually on microfiche by the County Comptroller, and the addresses listed in the latest edition of Polk's Directory or its successor publication. Notice shall also be published in the city official newspaper and mailed to other daily and community newspapers serving the area. Interested civic groups shall be notified as provided by the rules.

B. Failure to send notice by mail to any property owner where the address of such owner is not included in the County records indicated in this section shall not invalidate any proceedings in connection with applications under Section 24.74.040. (Ord. 108709 § 2, 1979; Ord. 108453 § 2, 1979; Ord. 102290 § 31, 1973; Ord. 86300 § 28.42, 1957.)

24.74.070 Hearing before Hearing Examiner.

A. The Hearing Examiner shall conduct a public hearing on the application referred to in Section 24.74.040. He shall issue findings and conclusions in the form prescribed in the rules and based on the appropriate considerations for the requested authorization.

B. Copies of the decision of the Hearing Examiner shall be mailed to all parties of record and transmitted to the City Clerk, the Community Development Director and Director within fourteen days after the hearing and shall be final unless appealed to the board of Adjustment in accordance with Section 24.74.080.

C. The Director shall be bound by and

incorporate the terms and conditions of any final decision in the permit to the applicant whenever a permit is authorized.

(Ord. 109126 § 56, 1980; Ord. 102290 § 32, 1973; Ord. 86300 § 28.43, 1957.)

24.74.120 Board decisions.

The Board shall consider the appeal and render a decision thereon within sixty days after filing the appeal. A certified copy of the final decision shall be mailed to all parties of record, and transmitted to the City Clerk, the Community Development Director and the Director within seven days after the hearing. The Director shall be bound by and incorporate the terms and conditions of any final decision in the permit to the applicant when a permit is authorized.

(Ord. 109126 § 57, 1980; Ord. 103381 § 2, 1974; Ord. 102290 § 37, 1973; Ord. 86300 § 28.54, 1957.)

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Zoning Cross-Reference Table

This table provides the user with the disposition of the sections of Zoning Ordinance 86300. Thus, Section 2.1 of Ordinance 86300 appears in this Code as Section 24.06.020. The information was derived from Ordinance 86300, as published on June 24, 1957, and its amendments.

The designation "Rx" used in this table means "repealed by."

Ord. 86300

Section	Herein
1	24.06.010
2.1	24.06.020
2.21	24.06.030
2.22	24.06.040
2.23	24.06.050
2.24	24.06.060
2.3	24.06.070
2.4	24.06.080
2.5	24.06.090
3.01	24.08.010
3.02	24.08.020
3.03	24.08.030
3.04	24.08.040
3.05	24.08.050
3.06	24.08.060
3.07	24.08.070
3.08	24.08.080
3.09	24.08.090
3.10	24.08.100
3.11	24.08.110
3.12	24.08.120
3.13	24.08.130
3.14	24.08.140
3.15	24.08.150
3.16	24.08.160
3.17	24.08.170
3.18	24.08.180
3.19	24.08.190
3.20	24.08.200
3.21	24.08.210
3.22	24.08.220
3.23	24.08.230
3.24	24.08.240
3.25	24.08.250
3.26	24.08.260
3.27	24.08.270
4.10	24.12.010
4.11	24.12.020
4.12	24.12.030
4.13	24.12.040
4.21	24.12.050

Ord. 86300

Section	Herein
4.22	24.12.060
5.1	24.14.010
5.2	24.14.020
5.31	24.14.030
5.32	24.14.040
5.33	24.14.050
5.34	24.14.060
5.35	24.14.070
6.11	24.16.010
6.20	24.16.020
6.21	24.16.030
6.22	24.16.040
6.31	24.16.050
6.41	24.16.060
6.42	24.16.070
6.51	24.16.080
6.52	24.16.090
6.53	24.16.100
6.54	24.16.110
6.6	24.16.120
7.11	24.18.010
7.21	24.18.020
7.22	24.18.030
7.31	24.18.040
7.41	24.18.050
7.42	24.18.060
7.51	24.18.070
7.52	24.18.080
7.53	24.18.090
7.54	24.18.100
7.6	24.18.110
8.11	24.20.010
8.21	24.20.020
8.22	24.20.030
8.31	24.20.040
8.41	24.20.050
8.42	24.20.060
8.51	24.20.070
8.52	24.20.080
8.53	24.20.090
8.54	24.20.100
8.6	24.20.110
9.11	24.22.010
9.21	24.22.020
9.22	24.22.030
9.31	24.22.040
9.41	24.22.050
9.42	24.22.060
9.51	24.22.070
9.52	24.22.080
9.53	24.22.090
9.54	24.22.100

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 For current MC contact
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ZONING AND SUBDIVISIONS

Ord. 86300

Section	Herein
9.6.	24.22.110
10.11.	24.24.010
10.12.	24.24.020
10.21.	24.24.030
10.22.	24.24.040
10.31.	24.24.050
10.41.	24.24.060
10.42.	24.24.070
10.51.	24.24.080
10.52.	24.24.090
10.53.	24.24.100
10.54.	24.24.110
10.6.	24.24.120
11.11.	24.26.010
11.21.	24.26.020
11.22.	24.26.030
11.31.	24.26.040
11.41.	24.26.050
11.42.	24.26.060
11.51.	24.26.070
11.52.	24.26.080
11.53.	24.26.090
11.54.	24.26.100
11.6.	24.26.110
11A.1	24.28.010
11A.21	24.28.020
11A.22	24.28.030
11A.31	24.28.040
11A.41	24.28.050
11A.42	24.28.060
11A.51	24.28.070
11A.52	24.28.080
11A.53	24.28.090
11A.54	24.28.100
11A.6	24.28.110
12.10.	24.30.010
12.11.	24.30.020
12.12.	24.30.030
12.13.	24.30.040
12.21.	24.30.050
12.22.	24.30.060
12.23.	24.30.070
12.31.	24.30.080
12.41.	24.30.090
12.42.	24.30.100
12.51.	24.30.110
12.52.	24.30.120
12.53.	24.30.130
12.54.	24.30.140
12.6.	24.30.150
13.0.	24.32.010
13.11.	24.32.020

Ord. 86300

Section	Herein
13.12.	24.32.030
13.13.	24.32.040
13.21.	24.32.050
13.22.	24.32.060
13.31.	24.32.070
13.41.	24.32.080
13.42.	24.32.090
13.51.	24.32.100
13.52.	24.32.110
13.53.	24.32.120
13.54.	24.32.130
13.6.	24.32.140
13A.0	24.34.010
13A.11	24.34.020
13A.21	24.34.030
13A.22	24.34.040
13A.31	24.34.050
13A.41	24.34.060
13A.42	24.34.070
13A.51	24.34.080
13A.52	24.34.090
13A.53	24.34.100
13A.54	24.34.110
13A.55	24.34.120
13A.56	24.34.130
13A.6	24.34.140
13B.0	24.36.010
13B.11	24.36.020
13B.21	24.36.030
13B.22	24.36.040
13B.31	24.36.050
13B.41	24.36.060
13B.42	24.36.070
13B.51	24.36.080
13B.52	24.36.090
13B.53	24.36.100
13B.54	24.36.110
13B.55	24.36.120
13B.56	24.36.130
13B.6	24.36.140
13C.11	24.38.010
13C.12	24.38.020
13C.21	24.38.030
13C.22	24.38.040
13C.31	24.38.050
13C.4	24.38.060
13C.51	24.38.070
13C.52	24.38.080
13C.53	24.38.090
13C.54	24.38.100
13C.55	24.38.110
13C.56	24.38.120

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ZONING CROSS-REFERENCE TABLE

Ord. 86300

Section	Herein
13C.6	24.38.130
13C.61	24.38.140
13C.62	24.38.150
13C.63	24.38.160
13C.7	24.38.170
13C.71	24.38.180
13C.72	24.38.190
13C.8	24.38.200
13C.9	24.38.210
14.1	24.40.010
14.21	24.40.020
14.31	24.40.030
14.32	24.40.040
14.41	24.40.050
14.51	24.40.060
14.52	24.40.070
14.61	24.40.080
14.62	24.40.090
14.63	24.40.100
14.64	24.40.110
14.7	24.40.120
14A.1	24.42.010
14A.21	24.42.020
14A.31	24.42.030
14A.32	24.42.040
14A.41	24.42.050
14A.51	24.42.060
14A.52	24.42.070
14A.61	24.42.080
14A.62	24.42.090
14A.63	24.42.100
14A.64	24.42.110
14A.7	24.42.120
15.1	24.44.010
15.20	24.44.020
15.21	24.44.030
15.22	24.44.040
15.23	24.44.050
15.24	24.44.060
15.31	24.44.070
15.32	24.44.080
15.41	24.44.090
15.51	24.44.100
15.52	24.44.110
15.61	24.44.120
15.62	24.44.130
15.63	24.44.140
15.64	24.44.150
15.7	24.44.160
16.1	24.46.010
16.20	24.46.020
16.21	24.46.030

Ord. 86300

Section	Herein
16.22	24.46.040
16.23	24.46.050
16.31	24.46.060
16.32	24.46.070
16.41	24.46.080
16.51	24.46.090
16.52	24.46.100
16.61	24.46.110
16.62	24.46.120
16.63	24.46.130
16.7	24.46.140
17.1	24.48.010
17.20	24.48.020
17.21	24.48.030
17.22	24.48.040
17.31	24.48.050
17.32	24.48.060
17.41	24.48.070
17.52	24.48.080
17.60	24.48.090
17.61	24.48.100
17.62	24.48.110
17.63	24.48.120
17.7	24.48.130
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17A.20	24.50.020
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17A.22	24.50.040
17A.23	24.50.050
17A.24	24.50.060
17A.32	24.50.070
17A.41	24.50.080
17A.52	24.50.090
17A.61	24.50.100
17A.62	24.50.110
17A.63	24.50.120
17A.7	24.50.130
18.1	24.52.010
18.20	24.52.020
18.21	24.52.030
18.22	24.52.040
18.23	24.52.050
18.24	24.52.060
18.25	24.52.070
18.26	24.52.080
18.27	24.52.090
18.31	24.52.100
18.32	24.52.110
18.41	24.52.120
18.52	24.52.130
18.61	24.52.140

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ZONING AND SUBDIVISIONS

Ord. 86300

Section	Herein
18.62.....	24.52.150
18.63.....	24.52.160
18.64.....	24.52.170
18.7.....	24.52.180
19.11.....	24.54.010
19.20.....	24.54.020
19.21.....	24.54.030
19.22.....	24.54.040
19.23.....	24.54.050
19.24.....	24.54.060
19.25.....	24.54.070
19.26.....	24.54.080
19.30.....	24.54.090
19.31.....	24.54.100
19.32.....	24.54.110
19.41.....	24.54.120
19.52.....	24.54.130
19.60.....	24.54.140
19.61.....	24.54.150
19.62.....	24.54.160
19.63.....	24.54.170
19.7.....	24.54.180
20.1.....	24.56.010
20.21.....	24.56.020
20.31.....	24.56.030
20.32.....	24.56.040
20.41.....	24.56.050
20.5.....	24.56.060
20.61.....	24.56.070
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20.7.....	24.56.100
21.1.....	24.58.010
21.21.....	24.58.020
21.3.....	24.58.030
21.31.....	24.58.030
21.41.....	24.58.040
21.51.....	24.58.050
21.52.....	24.58.060
21.53.....	24.58.070
21.6.....	24.58.080
21A.01.....	24.60.005
21A.10.....	24.60.280
21A.11.....	24.60.285
21A.12.....	24.60.290
21A.13.....	24.60.295
21A.14.....	24.60.300
21A.15.....	24.60.305
21A.16.....	24.60.310
21A.17.....	24.60.315
21A.18.....	24.60.320
21A.20.....	24.60.325

Ord. 86300

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21A.21.....	24.60.330
21A.22.....	24.60.335
21A.23.....	24.60.340
21A.24.....	24.60.345
21A.25.....	24.60.350
21A.26.....	24.60.355
21A.27.....	24.60.360
21A.28.....	24.60.365
21A.30.....	24.60.370
21A.31.....	24.60.375
21A.32.....	24.60.380
21A.33.....	24.60.385
21A.34.....	24.60.390
21A.35.....	24.60.395
21A.36.....	24.60.400
21A.37.....	24.60.405
21A.38.....	24.60.410
21A.39.....	24.60.415
21A.40.....	24.60.420
21A.50.....	24.60.425
21A.51.....	24.60.430
21A.52.....	24.60.435
21A.53.....	24.60.440
21A.54.....	24.60.445
21A.55.....	24.60.450
21A.56.....	24.60.455
21A.57.....	24.60.460
21A.58.....	24.60.465
21A.59.....	24.60.470
21A.60.....	24.60.475
21A.61.....	24.60.480
21A.62.....	24.60.485
21A.63.....	24.60.490
21A.64.....	24.60.495
21A.66.....	24.60.500
21A.67.....	24.60.505
21A.68.....	24.60.510
21A.69.....	24.60.515
21A.70.....	24.60.520
21A.71.....	24.60.525
21A.72.....	24.60.530
21A.73.....	24.60.535
21A.74.....	24.60.540
21A.75.....	24.60.545
21A.76.....	24.60.550
21A.77.....	24.60.555
21A.78.....	24.60.560
21A.79.....	24.60.565
21A.80.....	24.60.570
21A.81.....	24.60.575
21A.82.....	24.60.580
21A.83.....	24.60.585
21A.84.....	24.60.590

1980 updated to the
 Seattle Municipal Code
 codified and adopted that year
 For current SMU contact
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ZONING CROSS-REFERENCE TABLE

Ord. 86300

Section	Herein
21A.85	24.60.595
21A.86	24.60.600
21A.87	24.60.605
21A.88	24.60.610
21A.89	24.60.615
21A.90	24.60.620
21A.91	24.60.625
21A.92	24.60.630
21A.93	24.60.635
21A.94	24.60.640
21A.95	24.60.645
21A.96	24.60.650
21A.97	24.60.655
21A.98	24.60.660
21A.99	24.60.665
21A.100	24.60.670
21A.101	24.60.675
21A.102	24.60.680
21A.103	24.60.685
21A.104	24.60.690
21A.105	24.60.695
21A.106	24.60.700
21A.107	24.60.705
21A.108	24.60.710
21A.109	24.60.715
21A.110	24.60.720
21A.111	24.60.725
21A.112	24.60.730
21A.113	24.60.735
21A.114	24.60.740
21A.115	24.60.745
21A.116	24.60.750
21A.117	24.60.755
21A.118	24.60.760
21A.119	24.60.765
21A.150	24.60.010
21A.151	24.60.015,
	24.60.020,
	24.60.025,
	24.60.030,
	24.60.035,
	24.60.040,
	24.60.045,
	24.60.050
21A.152	24.60.055,
	24.60.060,
	24.60.065,
	24.60.070,
	24.60.075,
	24.60.080,
	24.60.085,
	24.60.090,

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	24.60.095,
	24.60.100,
	24.60.105,
	24.60.110
21A.153	24.60.115,
	24.60.120,
	24.60.125,
	24.60.130,
	24.60.135,
	24.60.140,
	24.60.145,
	24.60.150,
	24.60.155,
	24.60.160,
	24.60.165
21A.154	24.60.170,
	24.60.175,
	24.60.180,
	24.60.185,
	24.60.190,
	24.60.195,
	24.60.200,
	24.60.205,
	24.60.210,
	24.60.215,
	24.60.220,
	24.60.225,
	24.60.230
21A.155	24.60.235,
	24.60.240,
	24.60.245,
	24.60.250,
	24.60.255,
	24.60.260,
	24.60.265,
	24.60.270,
	24.60.275
22.11.	24.62.010
22.12.	24.62.020
22.21.	24.62.030
22.22.	24.62.040
22.31.	24.62.050
22.32.	24.62.060
22.40.	24.62.070
22.41.	24.62.080
22.42.	24.62.090
22.43.	24.62.100
22.44.	24.62.110
22.45.	Rx 109155
22.46.	24.62.130
22.47.	24.62.140
22.48.	24.62.150

1980 updates to the
 Seattle Municipal Code
 codified by SMO, contact
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ZONING AND SUBDIVISIONS

Ord. 86300

Section	Herein
22.49	24.62.160
22.51	24.62.170
22.52	24.62.180
23.1	24.64.010
23.20	24.64.020
23.21	24.64.030
23.22	24.64.040
23.23	24.64.050
23.24	24.64.060
23.25	24.64.070
23.26	24.64.080
23.27	24.64.090
23.28	24.64.100
23.29	24.62.110
23.3	24.64.120
23.31	24.64.130
23.40	24.64.140
23.41	24.64.150
23.42	24.64.160
23.43	24.64.170
23.44	24.64.180
23.5	24.64.190
23.60	24.64.200
23.61	24.64.210
23.62	24.64.220
23.63	24.64.230
23.71	24.64.240
23.72	24.64.250
23.73	24.64.260
23.74	24.64.270
23.81	24.64.280
24.1	24.66.010
24.2	24.66.020
24.3	24.66.030
24.4	24.66.040
24.41	24.66.050
24.42	24.66.060
24.43	24.66.070
24.44	24.66.080
24.45	24.66.090
24.46	24.66.100
24.47	24.66.110
24.48	24.66.120
24.5	24.66.130
24.6	24.66.140
24.7	24.66.150
24.81	24.68.010
24.82	24.68.020
24.83	24.68.030
24.84	24.68.040
24.85	24.68.050
24.86	24.68.060

Ord. 86300

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24.87	24.68.070
24.88	24.68.080
24.91	24.68.100
24.911	24.68.110
24.912	24.68.120
24.913	24.68.130
24.914	24.68.140
24.915	24.68.150
24.916	24.68.160
24.917	24.68.170
24.918	24.68.180
24.919	24.68.190
24.92	24.68.250
24.921	24.68.260
24.922	24.68.270
24.923	24.68.280
24.924(a)	24.68.290
24.924(b)	24.68.300
24.924(c)	24.68.310
24.925	24.68.320
24.926	24.68.330
24.927	24.68.340
24.928	24.68.350
24.929	24.68.360
25.1	24.10.010
25.2	24.10.020
25.3	Not codified
25.40	24.10.030
25.41	24.10.040
25.42	24.10.050
25.43	24.10.060
25.44	24.10.070
25.45	24.10.080
25.46	24.10.090
26.1	24.70.010
26.2	24.70.020
26.21	24.70.030
26.22	24.70.040
26.23	24.70.050
26.3	24.70.060
26.4	24.70.070
27.1	24.72.010
27.11	24.72.020
27.12	24.72.030
27.2	24.72.040
27.3	24.72.050
27.4	Rx 109126, 109155
27.41	24.72.070
27.5	24.72.080
27.51	24.72.090
27.6	24.72.100
27.7	24.72.110

1980 update to the
 Seattle Municipal Code
 codified by SM adopted that year
 For clarification, contact
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ZONING CROSS-REFERENCE TABLE

Ord. 86300

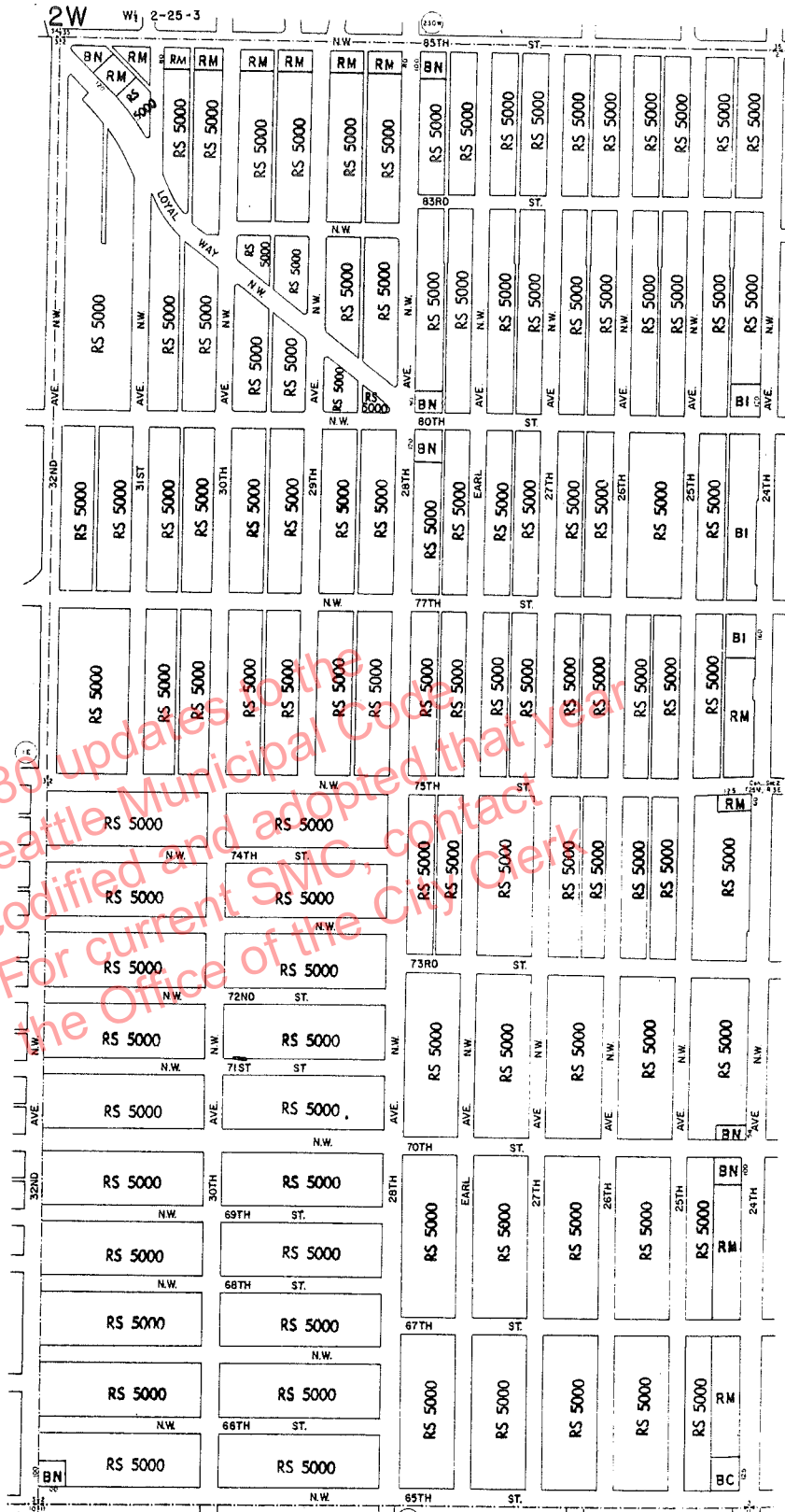
Section	Herein
27.8.....	24.72.120
27.81.....	24.72.130
27.82.....	24.72.140
27.83.....	24.72.150
27.84.....	24.72.160
28.1.....	24.74.010
28.2.....	24.74.020
28.21.....	24.74.021
28.3.....	24.74.030
28.4.....	24.74.040
28.41.....	24.74.050
28.42.....	24.74.060
28.43.....	24.74.070
28.5.....	24.74.080
28.51.....	24.74.090
28.52.....	24.74.100
28.53.....	24.74.110
28.54.....	24.74.120
28.55.....	24.74.130
29.....	Severability headnote
30.....	24.10.100
30.1.....	24.10.110

1980 updates to the
 Seattle Municipal Code
 codified and adopted that year
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ZONING AND SUBDIVISIONS

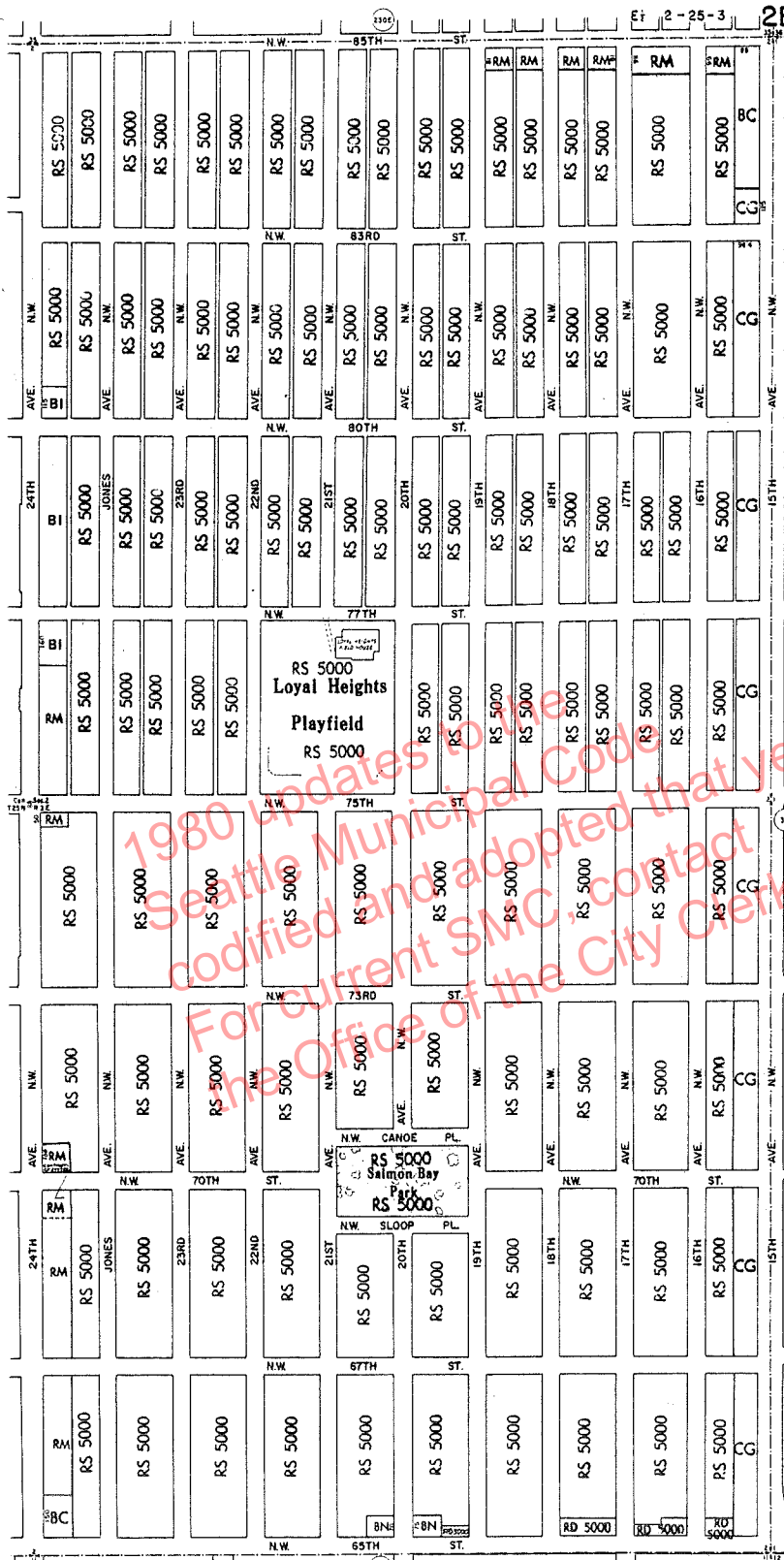
LEGEND

- RS 9600-**
Single Family Residence
Low Density Zone.
- RS 7200-**
Single Family Residence
Medium Density Zone.
- RS 5000-**
Single Family Residence
High Density Zone.
- RW-**
Residence Waterfront
Zone.
- RD 7200-**
Duplex Residence Me-
dium Density Zone.
- RD 5000-**
Duplex Residence High
Density Zone.
- RM 1600-**
Multiple Residence Low-
est Density Zone.
- RM-**
Multiple Residence Low
Density Zone.
- RMH 350-**
Multiple Residence High
Density Zone.
- RMV 200-**
Multiple Residence High
Density Variable Height
Zone.
- RMV 150-**
Multiple Residence High-
est Density Variable
Height Zone.
- RM-MD-**
Multiple Residence-
Mixed Density Zone.
- BN-**
Neighborhood Business
Zone.
- BI-**
Intermediate Business
Zone.
- BC-**
Community Business
Zone.
- BM-**
Metropolitan Business
Zone.
- CM-**
Metropolitan Commercial
Zone.
- CMT-**
Metropolitan Commercial
Zone Temporary.
- CG-**
General Commercial
Zone.
- M-**
Manufacturing Zone.
- IG-**
General Industrial Zone.
- IH-**
Heavy Industrial Zone.



SCALE 1"=200 FEET

ZONING MAPS



LEGEND

RS 9600-
Single Family Residence
Low Density Zone.

RS 7200-
Single Family Residence
Medium Density Zone.

RS 5000-
Single Family Residence
High Density Zone.

RW-
Residence Waterfront
Zone.

RD 7200-
Duplex Residence Me-
dium Density Zone.

RD 5000-
Duplex Residence High
Density Zone.

RM 1600-
Multiple Residence Low-
est Density Zone.

RM-
Multiple Residence Low
Density Zone.

RMH 350-
Multiple Residence High
Density Zone.

RMV 200-
Multiple Residence High
Density Variable Height
Zone.

RMV 150-
Multiple Residence High-
est Density Variable
Height Zone.

RM-MD-
Multiple Residence-
Mixed Density Zone.

BN-
Neighborhood Business
Zone.

BI-
Intermediate Business
Zone.

BC-
Community Business
Zone.

BM-
Metropolitan Business
Zone.

CM-
Metropolitan Commercial
Zone.

CMT-
Metropolitan Commercial
Zone Temporary.

CG-
General Commercial
Zone.

M-
Manufacturing Zone.

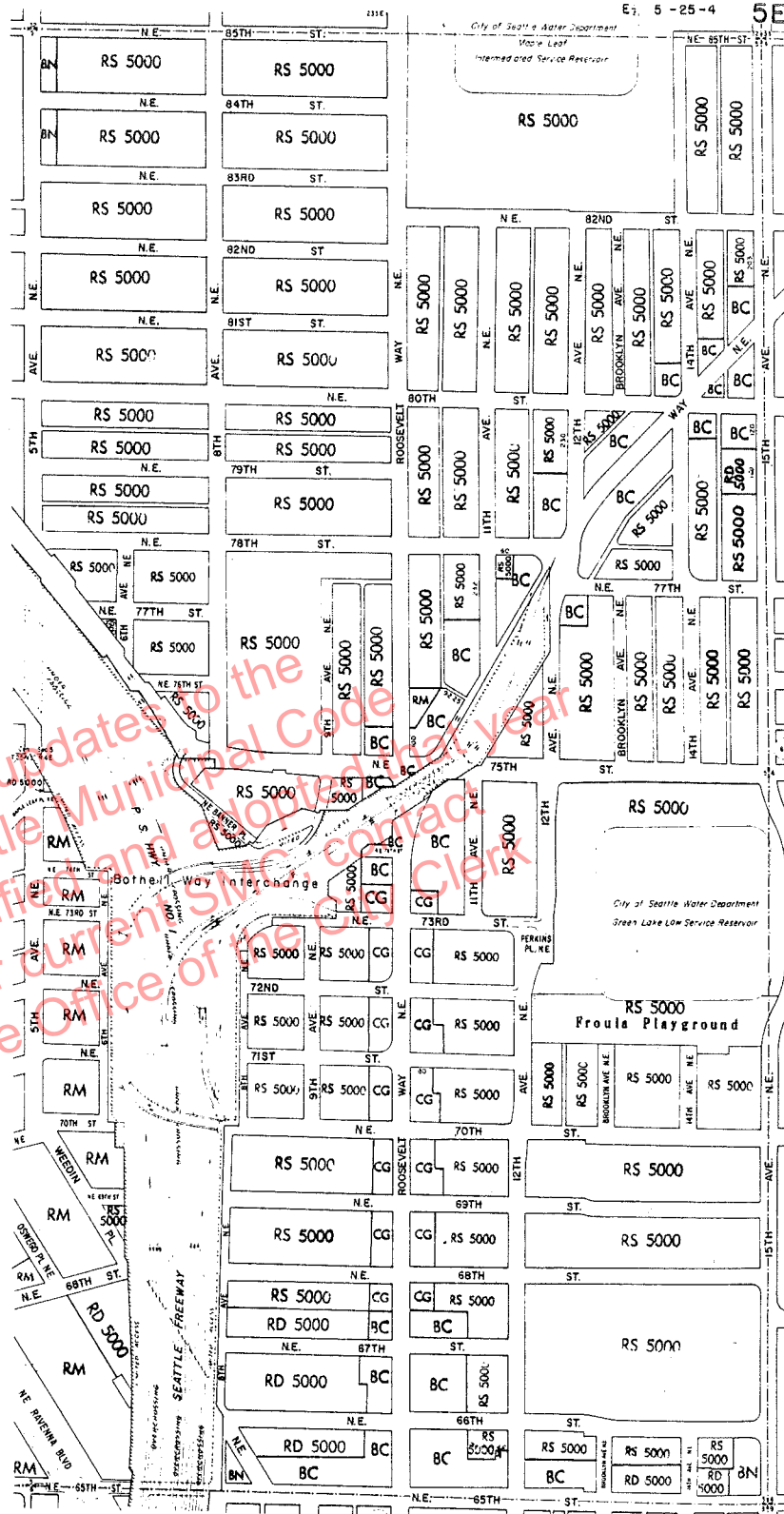
IG-
General Industrial Zone.

IH-
Heavy Industrial Zone.

ZONING AND SUBDIVISIONS

LEGEND

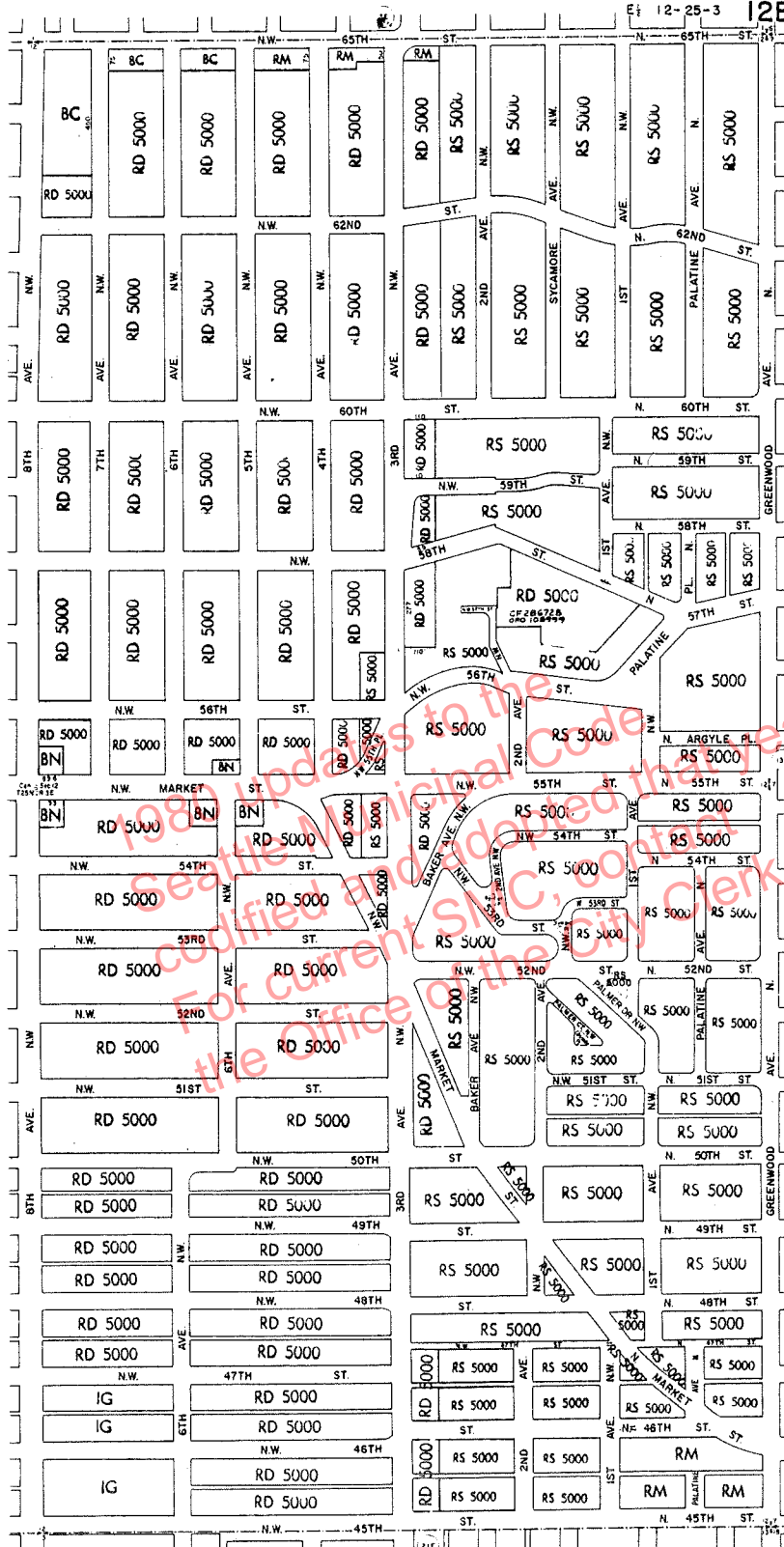
- RS 9600-**
Single Family Residence
Low Density Zone.
- RS 7200-**
Single Family Residence
Medium Density Zone.
- RS 5000-**
Single Family Residence
High Density Zone.
- RW-**
Residence Waterfront
Zone.
- RD 7200-**
Duplex Residence Me-
dium Density Zone.
- RD 5000-**
Duplex Residence High
Density Zone.
- RM 1600-**
Multiple Residence Low-
est Density Zone.
- RM-**
Multiple Residence Low
Density Zone.
- RMH 350-**
Multiple Residence High
Density Zone.
- RMV 200-**
Multiple Residence High
Density Variable Height
Zone.
- RMV 150-**
Multiple Residence High-
est Density Variable
Height Zone.
- RM-MD-**
Multiple Residence-
Mixed Density Zone.
- BN-**
Neighborhood Business
Zone.
- BI-**
Intermediate Business
Zone.
- BC-**
Community Business
Zone.
- BM-**
Metropolitan Business
Zone.
- CM-**
Metropolitan Commercial
Zone.
- CMT-**
Metropolitan Commercial
Zone Temporary.
- CG-**
General Commercial
Zone.
- M-**
Manufacturing Zone.
- IG-**
General Industrial Zone.
- IH-**
Heavy Industrial Zone.



ZONING MAPS

LEGEND

- RS 9600—
Single Family Residence
Low Density Zone.
- RS 7200—
Single Family Residence
Medium Density Zone.
- RS 5000—
Single Family Residence
High Density Zone.
- RW—
Residence Waterfront
Zone.
- RD 7200—
Duplex Residence Medium
Density Zone.
- RD 5000—
Duplex Residence High
Density Zone.
- RM 1600—
Multiple Residence Low-
est Density Zone.
- RM—
Multiple Residence Low
Density Zone.
- RMH 350—
Multiple Residence High
Density Zone.
- RMV 200—
Multiple Residence High
Density Variable Height
Zone.
- RMV 150—
Multiple Residence High-
est Density Variable
Height Zone.
- RM-MD—
Multiple Residence-
Mixed Density Zone.
- BN—
Neighborhood Business
Zone.
- BI—
Intermediate Business
Zone.
- BC—
Community Business
Zone.
- BM—
Metropolitan Business
Zone.
- CM—
Metropolitan Commercial
Zone.
- CMT—
Metropolitan Commercial
Zone Temporary.
- CG—
General Commercial
Zone.
- M—
Manufacturing Zone.
- IG—
General Industrial Zone.
- IH—
Heavy Industrial Zone.



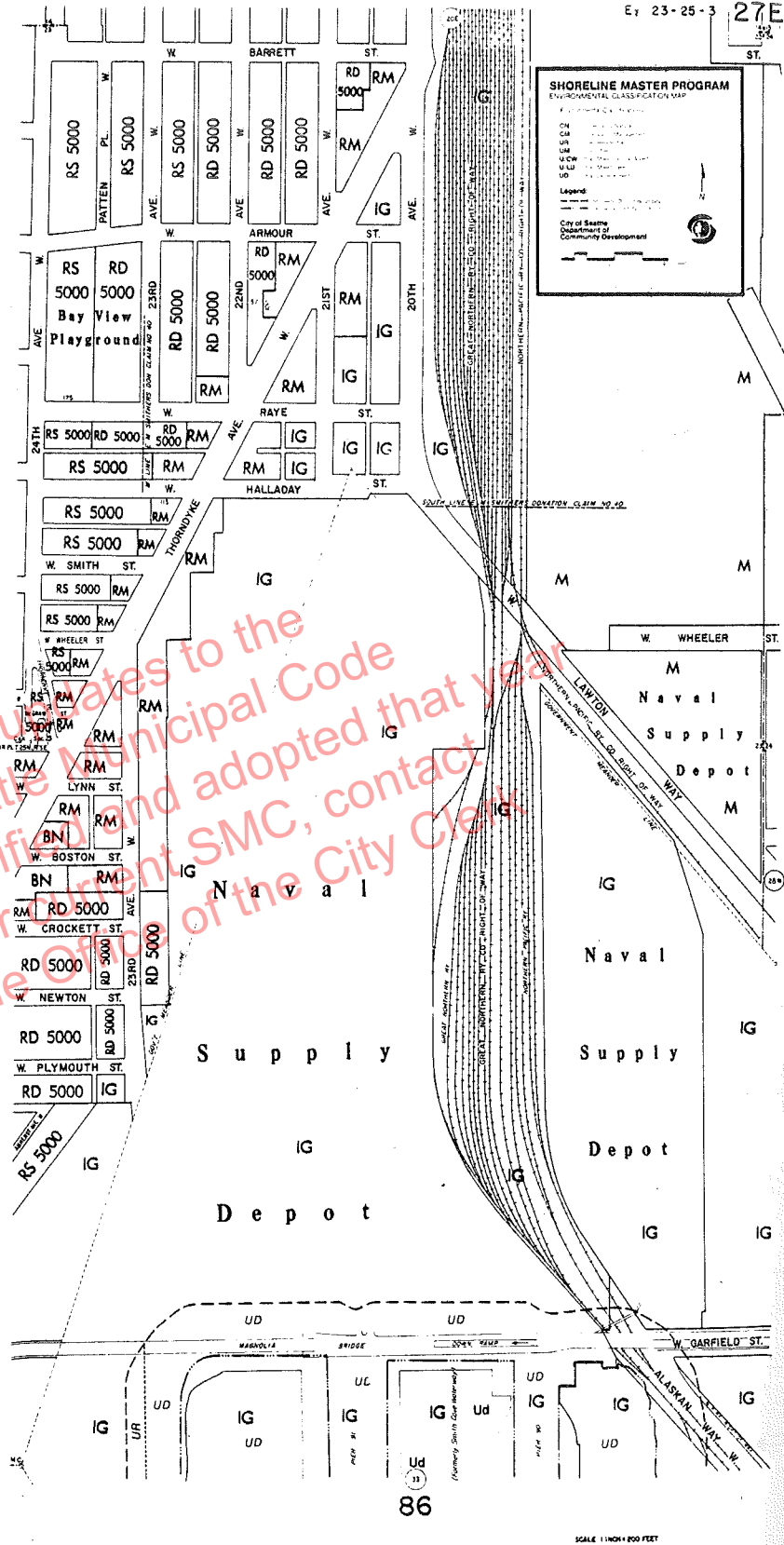
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SCALE 1"=60'±

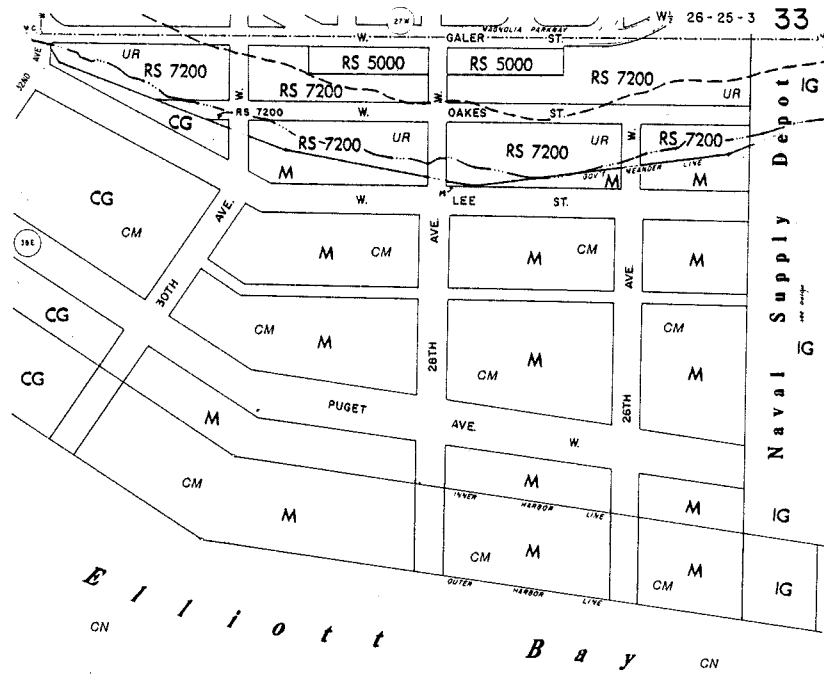
ZONING AND SUBDIVISIONS

LEGEND

- RS 9600-**
Single Family Residence
Low Density Zone.
- RS 7200-**
Single Family Residence
Medium Density Zone.
- RS 5000-**
Single Family Residence
High Density Zone.
- RW-**
Residence Waterfront
Zone.
- RD 7200-**
Duplex Residence
Medium Density Zone.
- RD 5000-**
Duplex Residence
High Density Zone.
- RM 1600-**
Multiple Residence
Lowest Density Zone.
- RM-**
Multiple Residence
Low Density Zone.
- RMH 350-**
Multiple Residence
High Density Zone.
- RMV 200-**
Multiple Residence
High Density Variable
Height Zone.
- RMV 150-**
Multiple Residence
Highest Density
Variable Height
Zone.
- RM-MD-**
Multiple Residence-
Mixed Density Zone.
- BN-**
Neighborhood Business
Zone.
- BI-**
Intermediate Business
Zone.
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Community Business
Zone.
- BM-**
Metropolitan Business
Zone.
- CM-**
Metropolitan Commercial
Zone.
- CMT-**
Metropolitan Commercial
Zone Temporary.
- CG-**
General Commercial
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- M-**
Manufacturing Zone.
- IG-**
General Industrial Zone.
- IH-**
Heavy Industrial Zone.

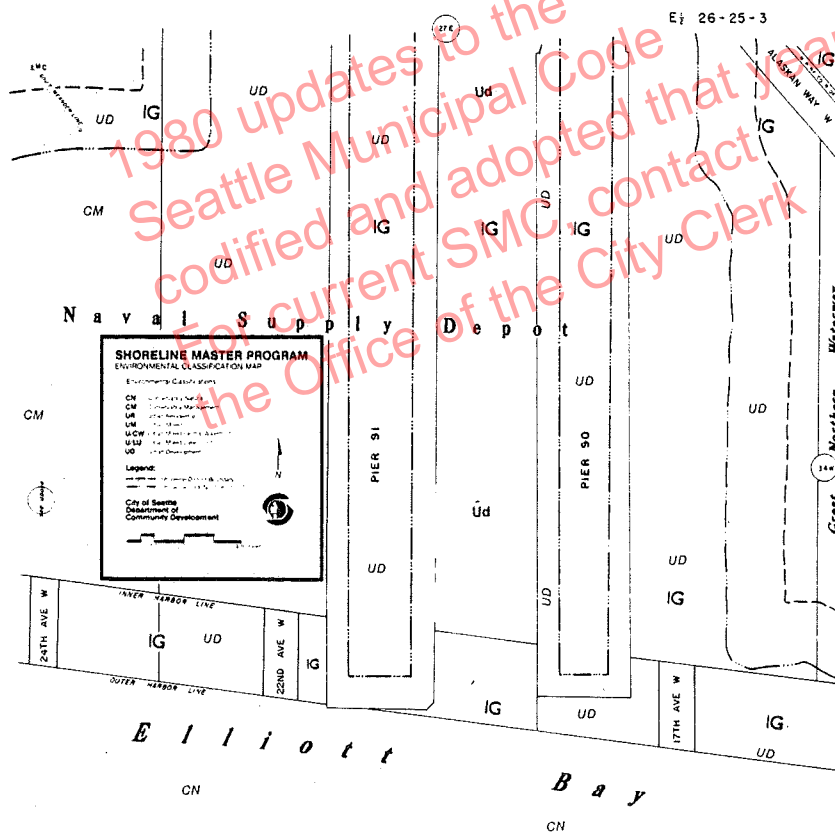


ZONING MAPS



LEGEND

- RS 9600—
Single Family Residence
Low Density Zone.
- RS 7200—
Single Family Residence
Medium Density Zone.
- RS 5000—
Single Family Residence
High Density Zone.
- RW—
Residence Waterfront
Zone.
- RD 7200—
Duplex Residence Me-
dium Density Zone.
- RD 5000—
Duplex Residence High
Density Zone.
- RM 1600—
Multiple Residence Low-
est Density Zone.
- RM—
Multiple Residence Low
Density Zone.
- RMH 350—
Multiple Residence High
Density Zone.
- RMV 200—
Multiple Residence High
Density Variable Height
Zone.
- RMV 150—
Multiple Residence High-
est Density Variable
Height Zone.
- RM-MD—
Multiple Residence-
Mixed Density Zone.
- BN—
Neighborhood Business
Zone.
- BI—
Intermediate Business
Zone.
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Community Business
Zone.
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Metropolitan Business
Zone.
- CM—
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Zone.
- CMT—
Metropolitan Commercial
Zone Temporary.
- CG—
General Commercial
Zone.
- M—
Manufacturing Zone.
- IG—
General Industrial Zone.
- IH—
Heavy Industrial Zone.

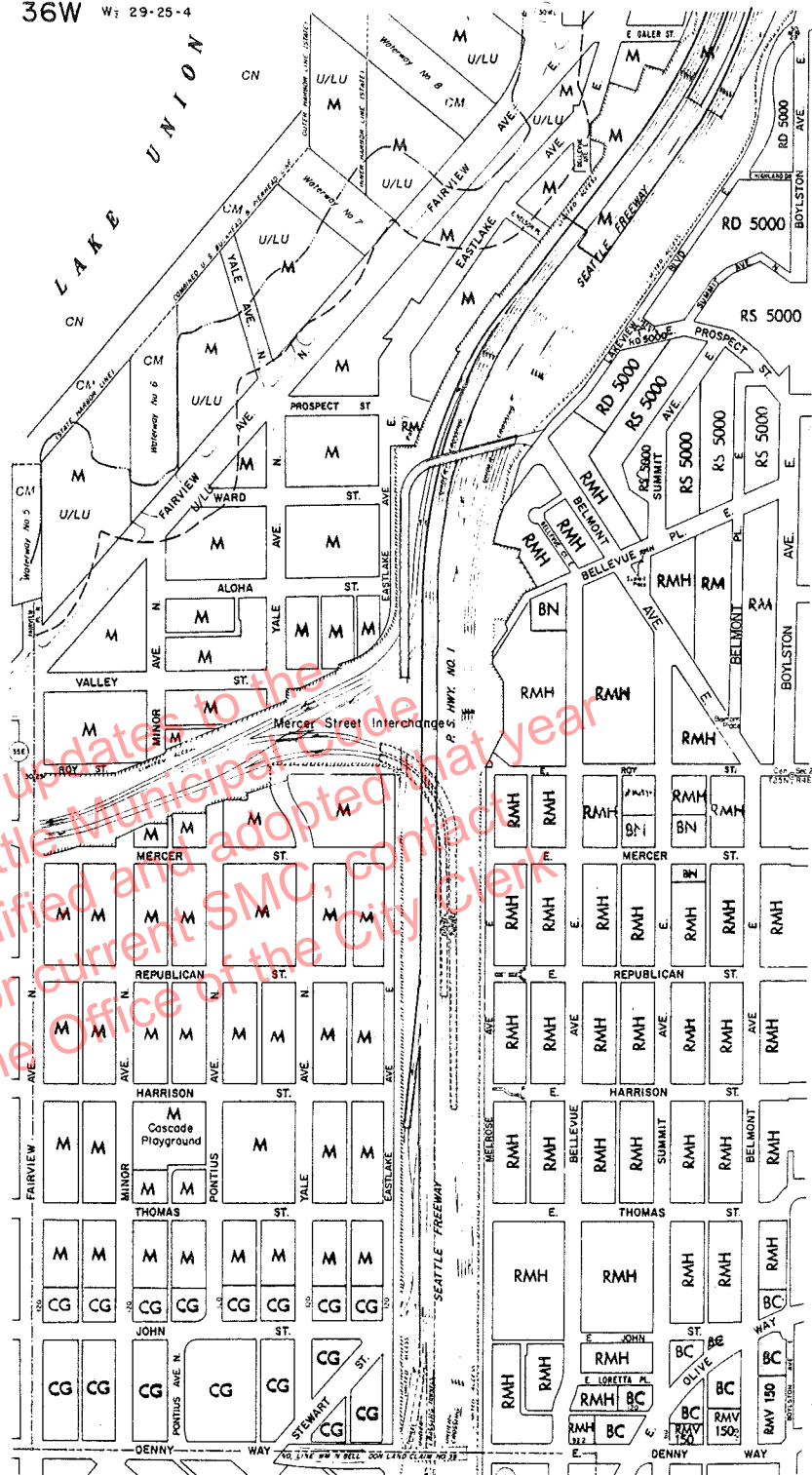


ZONING AND SUBDIVISIONS

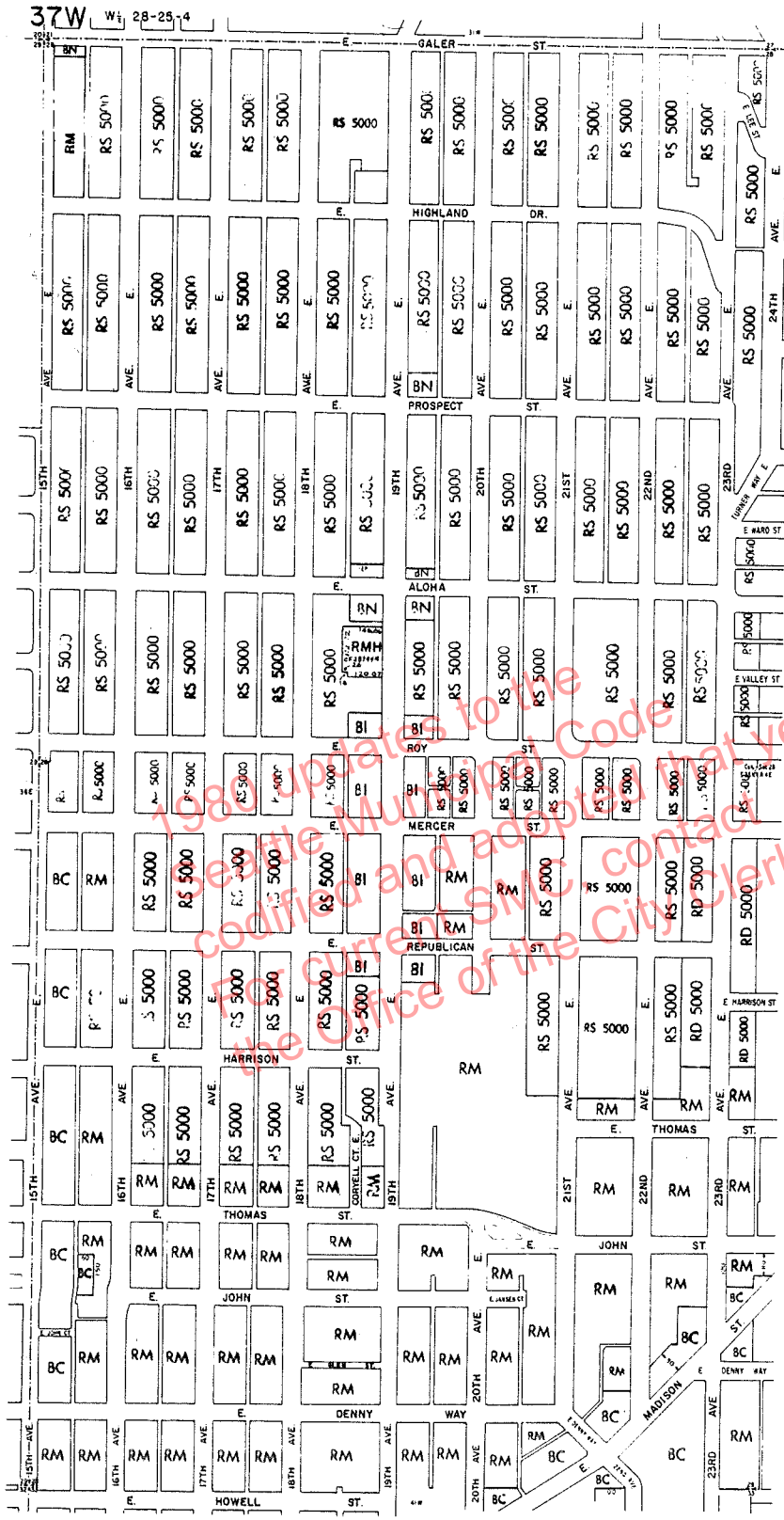
LEGEND

- RS 9600**—
Single Family Residence
Low Density Zone.
- RS 7200**—
Single Family Residence
Medium Density Zone.
- RS 5000**—
Single Family Residence
High Density Zone.
- RW**—
Residence Waterfront
Zone.
- RD 7200**—
Duplex Residence Me-
dium Density Zone.
- RD 5000**—
Duplex Residence High
Density Zone.
- RM 1600**—
Multiple Residence Low-
est Density Zone.
- RM**—
Multiple Residence Low
Density Zone.
- RMH 350**—
Multiple Residence High
Density Zone.
- RMV 200**—
Multiple Residence High
Density Variable Height
Zone.
- RMV 150**—
Multiple Residence High-
est Density Variable
Height Zone.
- RM-MD**—
Multiple Residence-
Mixed Density Zone.
- BN**—
Neighborhood Business
Zone.
- BI**—
Intermediate Business
Zone.
- BC**—
Community Business
Zone.
- BM**—
Metropolitan Business
Zone.
- CM**—
Metropolitan Commercial
Zone.
- CMT**—
Metropolitan Commercial
Zone Temporary.
- CG**—
General Commercial
Zone.
- M**—
Manufacturing Zone.
- IG**—
General Industrial Zone.
- IH**—
Heavy Industrial Zone.

36W W: 29-25-4



ZONING MAPS



LEGEND

- RS 9600**— Single Family Residence Low Density Zone.
- RS 7200**— Single Family Residence Medium Density Zone.
- RS 5000**— Single Family Residence High Density Zone.
- RW**— Residence Waterfront Zone.
- RD 7200**— Duplex Residence Medium Density Zone.
- RD 5000**— Duplex Residence High Density Zone.
- RM 1600**— Multiple Residence Low Density Zone.
- RM**— Multiple Residence Low Density Zone.
- RMH 350**— Multiple Residence High Density Zone.
- RMV 200**— Multiple Residence High Density Variable Height Zone.
- RMV 150**— Multiple Residence Highest Density Variable Height Zone.
- RM-MD**— Multiple Residence Mixed Density Zone.
- BN**— Neighborhood Business Zone.
- BI**— Intermediate Business Zone.
- BC**— Community Business Zone.
- BM**— Metropolitan Business Zone.
- CM**— Metropolitan Commercial Zone.
- CMT**— Metropolitan Commercial Zone Temporary.
- CG**— General Commercial Zone.
- M**— Manufacturing Zone.
- IG**— General Industrial Zone.
- IH**— Heavy Industrial Zone.

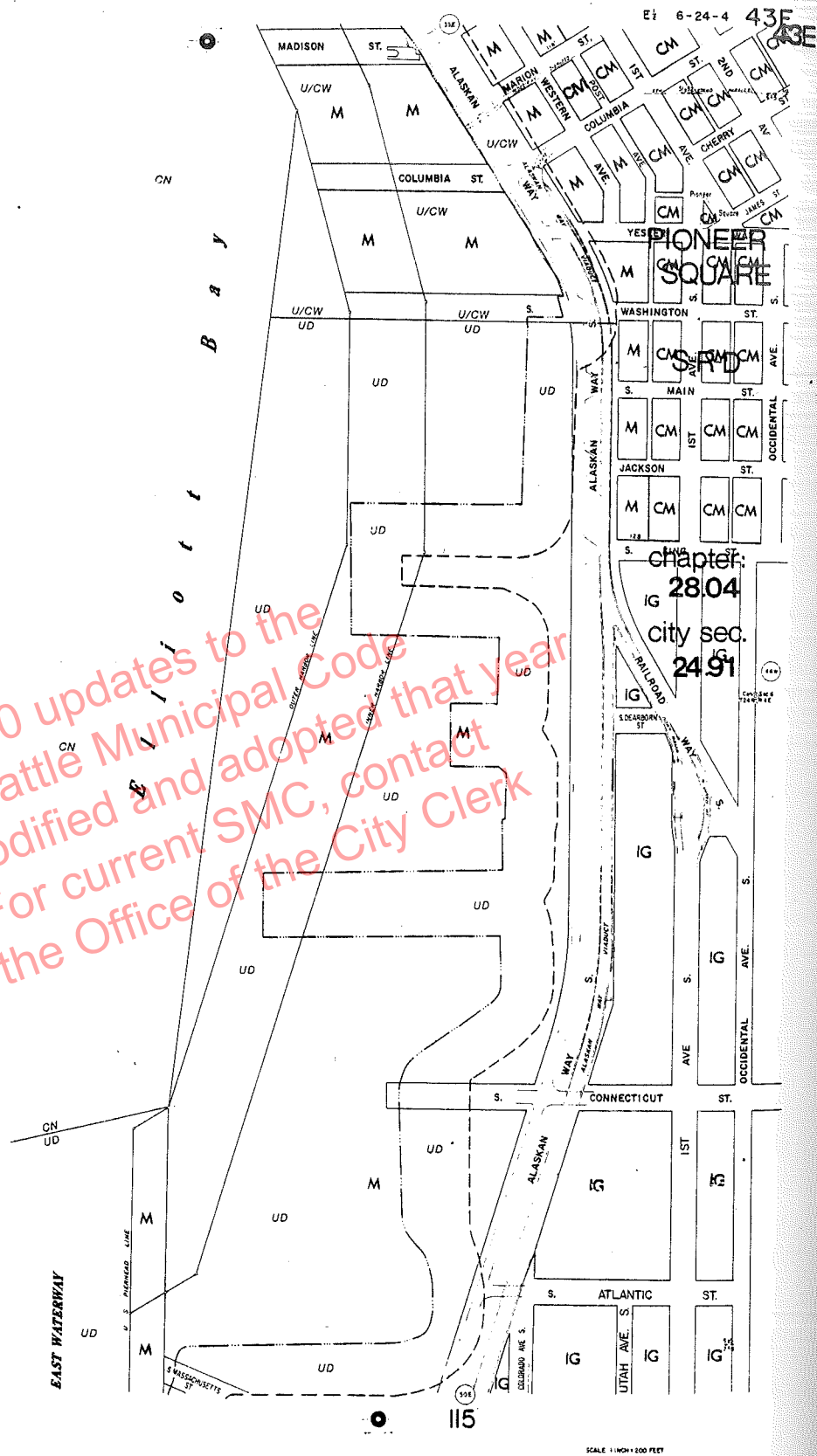
SCALE 1"=100'±200 FEET

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ZONING AND SUBDIVISIONS

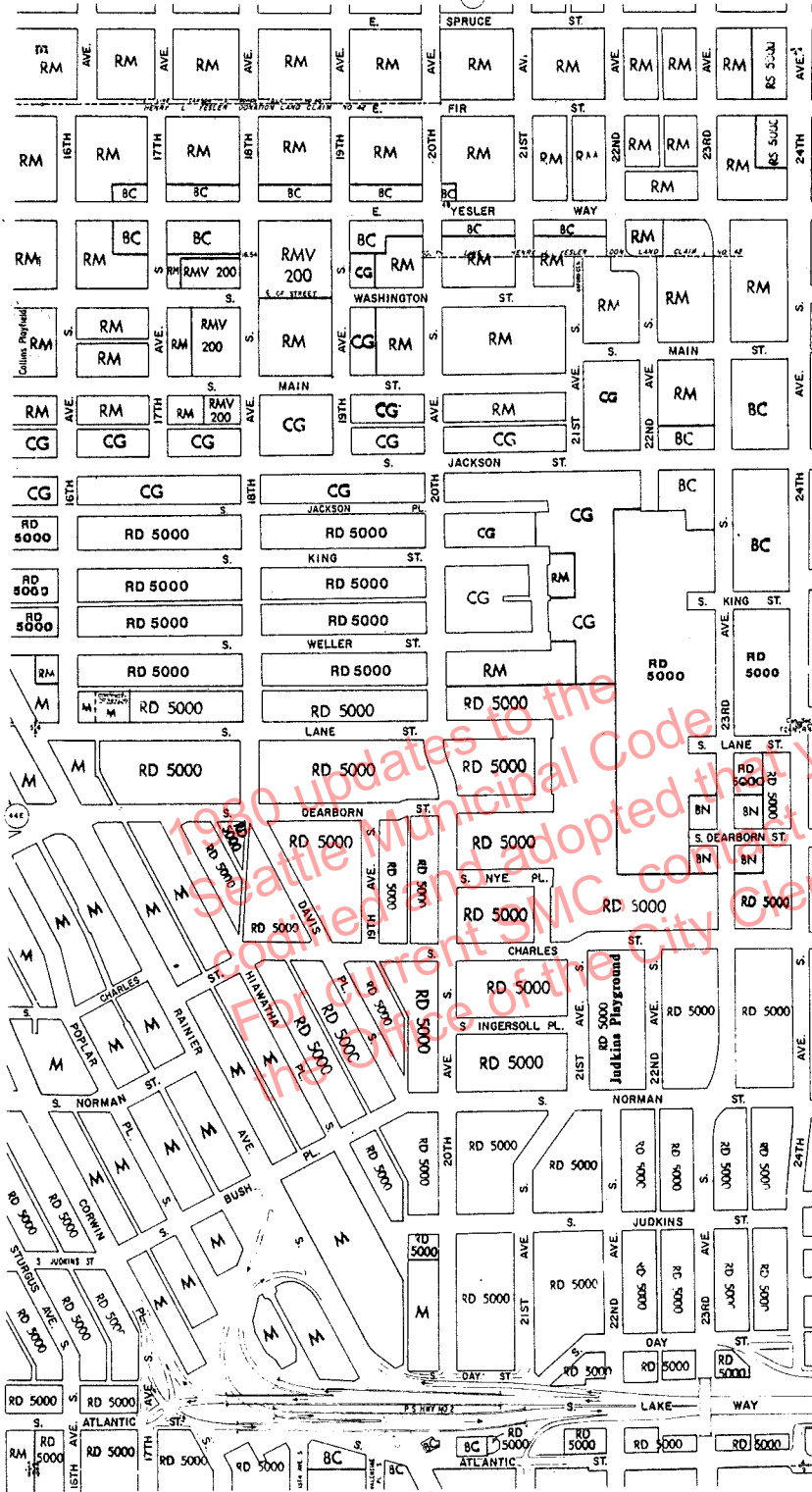
LEGEND

- RS 9600-**
Single Family Residence
Low Density Zone.
- RS 7200-**
Single Family Residence
Medium Density Zone.
- RS 5000-**
Single Family Residence
High Density Zone.
- RW-**
Residence Waterfront
Zone.
- RD 7200-**
Duplex Residence Me-
dium Density Zone.
- RD 5000-**
Duplex Residence High
Density Zone.
- RM 1600-**
Multiple Residence Low-
est Density Zone.
- RM-**
Multiple Residence Low
Density Zone.
- RMH 350-**
Multiple Residence High
Density Zone.
- RMV 200-**
Multiple Residence High
Density Variable Height
Zone.
- RMV 150-**
Multiple Residence High-
est Density Variable
Height Zone.
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Multiple Residence-
Mixed Density Zone.
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Neighborhood Business
Zone.
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Zone.
- BC-**
Community Business
Zone.
- BM-**
Metropolitan Business
Zone.
- CM-**
Metropolitan Commercial
Zone.
- CMT-**
Metropolitan Commercial
Zone Temporary.
- CG-**
General Commercial
Zone.
- M-**
Manufacturing Zone.
- IG-**
General Industrial Zone.
- IH-**
Heavy Industrial Zone.



ZONING MAPS

45W W $\frac{1}{2}$ 4-24-4



LEGEND

- RS 9600—
Single Family Residence
Low Density Zone.
- RS 7200—
Single Family Residence
Medium Density Zone.
- RS 5000—
Single Family Residence
High Density Zone.
- RW—
Residence Waterfront
Zone.
- RD 7200—
Duplex Residence Me-
dium Density Zone.
- RD 5000—
Duplex Residence High
Density Zone.
- RM 1600—
Multiple Residence Low-
est Density Zone.
- RM—
Multiple Residence Low
Density Zone.
- RMH 350—
Multiple Residence High
Density Zone.
- RMV 200—
Multiple Residence High
Density Variable Height
Zone.
- RMV 150—
Multiple Residence High-
est Density Variable
Height Zone.
- RM-MD—
Multiple Residence-
Mixed Density Zone.
- BN—
Neighborhood Business
Zone.
- BI—
Intermediate Business
Zone.
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- CM—
Metropolitan Commercial
Zone.
- CMT—
Metropolitan Commercial
Zone Temporary.
- CG—
General Commercial
Zone.
- M—
Manufacturing Zone.
- IG—
General Industrial Zone.
- IH—
Heavy Industrial Zone.

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ZONING AND SUBDIVISIONS

LEGEND

RS 9600-
Single Family Residence
Low Density Zone.

RS 7200-
Single Family Residence
Medium Density Zone.

RS 5000-
Single Family Residence
High Density Zone.

RW-
Residence Waterfront
Zone.

RD 7200-
Duplex Residence Me-
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CM-
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Zone.

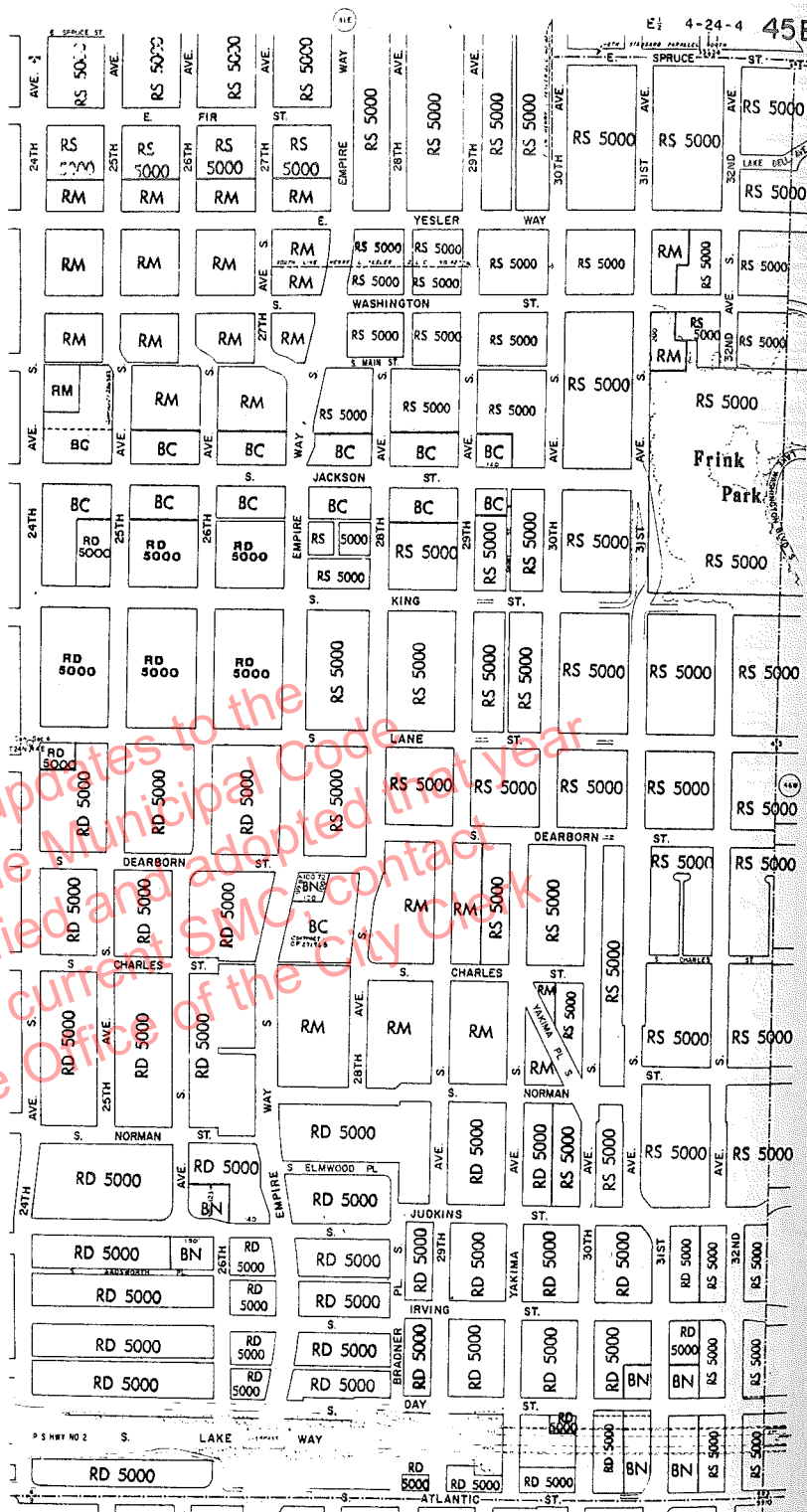
CMT-
Metropolitan Commercial
Zone Temporary.

CG-
General Commercial
Zone.

M-
Manufacturing Zone.

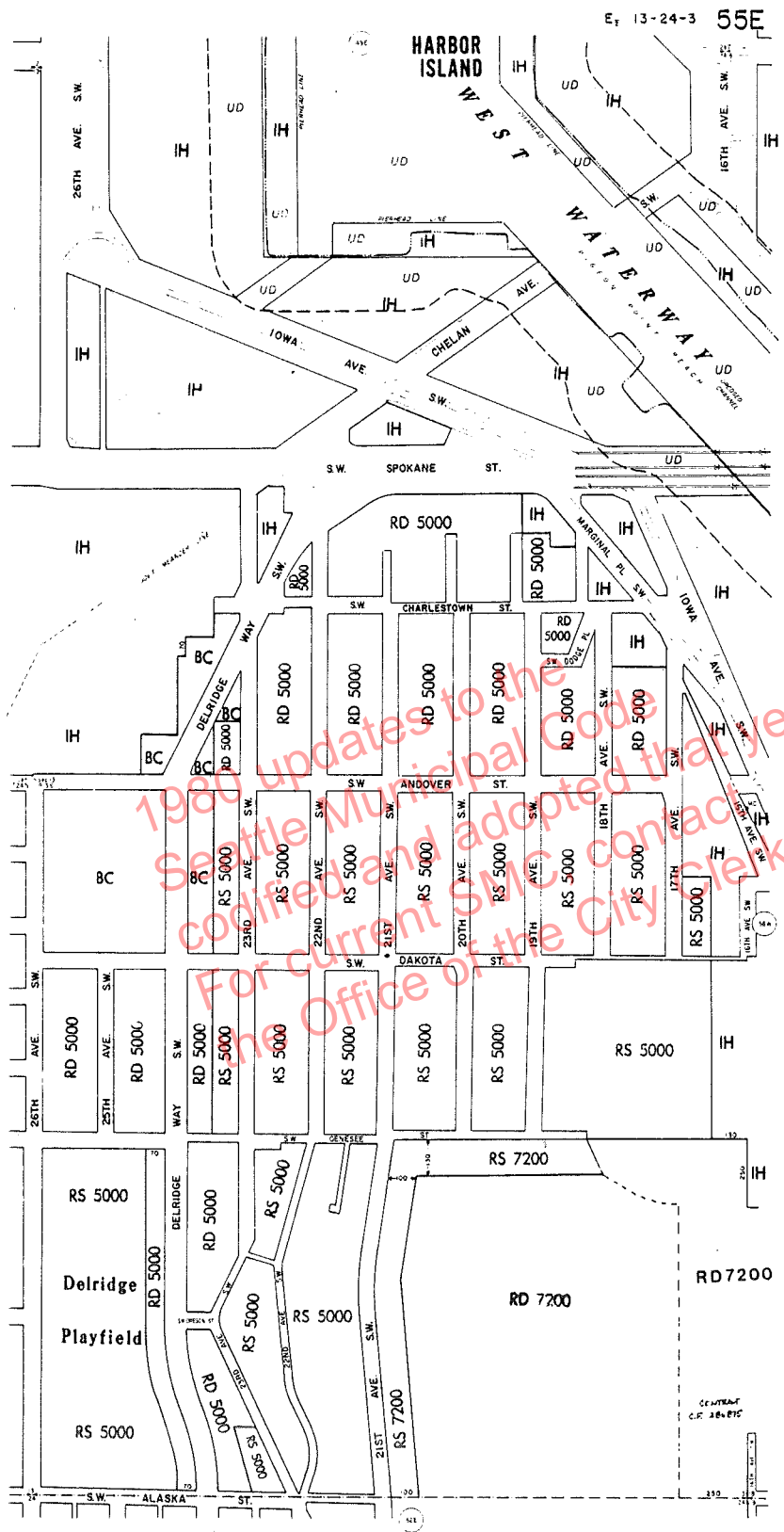
IG-
General Industrial Zone.

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Heavy Industrial Zone.



1980 updates to the
Seattle Municipal Code
codified and adopted that year
For current SMC contact
the Office of the City Clerk

ZONING MAPS



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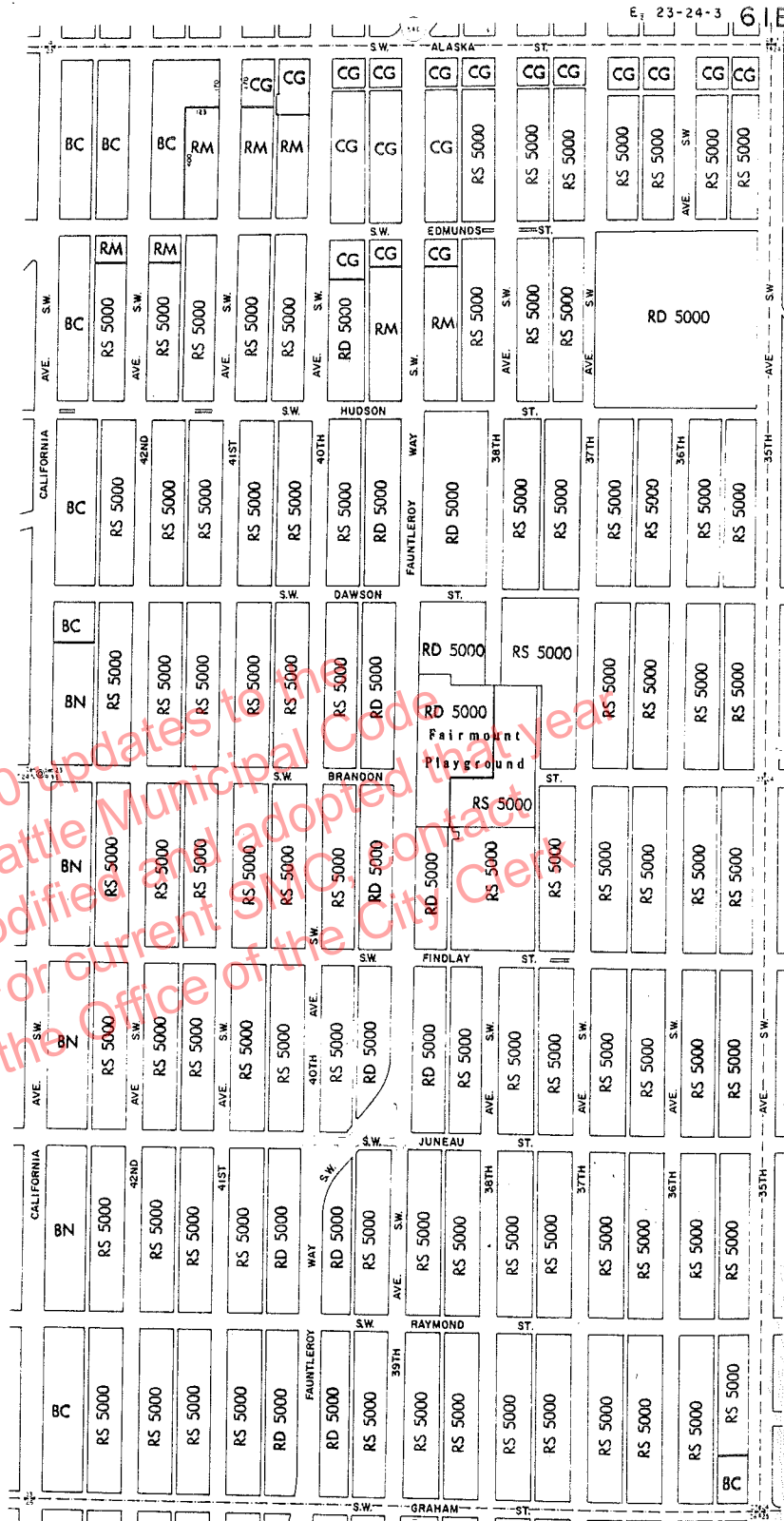
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SCALE 1"=200 FEET

ZONING AND SUBDIVISIONS

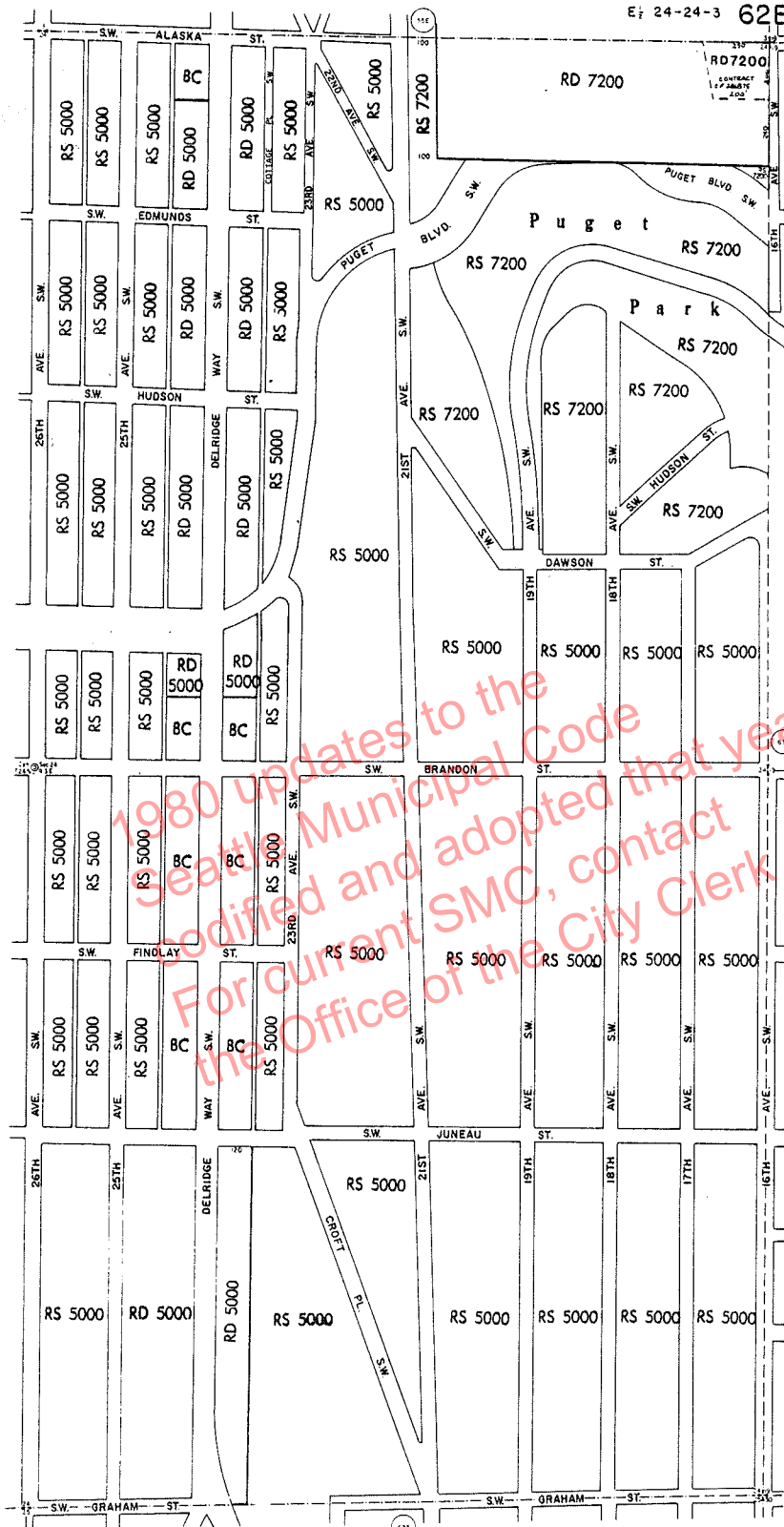
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ZONING MAPS



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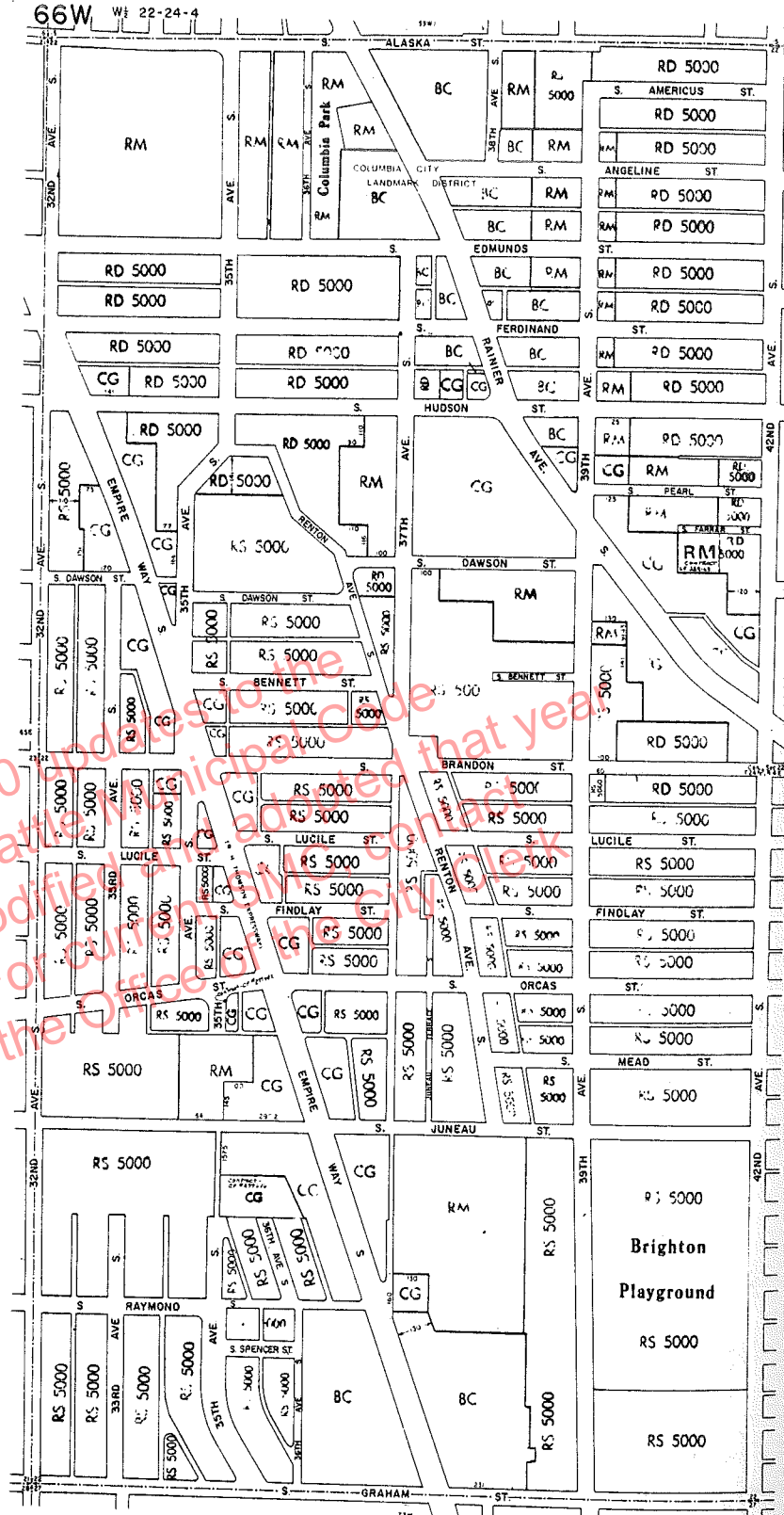
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E: 24-24-3 62E

ZONING AND SUBDIVISIONS

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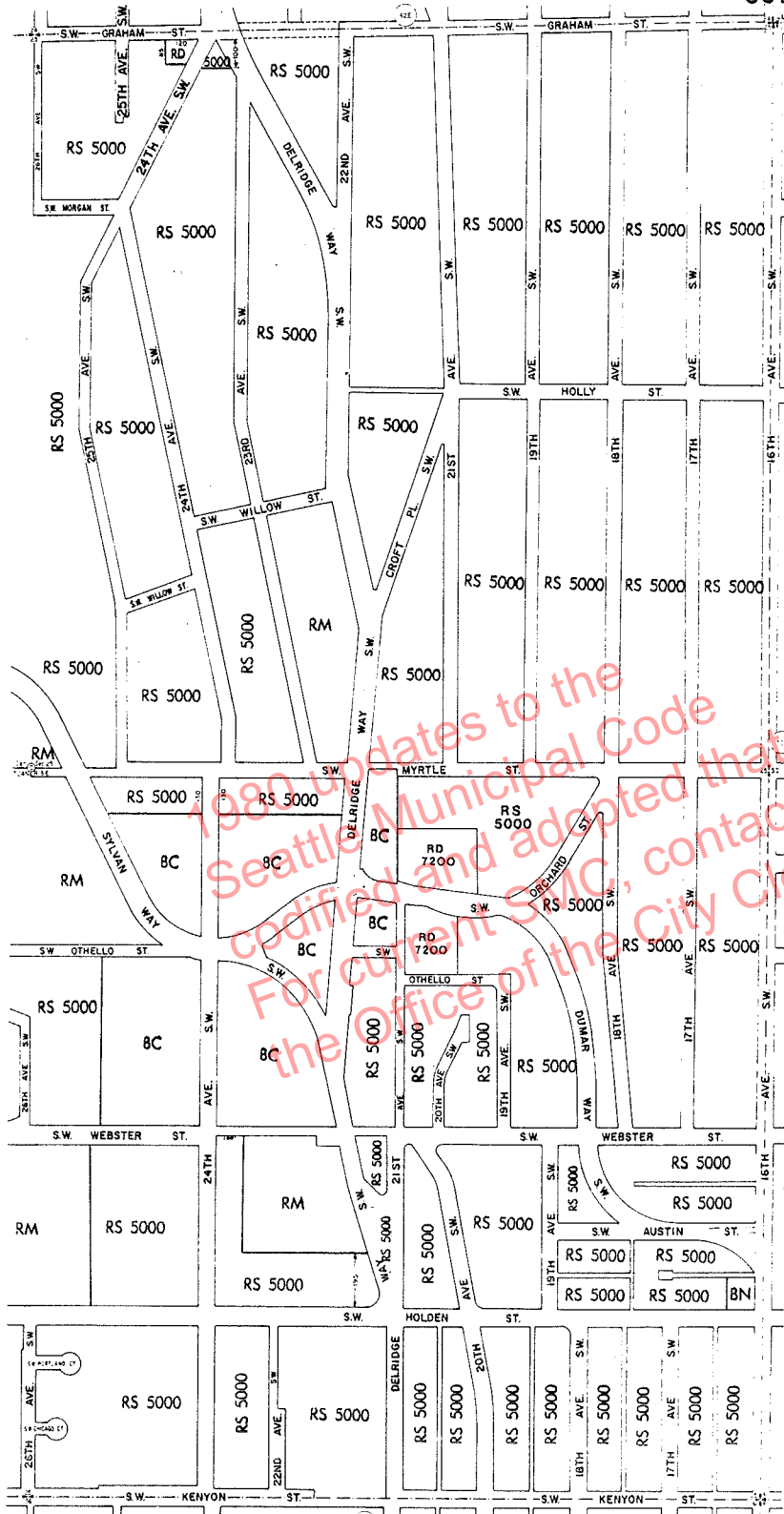


Columbia City Landmark District
Ordinance 107679

SCALE 1"=100' FEET

ZONING MAPS

E 25-24-3 69E



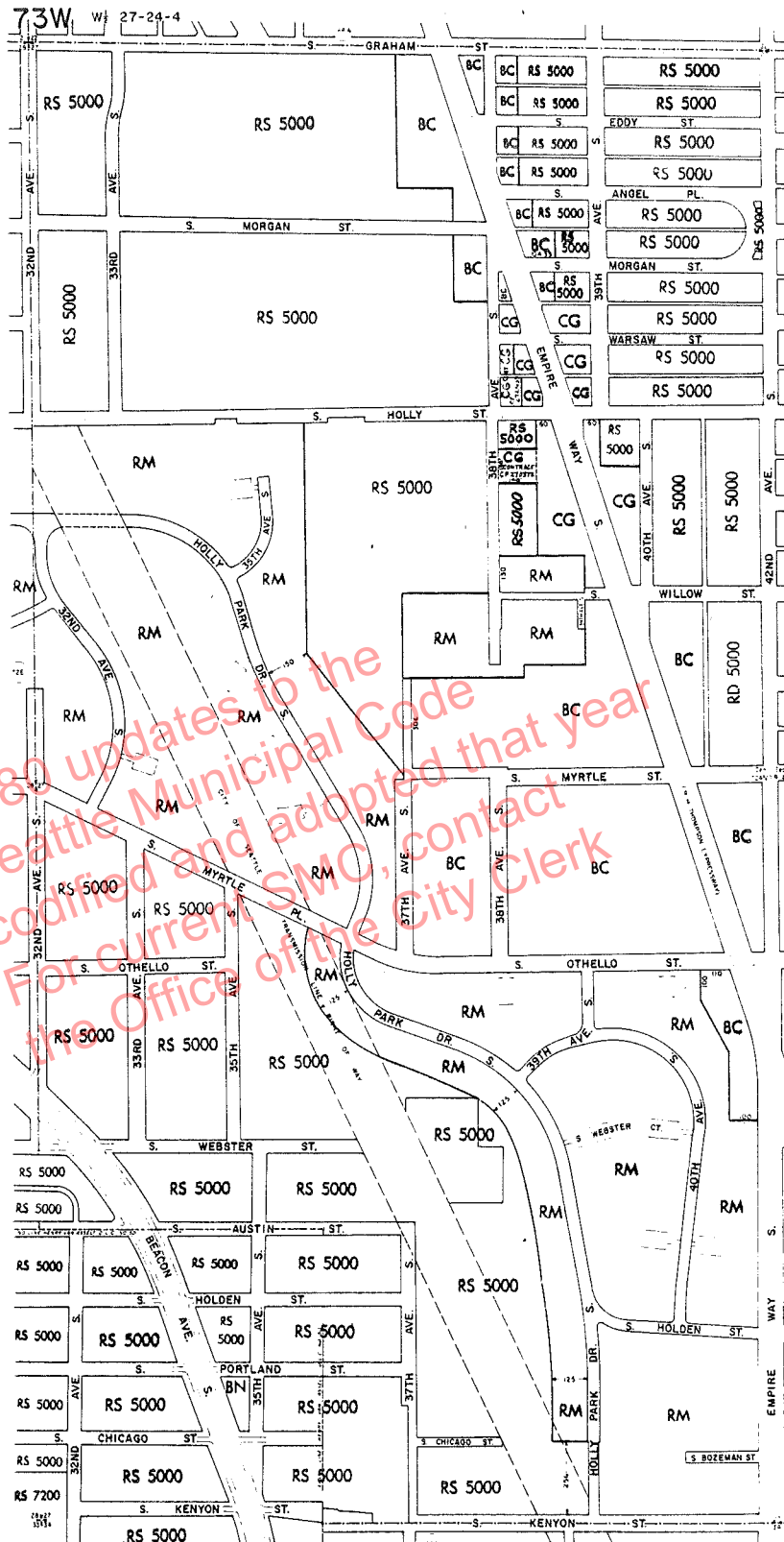
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ZONING AND SUBDIVISIONS

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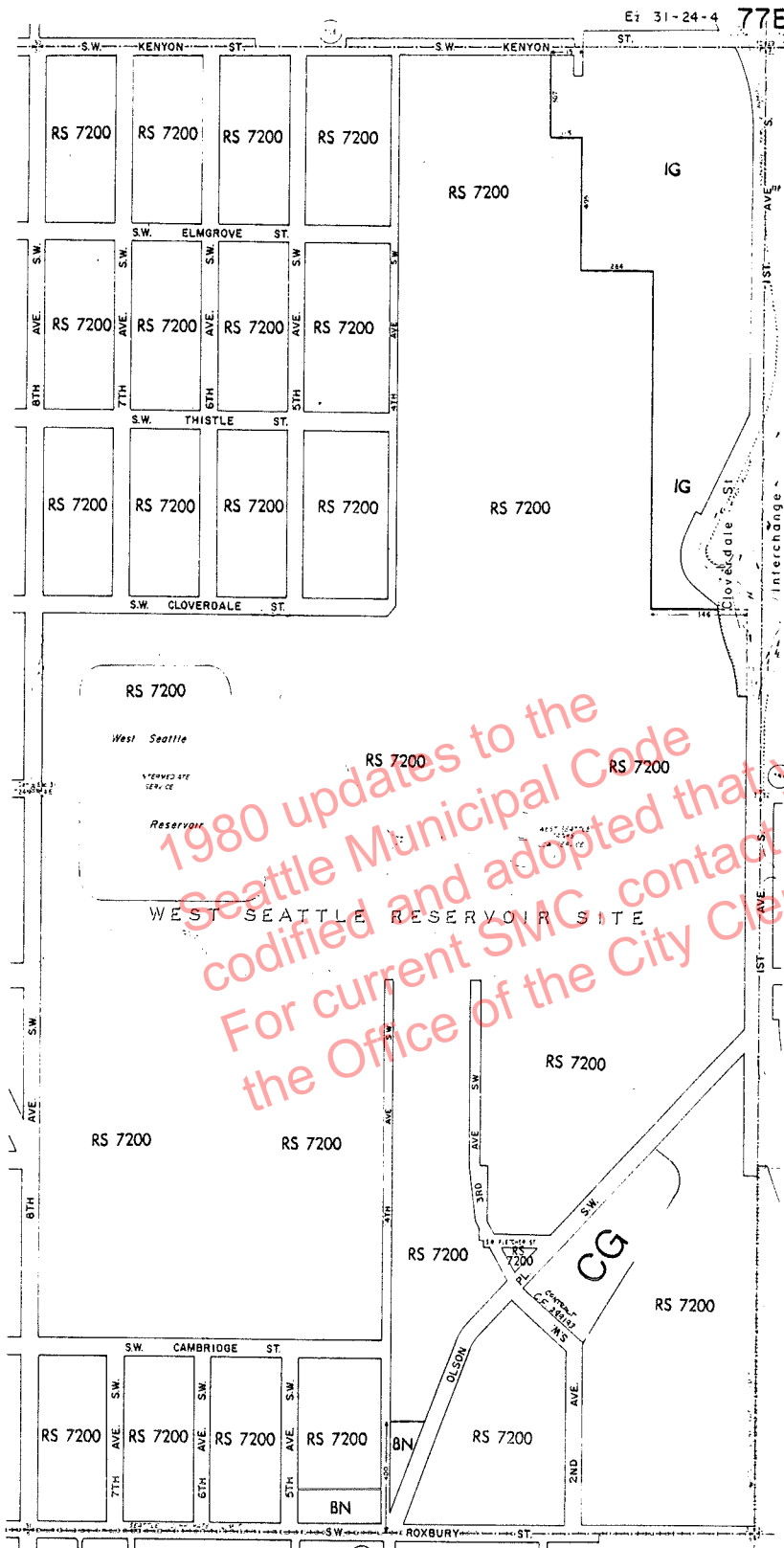
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SCALE 1 INCH = 500 FEET

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ZONING MAPS



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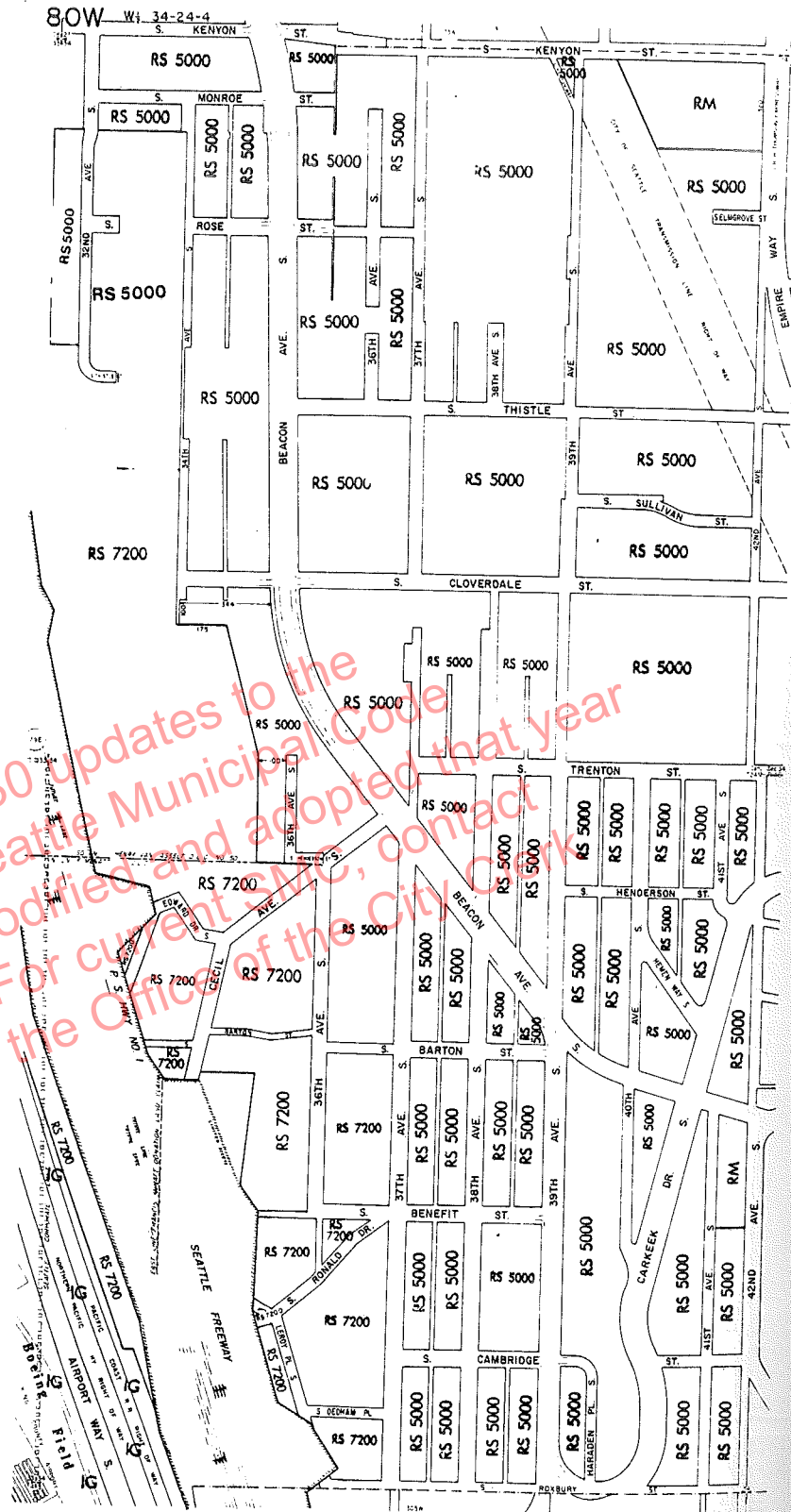
182

SCALE - 1/4" = 100 FEET

ZONING AND SUBDIVISIONS

LEGEND

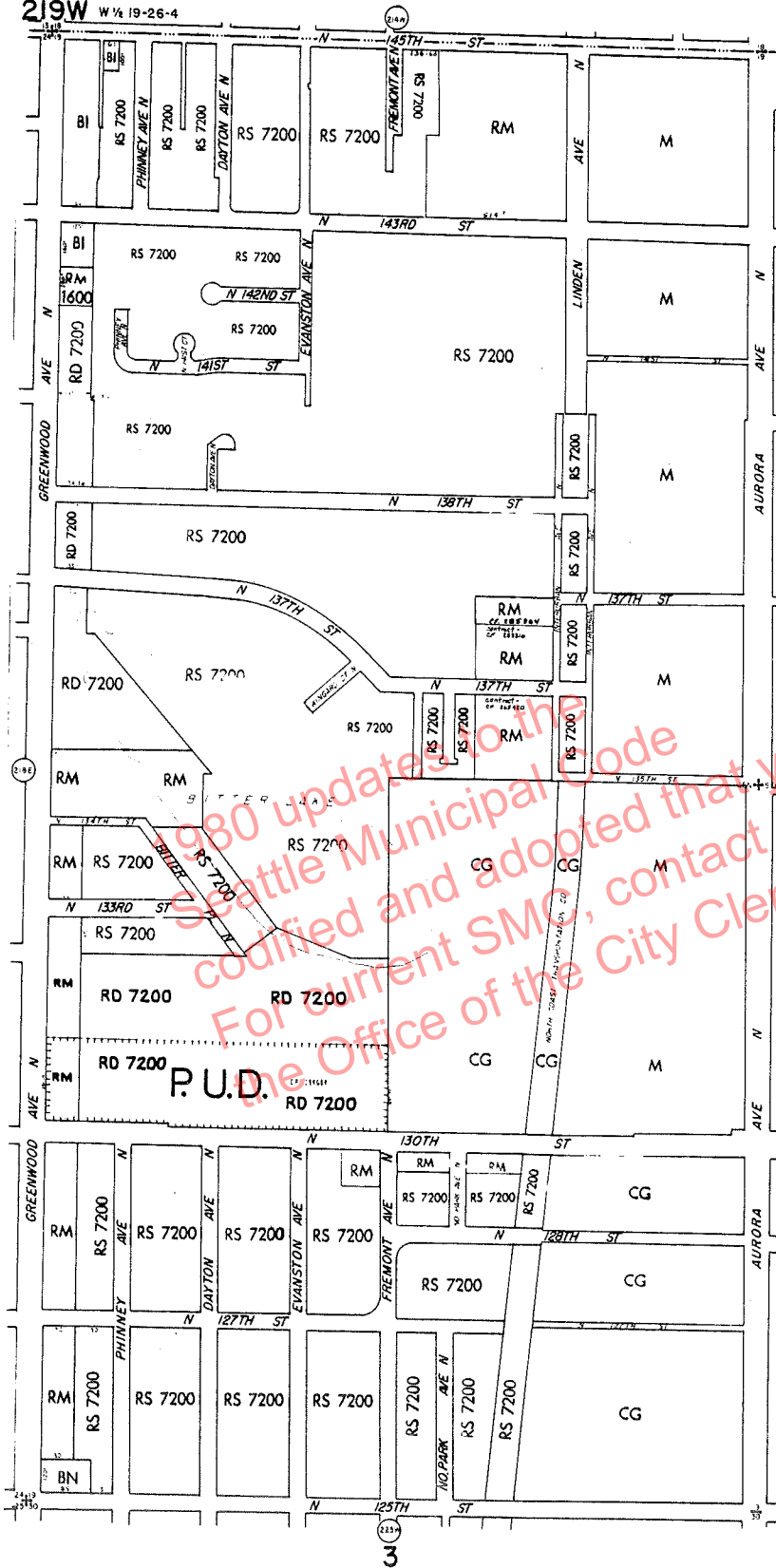
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SCALE 1" = 200 FEET

ZONING MAPS

219W W 1/2 19-26-4



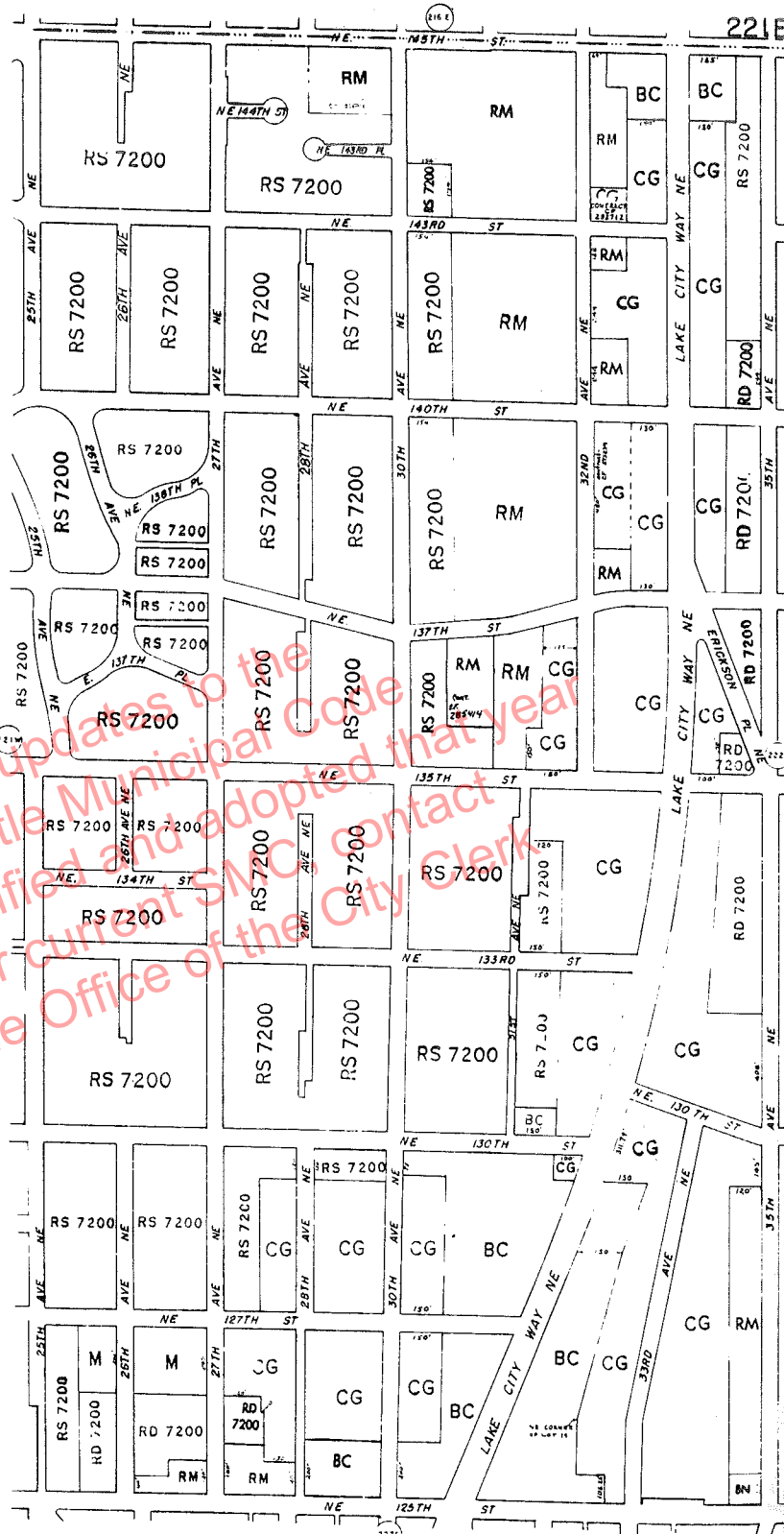
LEGEND

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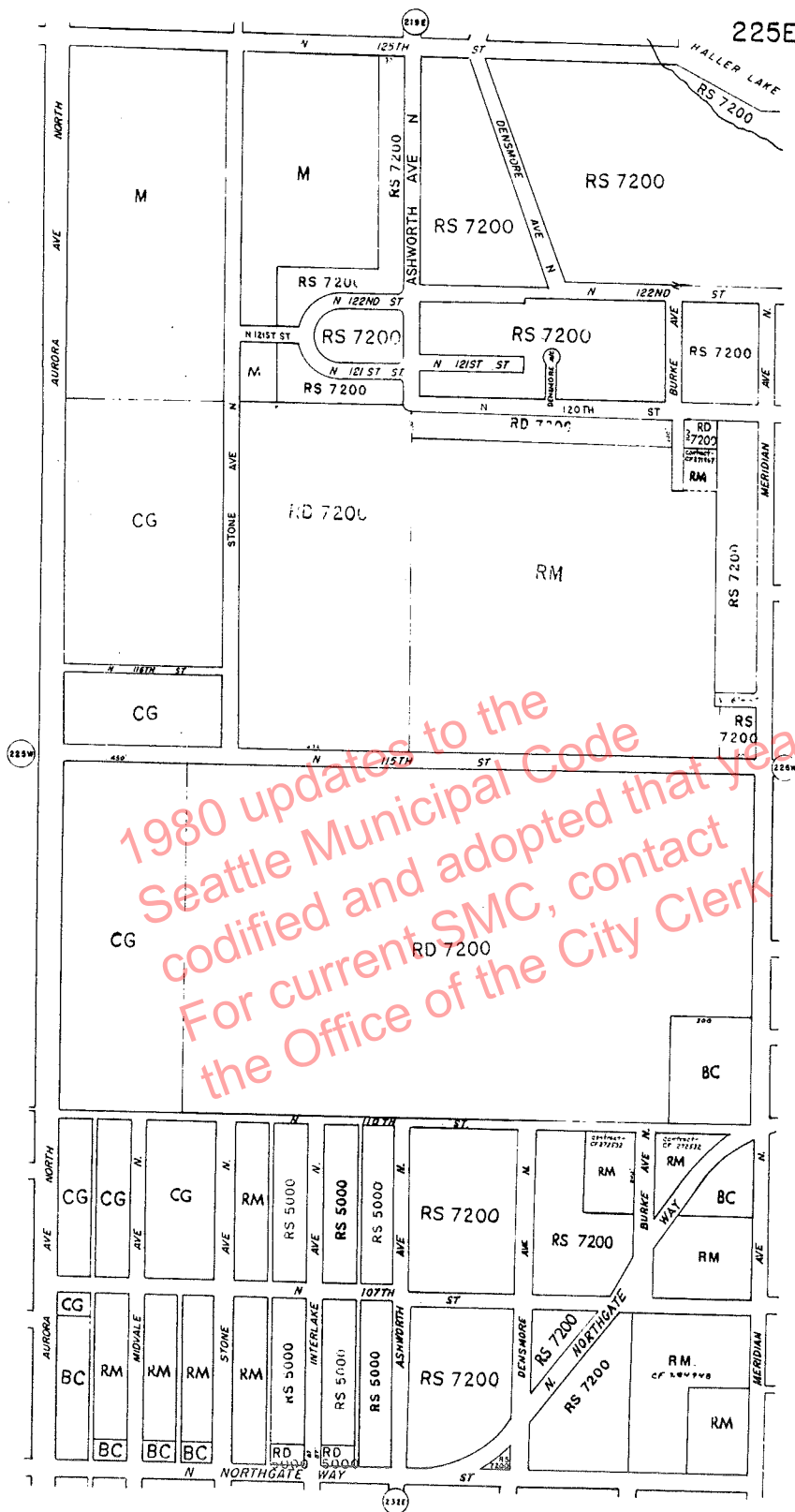
ZONING AND SUBDIVISIONS

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ZONING MAPS



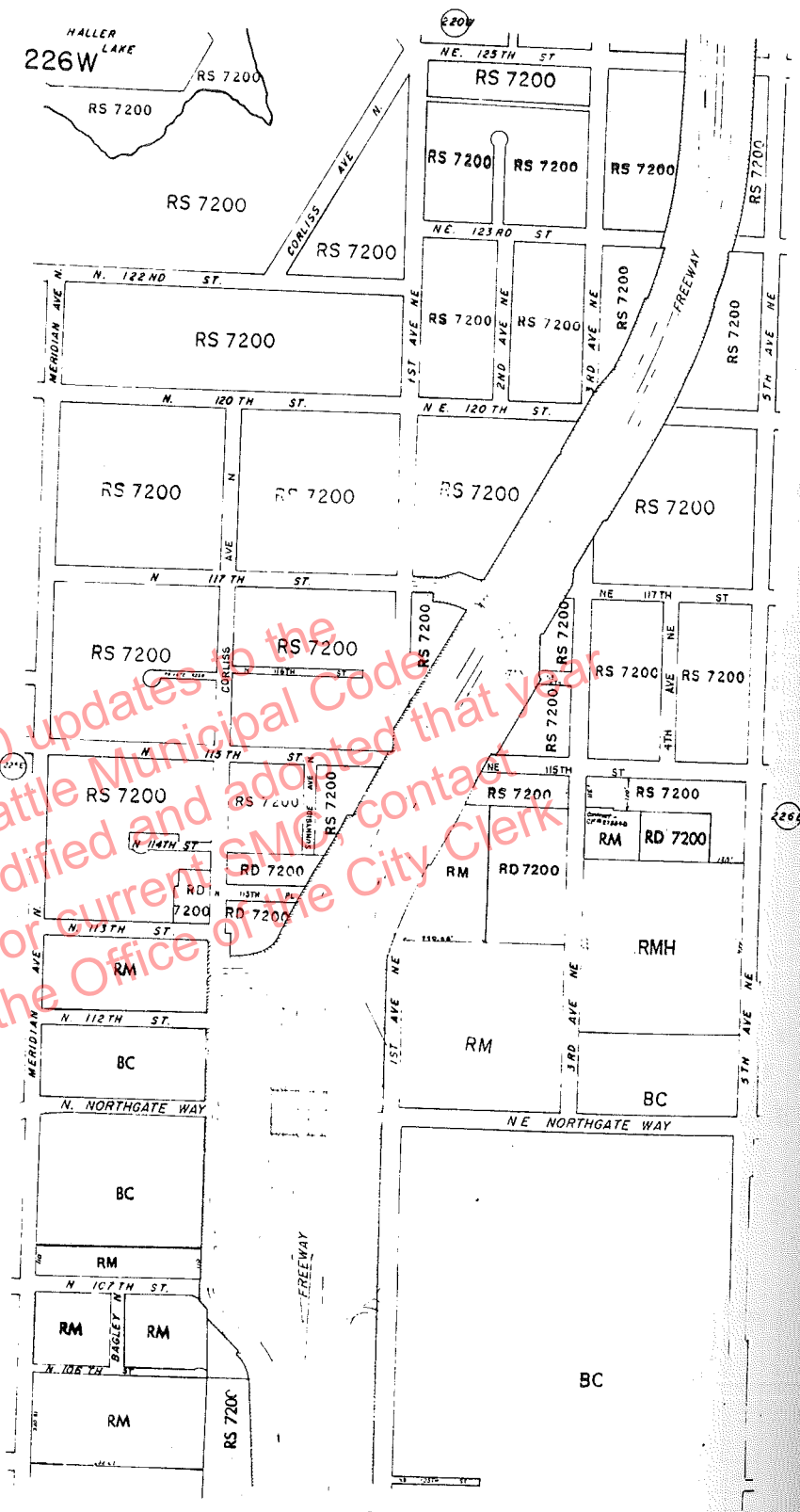
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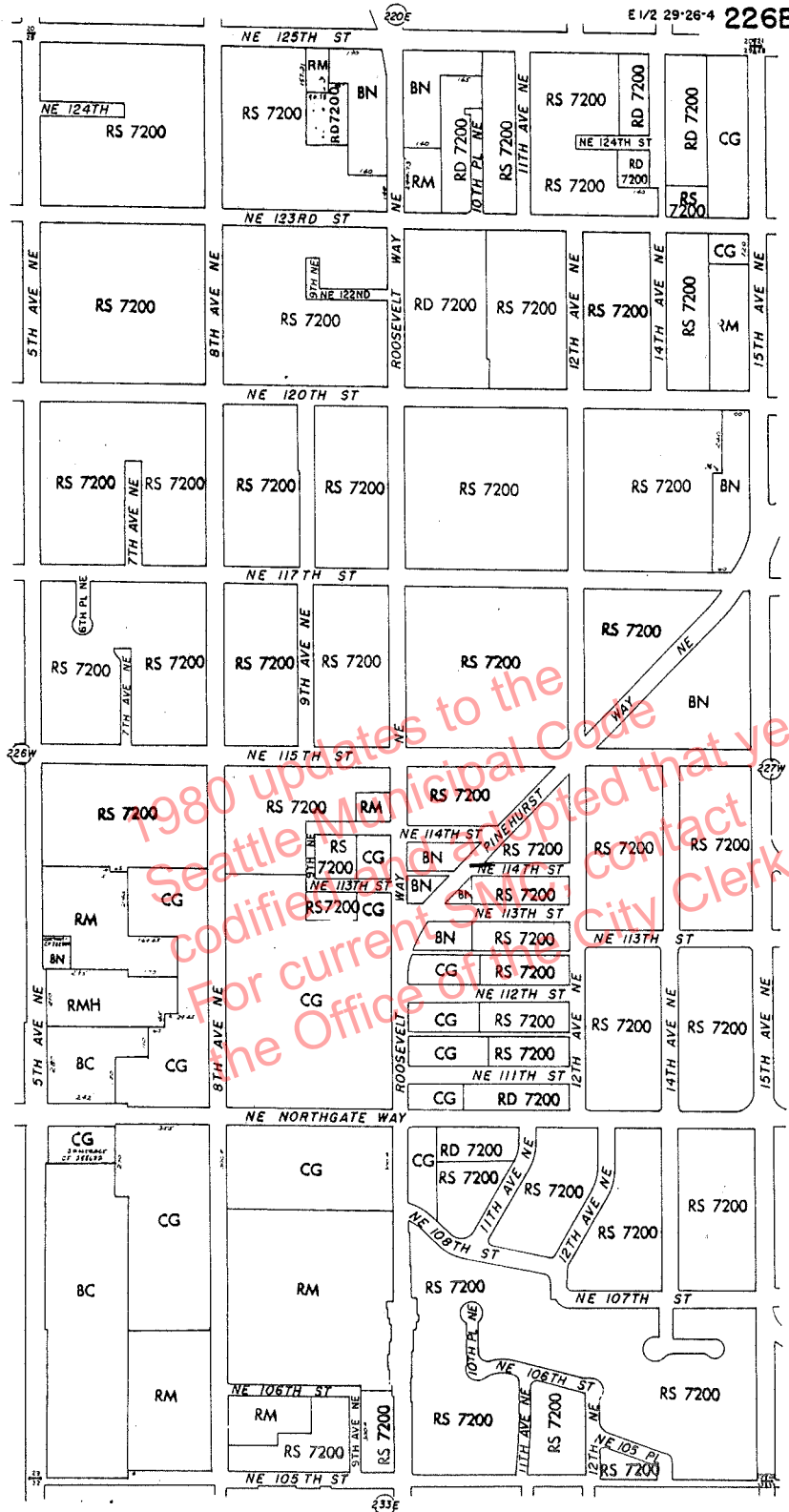
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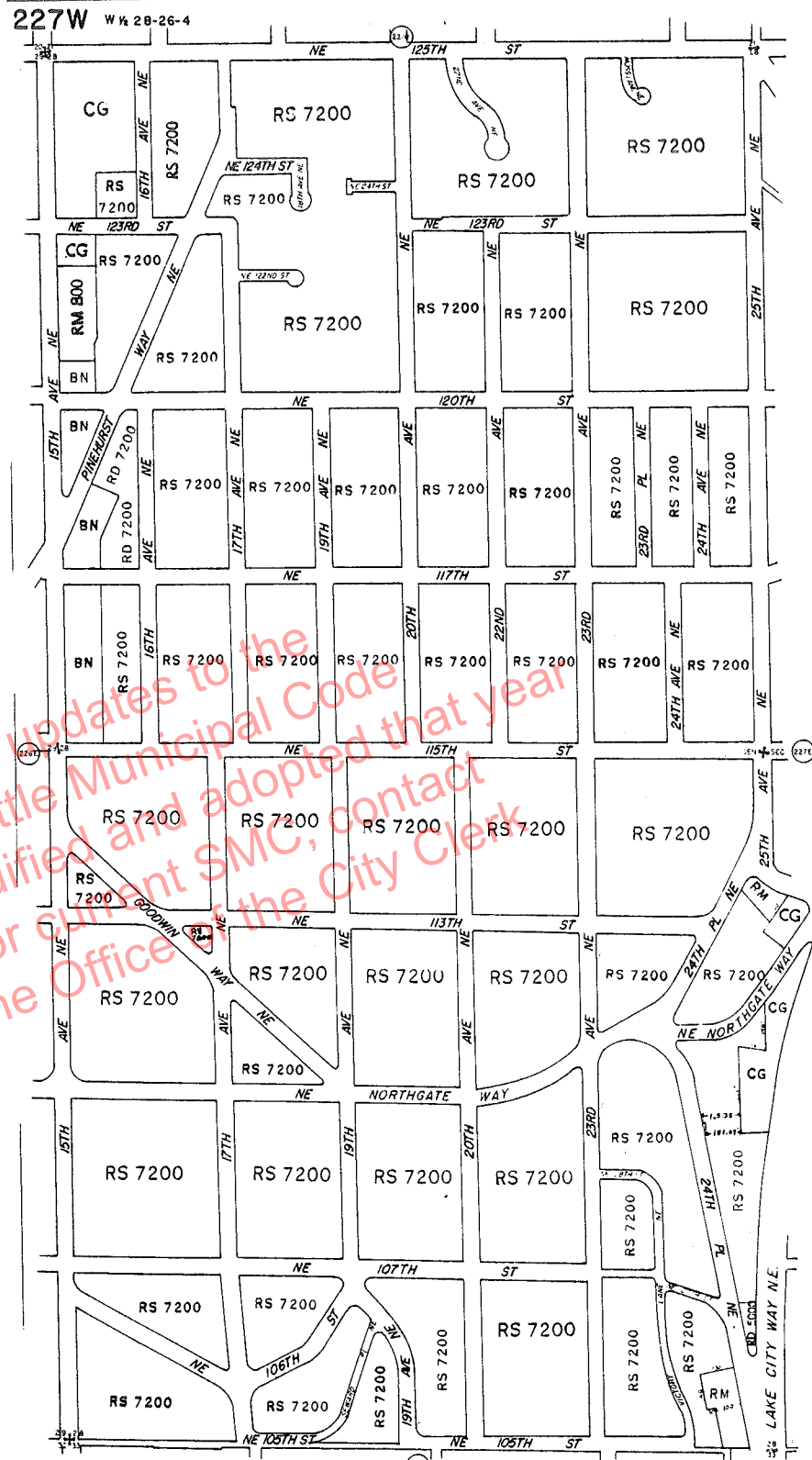
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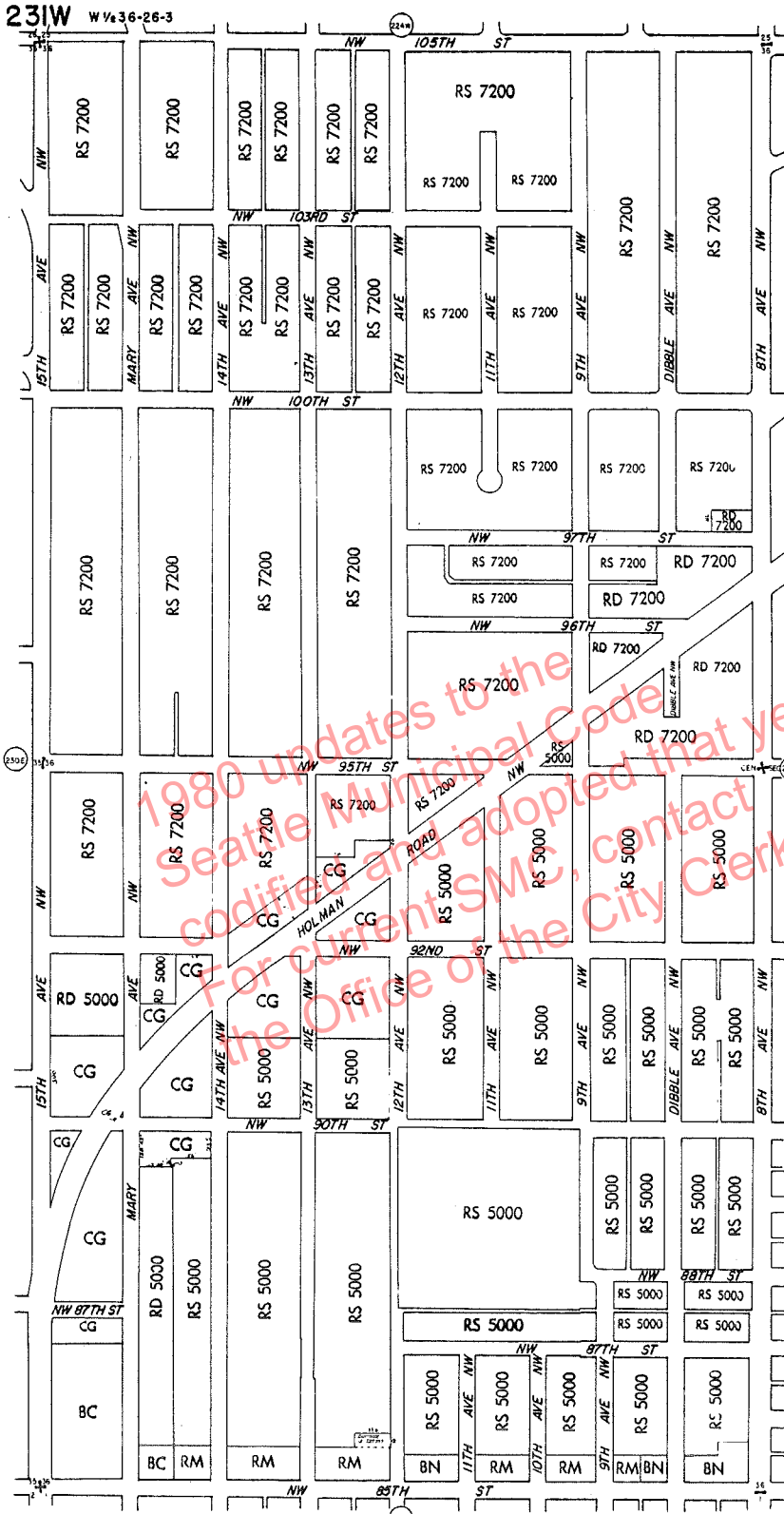
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ZONING MAPS



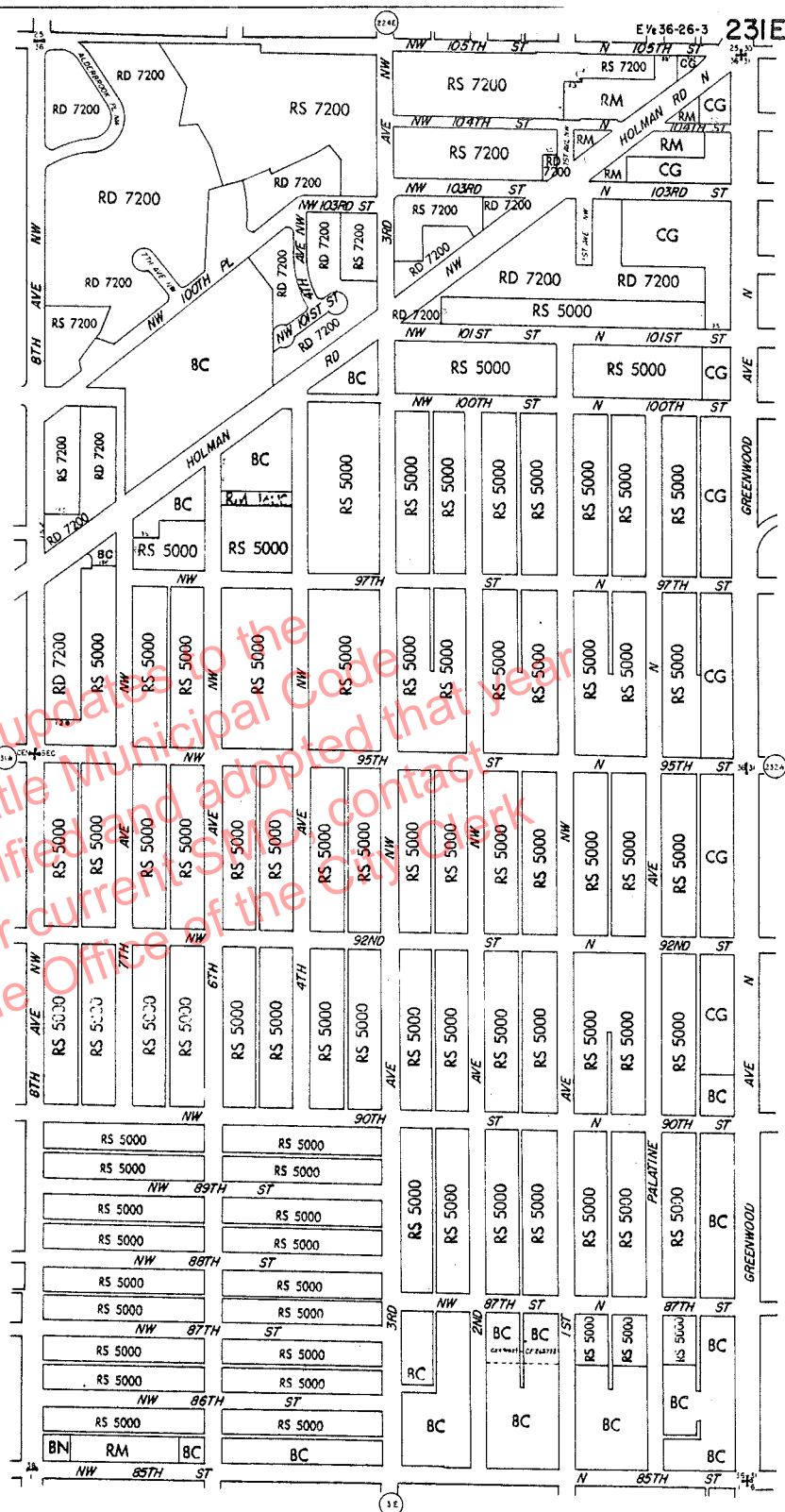
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- RM—
Multiple Residence Low
Density Zone.
- RMH 350—
Multiple Residence High
Density Zone.
- RMV 200—
Multiple Residence High
Density Variable Height
Zone.
- RMV 150—
Multiple Residence High-
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Height Zone.
- RM-MD—
Multiple Residence-
Mixed Density Zone.
- BN—
Neighborhood Business
Zone.
- BI—
Intermediate Business
Zone.
- BC—
Community Business
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- BM—
Metropolitan Business
Zone.
- CM—
Metropolitan Commercial
Zone.
- CMT—
Metropolitan Commercial
Zone Temporary.
- CG—
General Commercial
Zone.
- M—
Manufacturing Zone.
- IG—
General Industrial Zone.
- IH—
Heavy Industrial Zone.

ZONING AND SUBDIVISIONS

LEGEND

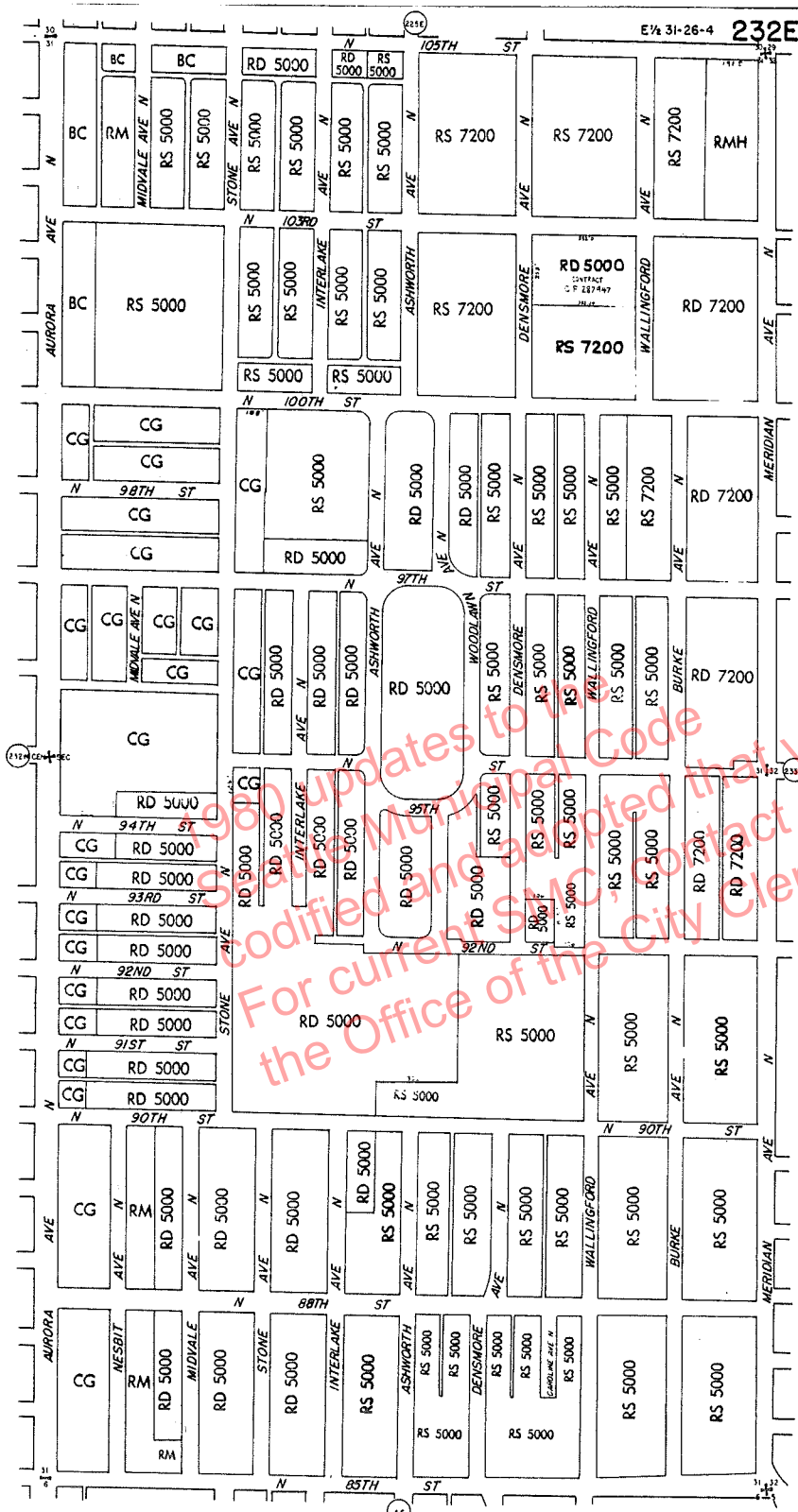
- RS 9600—
Single Family Residence
Low Density Zone.
- RS 7200—
Single Family Residence
Medium Density Zone.
- RS 5000—
Single Family Residence
High Density Zone.
- RW—
Residence Waterfront
Zone.
- RD 7200—
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- RD 5000—
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ZONING MAPS

LEGEND

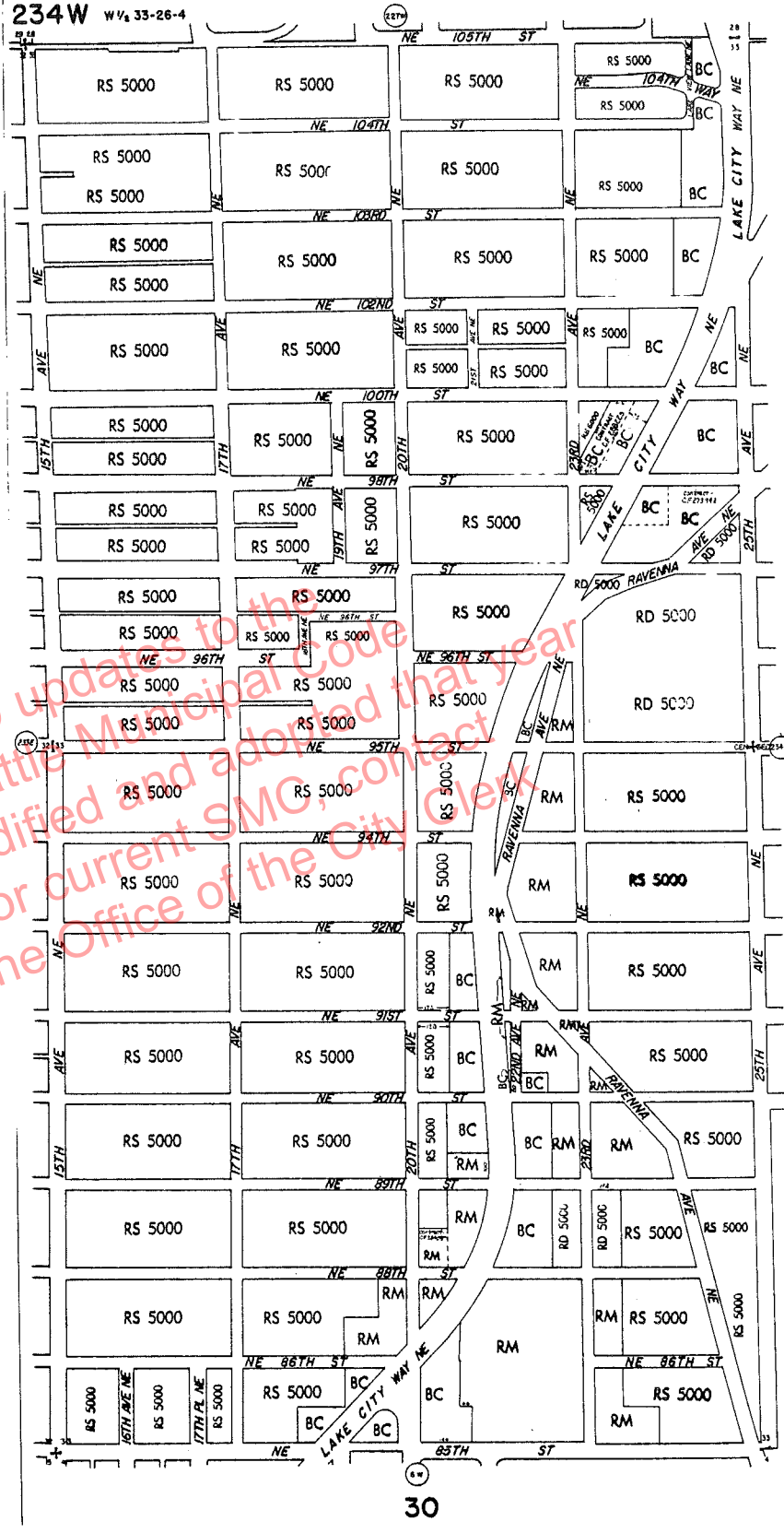
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ZONING AND SUBDIVISIONS

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Subtitle II Miscellaneous Land Use Provisions

Chapter 24.80

ADVERTISING AND BUSINESS SIGNS ADJACENT TO CERTAIN PUBLIC HIGHWAYS

Sections:

- 24.80.080 Nonconforming signs—Conformance or removal.
- 24.80.090 Nonconforming signs—Alteration—Maintenance.
- 24.80.100 Notice to repair or remove sign.
- 24.80.120 Enforcement.

24.80.080 Nonconforming signs—Conformance or removal.

All nonconforming signs shall either be made to conform with the provisions of this chapter or be removed within three years of the date such signs became or become nonconforming, and it shall be unlawful for the owner or lessee of such sign or the owner or operator of the premises upon which such sign is located to fail to remove such sign after said period of time has expired. The Hearing Examiner, upon written application therefor and payment of a filing fee of Seventy-five Dollars (\$75.00), may extend the time for removal of such nonconforming signs for a period not to exceed an additional seven years upon finding that:

A. The extension of time will not be unduly detrimental to the intent and purposes of this chapter as set forth in Section 24.80.010; and

B. There is a substantial unamortized investment in the sign made prior to the effective date of any ordinance which would prohibit the erection of such sign; or

C. Construction or related activity on the proposed highways, or the Pike Plaza Redevelopment Project designated in Section 24.80.030, or other proposed redevelopment projects along the east side of the Alaskan Freeway from Union Street to South Connecticut Street, is not scheduled to begin for six or more months, provided that in such case the time extension shall not exceed the actual or anticipated delay.

(Ord. 109125 § 5(part), 1980: Ord. 106601 § 2(part), 1976: Ord. 103382 § 2(part), 1974: Ord. 97456 § 1(part), 1969: Ord. 97025 § 7(part),

1968: Ord. 94586 § 5(part), 1966: Ord. 90138 § 4.1, 1961.)

24.80.090 Nonconforming signs—Alteration—Maintenance.

No nonconforming sign shall be in any manner altered, reconstructed or moved without being made to comply in all respects with the provisions of this chapter, provided that nothing herein shall prohibit the normal maintenance or repair of any nonconforming sign where no major structural alterations are made, nor the painting or repainting of the face thereof, nor the changing of the message on the surface of the sign face on signs designed for changeable copy. The cost of such maintenance, repair, painting or message changing shall not be cause for a request for an additional period of time to recover such costs. All business and advertising signs shall be maintained in a safe, presentable condition, including replacement of defective parts, painting, repainting, cleaning and other acts required to maintain the sign. All abandoned business signs shall be removed.

(Ord. 109125 § 5(part), 1980: Ord. 106001 § 2(part), 1976: Ord. 103382 § 2(part), 1974: Ord. 97456 § 1(part), 1969: Ord. 97025 § 7(part), 1968: Ord. 94586 § 5(part), 1966: Ord. 90138 § 4.2, 1961.)

24.80.100 Notice to repair or remove sign.

From time to time, the Director of Construction and Land Use shall cause to be mailed to the owners of property upon which abandoned signs or signs in need of repair are located, notice of the existence of such sign, its non-compliance with the provisions of this chapter and the time within which the sign must be repaired or removed. At least sixty days before the termination of the period of time allowed for removal of nonconforming signs, the Director of Construction and Land Use shall cause to be mailed to the owners of property upon which a nonconforming sign is located notice of the existence of such sign and the time within which the sign must be made to conform or be removed. The mailing of such notice shall constitute a convenience to the owner, and the failure to give such notice or to receive the same shall in no way impair the enforcement of this chapter. It shall be unlawful for the owner or lessee of such sign or the owner or operator of the premises upon which such sign is located to fail to repair, conform or remove such sign

within sixty days after such notification. (Ord. 109125 § 5(part), 1980; Ord. 106001 § 2(part), 1976; Ord. 103382 § 2(part), 1974; Ord. 97456 § 1(part), 1969; Ord. 97025 § 7 (part), 1968; Ord. 94586 § 5(part), 1966; Ord. 90138 § 4.3, 1961.)

24.80.120 Enforcement.

The Director of Construction and Land Use shall enforce this chapter and no building permit shall be issued for any sign prohibited by this chapter.

(Ord. 109125 § 6, 1980; Ord. 90138 § 5, 1961.)

Chapter 24.84

MASTER USE PERMITS

Sections:

- 24.84.010 Short title.
- 24.84.020 Purpose.
- 24.84.030 Definitions.
- 24.84.040 Master use permit required.
- 24.84.050 Application.
- 24.84.060 Notice of application.
- 24.84.070 Notice of draft EIS.
- 24.84.080 Notice of public hearing.
- 24.84.090 Master use permit review criteria.
- 24.84.100 Appealable decisions.
- 24.84.110 Notice of appealable master use permit.
- 24.84.120 Right of appeal.
- 24.84.130 Appeal procedure.
- 24.84.140 Pre-hearing conference.
- 24.84.150 Notice of hearing.
- 24.84.160 Scope of review.
- 24.84.170 Standard of review.
- 24.84.180 Decision on appeal.
- 24.84.190 Expiration.
- 24.84.200 Vesting of land use approvals.
- 24.84.210 Authorization to adopt rules and assess charges.
- 24.84.220 Conflict.

Severability: If any provision of this chapter or its application to any person or circumstances is held invalid, the remainder of this chapter or the application of the provision to other persons or circumstances, shall not be affected.
(Ord. 109438 § 23, 1980.)

24.84.010 Short Title.

This chapter shall be known as the "Master use permit ordinance" of the city.
(Ord. 109438 § 1, 1980.)

24.84.020 Purpose.

The purpose of this chapter is to authorize procedures which will ensure informed public participation in discretionary land use decisions, eliminate redundancy in application submittal requirements, and reduce delay in appeals of land use decisions.

(Ord. 109438 § 2, 1980.)

24.84.030 Definitions.

A. "Department" is the Department of Construction and Land Use.

B. "Director" is the Director of the Department of Construction and Land Use.

C. "Downtown" is that area bounded by Denny Way on the north, the Interstate 5 freeway on the east, South Royal Brougham Way on the south, and Elliot Bay on the west.

D. "General mailed release" is an informational mailing to the individuals or groups on a master mailing list as may be established by the Department.

E. "Large sign" is a sign no less than four feet by four feet constructed of a durable material.

F. "Mailed notice" for downtown area projects is notice mailed to owners, lessees and building managers on the project site and to property owners and building managers within three hundred feet of the subject property. Downtown projects shall also post two placards at each of the four intersections around a project site whenever "mailed notice" is required.

"Mailed notice" for all other areas of the city is notice mailed to any property owners, commercial lessees, and all residents of the area within three hundred feet of the boundaries of the subject property.

For these purposes the real property tax roll as issued annually on microfiche by the County Comptroller and the addresses listed in the latest edition of Polk's Directory or its successor publication shall be used.

G. "Master use application" is the application required to be completed for the following components:

1. Land use approvals	Section No.
Temporary (3-week) use	24.74.020
New use or change of use	24.10.020
Shoreline substantial development, shoreline variance, shoreline conditional use	24.60.295
Variances	24.74.030
	24.80.070, 24.80.080
	Ord. 108508, § 4927
Administrative conditional use	24.70.010
Special exception	24.74.020
Short Subdivision	24.98.050
Certain street use decisions:	
All curb cuts (driveways)	15.04.010
Additional on-street parking	15.04.010
New proposals for structural building overhangs and areaways	15.04.010
New proposals for sidewalk cafes	15.16.010
All street landscaping associated with development proposals	15.04.010

2. Construction approvals (limited to compliance with Ordinance 105735 as amended and Ordinance 107678 as amended)¹

Building	22.106.010
Demolition	22.106.010
Grading	22.804.030

H. "Master use permit" is the document issued to an applicant which records all department decisions on a master use application. (Ord. 109438 § 3, 1980.)

1. Editor's Note: Ord. 105735 as amended by Ord. 107678 is codified in Chapter 25.04 of this Code.

24.84.040 Master use permit required.

Anyone seeking approval of one or more components of a master use permit shall file a master use application. (Ord. 109438 § 4, 1980.)

24.84.050 Application.

A. A master use application shall seek all specific land use and construction approvals necessary for the project. At the applicant's discretion, a separate master use permit application may be filed for a variance and/or short-subdivision approval not subject to SEPA review.

B. All applications shall contain the submittal information required by any existing ordinances or regulations applicable to the individual approvals sought and any additional information required by the Department to

facilitate its processing of the master use application.

C. An application shall be deemed abandoned if the applicant has failed without justification to supply all required information or data within thirty days of a written request therefor; provided, that the Director may extend the period for such submission if he finds that the delay was not the fault of the applicant. (Ord. 109438 § 5, 1980.)

24.84.060 Notice of application.

A. The Director shall provide notice of receipt of the application. Said notice shall include a statement that any interested person who desires to submit comments on the application or who requests notification of the decision may submit such comments or requests in writing within fourteen days of the posting of notice, provided that the public comment period for any application which includes a shoreline substantial development approval shall be thirty days.

B. Notice of the application shall be provided by the Director in the following manner:

1. Short Plat. Four placards posted on or near site;
2. Variance, Administrative Conditional Use, Special Exceptions, Sidewalk Cafes, Building Overhang, Areaways.
 - a. Mailed notice,
 - b. General mailed release,
 - c. Four placards posted on or near site;
3. Substantial Development Permit.
 - a. Publish notice in city official newspaper, once each week for two consecutive weeks,
 - b. General mailed release,
 - c. Four placards posted on or near site;
4. Projects Subject to Environmental Review.
 - a. General mailed release,
 - b. Large sign posted on site.

Where a master use permit application includes one or more of the above, notice requirements shall be consolidated with the broadest applicable notice requirement imposed. When it is only the location of a project that subjects it to SEPA review, no large sign posting shall be required.

(Ord. 109438 § 6, 1980.)

24.84.070 Notice of draft EIS.

Notice of the availability of a draft environmental impact statement prepared for a master use permit and of the thirty-five-day period during which the Department will accept comments shall be published in the city official newspaper. Mailed notice shall be sent. In addition notice shall be mailed to those requesting notice of the draft EIS, and through the general mailed release.

(Ord. 109438 § 7, 1980.)

24.84.080 Notice of public hearing.

A public hearing shall be held on every draft environmental impact statement prepared for a master use permit no sooner than twenty-one days following publication of the draft's availability. Notice of the public hearing shall be given at the same time and in the same manner as provided for a draft EIS in Section 24.84.070.

(Ord. 109438 § 8, 1980.)

24.84.090 Master use permit review criteria.

The Director shall grant, deny, or condition approval of a master use permit based on the applicant's compliance with SEPA and with the substantive requirements established for a component in existing ordinances, provided that the Director's review of and action upon construction approvals shall be limited to environmental compliance.

(Ord. 109438 § 9, 1980.)

24.84.100 Appealable decisions.

The following discretionary decisions made on a master use permit shall be subject to appeal:

A. Determination that an environmental impact statement is not required;

B. The adequacy of the environmental impact statement;

C. Shoreline substantial development, shoreline variance, shoreline conditional use;

D. Variances;

E. Administrative conditional use;

F. Special exception;

G. Short subdivision;

H. Structural building overhang and areaway;

I. Sidewalk cafe;

J. Granting, conditioning, or denying a master use permit pursuant to Ordinance 105735 as amended and Ordinance 107678 as amended.¹

(Ord. 109438 § 10, 1980.)

1. Editor's Note: Ord. 105735 as amended by Ord. 107678 is codified in Chapter 25.04 of this Code.

24.84.110 Notice of appealable master use permit decisions.

A. The Director shall compile a list of the appealable master use permit decisions and publish such list in the city official newspaper within seven days of the date the decision is made. Said list and the date of its publication shall also be posted in a conspicuous place in the Department and shall be included in the general mailed release. Notice shall also be mailed to each applicant and to interested persons who have timely requested specific notice.

B. The notice of the Director's decision shall state the nature of the applicant's proposal, a description sufficient to locate the property, and the action taken by the Director. Said notice shall also state that the decision is subject to appeal and shall describe the appropriate appeal procedure.

(Ord. 109438 § 11, 1980.)

24.84.120 Right of appeal.

A. Except as specified herein, all appealable decisions of the Director to issue, deny, or condition a master use permit shall be subject to one appeal to the Hearing Examiner by any interested person or group.

B. Appeal of the Director's decision to issue, condition, or deny a shoreline substantial development permit, shoreline variance, or shoreline conditional use as part of the master use permit decision must be filed by the appellant with the Shorelines Hearings Board in accordance with the provisions of the Shoreline Management Act of 1971 (RCW Chapter 90.58) and the rules established under its authority (WAC 173-14).

(Ord. 109438 § 12, 1980.)

24.84.130 Appeal procedure.

An appeal of the Director's decision(s) on a master use permit shall be filed with the Hearing Examiner by five p.m. of the fourteenth day following publication of notice of the decision. The appeal shall clearly identify the component(s) of the master use permit being appealed. Specific exceptions or objections to the Director's decision and the relief sought must be stated. In form and content the appeal shall conform with the rules of the Hearing Examiner.

(Ord. 109438 § 13, 1980.)

24.84.140 Pre-hearing conference.

The Hearing Examiner on its own motion or at the request of any party of record may hold a conference prior to the hearing to entertain pre-hearing motions, clarify issues, or consider other relevant matters.

(Ord. 109438 § 14, 1980.)

24.84.150 Notice of hearing.

Notice of the hearing on appeal shall be mailed at least twenty days prior to the scheduled hearing date to parties of record and those requesting notice of the specific hearing. A general mailed release shall also be sent.

(Ord. 109438 § 15, 1980.)

24.84.160 Scope of review.

Appeals shall be considered de novo and the Hearing Examiner shall entertain issues cited in the appeal which relate to procedural irregularities, compliance with substantive criteria, the adequacy of the environmental documentation upon which the decision was made, or failure to properly condition or deny a permit based on disclosed environmental impacts.

(Ord. 109438 § 16, 1980.)

24.84.170 Standard of review.

The Director's decision shall be given substantial weight, provided that, for any decision which includes determinations on a variance, administrative conditional use, or special exception, that part of the decision shall be given no deference but shall be considered in conjunction with all other evidence presented.

(Ord. 109438 § 17, 1980.)

24.84.180 Decision on appeal.

A. The Hearing Examiner shall issue its decision within fourteen days of the close of the record made before it.

B. The Hearing Examiner may affirm, reverse, remand or modify the Director's decision, and shall make written findings and conclusions in support of its decision.

C. Notice of the decision shall be mailed to parties of record, and to all those requesting notice of the decision.

(Ord. 109438 § 18, 1980.)

24.84.190 Expiration.

Construction or substantial progress toward construction of a project for which a master use permit has been granted must be undertaken

within two years after issuance of the permit. Substantial progress towards construction shall include, but not be limited to the arranging of financing, selection of contractors and subcontractors, securing other permits and licenses, or site preparation. In determining the running of the two-year period there shall not be included the time during which pendency of litigation related thereto made it reasonable not to pursue construction. The Director may, at his discretion, extend the two-year time period for a maximum of two additional years based on factors, including the inability to expeditiously obtain other governmental permits, which are required prior to the commencement of construction.

(Ord. 109438 § 19, 1980.)

24.84.200 Vesting of land use approvals.

No revision to any land use regulation effective after the issuance of a valid master use permit shall apply to such master use permit. The filing of a master use permit application shall not protect the applicant from the effect of land use regulations effective prior to the issuance of the applicant's master use permit.

(Ord. 109438 § 20, 1980.)

24.84.210 Authorization to adopt rules and assess charges.

The Director is authorized to adopt such rules as are necessary and appropriate to carry out the Department's responsibilities under this chapter. The Director is further authorized to assess a fee reasonably related to the cost of processing a master use permit application and to charge a periodic fee for the service of preparing and mailing the general mailed release which shall be reasonably related to the costs of reproduction and mailing.

(Ord. 109438 § 21, 1980.)

24.84.220 Conflict.

Where any conflict exists between the provisions of this chapter and any other land use regulation of the city, the provisions of this chapter shall be controlling.

(Ord. 109438 § 22, 1980.)

Subtitle III Subdivisions

Chapter 24.98

SUBDIVISIONS

Sections:

- 24.98.030 Definitions.
- 24.98.040 Administration.
- 24.98.050 Short subdivision procedure—Application.
- 24.98.210 Variances and exceptions.
- 24.98.330 Subdivision procedures—Application and fees.
- 24.98.350 Procedure—Adequacy and distribution of preliminary plats and plans.
- 24.98.360 Procedure—Hearing by Administrator—Notice.
- 24.98.370 Repealed
- 24.98.380 Repealed.
- 24.98.390 Council action—Inquiry into public use and interest.
- 24.98.400 Council action—Consideration of physical characteristics.
- 24.98.410 Council action—Necessity for public hearing.
- 24.98.420 Council action—Notification of applicant and parties of record.

24.98.030 Definitions.
 5. "Commission." Repealed by Ordinance 109155.

24.98.040 Administration.
 The Director of Construction and Land Use, hereafter referred to as the Administrator, is vested with the duty of administering subdivision and platting regulations within the city and may prepare and require the use of such forms and procedures as are essential to the administration of such regulations; provided, however, that necessary forms and procedures in connection with filing, submission, checking, ordinance preparation, Council approval, and recording of a proposed final plat of a subdivision pursuant to such regulations shall be the responsibility of the Director of Engineering.
 (Ord. 109125 § 12(part), 1980: Ord. 105636 § 4, 1976.)

24.98.050 Short subdivision procedure—Application.

A. Any person desiring to divide land situated within the city into four or less lots for the purpose of sale or lease, development, or financing, shall submit an application for approval of a short subdivision to the Administrator together with an application fee, as described in the Permit Fee Ordinance.¹

B. A survey of each proposed short subdivision and preparation of the short plat thereof shall be made by or under the supervision of a registered land surveyor who shall certify on a short plat that it is a true and correct representation of the lands actually surveyed, provided, however, that the Administrator may waive survey requirements for short subdivisions of previously platted land where the total number of lots is not increased and no dedication is involved.

(Ord. 109511 § 5, 1980: Ord. 108652 § 1, 1979: Ord. 108053 § 1, 1979: Ord. 106014 § 1, 1976: Ord. 105636 § 5, 1976.)

1. Editor's Note: The Permit Fee Ordinance is codified in Chapter 22.900 of this Code.

24.98.210 Variances and exceptions.

Variances and exceptions from the design standards and improvement requirements set forth in Sections 24.98.140 through 24.98.200 may be authorized by the Council, after review of the recommendation of the Administrator, in those instances where it is deemed that hardship, topography, or other factual deterrent conditions prevail, and in such manner as it considers necessary to maintain the intent and purpose of such regulations and requirements. Approval by the Council of a preliminary plat on which such variances and exceptions are clearly indicated shall constitute authorization of such variances and exceptions.

(Ord. 109266 § 5, 1980: Ord. 109155 § 24, 1980: Ord. 105636 § 13.08, 1976.)

24.98.330 Subdivision procedures—Application and fees.

Official filing of an application for subdivision in the city shall be preceded by a preliminary review of the proposed subdivision by the Administrator. Following such review, the subdivider shall submit an application to the Administrator, accompanied by a filing fee, as described in the Permit Fee Ordinance. A

subdivider shall submit with application fifteen copies of a preliminary plat and four copies of preliminary plans for streets and other improvements. The Administrator may also require that the subdivider submit such additional information as is necessary to a determination of environmental significance pursuant to RCW Chapter 43.21C.

(Ord. 109511 § 6, 1980: Ord. 106014 § 2, 1976: Ord. 105636 § 16, 1976.)

24.98.350 Procedure—Adequacy and distribution of preliminary plats and plans.

If the Administrator determines that the subdivider has met all the application requirements for the preliminary plat and that the preliminary plat contains sufficient elements and data to furnish a basis for its approval or disapproval, he shall affix a file number and date of receipt to the application and promptly forward three copies of the plat and the subdivider's preliminary plans for street and other improvements to the Director of Engineering. The Administrator shall also forward a copy of the preliminary plat to each of the following:

A. Director of Public Health, as to the adequacy of the proposed means of sewage disposal and water supply;

B. Superintendent of Lighting;

C. Director of Community Development;

D. Superintendent of Parks and Recreation;

E. The Board of Public Works, Street Naming Committee;

F. Superintendent of Water;

G. Chief, Fire Department;

H. Municipality of Metropolitan Seattle;

who shall review the preliminary plat and, within thirty days, furnish the Administrator with a report as to the effect of the proposed subdivision upon the public health, safety and general welfare, and containing their recommendations for approval or disapproval of the preliminary plat. The report of the Director of Engineering shall also include a recommendation as to the extent and type of improvements to be provided in dedicated areas and a preliminary estimate of the cost of such improvements.

(Ord. 109155 § 25, 1980: Ord. 109125 § 12 (part), 1980: Ord. 105636 § 18, 1976.)

24.98.360 Procedure—Hearing by Administrator—Notice.

A. Upon receipt of an application, the

Administrator shall within forty-five days hold a public hearing, provided, that if an environmental impact statement is required as provided in RCW 43.21C.030, such hearing shall not be held until the final environmental impact statement has been issued.

B. The Administrator shall give notice of time, place and purpose of public hearing as follows:

1. At least one notice in the city official newspaper not less than ten days prior to the hearing;

2. By the posting of placards giving notice of the hearing at conspicuous places on the boundaries of the proposed subdivision;

3. By notifying the applicant and each of the recipients of the preliminary plat as provided in Section 24.98.350.

C. All hearing notices shall include a legal description of the location of the proposed subdivision and either a vicinity location sketch or a location description in nonlegal language. (Ord. 109155 § 26, 1980: Ord. 105636 § 19, 1976.)

24.98.370 Hearing.

Repealed by Ordinance 109155.

24.98.380 Commission—Report to Council.

Repealed by Ordinance 109155.

24.98.390 Council action—Inquiry into public use and interest.

Upon receipt of the Administrator's recommendations, the Council shall set a date for a public hearing at which it may adopt or reject the recommendations. The Council shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall consider all relevant facts to determine whether the public interest will be served by the subdivision and dedication, and if it finds that the proposed plat makes appropriate provision for the public health, safety and general welfare and for open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, fire protection facilities, parks, playgrounds, sites for schools and schoolgrounds and that the public use and interest will be served by the platting of such subdivision, then it shall be approved. If it finds that the proposed plat does not make such appropriate provisions or that the public use and interest will not be served, then the Council may

disapprove the proposed plat. Dedication of land to any public body may be required as a condition of subdivision approval and shall be clearly shown on the final plat. The Council shall not as a condition to the approval of any plat require a release from damages to be procured from other property owners.

(Ord. 109266 § 6(part), 1980: Ord. 109155 § 27(part), 1980: Ord. 105636 § 22(part), 1976.)

24.98.400 Council action—Consideration of physical characteristics.

The Council shall consider the physical characteristics of a proposed subdivision site and may disapprove a proposed plat because of flood inundation, or swamp conditions. Construction of protective improvements may be required as a condition of approval, and such improvements shall be noted on the final plat. No plat shall be approved by the Council covering any land situated in a flood control zone as provided in RCW Chapter 86.16 without the prior written approval of the State Department of Ecology.

(Ord. 109266 § 6(part), 1980: Ord. 109155 § 27(part), 1980: Ord. 105636 § 22(part), 1976.)

24.98.410 Council action—Necessity for public hearing.

The public hearing may be held before the Urban Development and Housing Committee or other committee of the Council, which shall report its recommendations on the matter to the Council for action by resolution.

(Ord. 109266 § 6(part), 1980: Ord. 109155 § 27(part), 1980: Ord. 105636 § 22(part), 1976.)

24.98.420 Council action—Notification of applicant and parties of record.

The Council shall notify the applicant and all parties of record of its action on the preliminary plat and shall forward approved copies, together with any conditions imposed by the Council, to the Director of Engineering and to the Administrator. Preliminary plat shall be approved, disapproved or returned to the applicant for modification or correction within ninety days from date of filing thereof unless the applicant consents to an extension of such time period; provided, that if an environmental impact statement is required as provided in RCW 43.21C.030, the ninety-day period shall not include the time spent preparing and circulating the environ-

mental impact statement by the Administrator. (Ord. 109266 § 6(part), 1980: Ord. 109155 § 27(part), 1980: Ord. 105636 § 22(part), 1976.)

Title 25

ENVIRONMENTAL PROTECTION AND HISTORIC PRESERVATION

Chapter 25.04

ENVIRONMENTAL POLICY

Sections:

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24.04.170 SEPA Public Information Center.

25.04.180 Fees for environmental review of private projects.

25.04.220 No physical modifications until appeal period expires or appeal terminated.

25.04.230 Repealed.

25.04.240 Repealed.

25.04.250 Repealed.

25.04.260 Repealed.

25.04.270 Repealed.

Subchapter III City Policies

25.04.500 Overview.

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Subchapter I SEPA Guidelines

25.04.170 SEPA Public Information Center.

A. The Department of Construction and Land Use shall be responsible for establishing and maintaining the city's SEPA Public Information Center at a location readily accessible to the public, and for making the existence and location of the Center known to the general public and city employees, and for satisfying the public information requirements of WAC 197-10-831.

B. The following documents shall be maintained at the SEPA Public Information Center:

1. Copies of all Declarations of Significance and Declarations of Nonsignificance filed by the city, for a period of one year;

2. Copies of all EIS's prepared by or on behalf of the city, for a period of three years;