

## Subtitle I Zoning Regulations

### Chapter 24.06 TITLE, PURPOSE AND SCOPE

#### Sections:

#### 24.06.010 Short title.

This subtitle shall be known as the Comprehensive Zoning Ordinance of The City of Seattle. (Ord. 86300 § 1, 1957.)

#### 24.06.020 General purpose and scope.

A. The general purpose of this subtitle is to protect and promote public health, safety, morals, and general welfare through a well-considered comprehensive plan for the use of land. It classifies land within the City into various land use zones, each with appropriate zone designations, and within each zone, this subtitle limits the use of land and limits the height, size, use and location of buildings and structures and requires space for off-street parking. The economic stability of land use areas and conservation of building values are promoted and protected thereby.

B. Its provisions are designed to provide adequate light, air, and access, to secure safety from fire and other dangers, and to avoid excessive concentration of population, in order to lessen traffic congestion, and to facilitate adequate provisions for transportation, water, sewerage, schools, parks, and other public requirements.

C. In interpretation and application, the provisions of this subtitle are minimum requirements. (Ord. 86300 § 2.1, 1957.)

#### 24.06.030 Purpose of residential zones.

Twelve (12) residential zone classifications permit a variety of housing and population densities without conflict. Protection is provided against hazards, objectionable influences, traffic, building congestion, and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in R zones.

(Ord. 104271 § 5(part), 1975; Ord. 98608 § 1(part), 1970; Ord. 96202 § 1(part), 1967; Ord. 86300 § 2.21, 1957.)

#### 24.06.050 Duplex residence zones.

Two (2) duplex zone classifications permit two (2) family dwellings and, under certain conditions, three (3) family structures protected from more concentrated residential uses and permitting a greater variety of institutional uses.

A. The RD 7200 Zone permits the use and development of two (2) or three (3) family dwellings on larger lots in outlying areas of the City.

B. The RD 5000 Zone permits two (2) and three (3) family dwellings in appropriate areas of the City where lots are smaller.

(Ord. 104271 § 5(part), 1975; Ord. 98608 § 1(part), 1970; Ord. 96202 § 1(part), 1967; Ord. 86300 § 2.23, 1957.)

#### 24.06.060 Multiple-family residence zones.

Five (5) multiple-family residence zone classifications permit apartment houses and other group living, together with certain appropriate nonresidential uses. Transportation, major shopping and employment centers influence location of the multiple-family zones.

A. The RM 1600 Zone provides for residential development of greater density than permitted in duplex zones but less than that allowed in the Multiple Residence Low Density Zone.

B. The RM 800 Zone provides for low density multiple-family dwellings.

C. The RMH 350 Zone provides for high density elevator apartment houses generally near the City center and at major subcenters near transportation facilities and for certain intensive institutional uses requiring residential environment.

D. The RMV 200 Zone provides for high density tower apartment houses in areas where such buildings will result in a minimum of interference with view, and certain compatible institutional uses, located with desirable relationship to the City center or subcenters and employment areas, having proximity to adequate transportation facilities and other amenity features.

E. The RMV 150 Zone provides for the highest density tower apartment houses in areas where such buildings will result in a minimum of interference with view, and certain compatible institutional uses, located in close proximity to the City center or other major subcenters and employment areas, having proximity to adequate transportation facilities and other amenity features.

F. The RM-MD Zone provides for variable density housing including tower apartment houses where such buildings have a desirable relationship with surrounding structures, and certain nonresidential uses compatible with housing and

with adjacent commercial areas, located in close proximity to the City center or other major subcenters and employment areas, and having access to adequate transportation facilities and other amenity features.  
(Ord. 104271 § 5(part), 1975; Ord. 98608 § 1(part), 1970; Ord. 96202 § 1(part), 1967; Ord. 86300 § 2.24, 1957.)

#### **24.06.070 Purpose of business zones.**

Four (4) business zone classifications are provided to promote retail business development on the basis of function performed and to minimize conflicts within each zone and with uses in adjacent residential zones.

A. The BN Zone provides small areas in local neighborhoods for neighborhood retail stores near the homes which they serve.

B. The BI Zone, generally located on the boundaries of neighborhoods, provides for intermediate sized shopping areas to serve the abutting neighborhoods.

C. The BC Zone provides for larger business centers serving the greater needs of several neighborhoods or the community district.

D. The BM Zone protects the retail core of the Central Business District, fostering first floor retail frontages, and providing maximum safety, convenience and amenity for the pedestrian shoppers. Buildings of maximum bulk are permitted with incentives for plazas and arcades.  
(Ord. 96395 § 1, 1968; Ord 94036 § 1, 1965; Ord. 86300 § 2.3, 1957.)

#### **24.06.080 Purpose of commercial zones.**

Three (3) commercial zone classifications permit, in appropriate locations, nonretail services and other business activities protected from industrial uses.

A. The CM Zone permits a wide variety of nonretail commercial and business uses functionally related to and near the retail core of the business district in buildings of similar bulk to those in the BM Zone.

B. The CMT Zone permits a variety of commercial and business uses and is conceived as a temporary or interim classification. Permitted building bulks are similar to those permitted in the CM Zone but are not eligible for bonus provisions to permit increased building bulk.

C. The CG Zone, located in each major section of the City, permits nonretail commercial and business activity near major business districts and under conditions which minimize conflicts with nearby residential areas.  
(Ord. 94036 § 2, 1965; Ord. 86300 § 2.4, 1957.)

#### **24.06.090 Purpose of manufacturing zones.**

Three (3) manufacturing zone classifications provide protection for all kinds of industry under conditions that minimize conflicts of land use within and between zones. Mutual protection is provided by prohibiting new residential developments in manufacturing and industrial zones.

A. The M Zone provides for light manufacturing uses under specific conditions intended to minimize conflicts with nearby residential uses.

B. The IG Zone provides for a greater range of general industrial activities with provision for protecting adjacent residential zones.

C. The IH Zone provides for and protects the heaviest industrial activities prohibiting residential uses and in locations to achieve maximum isolation.  
(Ord. 86300 § 2.5, 1957.)

### **Chapter 24.08 DEFINITIONS**

#### **Sections:**

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#### **24.08.010 Definitions generally.**

For the purpose of this subtitle, certain terms and words are defined in this chapter. When not inconsistent with the context, words used in the present tense shall include the future; the singular

number shall include the plural, and the plural the singular; and the word "shall" is mandatory and not merely permissive.  
(Ord. 86300 § 3.01, 1957.)

**24.08.020 "A."**

1. "Accessory building." See "Use or structure, accessory."

2. "Accessory use." See "Use or structure, accessory."

3. "Adjacent properties" means properties within the same block and same zone. For purposes of computing floor area ratio, "adjacent properties" shall not include properties separated by public rights-of-way.

4. "Alley" means a public or private way not less than ten feet (10') in width permanently reserved and so recorded in the county records as secondary means of access to abutting property

5. "Animal control shelter" means a structure maintained and operated primarily for the impounding and/or disposal of lost, stray, unwanted, dead or injured animals.

6. "Apartment hotel" means a building providing accommodations for transient guests in which at least fifty percent (50%) of the gross habitable floor area is devoted to dwelling units.

7. "Apartment house." See "Dwelling, multiple."

8. "Arcade" means a continuous covered area, open to the public at all times, having direct access from all the streets or plazas which it adjoins or connects, and unobstructed to a height of not less than twelve feet (12') except for supporting columns and beams and either:

a. Is adjacent to a street or plaza and not less than ten feet (10') in depth and five hundred (500) square feet in area and extending along the street or adjoining plaza for at least fifty feet (50') or for the full street frontage; or

b. Extends from a street or plaza through to another street or plaza and is not less than fifteen feet (15') in width and five hundred (500) square feet in area.

9. "Arcade, shopping" means a continuous covered area, open to the public at all times, having direct access from all the streets or plazas which it adjoins or connects, unobstructed to a height of not less than twelve feet (12') except for supporting columns having direct access from all the streets or plazas which it adjoins or connects, unobstructed to a height of not less than twelve feet (12') except for supporting beams, having at least thirty-five percent (35%) of its perimeter when adjacent to a street or plaza, or fifty percent (50%) of its perimeter when it extends from a street or plaza to another street or plaza, devoted

to consumer shopping uses such as but not limited to flower and gift shops, indoor-outdoor cafes, art galleries, and similar specialty shops readily accessible to the public from it and either:

a. Is adjacent to a street or plaza and not less than ten feet (10') or more than twenty feet (20') in depth and five hundred (500) square feet in area and extending along an adjoining plaza for at least fifty feet (50') or along a street for the full street frontage; or

b. Extends from a street or plaza through to another street or plaza and is not less than fifteen feet (15') in width and five hundred (500) square feet in area.

To help ensure that required consumer shopping uses are retained and the public interest served, in the event such spaces cease to function for their intended purpose, the actual area so affected or an equivalent area shall be converted into readily accessible public space either as additional plazas, arcades or public display areas within one hundred twenty (120) days. Certain consumer services, excluding financial institutions, that are of visual interest from the exterior and oriented to passing pedestrians may be permitted on an interim or permanent basis when approved by the Director.

10. "Area." See "Floor area, gross."

11. "Artist" means a person who is regularly engaged in the visual, performing or creative arts.

12. "Artist's studio/dwelling" means a combination studio and dwelling unit for artists. An artist's dwelling unit consists of a room or suite of rooms on one (1) or more floors designed for and occupied by not more than one (1) family and including adequate working space reserved for the artist or artists residing therein.

13. "Automobile laundry" means a structure designed and primarily used for washing cars by mechanical means and by movement through washing and drying stages.

14. "Automobile or house trailer, sales or rental area" means an open area used for the display, sale or rental of new or used passenger motor vehicles or house trailers in operable condition, and where no repair work is done except minor incidental repair of vehicles to be displayed, sold, or rented on the premises.

15. "Automobile repair, major" means rebuilding or reconditioning of motor vehicles or trailers including trucks over one and one-half (1 1/2) tons capacity; collision service including body, frame or fender straightening or repair; overall painting or paint shop; automobile wrecking when within an enclosed building.

16. "Automobile repair, minor" means general motor repair, replacement of new or reconditioned



parts to passenger automobiles and trucks not exceeding one and one-half (1½) tons capacity, but not including any operation specified under “Automobile repair, major.”

17. “Automobile wrecking yard” means an area outside of an enclosed building where motor vehicles are disassembled, dismantled or junked or where vehicles not in operable condition or used parts of motor vehicles are stored.

(Ord. 107109 § 1, 1978; Ord. 107075 § 1, 1978; Ord. 106862 § 1, 1977; Ord. 106832 § 1, 1977; Ord. 106230 § 1, 1977; Ord. 94036 § 3, 1965; Ord. 89859 § 1, 1960; Ord. 86300 § 3.02, 1957.)

#### **24.08.030“B.”**

1. “Basement” means that portion of a building between floor and ceiling which is partly below and partly above the grade but so located that the vertical distance from the grade to the floor below is less than the vertical distance from grade to ceiling. A basement shall be counted as a story.

2. “Base structure” means the aboveground portion or base of a building, generally used for parking or other nonresidential purposes.

3. “Billboard.” See “Sign, advertising.”

4. “Block front” means the frontage of private property within a single zone and along one (1) side of a street between intersecting or intercepting platted streets or between a platted street and a railroad right-of-way or a waterway provided such distance does not extend more than four hundred feet (400’) on either side of a lot.

5. “Board” means the Board of Adjustment of The City of Seattle.

6. “Boarding, lodging, or rooming house” means a building, other than a hotel, where meals and/or room or lodging are provided for compensation for seven (7) or more nontransient persons.

7. “Brewpub” means a tavern or restaurant which produces on the premises a maximum of two thousand (2,000) barrels per year of beer, ale or other malt beverage, as determined by the brewpub's filings of barrelage tax reports to the Washington State Liquor Control Board, for sale only on the premises.

8. “Building” means any structure 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 (6’) high.

9. “Building, accessory.” See “Use or structure, accessory.”

10. “Building, completely enclosed” means a roofed building or portion thereof having no openings other than fixed windows and such exits as are required by law, and equipped with self-closing doors.

11. “Building, detached” means a building having no wall in common with another building.

12. “Building, enclosed” means a building enclosed on all sides with wall and roof and having no openings other than closeable, glazed windows and doors and vents.

13. “Building or part, residential” means a building or building part containing solely one (1) or more dwelling units or a building or building part occupied or intended to be occupied in whole for sleeping or living purposes, including

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hospitals, sanitariums and similar uses, but not including motels or hotels.

14. "Building or structure, nonconforming" means a building or structure specifically designed or occupied for any use which is a non-conforming use and lawfully existing prior to the effective date of the ordinance codified in this subtitle<sup>1</sup> or the effective date of any amendment changing the zone classification of the land upon which such building or structure is located.

15. "Building or structure, nonconforming as to bulk" means a lawfully established building or structure which on the effective date of the ordinance codified in this subtitle<sup>1</sup> was not in conformance with the bulk regulations of this subtitle<sup>1</sup> for the zone in which located.

16. "Building, principal." See "Use or building, principal."

17. "Building site." See "Lot."

18. "Bulk" means 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.

19. "Bulk station" means any installation for the storage, handling and selling of flammable liquids or oils, from which such liquids or oils are sold at wholesale or distributed to retail stations or private storage by tank trucks.

20. "Bulletin board, illuminated." See "Sign, illuminated."

21. "Bulletin board, self-illuminated." See "Sign, self-illuminated."

(Ord. 112179 § 1, 1985; Ord. 96202 § 2, 1967; Ord. 87225 § 1, 1958; Ord. 86300 § 3.03, 1957.)

Cases: A "home for the retired" is a "building or part, residential" within the meaning of the zoning ordinance. **State ex. rel. Meany Hotel v. Seattle**, 66 Wn. 2d 334, 402 P.2d 486 (1965).

1. Editor's Note: Ord. 86300 became effective on July 24, 1957.

#### **24.08.040 "C."**

1. "Carport" means a private garage which is open to the weather on at least forty percent (40%) 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 (7) to twelve (12) children unrelated to the resident family.

4. "Children's institution" means an establishment consisting of one (1) or more buildings organized and maintained for the group care and supervision of thirteen (13) 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 (30%) 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. "Conditional use." See "Use or structure, conditional."

14. "Convalescent home." See "Nursing home."

15. "Council" means the City Council of The City of Seattle.

16. "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.

17. "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. 116744 § 60, 1993; 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 a person, firm, association, partnership or corporation which regularly provides care in other than a family setting to a group of children for less than twenty-four (24) 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 not 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:

a. A minimum average depth of not less than ten feet (10') and frontage parallel to and abutting such plaza, arcade or street of not less than twenty feet (20'); and

b. An area of not less than two hundred (200) 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 (20%) of the gross floor area of the tower structure devoted to dwelling units.

5. “Drive-in bank” means a bank or financial institution having five (5) or more drive-in lanes served by windows and/or machines through which a customer is permitted or encouraged to carry on banking business while seated in a motor vehicle, whether or not such drive-in banking activity is accessory to a bank or financial institution permitted outright as a principal use.

6. “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.

7. “Dwelling, duplex” means a detached building containing two (2) dwelling units.

8. “Dwelling, multiple” means a building or portion thereof containing three (3) or more dwelling units.

9. “Dwelling, multiple for low-income elderly” means a multiple dwelling in which at least ninety percent (90%) of the dwelling units are occupied by one (1) or more persons sixty-two (62) or more years of age who have incomes not exceeding income limits for low rent public housing for one (1) and two (2) person families as established by the Seattle Housing Authority.

10. “Dwelling, single-family” means a detached building containing one (1) dwelling unit.

11. “Dwelling, townhouse” means a dwelling unit attached to one (1) 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.

12. “Dwelling unit” means a room or rooms located within a building, designed, arranged, occupied or intended to be occupied by not more than one (1) 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. 110737 § 1, 1982; Ord. 109810 § 1, 1981; 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. 98606 § 2, 1970; Ord. 98426 § 1, 1969; Ord. 96539 § 1, 1968; Ord. 96278 § 1, 1967; Ord. 88516 § 1, 1959; Ord. 86300 § 3.05, 1957.)

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Cases: A bank which provides facilities to serve customers who remain in their vehicles is a "drive-in bank" regardless of whether the bank also accommodates pedestrians or walk-in customers. **Seattle-First Nat'l Bank v. Snell**, 29 Wn.App. 500, 629 P.2d 454 (1981).

See ordinances creating and amending sections for complete text, graphics, and tables and to confirm accuracy of this source file.

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**24.08.060“E.”**

1. “Existing use or building” means a use or building established under ordinance. (Ord. 86300 § 3.06, 1957.)

**24.08.070“F.”**

1. “Family” means any number of related persons, or not to exceed eight (8) nonrelated persons, or not to exceed a total of eight (8) related and nonrelated, nontransient persons living as a single, nonprofit housekeeping unit as distinguished from a group occupying a club; boarding, lodging or rooming house; or fraternity, sorority or group student house.

2. “Family day care home” means a family dwelling in which a child or children are regularly received for care and supervision for periods of less than twenty-four (24) hours per day in lieu of care in their own homes, whether or not compensation is given or received for such care and supervision.

3. “Floor area, gross” means the number of square feet of total floor area bounded by the exterior faces of the building.

4. “Food preparation area” means a room or rooms designed, arranged, intended or used for cooking or otherwise making food ready for consumption for a family living independently from other families within the same building. A recreation room “wet bar” or similar convenience accessory food preparation facility is not included in this definition.

5. “Fraternity, sorority or group student house” means a building occupied by and maintained exclusively for students affiliated with an academic or professional college or university or other recognized institution of higher learning, and when regulated by such institution.

(Ord. 106775 § 2, 1977; Ord. 101285 § 2, 1972; Ord. 87225 § 3, 1958; Ord. 86300 § 3.07, 1957.)

**24.08.080“G.”**

1. “Garage, parking” means a structure, or part thereof, used only for the storage of automobiles by the public and including the sale of automobile fuels, lubricants, radiator fluids, and accessories; and the performance of incidental services including tire changing, tube repairing, lubrication and washing.

2. “Garage, private” means an accessory building or an accessory portion of the principal

building designed or used for the shelter or storage of vehicles owned or operated by the occupants of the principal building.

3. “Garage, repair.” See “Automobile, repair.”

4. “Grade, lot.” For the purpose of determining the height of a building, “lot grade” shall be the average of the finished ground elevations at all exterior walls of the perimeter of a building, except that walls nearer than five feet (5') to an adjoining lot line shall be disregarded. In case walls are parallel to and within five feet (5') of a public sidewalk, alley or other public way, the ground level of such walls shall be measured at the sidewalk, alley or public way.

5. “Group student house.” See “Fraternity.” (Ord. 96202 § 3, 1967; Ord. 96031 § 1, 1967; Ord. 86300 § 3.08, 1957.)

**24.08.090“H.”**

1. “Halfway house” means an establishment operated with full-time supervision for housing resident persons who, by reason of their mental or physical disability, addiction to drugs or alcohol, or family and social adjustment problems, require a transitional nonmedical treatment program for rehabilitation and social readjustment. For purposes of this subtitle, a nonmedical treatment program consists of counseling, vocational guidance, training, group therapy and other similar rehabilitative social services. These services shall not include drug and/or alcohol detoxification. Monitoring the taking of prescription medication shall be permitted. Programs providing alternatives to imprisonment, including prerelease, work-release and probationary programs which are under the supervision of a court, state or local agency, are included within this definition.

2. “Heat-recovery incinerator” means an accessory facility designed for the conversion of at least one (1) ton per day of solid waste into useful energy, together with storage and handling bins and machinery required for its operation.

3. “Height of building” means the vertical distance from the lot grade to the highest point of the roof surface of a flat or mansard roofed building or to the average height of the highest gable of a pitch or hipped roofed building.

4. “Heliport” means an area used by helicopters or by other steep gradient aircraft which area includes passenger and cargo facilities, maintenance and overhaul, fueling service, storage space,

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tie-down space, hangars and other accessory buildings and open spaces.

5. "Helistop" means an area on a roof or on the ground used by helicopters or steep gradient aircraft for the purpose of picking up or discharging passengers or cargo, but not including fueling service, maintenance or overhaul.

6. "Home for the retired" means an establishment operated for the purpose of providing domiciliary care for a group of persons who by reason of age are unable to provide such care for themselves and who are not in need of medical or nursing treatment except in the case of temporary illness.

7. "Hospital or sanitarium" means an establishment which provides accommodations, facilities and services over a continuous period of twenty-four (24) hours or more, for observation, diagnosis and care, of two (2) or more individuals, not related by blood or marriage to the operator, who are suffering from illness, injury, deformity or abnormality, or from any condition requiring obstetrical, medical or surgical services.

8. "Hotel" means a building in which at least fifty percent (50%) of the gross habitable floor area is used for sleeping.

9. "Hotel, apartment." See "Apartment hotel."

10. "House trailer" means any unit used or designed to be used for living or sleeping purposes and which is equipped with wheels for the purpose of transporting such unit from place to place, whether or not such unit is self-propelled. A house trailer is not a dwelling unit.

(Ord. 109844 § 1, 1981; Ord. 106090 § 1, 1976; Ord. 100100 § 1, 1971; Ord. 96031 § 2, 1967; Ord. 89796 § 1, 1960; Ord. 86300 § 3.09, 1957.)

Cases: A "home for the retired" is a "building or part, residential" within the meaning of the zoning ordinance. **State ex rel. Meany Hotel v. Seattle**, 66 Wn. 2d 334, 402 P.2d 486 (1965).

The word "unable" in the definition of "home for the retired" means "not desiring but financially capable of" providing domiciliary care. **State ex rel. Meany Hotel v. Seattle**, 66 Wn. 2d 334, 402 P.2d 486 (1965).

**24.08.100 "I."**

(Reserved.)

(Ord. 86300 § 3.10, 1957.)

**24.08.110 "J."**

1. "Jail" means a facility for the incarceration of persons under warrant, awaiting trial on felony or misdemeanor charges, or serving a sentence for

such conviction, including work-release programs and other accessory services commonly associated with such incarceration.

2. "Junkyard" means a place where junk, waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including automobile wrecking yards, house wrecking yards, and places or yards for storage of salvaged house wrecking and structural steel materials and equipment. A "junkyard" shall not be construed to include such uses when conducted entirely within an enclosed building, nor pawnshops and establishments for the sale, purchase or storage of used furniture and household equipment, used cars in operable condition, used or salvaged machinery in operable condition or the processing of used, discarded or salvaged materials as a minor part of manufacturing operations.

(Ord. 107537 § 1, 1978; Ord. 86300 § 3.11, 1957.)

**24.08.120 "K."**

1. "Kennel, commercial" means any lot or building in which four (4) or more dogs and/or cats at least four (4) months of age are kept commercially for board or propagation or treatment.

2. "Kennel, pet" means any establishment or premises where four (4) or more dogs and/or cats at least four (4) months of age are kept for any purpose other than a commercial kennel, retail pet shop, or animal hospital.

(Ord. 88920 § 1, 1960; Ord. 86300 § 3.12, 1957.)

**24.08.130 "L."**

1. "Landscaped" means planted with vegetation in the form of hardy trees, shrubs, or grass or evergreen ground cover maintained in good condition, or occupied by sculptures or water features. The area landscaped is determined by the coverage of the plantings or other features, and the coverage of a tree shall be the drip line at the time of planting.

2. "Lodging house." See "Boarding house."

3. "Lot" means a platted or unplatted parcel of land unoccupied, occupied or to be occupied by a principal use or building and accessory buildings, together with such yards and open spaces as are required by this subtitle and abutting by not less than twenty feet (20') upon a street sufficiently improved for automotive travel or having an exclusive, unobstructed permanent access ease-

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ment serving not more than two (2) principal uses and jointly owned by the two (2) property owners served and at least twenty feet (20') wide and not exceeding one hundred fifty feet (150') in length to such street; provided, that lots for townhouse dwellings may abut upon a street or unobstructed permanent access easement by not less than twelve feet (12') and said easement may be not less than fifteen feet (15') in width and may serve up to ten (10) townhouse dwellings.

4. "Lot area" means the total horizontal area within the lot lines of a lot.

5. "Lot, corner" means a lot situated at the intersection of two (2) streets, or bounded on two (2) or more adjacent sides by street lot lines, provided that the angle of intersection of such street lot lines does not exceed one hundred thirty-five degrees (135°). For the purposes of the provisions of this subtitle applying to corner lots, no corner lot shall be considered wider than seventy-five feet (75') and the remainder of such lot shall be considered as an interior lot.

6. "Lot coverage" means that portion of a lot occupied by the principal building and its accessory buildings, expressed as a percentage of the total lot area.

7. "Lot depth" means the mean horizontal distance between the front and rear lot lines.

8. "Lot, interior" means a lot other than a corner lot.

9. "Lot, key" means the first lot to the rear of a reversed corner lot whether or not separated by an alley.

10. "Lot line, front" means in the case of an interior lot, the lot line separating the lot from the street, and in the case of a corner lot, either street lot line provided the other is considered to be a side street lot line.

11. "Lot line, rear" means a lot line which is opposite and most distant from the front lot line and, in the case of an irregular, triangular, or gore-shaped lot, a line ten feet (10') in length within the lot, parallel to and at the maximum distance from the front lot line.

12. "Lot lines" means the property lines bounding a lot.

13. "Lot line, side" means any lot line not a front lot line or a rear lot line.

14. "Lot line, side street" means a lot line abutting upon a street other than a front lot line.

15. "Lot line, street" means a lot line abutting upon a street.

16. "Lot, reversed corner" means a corner lot, the side street lot line of which is substantially a continuation of the front lot line of the lot to its rear.

17. "Lot, through" means a lot having frontage on two (2) parallel streets or on two (2) streets being within fifteen degrees (15°) of parallel with each other.

18. "Lot, waterfront" means a lot any portion of which is offshore of or abuts upon the line of higher regulated lake level of Lake Washington, Lake Union and connecting fresh waters, or the line of ordinary high tide, or the line of ordinary high water of nonnavigable lakes.

19. "Lot width" means the mean horizontal distance between side lot lines measured at right angles to the lot depth.

(Ord. 109836 § 1, 1981; Ord. 100542 § 3, 1971; Ord. 98608 § 3, 1970; Ord. 97998 § 1, 1969; Ord. 96252 § 1, 1967; Ord. 87225 § 4, 1958; Ord. 86300 § 3.13, 1957.)

#### **24.08.140 "M."**

1. "Medical-hospital complex" means a building or group of buildings occupied by a licensed hospital and by offices for the practice of medicine by physicians associated with said hospital, subject to the following requirements:

a. The site shall consist of adjacent property or property abutting across a street or alley containing a minimum of sixty thousand (60,000) square feet, exclusive of the street or alley;

b. The building or group of buildings shall have a minimum of three hundred thousand (300,000) square feet of gross floor area;

c. The building or group of buildings shall be in common ownership or linked together by appropriate legal agreements or deed restrictions to integrate functions and facilities having a term of not less than twenty (20) years;

d. Physicians occupying office space shall be limited to those using the hospital as the primary facility for admission of their patients;

e. Appropriate agreements shall be established and maintained between the hospital and physicians occupying office space for the economical sharing of services and equipment.

2. "Microbrewery" means a brewery which produces not more than twenty thousand (20,000) barrels of beer, ale or other malt beverage per year, as determined by the brewery's filings of



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barrelage tax reports to the Washington State Liquor Control Board.

3. "Motel" means a building or group of buildings on a lot, consisting of individual sleeping quarters, detached or connected, not more than fifty percent (50%) of which have kitchen facilities, for rental to transients.

(Ord. 112086 § 1, 1984; Ord. 102816 § 1, 1973; Ord. 90110 § 1, 1961; Ord. 86300 § 3.14, 1957.)

**24.08.150"N."**

1. "Nonconforming building." See "Building, nonconforming."

2. "Nonconforming building as to bulk." See "Building, nonconforming as to bulk."

3. "Nonconforming use." See "Use, nonconforming."

4. "Nursing or convalescent home" means an establishment which provides full-time convalescent or chronic care or both for three (3) or more individuals who are not related by blood or marriage to the operator and who, by reason of chronic illness or infirmity, are unable to care for themselves. No care for the acutely ill, or surgical or obstetrical services, shall be provided in such a home; a hospital or sanitarium shall not be construed to be included in this definition.

(Ord. 101285 § 3, 1972; Ord. 86300 § 3.15, 1957.)

**24.08.160"O."**

1. "Open space" means any part of a lot unobstructed from the ground upward except as specified in Sections 24.62.070 through 24.62.160.

2. "Open space, usable" means an outdoor area of such location, size and shape as to provide space for outdoor recreational activity, landscape features, or pedestrian access.

3. "Open space, private usable" means usable open space which is screened from public view by fences, walls or foliage so as to restrict view from without and intended to be utilized by the occupants of a related dwelling unit.

(Ord. 98608 § 4, 1970; Ord. 90772 § 1, 1961; Ord. 86300 § 3.16, 1957.)

**24.08.170"P."**

1. "Panoram, adult" means a device which exhibits or displays for observation by a patron a picture or view from film or videotape or similar means which is distinguished or characterized by an emphasis on matter depicting, describing, or

relating to "specified sexual activities" or "specified anatomical areas," as defined in Section 24.08.210.

2. "Part, residential." See "Building or part, residential."

3. "Place" means an open unoccupied named space, other than a street or alley, at least twenty feet (20') in width, permanently reserved and so recorded in the county records as the principal means of access to abutting or adjacent property.

4. "Plaza" means a continuous uncovered area which is accessible to the public at all times and which, if a floor area bonus is claimed in connection with the provisions of this subtitle is either:

a. At least ten feet (10') in depth extending along a street lot line, with a minimum area of five hundred (500) square feet and a minimum length of fifty feet (50') or the full width of the lot, whichever is less; or

b. At least thirty feet (30') in width, extending from street to street; or

c. On a corner lot, an open area with a minimum area of five hundred (500) square feet, and a minimum dimension of ten feet (10'), which is bounded on two (2) sides by the intersecting street lines; or

d. At least five thousand (5,000) square feet in area, with a minimum dimension of sixty feet (60'), and is connected to a street by means of another plaza, an arcade, or a public way at least thirty feet (30') wide. Such a plaza shall not at any point be more than ten feet (10') above or below the elevation of a connecting street at point of access thereto.

5. "Plaza, landscaped" means a plaza having thirty percent (30%) or more of its area landscaped.

6. "Plaza shopping" means a continuous open and uncovered area (except for such consumer shopping uses as those permitted in subsection b below having a total area not to exceed fifteen percent (15%) of the surface area of the whole plaza and a height of not more than one (1) story which is accessible to the public at all times and which, if a floor area bonus is claimed in connection with the provisions of this subtitle is:

a. At least two thousand (2,000) square feet in area with a minimum dimension of forty feet (40'); and

b. Has contiguous, readily accessible and visible consumer shopping uses such as but not limited to: flower shops, apparel shops, magazine

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and smoke shops, card shops, gift shops, outdoor-indoor cafes, art galleries, and similar specialty shops readily accessible to the public from it along at least forty-five percent (45%) of its perimeter. Partial perimeter credit towards this amount will be given both permitted consumer shopping uses not contained within the principal building as well as those contained within an abutting shopping arcade fronting on such a plaza at a rate of one-half (1/2) of the actual consumer shopping frontage provided. To help ensure that such visual interest uses are retained and the public interest served, in the event such spaces cease to function for their intended purpose, the actual area so affected or an equivalent area shall be converted into readily accessible public open space either as additional plaza, arcade or public display area accessible from such plazas within one hundred twenty (120) days. Certain consumer services, excluding financial institutions, that are of visual interest from the exterior and oriented to passing pedestrians may be permitted on an interim or permanent basis when approved by the Director.

7. "Principal use." See "Use, principal."

8. "Public convention center" means a public facility of three hundred thousand (300,000) square feet or more, the primary purpose of which is to provide facilities for regional, national and international conventions and which is owned, operated or franchised by a unit of general or special-purpose government for public purposes. A public convention center may include uses such as shops, personal services and restaurants which may be owned, operated or franchised by either a unit of general or special-purpose government or by a private entity.  
(Ord. 112291 § 2, 1985; Ord. 111702 § 8, 1984; Ord. 110382 § 1, 1982; Ord. 107075 § 3, 1978; Ord. 106862 § 3, 1977; Ord. 100542 § 4, 1971; Ord. 96372 § 1, 1968; Ord. 96252 § 2, 1967; Ord. 96031 § 3, 1967; Ord. 94036 § 5, 1965; Ord. 86300 § 3.17, 1957.)

#### **24.08.180"Q."**

(Reserved.)  
(Ord. 86300 § 3.18, 1957.)

#### **24.08.190"R."**

1. "Recycling center" means an establishment for the collection, storage and processing only of recyclable materials, including crushing, breaking,

sorting and packaging operations, but not a junkyard.

2. "Restaurant, fast food" means an establishment whose principal business is the sale of foods, frozen desserts, or beverages served in or on disposable containers for consumption while seated within the building or in a vehicle or incidentally within a designated outdoor area, or for takeout with consumption off the premises.

3. "Riding academy" means a stable other than a private stable for the housing of horses for hire.

4. "Roof or deck garden" means an open area on the top of a building or building part having forty percent (40%) or more of its qualifying area landscaped.

5. "Rooming house." See "Boarding house."

6. "Rules" means the rules governing land use and zoning proceedings promulgated and adopted pursuant to Section 24.70.060.  
(Ord. 106848 § 1, 1977; Ord. 102290 § 2, 1973; Ord. 100890 § 2, 1972; Ord. 100542 § 5, 1971; Ord. 86300 § 3.19, 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 (4') high and not more than six feet (6') high and is broken only for access drives and walks.

2. "Sewage treatment plant" means a use in which sanitary or combined sewage is received, treated, and discharged, but does not include: conveyance lines and associated underground storage facilities; pumping stations; or commercial or industrial facilities for "pre-treatment" of sewage prior to discharge into the sewer system.

3. "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 real estate sign advertising for sale or rent the property on which it stands.

4. "Sign, business" means any sign, structure, or device identifying the premises on which located or the occupant of said premises, or signs

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relating to goods or services manufactured, produced, or available on said premises.

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

6. "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.

7. "Solid-waste processing facility" means a principal-use facility, other than a heat-recovery incinerator, for the conversion of solid waste into useful products or preparation of solid waste for intermediate or final disposal, including, but not limited to, reclamation and salvage by hand or mechanical segregation, shredding, air classification and burning of waste.

8. "Sorority." See "Fraternity."

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

10. "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.

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

12. "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.

13. "Street" means a public way thirty feet (30') or more in width permanently open to public use including an avenue, place, drive, boulevard, parkway, highway and any similar way, except an alley.

14. "Street-level floor space" means that portion of a building within forty feet (40') 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.

15. "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.

16. "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 (6') in height.

17. "Structure, townhouse" means a structure containing two (2) or more townhouse dwellings.

18. "Superintendent" means the Director of Construction and Land Use. (Ord. 113354 § 1, 1987; Ord. 109837 § 1, 1981; Ord. 109126 § 3, 1980; Ord. 98608 § 5, 1970; Ord. 96252 § 3, 1967; Ord. 94036 § 6, 1965; Ord. 86300 § 3.20, 1957.)

**24.08.210 "T."**

1. "Theater, adult motion picture" means an enclosed building used for presenting motion picture films distinguished or characterized by an emphasis on matter depicting, describing or relating to "specific sexual activities" or "specified anatomical areas," as defined in this subsection, for observation by patrons therein:

a. "Specified sexual activities":

- i. Human genitals in a state of sexual stimulation or arousal;
- ii. Acts of human masturbation, sexual intercourse or sodomy;
- iii. Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

b. "Specified anatomical areas":

- i. Less than completely and opaquely covered:
  - (A) Human genitals, pubic region,
  - (B) Buttock, and
  - (C) Female breast below a point immediately above the top of the areola; and
- ii. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

2. "Towing business" means an establishment providing tow truck services as a principal use and including impound or storage and automobile sales area but not including disassembly, dismantling or junking of vehicles.

3. "Tower structure" means a building or building part, more than sixty feet (60') in height and normally residential in design, which may or may not be built on top of a base structure.

4. "Trade or business school" means an establishment conducted as a commercial enterprise for

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teaching trades, business or secretarial courses, instrumental or vocal music, art, dancing, barbering or hairdressing or for teaching similar skills.

5. "Trailer house." See "House trailer."

6. "Trailer park" means any lot or any portion of any lot used or offered for use for the accommodation of inhabited house trailers for compensation.

7. "Truck and truck trailer sales lot" means an outdoor area used for the display, sale or rental of new or used trucks or truck trailers, where no repair work is done except minor incidental repair to vehicles to be displayed, sold or rented on the premises.

(Ord. 108137 § 1, 1979; Ord. 105565 § 1, 1976; Ord. 98426 § 2, 1969; Ord. 96202 § 4, 1967; Ord. 86300 § 3.21, 1957.)

#### 24.08.220 "U."

1. "Use" means the purpose for which land or a building is designed, arranged or intended, or for which it is occupied or maintained, let or leased.

2. "Useable open space" means an outdoor area of such location, size and shape as to provide space for outdoor recreational activity, landscape features, or pedestrian access.

3. "Use, consumer shopping" means a use in which goods, including food, are displayed and/or served on the premises and sold at retail to the public and which when used in conjunction with a shopping plaza or shopping arcade for which a floor-area bonus is claimed in connection with the provisions of this subtitle shall have:

a. Direct access from such a plaza or arcade;

b. An average depth of at least fifteen feet (15') measured perpendicular to the improvement on which it abuts; and

c. Exterior display walls that are transparent and visually oriented to pedestrians passing the premises.

4. "Use, nonconforming" means a lawful use of land or structure in existence on the effective date of this subtitle<sup>1</sup> or at the time of any amendments thereto and which does not conform to the use regulations of the zone in which such use is located.

5. "Use or building, principal" means the principal use conducted on the lot or the building housing the principal use as distinguished from any separate buildings housing accessory uses.

6. "Use or structure, accessory" means a use or structure incidental to a permitted principal use, provided that such use or structure shall be located on the same lot as the principal use or structure, except when permitted elsewhere as specifically set forth in this subtitle.

7. "Use or structure, conditional" means uses permitted in this subtitle as principal or accessory uses when authorized by the Director, the Hearing Examiner upon appeal, or by the Council, and subject to specified conditions.

(Ord. 109737 § 1, 1981; Ord. 107075 § 4, 1978; Ord. 106862 § 4, 1977; Ord. 96202 § 5, 1967; Ord. 91700 § 1, 1962; Ord. 86300 § 3.22, 1957.)

1. Editor's Note: Ordinance 86300 became effective on July 24, 1957.

#### 24.08.230 "V."

1. "Variance" means a modification of the regulations of this subtitle when authorized by the Director, the Hearing Examiner upon appeal, or Council after a finding that the literal application of the provisions of this subtitle would cause undue and unnecessary hardship in view of specific facts and conditions applying to a lot.

2. "Voluntary building setback area" means an area on a lot, at a maximum height of twenty-five feet (25') above curb elevation or the roof, of a building whichever is the lower, which is open and uncovered to the sky and which, if a floor area bonus is claimed in connection with its provision, is within twenty feet (20') of the street lot line on streets less than seventy feet (70') wide or within fifteen feet (15') of the street lot line on streets at least seventy feet (70') wide.

3. "Voluntary building setback area, landscaped" means a voluntary building setback area having seventy-five percent (75%) or more of its qualifying area landscaped.

(Ord. 109737 § 2, 1981; Ord. 100542 § 6, 1971; Ord. 94970 § 1, 1966; Ord. 94036 § 7, 1965; Ord. 86300 § 3.23, 1957.)

#### 24.08.240 "W."

1. "Wholesale office" means an establishment for the sale of goods and merchandise in wholesale lots, not including any wholesale storage.

2. "Wholesale store" means an establishment for the sale of goods and merchandise in wholesale lots, including wholesale storage.

3. "Work-release center" means an establishment other than a jail operated with full-time



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supervision, housing twenty (20) or more resident persons who are on a prerelease, work-release or probationary status and employed or enrolled in a supervised education/training program. (Ord. 107537 § 2, 1978; Ord. 86300 § 3.24, 1957.)

24.08.250“X.”

(Reserved.) (Ord. 86300 § 3.25, 1957.)

24.08.260“Y.”

- 1. “Yard” means any front, rear or side yard.
- 2. “Yard, front” means an open space between the side lot lines of a lot, extending from the front lot line to a line on the lot parallel to the front lot line, to a depth, measured horizontally, as specified in this subtitle.
- 3. “Yard, rear” means an open space between the side lot lines of a lot, extending from the rear lot line to a line on the lot parallel to the rear lot line, to a depth measured horizontally, as specified in this subtitle.
- 4. “Yard, side” means one of two (2) open spaces between the front yard, or front lot line if no front yard is required, of a lot, and the rear yard, or rear lot line if no rear yard is required, of such lot; and extending from a side lot line to a line on the lot, parallel to the side lot line, to a width, measured horizontally, as specified in this subtitle. (Ord. 90722 § 2, 1961; Ord. 86300 § 3.26, 1957.)

24.08.270“Z.”

- 1. “Zone” means a portion of the City designated on the Official Zoning Map of The City of Seattle as one of twenty-one (21) categories listed and described in Sections 24.12.010 through 24.12.040 for the purpose of promoting the orderly and harmonious development of land compatible with the surrounding areas and the Comprehensive Land Use Plan.
- 2. “Zone, B” includes BN, BI, BC, or BM Zones.
- 3. “Zone, C” includes CM, CMT or CG Zones.
- 4. “Zone, I” includes IG or IH Zones.
- 5. “Zone, less intensive.” In the list of zones in Section 24.12.020 each zone shall be deemed to be less intensive than the zone succeeding it.
- 6. “Zone, more intensive.” In the list of zones in Section 24.12.020 each zone shall be deemed to be more intensive than the zone preceding it.

7. “Zone, R” includes RS 9600, RS 7200, RS 5000, RW, RD 7200, RD 5000, RM 1600, RM 800, RMH 350, RMV 200 and RMV 150 Zones.

8. “Zone, RD” includes RD 7200 and RD 5000 Zones.

9. “Zone, RS” includes RS 9600, RS 7200 and RS 5000 Zones. (Ord. 98608 § 6, 1970; Ord. 96395 § 2, 1968; Ord. 96202 § 6, 1967; Ord. 94036 § 8, 1965; Ord. 86300 § 3.27, 1957.)

Chapter 24.12 MAPPED ZONES

Sections:

- 24.12.010Zones generally.
- 24.12.020Zone classifications.
- 24.12.030Zoning map.

24.12.010Zones generally.

Zones regulated by this subtitle shall be as set forth in Section 24.12.020. (Ord. 110381 § 3, 1982; Ord. 104271 § 6(part), 1975; Ord. 86300 § 4.10, 1957.)

24.12.020Zone classifications.

For the purpose of this subtitle, The City of Seattle is divided into zone classifications designated as follows:

<b>Abbreviated Zones</b>	<b>Designator</b>
Duplex Residence	
Medium Density Zone	RD 7200
Duplex Residence	
High Density Zone	RD 5000
Multiple Residence	
Lowest Density Zone	RM 1600
Multiple Residence	
Low Density Zone	RM 800
Multiple Residence	
High Density Zone	RMH 350
Multiple Residence	
High Density Variable	
Height Zone	RMV 200
Multiple Residence	
High Density Variable	
Height Zone	RMV 150
Neighborhood Business Zone	BN
Intermediate Business Zone	BI

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Community Business Zone	BC
Metropolitan Business Zone	BM
Metropolitan Commercial Zone	CM
Metropolitan Commercial Zone Temporary	CMT
Multiple Residence - Mixed Density Zone	RM-MD
General Commercial Zone	CG
Manufacturing Zone	M
General Industrial Zone	IG
Heavy Industrial Zone	IH

(Ord. 110381 § 4, 1982; Ord. 104271 § 6(part), 1975; Ord. 98838 § 1(part), 1970; Ord. 98608 § 7(part), 1970; Ord. 96395 § 3(part), 1968; Ord. 96202 § 7(part), 1967; Ord. 94036 § 9(part), 1965; Ord. 93350 § 1(part), 1964; Ord. 92059 § 1(part), 1963; Ord. 90110 § 2(part), 1961; Ord. 87225 § 5(part), 1958; Ord. 86300 § 4.11, 1957.)

**24.12.030 Zoning map.**

The zone classifications in Section 24.12.020 and the boundaries of such zones are established as shown on a series of sectional maps, marked Exhibit "A," all of which constitute the Official Zoning Map of The City of Seattle, and which Official Map, is by this reference made a part of this subtitle.<sup>1</sup> Such map and all amendments thereto shall be filed in the office of the City Clerk. Each copy of this subtitle prepared by or under the direction of the City, shall include a reduced sectional facsimile of the Official Map. (Ord. 104271 § 6(part), 1975; Ord. 98838 § 1(part), 1970; Ord. 98608 § 7(part), 1970; Ord. 96395 § 3(part), 1968; Ord. 96202 § 7 (part), 1967; Ord. 94036 § 9(part), 1965; Ord. 93350 § 1(part), 1964; Ord. 92059 § 1(part), 1963; Ord. 90110 § 2(part), 1961 ; Ord. 87225 § 5(part), 1958; Ord. 86300 § 4.12, 1957.)

<sup>1</sup>.Editor's Note: The maps constituting Exhibit "A" are set out following this title; see tab page entitled "Zoning Maps."

**Chapter 24.14  
GENERAL PROVISIONS**

**Sections:**

**24.14.005 Applicability of this subtitle—Transition to Land Use Code.**

**24.14.010 Compliance with regulations.**

**24.14.020 Lot area, yards, open spaces and off-street parking or loading.**

**24.14.030 Continuance of nonconforming building or use.**

**24.14.040 Buildings nonconforming as to bulk.**

**24.14.050 Termination of certain nonconforming uses.**

**24.14.060 Limitations on nonconforming buildings and uses.**

**24.14.070 Existing automobile service stations.**

**24.14.005 Applicability of this subtitle—Transition to Land Use Code.**

A. No provisions of this subtitle except the provisions of Chapters 24.60 (Shoreline Master Program Regulations) and 24.68 (Special Review Districts) shall apply to any use located in a SF or multi-family zone regulated pursuant to Title 23.

B. Any provision in Chapter 24.14 through Chapter 24.58 which establishes a required distance of a use from an R or RS zone shall be read also to apply to any SF or multi-family zone established and regulated pursuant to Title 23.

C. All references in Chapter 24.24 through Chapter 24.58 to repealed Section 24.16.030 and the miscited Chapter 24.74 pertaining to principal conditional uses permitted by Council shall be read as referring to Section 23.44.020 and Chapter 23.80 respectively.

D. All references in Chapter 24.24 through Chapter 24.58 to repealed Section 24.26.070 pertaining to accessory conditional uses shall be read as referring to Section 23.44.160. (Ord. 110669 § 30, 1982; Ord. 110381 § 5, 1982.)

**24.14.010 Compliance with regulations.**

No building, structure or premises shall hereafter be used or occupied and no building or part thereof shall be erected, moved, reconstructed, extended, enlarged or altered, except in conformity with the regulations specified in this chapter for the zone in which it is, or will be located, unless excepted in Sections 24.14.030 through 24.14.070. Bulk regulations of one (1) zone shall not be applied to another zone unless such application is specifically provided for in bulk regulations of the latter zone. (Ord. 106230 § 2, 1977; Ord. 86300 § 5.1, 1957.)

**24.14.020 Lot area, yards, open spaces and off-street parking or loading.**

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No required lot area, required yard, or other open space or a legally established off-street parking or loading area existing on or after the effective date of the ordinance codified in this subtitle<sup>1</sup> shall be reduced in area or dimension below the minimum required by this subtitle, nor shall any existing required lot area, required yard, or other open space or legally established off-street parking or loading area less than the minimum required by this subtitle be further reduced, nor shall any required open spaces be used as the required lot area, required yard, off-street parking or loading area for another structure or building except as provided in Section 24.64.100, provided, however, that in the case of off-street parking and loading area, a reduction in the existing space may be permitted when other such space is provided in accordance with the provisions of Chapter 24.64.

(Ord. 97394 § 1, 1969; Ord. 86300 § 5.2, 1957.)

1.Editor's Note: Ord. 86300 became effective on July 24, 1957.

### **24.14.030 Continuance of nonconforming building or use.**

Any nonconforming building or use may be continued, subject, however, to provisions of Sections 24.14.030 through 24.14.070.

(Ord. 109770 § 1(part), 1981; Ord. 109737 § 3(part), 1981; Ord. 107074 § 1(part), 1977; Ord. 105565 § 2(part), 1976; Ord. 104971 § 1(part), 1975; Ord. 104660 § 1(part), 1975; Ord. 102817 § 1(part), 1973; Ord. 99051 § 1(part), 1970; Ord. 91201 § 1(part), 1962; Ord. 87225 § 6(part), 1958; Ord. 86300 § 5.31, 1957.)

### **24.14.040 Buildings nonconforming as to bulk.**

Any building conforming as to use but which is a building nonconforming as to bulk as of the effective date of the ordinance codified in this subtitle<sup>1</sup> may be altered, repaired or extended; provided, that such alteration, repair or extension does not cause such building to further exceed the bulk provisions of this subtitle.

(Ord. 109770 § 1(part), 1981; Ord. 109737 § 3(part), 1981; Ord. 107074 § 1(part), 1977; Ord. 105565 § 2(part), 1976; Ord. 104971 § 1(part), 1975; Ord. 104660 § 1(part), 1975; Ord. 102817 § 1(part), 1973; Ord. 99051 § 1(part), 1970; Ord. 91201 § 1(part), 1962; Ord. 87225 § 6(part), 1958; Ord. 86300 § 5.32, 1957.)

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1.Editor's Note: Ord. 86300 became effective on July 24, 1957.

Cases: Zoning provisions which allow a nonconforming use to continue and which permit certain physical alterations in a building where the use is conforming but the building bulk does not conform do not constitute authority to alter the building and change the use to another one in which the bulk requirements are still not met. **State ex rel. Meany Hotel v. Seattle**, 66 Wn. 2d 334, 402 P. 2d 486 (1965).

### **24.14.050 Termination of certain nonconforming uses.**

A. Any nonconforming use not involving a structure or one involving a structure having an assessed value of less than One Hundred Dollars (\$100.00) on the effective date of the ordinance codified in this subtitle<sup>1</sup> may be continued for no longer than one (1) year after said date, and any nonconforming use involving a structure having an assessed value of more than One Hundred Dollars (\$100.00) but less than Three Hundred Dollars (\$300.00) on the effective date of this subtitle<sup>1</sup> may be continued no longer than two (2) years after said date; provided, however, the above provisions shall not apply to any nonconforming advertising sign.

B. All advertising signs in R and BN Zones which have been nonconforming uses for a period of three (3) or more years prior to July 1, 1962, shall be discontinued by July 1, 1963, and all other nonconforming advertising sign uses in R and BN Zones shall be discontinued within three (3) years of the date such sign became or becomes a nonconforming use; provided, that such time limitations may be extended for periods of not to exceed two (2) years at a time by the Director, upon application by the owner of such sign and payment of a Twenty-five Dollar (\$25.00) filing fee, if said Director finds that such nonconforming use is on a lot with or adjacent to and fronting on the same street with uses (other than another advertising sign) which are first permitted in BC or more intensive zones or that

such nonconforming use is on a lot separated from the nearest portion of an existing R or BN use by a grade equal to the height of the sign above the ground, and further finds that continuance of such nonconforming sign will not be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the sign is located, and is not otherwise inconsistent with the spirit and purpose of this subtitle and that such advertising sign has been and will be properly maintained. Decisions of the Director hereunder shall be final, subject to review by the City Council upon application.

C. Advertising signs in all zones other than the M, IG and IH zones which are nonconforming because located upon and supported by a roof or parapet of a building or structure shall be discontinued and removed upon notification in writing within a period of from three (3) to seven (7) years from August 1, 1975 or from the date such sign became or becomes nonconforming in accordance with an amortization schedule established by the Director and based upon the age, condition, cost and remaining useful life of the sign.

D. Adult motion picture theaters which are nonconforming in the R or B zones shall be discontinued within ninety (90) days of the date the use became or becomes nonconforming.

(Ord. 109770 § 1(part), 1981: Ord. 109737 § 3(part), 1981: Ord. 107074 § 1 (part), 1977: Ord. 105565 § 2(part), 1976: Ord. 104971 § 1(part), 1975: Ord. 104660 § 1(part), 1975: Ord. 102817 § 1(part), 1973: Ord. 99051 § 1(part), 1970: Ord. 91201 § 1(part), 1962: Ord. 87225 § 6(part), 1958: Ord. 86300 § 5.33, 1957.)

1.Editor's Note: Ord. 86300 became effective on July 24, 1957.

Cases: Discontinuance of an existing nonconforming use pursuant to the requirements of a zoning ordinance does not constitute an unconstitutional taking without compensation where the value of the property is reduced but not completely eliminated. *Asia v. Seattle*, 4 Wn. App. 530, 482 P.2d 810 (1971).

**24.14.060 Limitations on nonconforming buildings and uses.**

A. Subject to Section 24.14.050, any nonconforming building or part may be maintained with ordinary repair, but, no such building or part shall be extended, expanded or structurally altered, except as otherwise required by law, nor shall a nonconforming use be extended or expanded; provided, that nothing in this subtitle shall prevent

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the restoration of a nonconforming building destroyed by fire or other act of God.

B. Any change of a nonconforming use in a conforming building shall be to a conforming use.

C. Except as provided in subsection D or E of this section a nonconforming use in a nonconforming building or part may be changed only to a use permitted in a less intensive zone than said nonconforming use.

D. A nonconforming building or part which has been unoccupied continuously for one (1) year or more shall not be reoccupied except by a conforming use.

E. In any zone, except an M or I Zone, a nonconforming use in a nonconforming building may be changed to a use permitted in a less intensive zone than the zone in which the nonconforming use would be conforming, or to another use which is listed and grouped in the same zone classification as an outright permitted use, if such new use will be no more detrimental or injurious than the previous nonconforming use to other property in the same zone or vicinity.

F. In any R zone, a nonconforming business use may change an existing business sign to another business sign, subject to the limitations contained in Section 24.40.050B and Chapter 49 of the Seattle Building Code (Sign Ordinance).<sup>1</sup> (Ord. 109770 § 1(part), 1981: Ord. 109737 § 3(part), 1981: Ord. 107074 § 1(part), 1977: Ord. 105565 § 2(part), 1976: Ord. 104971 § 1(part), 1975: Ord. 104660 § 1(part), 1975: Ord. 102817 § 1(part), 1973: Ord. 99051 § 1(part), 1970: Ord. 91201 § 1(part), 1962: Ord. 87225 § 6(part), 1958: Ord. 86300 § 5.34, 1957.)

1.Editor's Note: The current Building Code is codified in Title 22 of this Code. Chapter 49 does not appear in this text.

### **24.14.070 Existing automobile service stations.**

Existing automobile service stations may be extended, expanded or structurally altered in the BN and more intensive zones without obtaining conditional use authorization from the Director or Hearing Examiner where the estimated cost of such improvements within any twelve (12) month period does not exceed twenty-five percent (25%) of the true and fair market value of such automobile service station as computed from the assessed value of the existing use.

(Ord. 109770 § 1(part), 1981: Ord. 109737 § 3(part), 1981: Ord. 107074 § 1(part), 1977: Ord. 105565 § 2(part), 1976: Ord. 104971 § 1(part), 1975: Ord. 104660 § 1(part), 1975: Ord. 102817 § 1(part), 1973: Ord. 86300 § 5.35, 1957.)

## **Chapter 24.24 RD 7200 DUPLEX RESIDENCE MEDIUM DENSITY ZONE**

### **Sections:**

**24.24.010 Principal uses permitted outright.**

**24.24.020 Permitted uses when building located twenty feet (20') from other lot.**

**24.24.030 Principal conditional uses permitted by Council.**

**24.24.040 Principal conditional uses permitted by Director.**

**24.24.050 Accessory uses permitted outright.**

**24.24.055 Accessory conditional uses.**

**24.24.060 Accessory conditional uses permitted by Council.**

**24.24.070 Accessory conditional uses permitted by the Director.**

**24.24.080 Building height.**

**24.24.090 Lot area.**

**24.24.100 Required yards.**

**24.24.110 Lot coverage.**

**24.24.120 Prohibited uses.**

### **24.24.010 Principal uses permitted outright.**

The following uses are permitted:

A. SF 7200 principal uses permitted outright as specified and regulated in Chapter 23.44 unless modified in this chapter except public schools, which are permitted outright as specified and regulated in Title 23;

B. The following uses provided any building or active play area shall be located thirty feet (30') or more from any other lot in a SF Zone and twenty feet (20') or more from any other lot in any other R Zone:

1. Private graded schools for academic instruction, including:

a. Accessory dormitories, gymnasiums, dining facilities, offices and other similar accessory buildings on the same premises,

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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 (100') or more from any other lot in a SF or 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;

4. Nonschool principal uses within existing or former public school buildings when authorized as a special exception by the Department of Neighborhoods, or Hearing Examiner on appeal, in accordance with Chapter 23.78.

C. Churches providing any building or active play area shall be located at least twenty feet (20') from any lot in an SF Zone, and fifteen feet (15') or more from any other lot in any other R Zone.

D. Duplex dwellings;

E. Three (3) family dwellings (triplexes) subject to the following conditions:

The minimum lot area shall be nine thousand (9,000) square feet, and Section 24.62.050 shall not apply.

(Ord. 116744 § 61, 1993; Ord. 112539 § 14, 1985; Ord. 110381 § 6, 1982; 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.)

#### **24.24.020 Permitted uses when building located twenty feet (20') from other lot.**

Uses permitted when all buildings are located twenty feet (20') or more from any other lot in an R Zone:

Public and private colleges and universities for academic instruction, including dormitories owned and operated in connection therewith and accessory thereto; scientific and technological seminar centers and institutes for advanced study and other institutes organized as nonprofit entities for the advancement of knowledge, including theoretical and light physical laboratory research incidental thereto and

customarily incidental accessory uses, but excluding the performance of heavy types of laboratory physical research.

(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 § 10.12, 1957.)

#### **24.24.030 Principal conditional uses permitted by Council.**

The following uses are permitted when authorized by the Council in accordance with Chapter 23.80.

A. Fire stations, public and private art galleries, libraries, museums, branch telephone exchanges, microwave or line-of-sight transmission stations, static transformer and booster stations and other public utility service uses when necessary due to operating requirements, but not including yards or buildings for service or storage;

B. Police precinct stations including accessory holding rooms or cells for detention of suspects for a period not to exceed twenty-four (24) hours. (Ord. 111261 § 2, 1983; Ord. 109737 § 13(part), 1981; Ord. 106090 § 5(part), 1976; Ord. 101285 § 6(part), 1972; Ord. 100100 § 6(part), 1971; Ord. 99368 § 2(part), 1970; Ord. 96031 § 4(part), 1967; Ord. 86300 § 10.21, 1957.)

#### **24.24.040 Principal conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with the provisions of Chapter 23.76:

A. Children's resident home, provided it is operated under standards established in accordance with state laws governing child welfare;

B. Homes for the retired, subject to the following conditions:

1. Such homes shall be instituted and operated under standards established in accordance with state laws governing such homes; provided, that nothing in said standards or in any definition established thereby shall govern or affect the meaning or interpretation of the term "home for the retired" as defined in Section 24.08.090,

2. No lot so used shall be less than fifteen thousand (15,000) square feet in area plus one thousand (1,000) square feet additional for each resident person over fifteen (15) in number,

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3. Such homes shall be occupied by no more than twenty (20) persons,

4. No structure so used shall be located closer than thirty feet (30') from any other lot in an SF or RD Zone,

5. No structure so used shall be more than one (1) story in height;

C. Nursing or convalescent homes, subject to the following conditions:

1. Such homes shall be established in accordance with state laws governing such homes; provided, that nothing in said standards or in any definition established thereby shall govern or affect the meaning or interpretation of the term "nursing or convalescent home" as defined in Section 24.08.150,

2. No lot so used shall be less than fifteen thousand (15,000) square feet plus one thousand (1,000) square feet additional for each resident person over fifteen (15) in number,

3. All principal buildings shall be located thirty feet (30') or more from any other lot in an SF or RD Zone.

4. No structure so used shall be more than one (1) story in height,

5. Not more than twenty (20) patients shall be accommodated at one time,

6. Any other condition which the Director may impose for the protection of adjacent properties and in the public interest;

D. Hospitals or sanitariums not predominantly for psychiatric care, contagious diseases, or for epileptics, spastics, drug or liquor addicts, subject to the following conditions:

1. No lot so used shall be less than forty thousand (40,000) square feet in area,

2. No structure so used shall be greater than two (2) stories in height where the lot is less than four (4) acres in area,

3. All principal buildings shall be located fifty feet (50') or more from any other lot in an SF or RD Zone;

E. Homes for the retired and nursing or convalescent homes accommodating more than twenty (20) persons in residence or patients at one time, subject to the following conditions:

1. Such homes shall be established and operated under standards established in accordance with state laws governing such homes; provided, that nothing in said standards or in any definition established thereby shall govern or affect the meaning or interpretation of the terms

"home for the retired" and "nursing or convalescent home" as defined respectively in Sections 24.08.090 and 24.08.150,

2. No lot so used shall be less than forty thousand (40,000) square feet in area,

3. No structure so used shall be greater than two (2) stories in height where the lot is less than four (4) acres in area,

4. All principal buildings shall be located fifty feet (50') or more from any other lot in an SF or RD Zone;

F. Hospitals and sanitariums, predominantly for psychiatric care, contagious diseases, epileptics, spastics, care of the mentally retarded, drug or liquor addicts, provided that no lot so used shall be less than four (4) acres in area, and that all principal buildings shall be located one hundred feet (100') or more from any other lot in a residential zone;

G. Halfway houses as specified and regulated in Section 23.44.140, except that no lot so used shall be less than six hundred feet (600') from any other such use.

H. Day care center subject to the following conditions:

1. Such use shall be instituted and operated under standards established in accordance with state laws governing child welfare,

2. No lot so used shall be less than five thousand (5,000) square feet in area plus two hundred fifty (250) square feet per child over ten (10) in number,

3. A fenced outdoor play area shall be provided on the lot. When more than ten (10) children are accommodated, such play area shall be located no closer than fifteen feet (15') from any other lot in a residential zone;

I. Children's institution, subject to the following conditions:

1. Such institution shall be operated by public or nonprofit charitable organization or instituted and operated under standards established in accordance with state laws governing child welfare,

2. No lot so used shall be less than fifteen thousand (15,000) square feet plus one thousand (1,000) square feet for each child over fifteen (15) in number,

3. Maximum lot coverage shall not exceed twenty percent (20%) of the lot,

4. No building shall be closer than thirty feet (30') to any other lot in an SF or RD Zone,

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5. No building shall exceed one (1) story in height nor shall any single building be occupied by more than twenty (20) children,

6. Border screen planting shall be provided as specified by the Director;

J. Private nonprofit athletic or recreational clubhouse not providing dwelling accommodations for members; swimming pool or like facility when located on a lot forty thousand (40,000) square feet or more in area, provided any building or any active play area shall be located twenty-five feet (25') or more from any other lot in an SF Zone and fifteen feet (15') or more from any other lot in any other residential zone and subject to screening and other requirements which may be imposed at the discretion of the Director;

K. Private community club provided any building or active play area shall be located twenty-five feet (25') or more from any other lot in an SF Zone and fifteen feet (15') or more from any other lot in any other residential zone;

L. The following uses provided any building or active play area shall be located twenty-five feet (25') or more from any other lot in an SF Zone and fifteen feet (15') or more from any other lot in any other residential zone:

1. Dormitories on separate lots but in connection with owned and operated by a permitted school giving precollege academic courses,

2. Group dwellings for members of religious orders in conjunction with permitted churches and for personnel of public and private graded schools for academic instruction when located on the same lot with the principal building(s) or on a lot abutting such principal use lot directly or across an alley or street. Such group dwelling may be divided into living units each with kitchen facilities;

M. Public and private schools for academic instruction which do not group children by age or grade level for purposes of instruction, subject to the following conditions:

1. No lot used shall be less than seven thousand two hundred (7,200) square feet for the first ten (10) children and two hundred (200) square feet for each child in excess of ten (10),

2. An active play area of not less than fifty (50) square feet per child shall be provided which shall be located fifteen feet (15') or more from any other lot in an SF Zone and ten feet (10') or more from any other lot in any other residential zone,

3. The principal building shall be located twenty feet (20') from any other lot in an SF Zone and ten feet (10') from any other lot in any other residential zone;

N. Commercial nursery or greenhouse, provided that the following conditions are met:

1. All structures shall be located twenty feet (20') or more from any lot line,

2. Any heating plant or chimney shall be located fifty feet (50') or more from any other lot in a residential zone,

3. No retail sales shall be permitted on the premises,

4. No advertising sign shall be permitted,

5. The number of employees on the premises shall not exceed five (5) in number;

O. Neighborhood development or improvement project site office for a period not to exceed the life of the project, but in no event longer than thirty-six (36) months, subject to the following conditions:

1. Such use shall be located in an authorized neighborhood development or improvement program area designated by the Council,

2. Such use shall be located in a preexisting structure,

3. No exterior structural alterations to accommodate such use shall be permitted.

(Ord. 111261 § 3, 1983; Ord. 110381 § 7, 1982; Ord. 109737 § 13(part), 1981; Ord. 106090 § 5(part), 1976; Ord. 101285 § 6(part), 1972; Ord. 100100 § 6(part), 1971; Ord. 99368 § 2(part), 1970; Ord. 96031 § 4(part), 1967; Ord. 86300 § 10.22, 1957.)

**24.24.050 Accessory uses permitted outright.**

The following uses are permitted:

A. SF 7200 accessory uses, except private stables and the maintenance of domestic fowl, as specified and regulated in Section 23.44.010 unless modified in this chapter;

B. Accessory uses and structures customarily incidental to any principal use permitted outright, such as private garages containing in total not more than one thousand (1,000) 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; areas for storage of tightly covered garbage cans and detachable containers for collection of refuse and recyclable materials maintained in good condition; rectories or other similar church



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residence, Sunday schools, and similar customary accessory uses;

C. Keeping of not more than four (4) roomers or boarders by a resident family in a single-family structure, or two (2) roomers or boarders by a resident family in each dwelling unit of a duplex;

D. Office of a resident physician, dentist, architect, engineer or lawyer within his dwelling provided not more than one (1) person, not a resident in the dwelling is employed in such office, otherwise subject to the conditions as stipulated in Section 23.44.010 F;

E. Private garages exceeding one thousand (1,000) square feet in area when accessory to permitted institutional uses;

F. Illuminated or non illuminated signs identifying professional or home occupation not exceeding one and one-half (1½) square feet, bearing only the name and occupation;

G. Temporary, nonilluminated real estate for sale or rent sign not exceeding twelve (12) square feet;

H. Bulletin boards for churches and identifying signs for schools or other public or semi-public institutions provided such signs shall not exceed fifteen (15) square feet;

I. Separate living quarters containing not more than one (1) dwelling unit for domestic servants employed on premises when the lot area is fifteen thousand (15,000) square feet or more. (Ord. 111261 § 4, 1983; Ord. 110381 § 8, 1982; Ord. 86300 § 10.31, 1957.)

### **24.24.055 Accessory conditional uses.**

Accessory conditional uses shall be as set forth in Sections 24.24.060 and 24.24.070. (Ord. 109737 § 14(part), 1981; Ord. 86300 § 10.40, 1957.)

### **24.24.060 Accessory conditional uses permitted by Council.**

Accessory uses customarily incidental to the principal conditional uses specified in Section 24.24.030 are permitted when authorized by the Council in accordance with Chapter 23.80. (Ord. 111261 § 5, 1983; Ord. 109737 § 14(part), 1981; Ord. 91700 § 6(part), 1962; Ord. 86300 § 10.41, 1957.)

### **24.24.070 Accessory conditional uses permitted by the Director.**

The following uses are permitted when authorized by the Director in accordance with Chapter 23.76:

A. Accessory uses customarily incidental to the principal conditional uses specified in Section 24.24.040 except as modified in this chapter;

B. Parking areas accessory to permitted uses in an abutting RM, RMH 350, 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. Access driveway or walk not more than twenty feet (20') in width to premises in an RM, RMH 350, B, C or M Zone provided such driveway or walk is contiguous to the boundary of such zone.

(Ord. 111261 § 6, 1983; Ord. 109737 § 14(part), 1981; Ord. 91700 § 6(part), 1982; Ord. 86300 § 10.42, 1957.)

### **24.24.080 Building height.**

No building shall exceed a height of thirty-five feet (35') except churches, schools or hospitals or sanitariums, which shall not exceed a height of fifty feet (50'), except as modified in Sections 24.62.030 and 24.62.040.

(Ord. 86300 § 10.51, 1957.)

### **24.24.090 Lot area.**

No lot area shall be less than seven thousand two hundred (7,200) square feet, except as modified in Sections 24.62.050 and 24.62.060.

(Ord. 86300 § 10.52, 1957.)

### **24.24.100 Required yards.**

Each lot shall have front, side and rear yards of not less than the depth and width as follows, except as modified in Sections 24.62.070 through 24.62.160:

A. Front yard: Twenty feet (20');

B. Side yards: Five feet (5') for the least side yard and twelve feet (12') for the sum of both side yards;

C. Rear yard: Thirty feet (30'). (Ord. 86300 § 10.53, 1957.)

### **24.24.110 Lot coverage.**

Buildings shall not occupy more than thirty-five percent (35%) of a lot except as modified in Sections 24.62.170 and 24.62.180.

(Ord. 86300 § 10.53, 1957.)

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**24.24.120 Prohibited uses.**

- A. Uses not permitted by this subtitle in RD 7200 or less intensive zones are prohibited;
  - B. Riding academies;
  - C. Private stables;
  - D. Maintenance of domestic fowl.
- (Ord. 86300 § 10.6, 1957.)

**Chapter 24.26  
RD 5000 DUPLEX RESIDENCE HIGH  
DENSITY ZONE**

**Sections:**

- 24.26.010 Principal uses permitted outright.**
- 24.26.015 Principal conditional uses.**
- 24.26.020 Principal conditional uses permitted by Council.**
- 24.26.030 Principal conditional uses permitted by Director.**
- 24.26.040 Accessory uses permitted outright.**
- 24.26.045 Accessory conditional uses.**
- 24.26.050 Accessory conditional uses permitted by Council.**
- 24.26.060 Accessory conditional uses permitted by Director.**
- 24.26.070 Building height.**
- 24.26.080 Lot area.**
- 24.26.090 Required yards.**
- 24.26.100 Lot coverage.**
- 24.26.110 Prohibited uses.**

**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 (3) family dwellings (triplexes) subject to the following conditions:

The minimum lot area shall be six thousand five hundred (6,500) 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 (2) and not more than ten (10) townhouse dwellings,

2. The minimum lot area shall be at least sixteen hundred (1,600) square feet per townhouse dwelling and Section 24.62.050 shall not apply,

3. Each townhouse dwelling shall have a rear and front yard totaling forty-five feet (45'), provided that the average of such front and rear yards for one (1) townhouse structure shall be no less than twenty feet (20') and twenty-five feet (25') respectively and the minimum front or rear yard of any townhouse dwelling shall not be less than ten feet (10'). If townhouse dwellings make up an entire block front, the front yard may be reduced to five feet (5'), 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 (5'), except as modified in Sections 24.62.070 through 24.62.160,

5. Townhouse dwellings shall not occupy more than fifty-five percent (55%) 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 (35') and Sections 24.62.030 and 24.62.040 shall not apply,

7. At least ten feet (10') of open space shall be provided between townhouse structures except when the overlap is ten feet (10') or less and then the open space may be reduced to five feet (5'),

8. A minimum of fifteen percent (15%) of the lot must be private usable open space,

9. In townhouse dwelling developments consisting of five (5) or more townhouse dwellings, the required lot area may be reduced up to fifteen percent (15%) by providing an equivalent amount of continuous open space not including the required parking area,

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10. Required parking with connecting permanent pedestrian access shall be located within two hundred feet (200') 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 by the Director prior to issuance of a building or master use permit. 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 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. 116744 § 62, 1993; Ord. 109737 § 15, 1981; 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 § 11.11, 1957.)

**24.26.015 Principal conditional uses.**

Principal conditional uses shall be as set forth in Sections 24.26.015 through 24.26.030.

(Ord. 109737 § 16(part), 1981; Ord. 86300 § 10, 1957.)

**24.26.020 Principal conditional uses permitted by Council.**

The principal conditional uses set forth in Section 24.16.030 when authorized by the Council in accordance with Chapter 24.72.

(Ord. 109737 § 16(part), 1981; Ord. 87225 § 10(part), 1958; Ord. 86300 § 11.21, 1957.)

**24.26.030 Principal conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

A. Principal conditional uses which the Director may authorize in less intensive zones, unless modified in this chapter;

B. Fraternity, sorority or group student house, provided that all principal buildings are located twenty feet (20') or more from any other lot in an R Zone except when the side of a lot adjoins a lot occupied by a fraternity, sorority, or group student house.

(Ord. 109737 § 16(part), 1981; Ord. 87225 § 10(part), 1958; Ord. 86300 § 11.22, 1957.)

**24.26.040 Accessory uses permitted outright.**

The following accessory uses are permitted:

A. RD 7200 accessory uses permitted outright as specified and regulated in Chapter 24.24, unless modified in this chapter;

B. Keeping of not more than six (6) roomers or boarders by a resident family in a single-family structure, or three (3) roomers or boarders in a dwelling unit of a duplex.

(Ord. 86300 § 11.31, 1957.)

**24.26.045 Accessory conditional uses.**

Accessory conditional uses shall be as set forth in Sections 24.26.050 through 24.26.060.

(Ord. 109737 § 17(part), 1981; Ord. 86300 § 11.40, 1957.)

**24.26.050 Accessory conditional uses permitted by Council.**

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Accessory 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 24.72. (Ord. 109737 § 17(part), 1981: Ord. 91700 § 7 (part), 1962: Ord. 86300 § 11.41, 1957.)

- A. Front yard: Twenty feet (20');
- B. Side yards: Five feet (5') wide for the least side yard and ten feet (10') for the sum of both side yards;
- C. Rear yard: Twenty-five feet (25'). (Ord.86300 § 11.53, 1957.)

**24.26.060 Accessory conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

- A. Accessory uses customarily incidental to the principal conditional uses specified in Section 24.26.030 except as modified in this chapter:
- B. Accessory conditional uses as set forth in Section 24.16.070 except as modified in this chapter;
- C. Access driveway or walk not more than twenty feet (20') in width to premises in an RM, RM 350, B, C or M Zone provided such driveway or walk is contiguous to the boundary of such zone. (Ord. 109737 § 17(part), 1981: Ord. 91700 § 7(part), 1962: Ord. 86300 § 11.42, 1957.)

**24.26.100 Lot coverage.**

Buildings shall not occupy more than thirty-five percent (35%) of a lot, except as modified in Sections 24.62.170 and 25.62.180. (Ord. 86300 § 11.54, 1957.)

**24.26.110 Prohibited uses.**

- A. Uses not permitted by this subtitle in RD 5000 or less intensive zones are prohibited;
- B. Riding academies;
- C. Private stables;
- D. Maintenance of domestic fowl. (Ord. 86300 § 11.6, 1957.)

**24.26.070 Building height.**

No building shall exceed a height of thirty-five feet (35') except churches, schools or hospitals or sanitariums, which shall not exceed a height of fifty feet (50'), except as modified in Sections 24.62.030 and 24.62.040. (Ord. 86300 § 11.51, 1957.)

**Chapter 24.28  
RM 1600 MULTIPLE RESIDENCE  
LOWEST DENSITY ZONE**

**Sections:**

**24.26.080 Lot area.**

No lot area shall be less than five thousand (5,000) square feet, except as modified in Sections 24.62.050 and 24.62.060. (Ord. 86300 § 11.52, 1957.)

- 24.28.010 Principal uses permitted outright.**
- 24.28.015 Principal conditional uses.**
- 24.28.020 Principal conditional uses permitted by Council.**
- 24.28.030 Principal conditional uses permitted by Director.**
- 24.28.040 Accessory uses permitted outright.**
- 24.28.045 Accessory conditional uses.**
- 24.28.050 Accessory conditional uses permitted by Council.**
- 24.28.060 Accessory conditional uses permitted by Director.**
- 24.28.070 Building height.**
- 24.28.080 Lot area.**
- 24.28.090 Required yards.**
- 24.28.100 Lot coverage.**
- 24.28.110 Prohibited uses.**

**24.26.090 Required yards.**

Each lot shall have front, side and rear yards of not less than the depths and widths as follows, except as modified in Sections 24.62.070 through 24.62.160:

**24.28.010 Principal uses permitted outright.**

- The following uses are permitted:
- A. RD 5000 principal uses permitted outright as specified and regulated in Chapter 24.26, unless modified in this chapter;

24.26.010 ZONING AND SUBDIVISIONS

B. Three (3) family dwellings (triplexes) and four (4) family dwellings (fourplexes) subject to the following conditions:

1. Each dwelling unit shall have at least four hundred (400) square feet of usable open space not including parking or accessory areas, utility areas, or required side yards,

2. Off-street parking spaces may be located in required side and rear street yards not withstanding Section 24.62.080 D, which shall be provided with screening along street margins,

3. Driveway access to the parking area shall occupy no more than twenty-five percent (25%) of the front yard width,

4. The minimum lot area shall be one thousand six hundred (1,600) square feet per dwelling unit and Section 24.62.050 shall not apply.

(Ord. 98608 § 10, 1970: Ord. 86300 § 11A.1, 1957.)

**24.28.015 Principal conditional uses.**

Principal conditional uses shall be as set forth in Sections 24.28.020 and 24.28.030.

(Ord. 109737 § 18(part), 1981: Ord. 86300 § 11A.20, 1981.)

**24.28.020 Principal conditional uses permitted by Council.**

The principal conditional uses set forth in Section 21.16.030 are permitted when authorized by the Council in accordance with Chapter 24.72.

(Ord. 109737 § 18(part), 1981: Ord. 98608 § 1(part), 1970: Ord. 86300 § 11A.21, 1981.)

**24.28.030 Principal conditional uses permitted by Director.**

Principal conditional uses which the Director may authorize in less intensive zones unless modified in this chapter.

(Ord. 109737 § 18(part), 1981: Ord. 98608 § 11(part), 1970: Ord. 86300 § 11A.22, 1981.)

**24.28.040 Accessory uses permitted outright.**

The following accessory uses are permitted:

A. RD 5000 accessory uses permitted outright as specified and regulated in Chapter 24.26 unless modified in this chapter.

(Ord. 98608 § 12, 1970: Ord. 86300 § 11A.31, 1957.)

**24.28.045 Accessory conditional uses.**

Accessory conditional uses shall be as set forth in Sections 24.28.050 through 24.28.060.

(Ord. 109737 § 19(part), 1981: Ord. 86300 § 11A.40, 1981.)

**24.28.050 Accessory conditional uses permitted by Council.**

Accessory 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 24.72.

(Ord. 109737 § 19(part), 1981: Ord. 98608 § 13(part), 1970: Ord. 86300 § 11A.41, 1957.)

**24.28.060 Accessory conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

A. Accessory uses customarily incidental to the principal conditional uses specified in Section 24.28.030 except as modified in this chapter;

B. Accessory conditional uses as set forth in Section 24.16.070 except as modified in this chapter;

C. Access driveway or walk not more than twenty feet (20') in width to premises in an RM, RMH 350, B, C or M Zone provided such driveway or walk is contiguous to the boundary of such zone.

(Ord. 109737 § 19(part), 1981: Ord. 98608 § 13(part), 1970: Ord. 86300 § 11A.42, 1957.)

**24.28.070 Building height.**

No building shall exceed a height of thirty-five feet (35') except churches, schools or hospitals or sanitariums, which shall not exceed a height of fifty feet (50'), except as modified in Sections 24.62.030 and 24.62.040.

(Ord. 98608 § 14(part), 1970: Ord. 86300 § 11A.51, 1957.)

**24.28.080 Lot area.**

No lot area shall be less than five thousand (5,000) square feet except as modified in Sections 24.62.050 and 24.62.060.

(Ord. 98608 § 14(part), 1970: Ord. 86300 § 11A.52, 1957.)

**24.28.090 Required yards.**

Each lot shall have front, side and rear yards of not less than the depths and widths as follows,

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except as modified in Sections 24.62.070 through 24.62.160:

- A. Front yard: Twenty feet (20');
  - B. Side yards: Five feet (5') for the least side yard and ten feet (10') for the sum of both side yards;
  - C. Rear yard: Twenty-five feet (25').
- (Ord. 98608 § 14(part), 1970: Ord. 86300 § 11A.53, 1957.)

**24.28.100 Lot coverage.**

Buildings shall not occupy more than thirty-five percent (35%) of a lot, except as modified in Sections 24.62.170 and 24.62.180. (Ord. 98608 § 14(part), 1970: Ord. 86300 § 11A.54, 1957.)

**24.28.110 Prohibited uses.**

- A. Uses not permitted by this subtitle in RM 1600 or less intensive zones are prohibited;
  - B. Riding academies;
  - C. Private stables;
  - D. Maintenance of domestic fowl.
- (Ord. 98608 § 15, 1970: Ord. 86300 § 11A.6, 1957.)

**Chapter 24.30**

**RM 800 MULTIPLE LOW DENSITY ZONE**

**Sections:**

**24.30.010 Principal uses permitted outright—Generally.**

**24.30.020 Principal uses permitted outright—Designated.**

**24.30.030 Principal uses permitted outright—Buildings or play area fifteen feet (15') from R Zone.**

**24.30.040 Principal uses permitted outright—Buildings thirty feet (30') from R Zone.**

**24.30.045 Principal conditional uses.**

**24.30.050 Principal conditional uses permitted by Council.**

**24.30.060 Principal conditional uses permitted by Director.**

**24.30.070 Principal conditional uses permitted twenty feet (20') from R Zone.**

**24.30.080 Accessory uses permitted outright.**

**24.30.085 Accessory conditional uses.**

**24.30.090 Accessory conditional uses permitted by Council.**

**24.30.100 Accessory conditional uses permitted by Director.**

**24.30.110 Building height.**

**24.30.120 Lot area.**

**24.30.130 Required yards.**

**24.30.140 Lot coverage.**

**24.30.150 Prohibited uses.**

**24.30.010 Principal uses permitted outright—Generally.**

Principal uses permitted outright shall be as set forth in Sections 24.30.020 through 24.30.040 of this chapter.

(Ord. 105408 § 2(part), 1976: Ord. 86300 § 12.10, 1957.)

**24.30.020 Principal uses permitted outright—Designated.**

The following uses are permitted:

A. RM 1600 principal uses permitted outright as specified and regulated in Chapter 24.28 unless modified in this chapter except public schools, which are permitted outright as specified and regulated in Title 23;

B. Apartment houses;

C. Boarding, lodging or rooming houses;

D. Private schools for academic instruction which do not group children by age or grade level for purposes of instruction; art school, not including dance or music;

E. Children's resident home;

F. Day care center subject to the following conditions:

1. Such shall be instituted and operated under standards established in accordance with state laws governing child welfare,

2. No lot so used shall be less than four thousand (4,000) square feet in area and shall provide a minimum lot area of two hundred fifty (250) square feet per child,

3. A fenced outdoor play area shall be provided on the lot;

G. Fraternity, sorority or group student house;

H. Student multiple dwelling, subject to the following conditions and requirements:

1. Building site shall be on or within one thousand feet (1,000') of the campus of a college or university or other recognized institution of higher learning,

24.26.010 ZONING AND SUBDIVISIONS

2. The building shall be owned and regulated by such institution of higher learning,

3. Such structures shall be occupied only by families in which either the husband or wife is a student enrolled in the institution,

4. Four hundred (400) square feet or more of lot area shall be provided for each dwelling unit in such structures;

I. Group apartments, subject to the following conditions:

1. Apartment houses consisting of two (2) or more principal buildings may be located on one (1) lot of less than forty thousand (40,000) square feet,

2. Yards on the boundary of the lot shall be provided as required for one (1) principal building on the lot,

3. The minimum distance between principal buildings on one (1) lot shall be the sum of the depth of the following required yards as provided in this chapter:

Relationship of Buildings	Minimum Distance
Front to front	Two front yards
Front to rear	One front yard and one rear yard
Side to front	One side and one front yard
Side to rear	One side and one rear yard
Side to side	Two side yards
Rear to rear	Two rear yards

Provided that where a wall not containing windows of dwelling units faces a like wall, the minimum distance may be reduced by one-half ( $1/2$ ), and provided further that in no case shall the minimum distance exceed fifty feet (50');

J. Existing towing businesses subject to the following conditions:

1. Storage lots, space and number of towing trucks other than those located in CG, M or I Zones shall be limited to those devoted to towing business use on March 15, 1979,

2. A view-obscuring screen six feet (6') in height shall be established and maintained between the towing businesses and any abutting lot, except within ten feet (10') of all driveways onto public streets or alleys, where the screen shall be two and one-half feet ( $2-1/2$ ) in height.

Such screen may be incorporated into security fencing.

(Ord. 112539 § 15, 1985; Ord. 108137 § 2, 1979; Ord. 106090 § 6, 1976; Ord. 105408 § 2(part), 1976; Ord. 101285 § 7(part), 1972; Ord. 100383 § 4(part), 1971; Ord. 100232 § 4(part), 1971; Ord. 100100 § 7(part), 1971; Ord. 99503 § 2(part), 1970; Ord. 99368 § 3(part), 1970; Ord. 98608 § 16(part), 1970; Ord. 96539 § 4(part), 1968; Ord. 92492 § 1(part), 1963; Ord. 87225 § 11(part), 1958; Ord. 86300 § 12.11, 1957.)

**24.30.030 Principal uses permitted outright—Buildings or play area fifteen feet (15') from R Zone.**

Uses permitted when all buildings or active play areas are located fifteen feet (15') or more from any other lot in an R Zone are:

- A. Church;
- B. Group dwellings for members of religious orders;
- C. A community club;
- D. Children's institutions, subject to the following requirements:

1. Such use shall be operated by a public or nonprofit charitable organization as established and operated under standards established in accordance with state laws governing child welfare,

2. No lot so used shall be less than ten thousand (10,000) square feet in area, plus one thousand (1,000) square feet for each child over fifteen (15) in number;

E. Homes for the retired, subject to the following conditions:

1. Such homes shall be established and operated under standards established in accordance with state laws governing such homes; provided, that nothing in said standards or in any definition established thereby shall govern or affect the meaning or interpretation of the term "home for the retired" as defined in Section 24.08.090,

2. No lot so used shall be less than ten thousand (10,000) square feet in area,

3. All principal buildings shall be located fifteen feet (15') or more from any other lot in an R Zone,

4. No more than twenty (20) persons shall be in residence at one time.

(Ord. 107186 § 1 1978; Ord. 106090 § 7, 1976; Ord. 105408 § 2(part), 1976; Ord. 101285 § 7(part), 1972; Ord. 100383 § 4(part), 1971; Ord.

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100232 § 4(part), 1971: Ord. 100100 § 7(part), 1971: Ord. 99503 § 2(part), 1970: Ord. 99368 § 3(part), 1970: Ord. 98608 § 16(part), 1970: Ord. 96539 § 4(part), 1968: Ord. 92492 § 1(part), 1963: Ord. 87225 § 11(part), 1958: Ord. 86300 § 12.12, 1957.)

**24.30.040 Principal uses permitted outright—Buildings thirty feet (30') from R Zone.**

Uses permitted when all principal buildings are located thirty feet (30') or more from any other lot in an R Zone are:

A. Homes for the retired accommodating more than twenty (20) persons in residence at one time, subject to the following conditions:

1. Such homes shall be established and operated under standards established in accordance with state laws governing such homes; provided, that nothing in said standards or in any definition established thereby shall govern or affect the meaning or interpretation of the term "home for the retired," as defined in Section 24.08.090,

2. No lot so used shall be less than twenty thousand (20,000) square feet in area. (Ord. 107186 § 2, 1978: Ord. 106282 § 1, 1977: Ord. 106090 § 8, 1976: Ord. 105408 § 2(part), 1976: Ord. 101285 § 7(part), 1972: Ord. 100383 § 4(part), 1971: Ord. 100232 § 4(part), 1971: Ord. 100100 § 7(part), 1971: Ord. 99503 § 2(part), 1970: Ord. 99368 § 3(part), 1970: Ord. 98608 § 16(part), 1970: Ord. 96539 § 4(part), 1968: Ord. 92492 § 1(part), 1963: Ord. 87225 § 11(part), 1958: Ord. 86300 § 12.13, 1957.)

**24.30.045 Principal conditional uses.**

Principal conditional uses shall be as set forth in Sections 24.30.050 through 24.30.070. Reference in other sections of the Zoning Ordinance to "Section 12.2" shall mean and include Sections 24.30.045 through 24.30.070, inclusive. (Ord. 109737 § 20(part), 1981: Ord. 86300 § 12.20, 1957.)

**24.30.050 Principal conditional uses permitted by Council.**

The principal conditional uses set forth in Section 24.16.030 are permitted when authorized by the Council in accordance with Chapter 24.72. (Ord. 109737 § 20(part), 1981; Ord. 107579 § 1(part), 1978: Ord. 107186 § 3(part), 1978: Ord.

107024 § 1(part), 1977: Ord. 106090 § 9(part), 1976: Ord. 102685 § 1(part), 1973: Ord. 92059 § 3(part), 1963: Ord. 90722 § 4(part), 1961: Ord. 87225 § 12(part), 1958: Ord. 86300 § 12.21, 1957.)

**24.30.060 Principal conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

A. Principal conditional uses which the Director may authorize in less intensive zones unless modified in this chapter;

B. Motels, subject to the following conditions:

1. The property so used shall abut upon a major arterial as defined by City ordinance,

2. Separate sanitary facilities shall be provided for each motel unit,

3. No business, other than the renting of rooms shall be conducted on the premises,

4. Motels shall be subject to all bulk provisions of this chapter except that the minimum lot area required shall be no less than one thousand (1,000) square feet for each motel unit,

5. When the motel consists of detached buildings, the minimum distance between such buildings shall be ten feet (10'),

6. Signs shall be limited to nonilluminated, illuminated or self-illuminated business signs not exceeding thirty (30) square feet and not exceeding one (1) in number;

C. Mortuary, when located on a lot containing at least fifteen thousand (15,000) square feet;

D. Trailer parks, subject to the following conditions:

1. The property so used shall abut upon a major arterial street as defined by City ordinance,

2. No business other than the rental of house trailer space shall be conducted on the premises,

3. A screening shall be provided as specified for parking lots in Section 24.64.160 A except on that side of the lot which adjoins or faces premises used for a motel or trailer park, or a B, C, M or I Zone.

4. Except where abutting upon a lot occupied by a motel or trailer park, minimum side yards of ten feet (10') shall be provided when adjoining any lot in any R Zone. No house trailer shall encroach upon any required yard space,



5. Each house trailer space shall include one thousand (1,000) square feet;

E. Offices and clinics of physicians, surgeons, psychiatrists, psychologists, dentists, chiropractors, osteopaths, optometrists, engineers, surveyors, lawyers, public accountants, architects, landscape architects, or interior designers, having no stock in trade and making no retail sales on the premises, and offices of civic, religious or charitable organizations, provided such offices or clinic occupy no more than the first two (2) stories of a building or a cellar of a building and the story next above, and the property so used shall front upon an arterial as defined by City ordinance; provided further, that offices and clinics of physicians, surgeons, psychiatrists, psychologists, dentists, chiropractors, chiropodists, osteopaths, and optometrists, which are part of an existing hospital and which either abut or are directly across a street or alley from such hospital, shall not be required to front upon an arterial;

F. Halfway houses as specified and regulated in Section 24.16.040 K, except that there shall be not more than thirty (30) persons in residence and no lot so used shall be less than five thousand (5,000) square feet in area for up to twenty (20) persons in residence, exclusive of required staff, plus two hundred fifty (250) square feet for each nonstaff person in residence over twenty (20) in number;

G. Nursing or convalescent homes, subject to the following conditions:

1. Such homes shall be established and operated under standards established in accordance with state laws governing such homes; provided, that nothing in said standards or in any definitions established thereby shall govern or affect the meaning of interpretation of the term "nursing or convalescent home" as defined in Section 24.08.150,

2. No lot so used shall be less than ten thousand (10,000) square feet in area,

3. All principal buildings shall be located fifteen feet (15') or more from any other lot in an R Zone,

4. No more than twenty (20) persons shall be in residence at one time;

H. Hospitals or sanitariums not predominantly for psychiatric care, contagious diseases, epileptics, spastics, or drug or liquor addicts, provided that no lot so used shall be less than twenty thousand (20,000) square feet in area;

I. Professional pharmacies when located within a medical office building, hospital or clinic, subject to the following conditions: No exterior display or advertising may be used except for an illuminated or nonilluminated identifying sign, not exceeding three (3) square feet in area, and not exceeding one (1) in number. Any such sign shall be installed flush against the wall of the principal building.

(Ord. 109737 § 20(part), 1981: Ord. 107579 § 1(part), 1978: Ord. 107186 § 3(part), 1978: Ord. 107024 § 1(part), 1977: Ord. 106090 § 9(part), 1976: Ord. 102685 § 1(part), 1973: Ord. 92059 § 3(part), 1963: Ord. 90722 § 4(part), 1961: Ord. 87225 § 12(part), 1958: Ord. 86300 § 12.22, 1957.)

**24.30.070 Principal conditional uses permitted twenty feet (20') from R Zone.**

Uses permitted when all principal buildings are located twenty feet (20') or more from any other lot in an R Zone are:

A. Private or fraternal clubs, lodges, social or recreational buildings, except those the chief activity of which is customarily carried on primarily for gain;

B. Trade or business school, excluding mechanical equipment not customarily used in dwellings for professional offices.

(Ord. 109737 § 20(part), 1981: Ord. 107579 § 1(part), 1978: Ord. 107186 § 3(part), 1978: Ord. 106090 § 9(part), 1976: Ord. 102685 § 1(part), 1973: Ord. 92059 § 3(part), 1963: Ord. 90722 § 4(part), 1961: Ord. 87225 § 12(part), 1958: Ord. 86300 § 12.23, 1957.)

**24.30.080 Accessory uses permitted outright.**

A. RM 1600 accessory uses permitted outright as specified and regulated in Chapter 24.28, unless modified in this chapter;

B. Accessory uses customarily incidental to a principal permitted use permitted outright in this chapter except of a type prohibited in Section 24.30.150.

C. Heat-recovery incinerator under conditions specified in Section 24.16.070, subsection G, provided that no lot so used shall be less than two (2) acres in area, or if the lot is an entire block, no less than sixty thousand (60,000) square feet in area.

(Ord. 109844 § 3(part), 1981; Ord. 98608 § 17, 1970: Ord. 86300 § 12.31, 1957.)

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**24.30.085 Accessory conditional uses.**

Accessory conditional uses shall be as set forth in Sections 24.30.090 and 24.30.100. (Ord. 109737 § 21(part), 1981: Ord. 86300 § 12.40, 1957.)

**24.30.090 Accessory conditional uses permitted by Council.**

Accessory uses customarily incidental to the principal conditional uses specified in Section 24.16.030 are permitted when authorized by Council in accordance with Chapter 24.72. (Ord. 109737 § 21(part), 1981: Ord. 91700 § 8(part), 1962: Ord. 86300 § 12.41, 1957.)

**24.30.100 Accessory conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

A. Accessory uses customarily incidental to the principal conditional uses specified in Section 24.30.060 except as modified in this chapter;

B. Parking areas accessory to permitted uses in an abutting RMH 350, B or C Zone under conditions specified in Section 24.64.170; parking areas accessory to permitted uses when not located on the lot of the principal building under conditions specified in Section 24.64.160;

C. Accessory uses customarily incidental to the administrative conditional uses permitted in Chapter 23.44;

D. Accessory conditional uses in connection with a club, lodge, social or recreational building, when conducted and entered entirely from within the building with no visible evidence from the outside and no exterior display or advertising except for an illuminated or nonilluminated identifying sign not exceeding one and one-half (1-1/2) square feet. Any such sign shall be attached flat against the principal building;

E. Access driveway or walk not more than twenty feet (20') in width to premises in an RMH 350, B, C or M Zone provided such driveway or walk is contiguous to the boundary of such zone;

F. Heat-recovery incinerator under the conditions specified in Section 24.16.070 G. (Ord. 110381 § 9, 1982; Ord. 109844 § 4(part), 1981; Ord. 109737 § 21(part), 1981: Ord. 91700 § 8(part), 1962: Ord. 86300 § 12.42, 1957.)

**24.30.110 Building height.**

No building shall exceed a height of thirty-five feet (35') except churches, schools, hospitals or sanitariums which shall not exceed a height of fifty feet (50') except as modified in Sections 24.62.030 and 24.62.040. (Ord. 98171 § 1(part), 1969: Ord. 95698 § 1(part), 1967: Ord. 86300 § 12.51, 1957.)

**24.30.120 Lot area.**

No lot area shall be less than four thousand (4,000) square feet, except as modified in Sections 24.62.050 and 24.62.060, and in addition, for multiple dwellings, the minimum lot area per dwelling unit shall be eight hundred (800) square feet; provided, that for multiple dwellings for low-income elderly where not less than five percent (5%) gross floor area is devoted to common community space, the minimum lot area per dwelling unit shall be five hundred twenty (520) square feet. (Ord. 98171 § 1(part), 1969: Ord. 95698 § 1(part), 1967: Ord. 86300 § 12.52, 1957.)

**24.30.130 Required yards.**

Each lot shall have front, side and rear yards of not less than the depths and widths as follows, except as modified in Sections 24.62.070 through 24.62.160:

- A. Front yard: Fifteen feet(15');
- B. Side yards:

When Height of Building is:	Least Side Yard:	Sum of Side Yards:
1 story	5 feet	10 feet
2 story	6 feet	14 feet
3 or more stories		

C. Rear yard: Twenty-five feet(25'). (Ord. 98171 § 1(part), 1969: Ord. 95698 § 1(part), 1967: Ord. 86300 § 12.53, 1957.)

**24.30.140 Lot coverage.**

Buildings shall not occupy more than forty percent (40%) of a lot, except as modified in Sections 24.62.170 and 24.62.180. (Ord. 98171 § 1(part), 1969: Ord. 95698 § 1(part), 1967: Ord. 86300 § 12.54, 1957.)

**24.30.150 Prohibited uses.**

24.26.010 ZONING AND SUBDIVISIONS

- A. Uses not permitted by this subtitle in RM or less intensive zones are prohibited;
  - B. Riding academies;
  - C. Private stables;
  - D. Maintenance of domestic fowl.
- (Ord. 86300 § 12.6, 1957.)

**Chapter 24.32  
RMH 350 MULTIPLE RESIDENCE HIGH  
DENSITY ZONE**

**Sections:**

- 24.32.010** Required conditions.
- 24.32.020** Principal uses permitted outright.
- 24.32.030** Principal uses permitted twenty feet (20') from R Zone.
- 24.32.040** Principal uses permitted thirty feet (30') from R Zone.
- 24.32.045** Principal conditional uses.
- 24.32.050** Principal conditional uses permitted by Council.
- 24.32.060** Principal conditional uses permitted by Director.
- 24.32.070** Accessory uses permitted outright.
- 24.32.075** Accessory conditional uses.
- 24.32.080** Accessory conditional uses permitted by Council.
- 24.32.090** Accessory conditional uses permitted by Director.
- 24.32.100** Building height.
- 24.32.110** Lot area.
- 24.32.120** Required yards.
- 24.32.130** Lot coverage.
- 24.32.140** Prohibited uses.

**24.32.010** Required conditions.

No building with greater bulk or greater number of dwelling units than allowed for the zone classification which existed immediately prior to March 1, 1969 shall be permitted unless the distance from the centerline of the street(s) to the required yard(s) of the lot upon which such building is to be located is at least thirty feet (30'). (Ord. 97499 § 1, 1969; Ord. 86300 § 13.0, 1957.)

**24.32.020** Principal uses permitted outright.

The following uses are permitted:

- A. RM principal uses permitted outright as specified and regulated in Chapter 24.30, unless modified in this chapter;

- B. Apartment hotels;
- C. Offices and clinics of physicians, surgeons, psychiatrists, psychologists, dentists, chiropractors, chiropodists, osteopaths, optometrists, engineers, surveyors, lawyers, public accountants, architects, landscape architects, or interior designers, having no stock in trade and making no retail sales on the premises, and offices of civic, religious, or charitable organizations, provided such offices or clinics occupy no more than the first two (2) stories of a building or a cellar of a building and the story next above;
- D. Nursing or convalescent homes, subject to the following conditions:

1. Such homes shall be established and operated under standards established in accordance with state laws governing such homes,

2. Such homes having twenty (20) or less persons in residence shall be located on lots not less than ten thousand (10,000) square feet in area and all principal buildings shall be located fifteen feet (15') or more from any other lot in an R Zone,

3. Such homes having more than twenty (20) persons in residence shall be located on lots not less than twenty thousand (20,000) square feet in area and all principal buildings shall be located thirty feet (30') or more from any other lot in an R Zone.

(Ord. 107186 § 4(part), 1978; Ord. 102685 § 2(part), 1973; Ord. 92059 § 4(part), 1963; Ord. 90722 § 5(part), 1961; Ord. 87225 § 3(part), 1958; Ord. 86300 § 13.11, 1957.)

**24.32.030** Principal uses permitted twenty feet (20') from R Zone.

Uses permitted when all principal buildings are located twenty feet (20') or more from any other lot in an R Zone: private or fraternal clubs, lodges, social or recreational buildings with dining and other social facilities for members only except when rented to organized social groups.

(Ord. 107186 § 4(part), 1978; Ord. 102685 § 2(part), 1973; Ord. 92059 § 4(part), 1963; Ord. 90722 § 5(part), 1961; Ord. 87225 § 13(part), 1958; Ord. 86300 § 13.12, 1957.)

**24.32.040** Principal uses permitted thirty feet (30') from R Zone.

Uses permitted when all principal buildings are located thirty feet (30') or more from any other lot in an R Zone:

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A. Hospitals or sanitariums not predominantly for psychiatric care, contagious diseases, epileptics, spastics or drug or liquor addicts, provided that no lot so used shall be less than twenty thousand (20,000) square feet in area;

B. Homes for the retired and nursing or convalescent homes accommodating more than twenty (20) persons in residence at one time, subject to the following conditions:

Such homes shall be established and operated under standards established in accordance with state laws governing such homes; provided, that nothing in said standards or in any definitions established thereby shall govern or affect the meaning or interpretation of the terms "home for the retired" and "nursing or convalescent home" as defined respectively in Sections 24.08.090 and 24.08.150.

(Ord. 107186 § 4(part), 1978; Ord. 86300 § 13.13, 1957.)

#### **24.32.045 Principal conditional uses.**

Principal conditional uses shall be as set forth in Sections 24.32.050 through 24.32.060.

(Ord. 109737 § 22(part), 1981; Ord. 86300 § 13.20, 1957.)

#### **24.32.050 Principal conditional uses permitted by Council.**

The principal conditional uses set forth in Section 24.16.030 are permitted when authorized by the Council in accordance with Chapter 24.72.

(Ord. 109737 § 22(part), 1981; Ord. 92059 § 5(part), 1963; Ord. 90722 § 6(part), 1961; Ord. 86300 § 13.21, 1957.)

#### **24.32.060 Principal conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

A. Principal conditional uses which the Director may authorize in less intensive zones unless modified in this chapter;

B. Hotels;

C. Prescription pharmacy when located within a permitted clinic building and having no exterior entrance;

D. Offices for no more than three (3) stories of financial or insurance institutions, the activities of which are conducted primarily by mail and no merchandise is displayed or handled or services

rendered on the premises, provided that all principal buildings are located fifteen feet (15') or more from any other lot in an R Zone. Such offices may be located in the same building with the uses allowed in Section 24.32.020 C, provided that the combined nonresidential uses shall not exceed three (3) stories.

(Ord. 109737 § 22(part), 1981; Ord. 92059 § 5(part), 1963; Ord. 90722 § 6(part), 1961; Ord. 86300 § 13.22, 1957.)

#### **24.32.070 Accessory uses permitted outright.**

The following uses are permitted:

A. RM accessory uses permitted outright as specified and regulated in Chapter 24.30 unless modified in this chapter;

B. Accessory uses customarily incidental to a principal use permitted outright in this chapter except of a type prohibited in Section 24.32.140;

C. Illuminated or nonilluminated identifying signs not exceeding eight (8) square feet in area;

D. Public restaurants, magazine stands, barber-shops and other accessory services within an apartment hotel, multiple dwelling, club, lodge, social or recreational building, when conducted and entered entirely from within the building with no visible evidence from the outside and no exterior display or advertising except for an illuminated or nonilluminated identifying sign not exceeding four (4) square feet. Any such sign shall be installed flat against the principal building.

(Ord. 89229 § 3, 1960; Ord. 86300 § 13.31, 1957.)

#### **24.32.075 Accessory conditional uses.**

Accessory conditional uses shall be as set forth in Sections 24.32.080 and 24.32.090.

(Ord. 109737 § 23(part), 1981; Ord. 86300 § 13.40, 1957.)

#### **24.32.080 Accessory conditional uses permitted by Council.**

Accessory uses customarily incidental to the principal uses specified in Section 24.16.030 are permitted when authorized by the Council in accordance with Chapter 24.72.

(Ord. 109737 § 23(part), 1981; Ord. 92886 § 1 (part), 1964; Ord. 91700 § 9(part), 1962; Ord. 86300 § 13.41, 1957.)

#### **24.32.090 Accessory conditional uses permitted by Director.**



24.26.010 ZONING AND SUBDIVISIONS

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

A. Accessory uses customarily incidental to the principal conditional uses specified in Section 24.32.060, except as modified in this chapter;

B. Parking areas accessory to permitted uses in an abutting RMH 350, B or C Zone under conditions specified in Section 24.64.170; parking areas accessory to permitted uses when not located on the lot of the principal building under conditions specified in Section 24.64.160;

C. Accessory uses customarily incidental to the administrative conditional uses permitted in Chapter 23.44;

D. Access driveway or walk not more than twenty feet (20') in width to premises in a B, C or M Zone provided such driveway or walk is contiguous to the boundary of such zone;

E. Serving of alcoholic beverages incidental to the serving of meals in a public restaurant operated as specified in Section 24.32.070 D;

F. Heat-recovery incinerator under the conditions specified in Section 24.16.070 G. (Ord. 110381 § 10, 1982; 109844 § 4(part), 1981; Ord. 109737 § 23(part), 1981; Ord. 92886 § 1(part), 1964; Ord. 91700 § 9(part), 1962; Ord. 86300 § 13.42,1957.)

**24.32.100 Building height.**

No part of a building shall exceed a height of one and one-half (1-1/2) times the mean horizontal distance from such building to the centerline of the abutting street or streets, except as modified in Sections 24.62.030 and 24.62.040, provided not more than thirty feet (30') of street width shall be utilized to compute the permitted height of the building.

(Ord. 103063 § 1(part), 1974; Ord. 99704 § 1(part), 1971; Ord. 98171 § 2(part), 1969; Ord. 96202 § 8(part), 1967; Ord. 88283 § 2(part), 1959; Ord. 86300 § 13.51, 1957.)

**24.32.110 Lot area.**

No lot area shall be less than four thousand (4,000) square feet, except as modified in Sections 24.62.050 and 24.62.060, provided that for multiple dwellings the minimum lot area per dwelling unit shall be three hundred fifty (350) square feet; and provided further that for multiple dwellings for low-income elderly where not less than three percent (3%) of the gross floor area is

devoted to common community space, the minimum lot area per dwelling unit shall be two hundred thirty (230) square feet.

(Ord. 103063 § 1(part), 1974; Ord. 99704 § 1(part), 1971; Ord. 98171 § 2(part), 1969; Ord. 96202 § 8(part), 1967; Ord. 88283 § 2(part), 1959; Ord. 86300 § 13.52, 1957.)

**24.32.120 Required yards.**

Each lot shall have front, side and rear yards of not less than the depths and widths as follows, except as modified in Sections 24.62.070 through 24.62.160:

- A. Front yard: Ten feet(10');
- B. Side yards:

When Height of Building is:	Least Side Yard:	Sum of Side Yards:
1 story	5 feet	10 feet
2 story	6 feet	14 feet
3 story	8 feet	18 feet
Over 3 story	2 feet additional each side yard for each story over 3, except that a side yard abutting upon a street need not exceed 10 feet in such case;	

C. Rear yard: Twenty feet (20') plus four feet (4') additional depth for each story over three (3), provided that the required depth shall not exceed thirty-six feet (36').

(Ord. 103063 § 1(part), 1974; Ord. 99704 § 1(part), 1971; Ord. 98171 § 2(part), 1969; Ord. 96202 § 8(part), 1967; Ord. 88283 § 2(part), 1959; Ord.86300 § 13.53, 1957.)

**24.32.130 Lot coverage.**

Buildings shall not occupy more than fifty percent (50%) of a lot except as modified in Sections 24.62.170 and 24.62.180.

(Ord. 103063 § 1(part), 1974; Ord. 99704 § 1(part), 1971; Ord. 98171 § 2(part), 1969; Ord. 96202 § 8(part), 1967; Ord. 88283 § 2(part), 1959; Ord. 86300 § 13.54, 1957.)

**24.32.140 Prohibited uses.**

- A. Uses not permitted by this subtitle in RMH 350 or less intensive zones are prohibited;
- B. Riding academies;
- C. Private stables;
- D. Maintenance of domestic fowl.

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(Ord. 86300 § 13.6, 1957.)

Principal conditional uses shall be as set forth in Sections 24.34.030 and 24.34.040.

(Ord. 109737 § 24(part), 1981: Ord. 86300 § 13A.20, 1957.)

**Chapter 24.34**

**RMV 200 MULTIPLE RESIDENCE HIGH DENSITY VARIABLE HEIGHT ZONE**

**24.34.030 Principal conditional uses permitted by Council.**

**Sections:**

The principal conditional uses set forth in Section 24.16.030 are permitted when authorized by the Council in accordance with Chapter 24.72. (Ord. 109737 § 24(part), 1981: Ord. 96202 § 10(part), 1967: Ord. 86300 § 13A.21, 1957.)

**24.34.010 Required conditions.**

**24.34.020 Principal uses permitted outright.**

**24.34.025 Principal conditional uses.**

**24.34.030 Principal conditional uses permitted by Council.**

**24.34.040 Principal conditional uses permitted by Director.**

**24.34.050 Accessory uses permitted outright.**

**24.34.055 Accessory conditional uses.**

**24.34.060 Accessory conditional uses permitted by Council.**

**24.34.070 Accessory conditional uses permitted by Director.**

**24.34.080 Building height.**

**24.34.090 Lot area.**

**24.34.100 Floor area ratio.**

**24.34.110 Required yards.**

**24.34.120 Lot coverage.**

**24.34.130 Open space requirements.**

**24.34.140 Prohibited uses.**

**24.34.040 Principal conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

Principal conditional uses which the Director may authorize in less intensive zones unless modified in this chapter. (Ord. 109737 § 24(part), 1981: Ord. 96202 § 10(part), 1967: Ord. 86300 § 13A.22, 1957.)

**24.34.050 Accessory uses permitted outright.**

The following uses are permitted:

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

B. Accessory uses customarily incidental to a principal use permitted outright in this chapter except of a type prohibited in Section 24.34.140;

C. Grocery stores, drugstores, beauty shops, cigar stores, delicatessens, dry-cleaning and laundry pickup stations, laundromats and self-service cleaners, gift shops, variety stores, travel agencies, cafes, florists, when conducted and entered entirely from within a permitted principal building with no exterior evidence of the use;

D. Exterior signs limited to those permitted in Section 24.32.070.

(Ord. 96202 § 11, 1967: Ord. 86300 § 13A.31, 1957.)

**24.34.055 Accessory conditional uses.**

Accessory conditional uses shall be as set forth in Sections 24.34.060 and 24.34.070.

(Ord. 109737 § 24(part), 1981: Ord. 86300 § 13A.40, 1957.)

**24.34.010 Required conditions.**

No building with greater bulk or greater number of dwelling units than allowed for the zone classification which existed immediately prior to April 25, 1968 shall be permitted unless the distance from the centerline of the street(s) to the required yard(s) of the lot upon which such building is to be located is at least thirty-five feet(35').

(Ord. 97499 § 2, 1969: Ord. 86300 § 13A.0, 1957.)

**24.34.020 Principal uses permitted outright.**

The following uses are permitted:

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

(Ord. 96202 § 9, 1967: Ord. 86300 § 13A.11, 1957.)

**24.34.025 Principal conditional uses.**

**24.34.060 Accessory conditional uses permitted by Council.**

For current SMC, contact the Office of the City Clerk

24.26.010 ZONING AND SUBDIVISIONS

Accessory uses customarily incidental to the principal uses specified in Section 24.16.030 are permitted when authorized by the Council in accordance with Chapter 24.72.

(Ord. 109737 § 24(part), 1981; Ord. 96202 § 12(part), 1967; Ord. 86300 § 13A.41, 1957.)

**24.34.070 Accessory conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

A. Accessory uses customarily incidental to the principal conditional uses specified in Section 24.32.060 except as modified in this chapter;

B. RMH 350 accessory conditional uses listed under 24.32.090 B, C, D and E, unless modified in this chapter;

C. Heat-recovery incinerator under the conditions specified in Section 24.16.070 G.

(Ord. 109844 § 4(part), 1981; Ord. 109737 § 24(part), 1981; Ord. 96202 § 12(part), 1967; Ord. 86300 § 13A.42, 1957.)

**24.34.080 Building height.**

No specific height limit applies to buildings developed under the bulk regulations for this zone, provided, however, the height of any base structure which exceeds fifty percent (50%) lot coverage shall not exceed four feet (4') above lot grade, except as modified in Section 24.70.050.

(Ord. 101608 § 1(part), 1972; Ord. 98426 § 4(part), 1969; Ord. 98171 § 3(part), 1969; Ord. 96668 § 4(part), 1968; Ord. 96202 § 13(part), 1967; Ord. 86300 § 13A.51, 1957.)

**24.34.090 Lot area.**

No lot developed under the bulk regulations for this zone shall be less than twelve thousand (12,000) square feet in area, and the provisions of Section 24.62.050 shall not apply. Lots containing less than twelve thousand (12,000) square feet of area shall be subject to all of the bulk regulations of Sections 24.32.100 through 24.32.130. In addition, for multiple dwellings, the minimum lot area per dwelling unit shall be three hundred fifty (350) square feet, and for multiple dwellings for low-income elderly where not less than three percent (3%) of the gross floor area is devoted to common community space, the minimum lot area per dwelling unit shall be two hundred thirty (230) square feet; provided that where the tower

structure of a building occupies less than fifty percent (50%) of the lot, the minimum lot area per dwelling unit shall be reduced proportionately as follows:

Percent of Lot Coverage by Minimum Lot Area Tower Per Dwelling Unit (Low Income Elderly)	Minimum Lot Area	
	Per Dwelling Unit	Per Dwelling Unit (Low Income Elderly)
50 to 45	350 to 340 sq. ft.	230 to 220 sq. ft.
45 to 40	340 to 330 sq. ft.	220 to 215 sq. ft.
40 to 35	330 to 320 sq. ft.	215 to 210 sq. ft.
35 to 30	320 to 310 sq. ft.	210 to 200 sq. ft.
30 to 25	310 to 290 sq. ft.	200 to 190 sq. ft.
25 to 20	290 to 270 sq. ft.	190 to 175 sq. ft.
20 to 15	270 to 235 sq. ft.	175 to 150 sq. ft.
15 to 10	235 to 200 sq. ft.	150 to 130 sq. ft.
10 or less	200 square feet	130 square feet

(Ord. 101608 § 1(part), 1972; Ord. 98426 § 4(part), 1969; Ord. 98171 § 3(part), 1969; Ord. 96668 § 4(part), 1968; Ord. 96202 § 13(part), 1967; Ord. 86300 § 13A.52, 1957.)

**24.34.100 Floor area ratio.**

A. Tower Structure—Nonresidential. The gross floor area of any nonresidential building not including the floor area used for accessory parking, shall not exceed three (3) times the lot area, except as modified in Sections 24.62.030 and 24.62.040.

B. Tower Structure—Mixed Uses. Where a building contains both residential uses to which the minimum lot area requirement is applicable and nonresidential uses to which the floor area ratio is applicable, each such requirement shall be applicable proportionately to that part of the building devoted to such use. The following formula will determine the percentage of permitted residential building bulk in terms of dwelling units when the size of the nonresidential part is known: The percentage of dwelling units otherwise allowed under residential density standards shall equal one hundred percent (100%), minus the quotient of the floor area proposed for non-residential use divided by the floor area permitted in the zone, multiplied by one hundred (100).

The following formula will determine the percentage of permitted nonresidential building

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bulk in terms of gross floor area when the number of dwelling units is known:

The percentage of gross floor area otherwise allowed under nonresidential bulk standards shall equal one hundred percent (100%) minus the quotient of the number of dwelling units proposed divided by the number of dwelling units allowed, multiplied by one hundred (100).

C. Dormitory Tower Complex. The gross floor area of any dormitory tower complex, excluding the floor area used for accessory parking, shall not exceed the area permitted by the following ratios and interpolated ratios:

Percent of Lot Coverage by Tower	Maximum Floor Area Ratio (Building Area per Lot Area)
50 to 45	2.57 to 2.65
45 to 40	2.65 to 2.73
40 to 35	2.73 to 2.81
35 to 30	2.81 to 2.90
30 to 25	2.90 to 3.10
25 to 20	3.10 to 3.33
20 to 15	3.33 to 3.83
15 to 10	3.83 to 4.50
10 or less	4.50

(Ord. 101608 § 1(part), 1972: Ord. 98426 § 4(part), 1969: Ord. 98171 § 3(part), 1969: Ord. 96668 § 4(part), 1968: Ord. 96202 § 13(part), 1967: Ord. 86300 § 13A.53, 1957.)

**24.34.110 Required yards.**

Except as modified in Sections 24.62.070 through 24.62.160, each lot shall have front, side and rear yards of not less than the following depths and widths; provided that the provisions of Section 24.62.120 B and of Section 24.62.150 B shall not apply to any lot having an area of twelve thousand (12,000) square feet or more:

A. Front yard: Ten feet (10'). The front of the lot shall be assigned to the longest street frontage when the lot occupies a corner and exceeds eighteen thousand (18,000) square feet in area;

B. Side yards: Twenty feet (20') where the side lot line adjoins another lot, provided a base structure may be built adjacent to an interior lot line without side yards. Ten feet (10') where the side lot line adjoins a street or an alley. Tower structures shall not occupy more than seventy percent (70%) of the lot width;

C. Rear yard: Fifteen feet (15') where no alley adjoins the rear lot line. Ten feet (10') where an alley adjoins a rear lot line, as measured to the lot line, provided a base structure may be built to the rear lot line.

(Ord. 101608 § 1(part), 1972: Ord. 98426 § 4(part), 1969: Ord. 98171 § 3(part), 1969: Ord. 96668 § 4(part), 1968: Ord. 96202 § 13 (part), 1967: Ord. 86300 § 13A.54, 1957.)

**24.34.120 Lot coverage.**

No building shall occupy more than fifty percent (50%) of a lot, provided lot coverage shall be computed only with relation to tower structures excluding any nonresidential base structure, and the provisions of Sections 24.62.170 and 24.62.180 shall not be applicable.

(Ord. 101608 § 1(part), 1972: Ord. 98426 § 4(part), 1969: Ord. 98171 § 3(part), 1969: Ord. 96668 § 4(part), 1968: Ord. 96202 § 13(part), 1967: Ord. 86300 § 13A.55, 1957.)

**24.34.130 Open space requirements.**

A. At least fifty percent (50%) of the ground area or roof area of a base structure, not devoted to principal buildings, shall be maintained as usable open space.

B. No more than twenty-five percent (25%) of the total usable open space may be roofed, and in any case, no more than fifty percent (50%) of the perimeter of the roofed section may be walled or enclosed.

C. Required usable open space must be accessible and available to all occupants of the building.

D. Any open space having horizontal dimensions of less than fifteen feet (15') in any direction may not be counted as usable open space.

E. Private roadways open to vehicular transportation, off-street parking space or loading berths may not be counted as usable open space.

F. Private balconies and balconies providing the principal access to dwelling units may not be counted as usable open space.

G. The yard area between a base structure and the street lot line shall be landscaped to a depth of ten feet (10') with grass, hardy shrubs or evergreen ground cover and shall be maintained in good condition.

H. The provisions of Section 24.66.130 shall not apply to any lot developed under the bulk regulations for this zone.



24.26.010 ZONING AND SUBDIVISIONS

(Ord. 101608 § 1(part), 1972; Ord. 98426 § 4(part), 1969; Ord. 98171 § 3(part), 1969; Ord. 96668 § 4(part), 1968; Ord. 96202 § 13 (part), 1967; Ord. 86300 § 13A.56, 1957.)

**24.34.140 Prohibited uses.**

- A. Uses not permitted by this subtitle in the RMV 200 or less intensive zones are prohibited;
  - B. Riding academies;
  - C. Private stables;
  - D. Maintenance of domestic fowl.
- (Ord. 96202 § 14, 1967; Ord. 86300 § 13A.6, 1957.)

**Chapter 24.36**

**RMV 150 MULTIPLE RESIDENCE  
HIGHEST DENSITY VARIABLE HEIGHT  
ZONE**

**Sections:**

- 24.36.010 Required conditions.**
- 24.36.020 Principal uses permitted outright.**
- 24.36.025 Principal conditional uses.**
- 24.36.030 Principal conditional uses permitted by Council.**
- 24.36.040 Principal conditional uses permitted by Director.**
- 24.36.050 Accessory uses permitted outright.**
- 24.36.055 Accessory conditional uses.**
- 24.36.060 Accessory conditional uses permitted by Council.**
- 24.36.070 Accessory conditional uses permitted by Director.**
- 24.36.080 Building height.**
- 24.36.090 Lot area.**
- 24.36.100 Floor area ratio.**
- 24.36.110 Required yards.**
- 24.36.120 Lot coverage.**
- 24.36.130 Open space requirements.**
- 24.36.140 Prohibited uses.**

**24.36.010 Required conditions.**

A. No building with greater bulk or greater number of dwelling units than allowed for the zone classification which existed immediately prior to April 25, 1968 shall be permitted unless the distance from the centerline of the street(s) to the required yard(s) of the lot upon which such building is to be located is at least thirty-five feet(35').

B. Off-street parking spaces in the “downtown area” shall be subject to Section 24.64.130. (Ord. 105876 § 1, 1976; Ord. 97499 § 3, 1969; Ord. 86300 § 13B.0, 1957.)

**24.36.020 Principal uses permitted outright.**

The following uses are permitted:

- A. RMV 200 principal uses permitted outright as specified and regulated in Chapter 24.34, unless modified in this chapter;
- B. Hospitals; prescription pharmacies when conducted and entered entirely from within a permitted principal use with no exterior evidence of the use;
- C. Offices and clinics of physicians, surgeons, psychiatrists, psychologists, dentists, chiropractors, chiropodists, osteopaths, optometrists, engineers, surveyors, lawyers, public accountants, architects, landscape architects, or interior designers, having no stock in trade and making no retail sales on the premises, and offices of civic, religious or charitable organizations;
- D. Uses permitted when limited to the first three (3) stories of a nonresidential building constructed prior to August 1, 1974 and provided no significant changes to the exterior appearance of said building are made to accommodate such uses:

Rental, sale and service of orthopedic appliances; offices for enterprises having no stock in trade on the premises and making no retail sales on the premises.

(Ord. 103517 § 1, 1974; Ord. 102685 § 3, 1973; Ord. 96202 § 15, 1967; Ord. 86300 § 13B.11, 1957.)

**24.36.025 Principal conditional uses.**

Principal conditional uses shall be as set forth in Sections 24.36.030 and 24.36.040. (Ord. 109737 § 25(part), 1981; Ord. 86300 § 13B.20, 1957.)

**24.36.030 Principal conditional uses permitted by Council.**

The following principal conditional uses are permitted when authorized by the Council in accordance with Chapter 24.72.

A. The principal conditional uses set forth in Section 24.16.030.

B. Public convention centers when authorized by the Council in accordance with Chapter 24.72, subject to the following criteria which shall be

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considered in evaluating and approving, conditioning or denying public convention center proposals by the Council:

1. In making its decision, the Council shall determine whether the facility serves the public interest. This determination shall be based upon an evaluation of the public benefits and the adverse impacts of the facility. The Council shall approve the facility only if it finds that public benefits outweigh the adverse impacts of the facility which cannot otherwise be mitigated.

2. In evaluating the public benefits and adverse impacts of a proposed convention center, the Council shall consider, but is not limited to, the following factors:

a. Economic impacts including, but not limited to, net fiscal impacts on The State of Washington and City of Seattle, increased employment opportunities, demand for new development and increased tourism in the City and state;

b. Public amenities incorporated in the project including, but not limited to, open spaces accessible to the public and improved pedestrian circulation systems;

c. The relationship of the project to its surroundings with respect to height, bulk, scale, massing, landscaping, aesthetics, view enhancement or blockage, shadows and glare;

d. Impacts of the facility on traffic, parking, street systems, transit and pedestrian circulation;

e. Impacts of the facility on existing residential development in the vicinity of the project, including but not limited to direct and indirect housing loss;

f. Impacts of the facility on local governmental services and operations, including but not limited to police and fire protection, and water, sewer and electric utilities;

g. Impacts of the facility relative to noise and air quality;

h. Cumulative impacts of the project on governmental services and facilities, natural systems or the surrounding area, considering the project's impacts in aggregate with the impacts of prior development and the impacts of future development which may be induced by the project;

i. Additional information as the Council deems necessary to fully evaluate the proposal.

3. If the Council approves a convention center, it may attach conditions to its approval as necessary to protect the public interest or to mitigate adverse impacts. Conditions required by the Council may include, but are not limited to, landscaping, screening or other design amenities; parking facilities adequate to accommodate potential parking demands; a traffic management plan; measures to mitigate housing loss; and measures to reduce energy consumption.

(Ord. 111702 § 3, 1984; Ord. 109737 § 25(part), 1981; Ord. 96202 § 16(part), 1967; Ord. 86300 § 13B.21, 1957.)

#### **24.36.040 Principal conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

Principal conditional uses which the Director may authorize in less intensive zones unless modified in this chapter.

(Ord. 109737 § 25(part), 1981; Ord. 96202 § 16(part), 1967; Ord. 86300 § 13B.22, 1957.)

#### **24.36.050 Accessory uses permitted outright.**

The following uses are permitted:

A. RMV 200 accessory uses permitted outright as specified and regulated in Chapter 24.34 unless modified in this chapter;

B. Accessory uses customarily incidental to a principal use permitted outright in this chapter except of a type prohibited in Section 24.36.140;

C. Other accessory uses as listed in Section 24.34.050 C;

D. Exterior signs limited to those permitted in Section 24.34.050.

(Ord. 96202 § 17, 1967; Ord. 86300 § 13B.31, 1957.)

#### **24.36.055 Accessory conditional uses.**

Accessory conditional uses shall be as set forth in Sections 24.36.060 and 24.36.070.

(Ord. 109737 § 26(part), 1981; Ord. 86300 § 13B.40, 1957.)

#### **24.36.060 Accessory conditional uses permitted by Council.**

Accessory uses customarily incidental to the principal uses specified in Section 24.16.030 are permitted when authorized by the Council in accordance with Chapter 24.72.

24.26.010 ZONING AND SUBDIVISIONS

(Ord. 109737 § 26(part), 1981: Ord. 97085 § 1(part), 1968: Ord. 96202 § 18(part), 1967: Ord. 86300 § 13B.41, 1957.)

**24.36.070 Accessory conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

A. Accessory uses customarily incidental to the principal conditional uses specified in Section 24.34.070 except as modified in this chapter;

B. RMV 200 accessory conditional uses listed under Section 24.34.070, unless modified in this chapter;

C. Accessory parking garages on a lot other than the principal use lot, in accordance with the provisions of Sections 24.64.040 and 24.64.180.

(Ord. 109737 § 26(part), 1981: Ord. 97085 § 1(part), 1968: Ord. 96202 § 18(part), 1967: Ord. 86300 § 13B.42, 1957.)

**24.36.080 Building height.**

No specific height limit applies to buildings developed under the bulk regulations for this zone; provided, however, the height of any base structure which exceeds fifty percent (50%) lot coverage shall not exceed three stories or thirty feet (30'), whichever is less, and provided further that an accessory parking garage on a lot other than the principal use lot shall not exceed thirty feet (30') in height.

(Ord. 101608 § 2(part), 1972: Ord. 98426 § 5(part), 1969: Ord. 98171 § 4(part), 1969: Ord. 97085 § 2(part), 1968: Ord. 96668 § 5(part), 1968: Ord. 96202 § 19(part), 1967: Ord. 86300 § 13B.51, 1957.)

**24.36.090 Lot area.**

No lot developed under the bulk regulations for this zone shall be less than twelve thousand (12,000) square feet in area, and the provisions of Section 24.62.050 shall not apply. Lots containing less than twelve thousand (12,000) square feet of area shall be subject to all of the bulk regulations of Sections 24.32.100 through 24.32.130. In addition, for multiple dwellings, the minimum lot area per dwelling unit shall be three hundred (300) square feet, and for multiple dwellings for low-income elderly where not less than three percent (3%) of the gross floor area is devoted to common community space, the minimum lot area

per dwelling unit shall be one hundred ninety-five (195) square feet; provided that where the tower structure of a building occupies less than fifty percent (50%) of the lot, the minimum lot area per dwelling unit shall be reduced proportionately as follows:

Percent of Lot Coverage by Tower	Minimum Floor Area Per Dwelling Unit	Minimum Lot Area Per Dwelling Unit (Low Income Elderly)
50 to 45	300 to 285 sq. ft.	195 to 185 sq. ft.
45 to 40	285 to 270 sq. ft.	185 to 175 sq. ft.
40 to 35	270 to 255 sq. ft.	175 to 165 sq. ft.
35 to 30	255 to 230 sq. ft.	165 to 150 sq. ft.
30 to 25	230 to 195 sq. ft.	150 to 125 sq. ft.
25 to 20	195 to 150 sq. ft.	125 to 100 sq. ft.
20 or less	150 sq. ft.	100 sq. ft.

(Ord. 101608 § 2(part), 1972: Ord. 98426 § 5(part), 1969: Ord. 98171 § 4(part), 1969: Ord. 97085 § 2(part), 1968: Ord. 96668 § 5(part), 1968: Ord. 96202 § 19(part), 1967: Ord. 86300 § 13B.52, 1957.)

**24.36.100 Floor area ratio.**

A. Tower Structure—Nonresidential. The gross floor area of any nonresidential building, not including the floor area used for accessory parking, shall not exceed six (6) times the lot area, except as modified in Sections 24.62.030 and 24.62.040.

B. Tower Structure—Mixed Uses. Where a building contains both residential uses to which the minimum lot area requirement is applicable and nonresidential uses to which the floor area ratio is applicable, each such requirement shall be applicable proportionately to that part of the building devoted to such use. The following formula will determine the percentage of permitted residential building bulk in terms of dwelling units when the size of the nonresidential part is known:

The percentage of number of dwelling units otherwise allowed under residential density standards shall equal one hundred percent (100%), minus the quotient of the floor area proposed for nonresidential use divided by the floor area permitted in the zone, multiplied by one hundred (100).

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The following formula will determine the percentage of permitted nonresidential building bulk when the number of dwelling units is known:

The percentage of gross floor area otherwise allowed under nonresidential bulk standards shall equal one hundred percent (100%), minus the quotient of the number of dwelling units proposed divided by the maximum number of dwelling units allowed, multiplied by one hundred (100).

C. Dormitory Tower Complex. The gross floor area of any dormitory tower complex, excluding the floor areas used for accessory parking, shall not exceed the area permitted by the following ratios and interpolated ratios:

**Percent of Lot Coverage by Tower (Building Area per Lot Area)**

Percent of Lot Coverage by Tower (Building Area per Lot Area)	Maximum Floor Area Ratio
50 to 45	3.00 to 3.16
45 to 40	3.16 to 3.33
40 to 35	3.33 to 3.53
35 to 30	3.53 to 3.91
30 to 25	3.91 to 4.62
25 to 20	4.62 to 6.00
20 or less	6.00

(Ord. 101608 § 2(part), 1972: Ord. 98426 § 5(part), 1969: Ord. 98171 § 4(part), 1969: Ord. 97085 § 2(part), 1968: Ord. 96668 § 5(part), 1968: Ord. 96202 § 19(part), 1967: Ord. 86300 § 13B.53, 1957.)

**24.36.110 Required yards.**

Except as modified in Sections 24.62.070 through 24.62.160, each lot shall have front, side and rear yards of not less than the following depths and widths, provided that the provisions of Section 24.62.120 B and of Section 24.62.150 B shall not apply to any lot having an area of twelve thousand (12,000) square feet or more:

A. Front yard: Ten feet (10'). The front of the lot shall be assigned to the longest street frontage when the lot occupies a corner and exceeds eighteen thousand (18,000) square feet in area;

B. Side yards: Twenty feet (20') where the side lot line adjoins another lot, provided a base structure may be built adjacent to an interior lot line without side yards. Ten feet (10') where the side lot line adjoins a street or any alley. Tower structures shall not occupy more than seventy percent (70%) of the lot width;

C. Rear yard: Fifteen feet (15') where no alley adjoins the rear lot line. Ten feet (10') where an alley adjoins a rear lot line, as measured to the lot line, provided a base structure may be built to the rear lot line.

(Ord. 101608 § 2(part), 1972: Ord. 98426 § 5(part), 1969: Ord. 98171 § 4(part), 1969: Ord. 97085 § 2(part), 1968: Ord. 96668 § 5(part), 1968: Ord. 96202 § 19(part), 1967: Ord. 86300 § 13B.54, 1957.)

**24.36.120 Lot coverage.**

Except for an accessory parking garage located on a lot other than the principal use lot, no building shall occupy more than fifty percent (50%) of a lot, provided lot coverage shall be computed only with relation to tower structures excluding any nonresidential base structure, and the provisions of Section 24.62.170 shall not be applicable. (Ord. 101608 § 2(part), 1972: Ord. 98426 § 5(part), 1969: Ord. 98171 § 4(part), 1969: Ord. 97085 § 2(part), 1968: Ord. 96668 § 5(part) 1968: Ord. 96202 § 19(part), 1967: Ord. 86300 § 13B.55, 1957.)

**24.36.130 Open space requirements.**

A. At least fifty percent (50%) of the ground area or roof area of a base structure, not devoted to principal buildings, shall be maintained as usable open space.

B. No more than twenty-five percent (25%) of the total usable open space may be roofed, and in any case, no more than fifty percent (50%) of the perimeter of the roofed section may be walled or enclosed.

C. Required usable open space must be accessible and available to all occupants of the building.

D. Any open space having horizontal dimensions of less than fifteen feet (15') in any direction may not be counted as usable open space.

E. Private roadways open to vehicular transportation, off-street parking space, or loading berths, may not be counted as usable open space.

F. Private balconies and balconies providing the principal access to dwelling units may not be counted as usable open space.

G. The yard area between a base structure and the street lot line shall be landscaped to a depth of ten feet (10') with grass, hardy shrubs or evergreen ground cover and shall be maintained in good condition.



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H. The provisions of Section 24.66.130 shall not apply to any lot developed under the bulk regulations for this zone.  
(Ord. 101608 § 2(part), 1972; Ord. 98426 § 5(part), 1969; Ord. 98171 § 4(part), 1969; Ord. 97085 § 2(part), 1968; Ord. 96668 § 5(part), 1968; Ord. 96202 § 19(part), 1967; Ord. 86300 § 13B.56, 1957.)

**24.36.140 Prohibited uses.**

- A. Uses not permitted by this subtitle in RMV 150 or less intensive zones are prohibited;
  - B. Riding academies;
  - C. Private stables;
  - D. Maintenance of domestic fowl.
- (Ord. 96202 § 20, 1967; Ord. 86300 § 13B.6, 1957.)

**Chapter 24.38**

**RM-MD MULTIPLE RESIDENCE-MIXED DENSITY ZONE**

**Sections:**

- 24.38.010 Principal uses permitted outright.**
- 24.38.020 Prohibited uses.**
- 24.38.025 Principal conditional uses.**
- 24.38.030 Principal conditional uses permitted by Council.**
- 24.38.040 Principal conditional uses permitted by Director.**
- 24.38.050 Accessory uses permitted outright.**
- 24.38.060 Accessory conditional uses.**
- 24.38.070 Bulk regulations—Gross floor area.**
- 24.38.080 Bulk regulations—Height of buildings.**
- 24.38.090 Bulk regulations—Lot area.**
- 24.38.100 Bulk regulations—Lot coverage.**
- 24.38.110 Bulk regulations—Required open space.**
- 24.38.120 Bulk regulations—Setbacks.**
- 24.38.130 Conditional bulk regulations—Generally.**
- 24.38.140 Conditional bulk regulations—Gross floor area.**
- 24.38.150 Conditional bulk regulations—Height of buildings.**
- 24.38.160 Conditional bulk regulations—Setbacks.**

**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.**

**24.38.210 Permit issuance on basis of prior classification.**

**24.38.010 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. Hotels;
  - C. Retail business and services serving primarily the residents of the vicinity, such as, but not limited to: grocery, delicatessen, meat market, bakery or restaurant, drugstore, hardware store, gift shop, barbershop, beauty shop, bank, flower shop, recreation club, hand- or coin-operated laundry, dry-cleaning shop, variety or notions store, millinery store, taverns, liquor stores, cocktail bars, automobile service stations limited to two (2) pump islands containing no more than three (3) pumps each and including minor automobile repair as an accessory use;
  - D. Commercial business and services serving or related to the central business, such as, but not limited to: business and professional office, automobile rental, art gallery, library, museum, catering establishment, radio or television studio, appliance repair shop, meeting hall, auditorium, theater, bowling lane, skating rink, dance hall, trade or business school, testing laboratory, art, dance, and/or music school or studio, printing or publishing establishment, manufacture or assembly of electrical appliances, electronic instruments and devices, wholesale store including wholesale storage of low bulk items such as jewelry, optical and photographic goods, pharmaceuticals and cosmetics.
- (Ord. 104271 § 1(part), 1975; Ord. 86300 § 13C.11, 1957.)

**24.38.020 Prohibited uses.**

- A. Uses not permitted by this subtitle in the RM-MD or less intensive zones;
- B. Automobile laundry, contractors' yards, fuel yards, drive-in theaters, drive-in restaurants, retail ice dispensaries, maintenance of domestic fowl.

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(Ord. 104271 § 1(part), 1975: Ord. 86300 § 13C.12, 1957.)

**24.38.025 Principal conditional uses.**

Principal conditional uses shall be as set forth in Sections 24.38.030 through 24.38.040.

(Ord. 109737 § 27(part), 1981: Ord. 86300 § 13C.20, 1957.)

**24.38.030 Principal conditional uses permitted by Council.**

The principal conditional uses set forth in Section 24.16.030 are permitted when authorized by the Council in accordance with Chapter 24.72.

(Ord. 109737 § 27(part), 1981: Ord. 105876 § 2(part), 1976: Ord. 104271 § 1(part), 1975: Ord. 86300 § 13C.21, 1957.)

**24.38.040 Principal conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

A. Nursing or convalescent homes;

B. Commercial parking lots or structures for private passenger vehicles only, subject to Sections 24.64.030 and 24.64.160 A and following review and report by the Engineering Department concerning the impact on adjacent streets, on existing and proposed development, and on pedestrian corridors as defined in Section 24.38.200 K.

(Ord. 109737 § 27(part), 1981: Ord. 105876 § 2(part), 1976: Ord. 104271 § 1(part), 1975: Ord. 86300 § 13C.22, 1957.)

**24.38.050 Accessory uses permitted outright.**

The following uses are permitted:

A. Accessory uses customarily incidental to a principal use permitted outright in this chapter except as modified in this chapter;

B. Manufacture or processing of goods sold at retail where produced, provided that such use is located in street level floor space and no more than two (2) persons are employed therein in such manufacture or process;

C. Accessory off-street parking spaces within a principal building or at grade when screened from public view from streets and ground level usable open spaces in accordance with Section 24.64.160 A and containing no more than the

maximum number of parking spaces specified in Section 24.64.130;

D. Accessory off-street loading space within a principal building or at grade when screened from public view from streets and ground level usable open spaces in accordance with Section 24.64.160 A and containing no more than the minimum number of required berths specified in Sections 24.64.200 through 24.64.230.

(Ord. 105876 § 2(part), 1976: Ord. 104271 § 1(part), 1975: Ord. 86300 § 13C.31, 1957.)

**24.38.060 Accessory conditional uses.**

A. Accessory uses customarily incidental to the principal conditional uses specified in Sections 24.38.030 and 24.38.040 are permitted except as modified in this chapter, when authorized by the Council or the Director, as appropriate.

B. Heat-recovery incinerators under the conditions specified in Section 24.16.070, subsection G are permitted when authorized by the Director in accordance with Chapter 24.70.

(Ord. 109844 § 5, 1981: Ord. 109737 § 28, 1981: Ord. 104271 § 1(part), 1975: Ord. 86300 § 13C.4, 1957.)

**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 floor area not to exceed six percent (6%) of the gross floor area of the total structure used exclusively for mechanical equipment such as heating, ventilating, or air conditioning equipment shall not exceed two (2) 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 floor area not to exceed six percent (6%) of the gross floor area of the total structure used exclusively for mechanical equipment such as heating, ventilating or air conditioning equipment, shall not exceed three (3) times the lot area, provided the ratio may be increased to a maximum of five (5) times the lot area as follows:

1. For each square foot of interior common community space provided on the lot, the

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gross floor area may be increased by four (4) square feet;

2. For each square foot of landscaped common community space provided on the lot, the gross floor area may be increased six (6) square feet;

3. For each square foot of private usable open space provided on the lot, the gross floor area may be increased four (4) 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 (4) square feet;

5. For each square foot of arcade provided on the lot, the gross floor area may be increased by six (6) square feet; and provided further that the gross floor area may be increased not to exceed a maximum of ten (10) times the lot area with the approval of the Community Development Director as provided in Section 24.38.140.

(Ord. 109694 § 1, 1981; 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 (65') 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.)

### **24.38.090 Bulk regulations—Lot area.**

No lot developed under the bulk regulations for this zone shall be less than twelve thousand (12,000) square feet in area, except that residential or mixed residential-nonresidential lots containing less than twelve thousand (12,000) square feet of area shall be permitted subject to the bulk regulations of Section 24.32.110.

(Ord. 104271 § 1(part), 1975; Ord. 86300 § 13C.53, 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 (10%);

B. Elsewhere buildings shall not occupy more than seventy-five percent (75%) of a lot except that a base structure not exceeding a maximum height of thirty-five feet (35'), when part of a highrise residential development with a tower exceeding a height of sixty-five feet (65') and approved by the Community Development Director as set forth in Section 24.38.140, may occupy up to one hundred percent (100%) of the lot area. (Ord. 109126 § 7, 1980; Ord. 104271 § 1(part), 1975; Ord. 86300 § 13C.54, 1957.)

### **24.38.110 Bulk regulations—Required open space.**

No minimum open space requirements shall apply to nonresidential buildings. Residential or mixed residential-nonresidential buildings shall provide usable open space equal to at least twenty-five percent (25%) of the lot area. Such required usable open space shall qualify for a floor area bonus if developed as landscaped common community space.

(Ord. 104271 § 1(part), 1975; Ord. 86300 § 13C.55, 1957)

### **24.38.120 Bulk regulations—Setbacks.**

In order to ensure strong street edge definition and a sense of spatial enclosure within the street, building setbacks shall be prohibited along street lot lines for a minimum height equal to one-third ( $\frac{1}{3}$ ) of the width of the widest street on which it abuts, except as permitted in Sections 24.38.130 through 24.38.160.

(Ord. 104271 § 1(part), 1975; Ord. 86300 § 13C.56, 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.)

**24.38.140 Conditional bulk regulations—Gross floor area.**

The gross floor area of residential and mixed residential-nonresidential development on a site of which at least half of the space therein contained is used for residential purposes may be increased from a maximum of five (5) times the lot area with bonus floor area earned without design review as provided in Sections 24.38.070 through 24.38.120 to a maximum of ten (10) times the lot area with bonus floor area earned with design review as provided in Sections 24.38.170 through 24.38.190.

(Ord. 104271 § 1(part), 1975: Ord. 86300 § 13C.61, 1957.)

**24.38.150 Conditional bulk regulations—Height of buildings.**

The height of a tower of a residential or mixed residential-nonresidential development of which at least half the floor area therein contained is used for residential purposes, excluding the floor area used for mechanical purposes, may be increased from a maximum of sixty-five feet (65') without design review as provided in Sections 24.38.070 through 24.38.120 to a maximum of three hundred fifty feet (350') with design review as provided in Sections 24.38.170 through 24.38.190.

(Ord. 104271 § 1(part), 1975: Ord. 86300 § 13C.62, 1957.)

**24.38.160 Conditional bulk regulations—Setbacks.**

Building setbacks may be permitted with design review as provided in Sections 24.38.170 through 24.38.190 along street lot lines or at a height less than one-third ( $\frac{1}{3}$ ) of the width of the widest street on which it abuts, to allow for open access to arcades, plazas or the development of other forms of usable open space, especially when related to nearby pedestrian-oriented retail business uses.

(Ord. 104271 § 1(part), 1975: Ord. 86300 § 13C.63, 1957.)

**24.38.170 Conditional bulk design review procedures.**

The following procedures shall be used by the Community Development Director for the pur-

pose 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 (4) 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, 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 (1) 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 (30) 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 (15) days after receipt of the Community Development



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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 (1) 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 ( $\frac{1}{3}$ ) of the width of the widest abutting street. The Community Development Director shall within thirty (30) 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 (20) 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 Section 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 (35'). 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 (65'). 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 (20').

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 (25%) of the open space provided should:

1. Be at ground level or at an elevation of not more than six feet (6') 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 plan material including lawns and pedestrian furniture;

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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 (3) 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.)

**24.38.210 Permit issuance on basis of prior classification.**

Subsequent to reclassification to RM-MD a lot may be devoted either to a use consistent with the provisions of this chapter or to a use consistent with the provisions of the zoning classification in effect prior to such reclassification, provided that a use permit may be issued for a use consistent with a prior zoning classification only if a valid

application for a building permit, accompanied by final plans as required by Section 302 of the Building Code (Ordinance 85500),<sup>1</sup> is submitted to the Superintendent within two (2) years of the effective date of the reclassifying ordinance.  
(Ord. 105156 § 1, 1975; Ord. 86300 § 13C.9, 1957.)

1. Editor's Note: Ord. 85500 has been replaced by a more recent edition of the Building Code, at Subtitle I of Title 22. Information on building permits is codified in Chapter 22.106 of this Code.

**Chapter 24.40  
BN NEIGHBORHOOD BUSINESS ZONE**

**Sections:**

- 24.40.010 Required conditions.**
- 24.40.020 Principal uses permitted outright.**
- 24.40.025 Principal conditional uses.**
- 24.40.030 Principal conditional uses permitted by Council.**
- 24.40.040 Principal conditional uses permitted by Director.**
- 24.40.050 Accessory uses permitted outright.**
- 24.40.055 Accessory conditional uses.**
- 24.40.060 Accessory conditional uses permitted by Council.**
- 24.40.070 Accessory conditional uses permitted by Director.**
- 24.40.080 Building height.**
- 24.40.090 Lot area.**
- 24.40.100 Required yards.**
- 24.40.110 Lot coverage.**
- 24.40.120 Prohibited uses.**

**24.40.010 Required conditions.**

All uses permitted in this chapter shall be subject to the following conditions:

A. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building, except for off-street loading, commercial moorages, automobile service stations and outside storage of radiator fluids, motor oils and similar merchandise, provided that such storage shall include only those quantities used in a day's operation, and outdoor storage of recyclable materials in sturdy, weather-resistant containers maintained in good condition.

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B. The gross building floor area occupied by any one (1) business enterprise shall be no greater than seven thousand five hundred (7,500) square feet.

C. Goods sold shall consist primarily of new merchandise, and all goods produced shall be sold at retail on the premises where produced.

D. Not more than three (3) persons shall be engaged at any one (1) time in fabricating, repairing, cleaning or other processing of goods in any establishment, except for food preparation in restaurants.

E. Not more than eight (8) horsepower shall be employed in the operation of all machines used for fabrication, repair or other processing of any goods in any establishment.

F. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter, or water-carried waste.

G. Except for moorages, any outdoor principal or accessory use which abuts upon any lot in an R Zone, shall provide screening of six feet (6') in height. Such screening shall be maintained in good condition.

H. Other conditions as specified in this chapter and Section 24.66.140 A.  
(Ord. 96395 § 4, 1968; Ord. 89983 § 1, 1961; Ord. 87225 § 14, 1958; Ord. 86300 § 14.1, 1957.)

**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, barber-shop, 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 (24) 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 (2,500) 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 (4) horsepower at any one (1) time, and which have a gross floor area of not more than one thousand five hundred (1,500) square feet;

J. Artist's studio/dwelling, provided such use is completely enclosed within a building when located within fifty feet (50') of any lot in an R Zone. Such use is exempt from compliance with Section 24.40.010 C.

K. Recycling station, subject to the following provisions:

1. The gross floor area of the building shall be no greater than one thousand five hundred (1,500) square feet,

2. All buildings shall be fifty feet (50') or more from any lot in an R Zone,

3. Processing shall be limited to sorting compaction and transfer of materials between the hours of 7:00 a.m. and 6:00 p.m., and

4. A six-foot (6') high view-obscuring fence or wall shall be erected and maintained on all sides of any storage area which abuts upon or faces across a street or alley any lot in any zone other than an M or I Zone. Such fence or wall shall be set back five feet (5') or more from any lot in an R Zone.

5. A collection station may be located on the same lot as a recycling station, subject to the provisions of 24.40.050 C.

(Ord. 109801 § 3, 1981; Ord. 108984 § 1, 1980; Ord. 107537 § 4, 1978; Ord. 107109 § 2, 1978; Ord. 106950 § 1, 1977; Ord. 105408 § 3, 1976; Ord. 104695 § 1, 1975; Ord. 102817 § 2, 1973; Ord. 101285 § 8, 1972; Ord. 100890 § 3, 1972;

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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.)

#### **24.40.025 Principal conditional uses.**

Principal conditional uses shall be as set forth in Sections 24.40.030 and 24.40.040.

(Ord. 109737 § 29(part), 1981; Ord. 86300 § 14.30, 1957.)

#### **24.40.030 Principal conditional uses permitted by Council.**

The principal conditional uses set forth in Section 24.16.030 are permitted when authorized by the Council in accordance with Chapter 24.72, except as modified by this chapter.

(Ord. 109737 § 29(part), 1981; Ord. 108137 § 3(part), 1979; Ord. 105260 § 1(part), 1976; Ord. 104675 § 2(part), 1975; Ord. 102817 § 3(part), 1973; Ord. 91700 § 11(part), 1962; Ord. 88283 § 3(part), 1959; Ord. 86300 § 14.31, 1957.)

#### **24.40.040 Principal conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

A. Principal conditional uses which the Director may authorize in less intensive zones unless modified in this chapter;

B. Automobile service station, including accessory towing service limited to two (2) tow trucks subject to the following conditions:

1. At least six percent (6%) of the lot area shall be landscaped, including all lot lines except for necessary walkways and driveways,

2. Driveway access lanes to abutting property in the C, M or I Zones shall not exceed thirty feet (30') in width,

3. A view-obscuring fence or wall not less than five (5) nor more than six feet (6') in height shall be established and maintained between the automobile service station and any abutting lot in an R Zone except adjacent to the front or street yard of said abutting lot where the fence or wall shall be three feet (3') in height;

C. Shops of home builders and renovators, provided such use is completely enclosed within a building when located within fifty feet (50') of any lot in an R Zone;

D. Restaurants serving alcoholic beverages, subject to the following conditions:

1. The property so used shall front upon an arterial as defined by City ordinance,

2. There shall be no visible evidence from the outside and no interior advertising of the sale or serving of alcoholic beverages,

3. No alcoholic beverage shall be served without meals or in any room or area where meals are not served.

(Ord. 109737 § 29(part), 1981; Ord. 108137 § 3(part), 1979; Ord. 105620 § 1(part), 1976; Ord. 104675 § 2(part), 1975; Ord. 102817 § 3(part), 1973; Ord. 91700 § 11(part), 1962; Ord. 88283 § 3(part), 1959; Ord. 86300 § 14.32, 1957.)

#### **24.40.050 Accessory uses permitted outright.**

The following uses are permitted:

A. Accessory uses customarily incidental to a principal use permitted outright in this chapter except as modified in this chapter;

B. Exterior business sign, located anywhere on the same lot with the principal use, provided that:

1. Maximum total area of sign faces on each premises shall be one hundred seventy (170) square feet, and maximum area of the face of any single sign shall be eighty-five (85) square feet,

2. Maximum height of any portion of such sign shall be twenty-five feet (25') above fines lot grade at base of sign,

3. When located within fifty feet (50') of any adjoining lot in an R Zone, such sign shall be erected so that no portion of its face shall be visible from an existing or permitted principal building on the adjoining lot.

4. Such sign shall be permanent, stationary and nonflashing. No pennants, banners, bunting, string lights or decoration shall be permitted.

C. Collection stations for secondhand goods and recyclable materials subject to the following provisions:

1. The use shall occupy no more than eight percent (8%) of the lot area to a maximum area of eight hundred (800) square feet,

2. No processing of secondhand goods or recyclable materials shall be permitted,

3. The use shall be located fifty feet (50') or more from any lot in an R Zone, or shall be screened by a six-foot (6') view-obscuring fence or wall on all sides which abut upon or face across a street or alley any lot in an R Zone;

D. Heat-recovery incinerator under conditions specified in Section 24.16.070, subsection G, provided that no lot so used shall be less than two



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(2) acres in area, or if the lot is an entire block, no less than sixty thousand (60,000) square feet in area.  
(Ord. 109844 § 3(part), 1981; Ord. 109801 § 4, 1981; Ord. 93424 § 1, 1964; Ord. 86300 § 14.41, 1957.)

### **24.40.055 Accessory conditional uses.**

Accessory conditional uses shall be as set forth in Sections 24.40.060 and 24.40.070.  
(Ord. 109737 § 30(part), 1981; Ord. 86300 § 14.50, 1957.)

### **24.40.060 Accessory conditional uses permitted by Council.**

Accessory 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 24.72, except as modified in this chapter.  
(Ord. 109737 § 30(part), 1981; Ord. 103064 § 1(part), 1974; Ord. 86300 § 14.51, 1957.)

### **24.40.070 Accessory conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with the provisions of Chapter 24.74:

A. Accessory uses customarily incidental to the principal conditional uses specified in Section 24.40.040 except as modified in this chapter;

B. Any principal use permitted outright in Chapter 24.44, but only when necessary as an appurtenant accessory use to a principal use permitted in this chapter;

C. Repealed by Ordinance 109801;

D. Heat-recovery incinerator under the conditions specified in Section 24.16.070, subsection G.  
(Ord. 109844 § 4(part), 1981; Ord. 109801 § 5, 1981; Ord. 109737 § 30(part), 1981; Ord. 103064 § 1(part), 1974; Ord. 86300 § 14.52, 1957.)

### **24.40.080 Building height.**

No building shall exceed a height of thirty-five feet (35'), except as modified in Sections 24.62.030 and 24.62.040.  
(Ord. 101151 § 1(part), 1972; Ord. 86300 § 14.61, 1957.)

### **24.40.090 Lot area.**

A. No minimum lot area requirements for nonresidential buildings.

B. Lot area requirements for residential buildings or residential parts shall be as provided in Section 24.30.120.

(Ord. 101151 § 1(part), 1972; Ord. 86300 § 14.62, 1957.)

### **24.40.100 Required yards.**

Each lot shall have front, side and rear yards of not less than the depths and widths as follows except as modified in Sections 24.62.070 through 24.62.160:

A. Front yard: Ten feet (10') for nonresidential buildings, twenty feet (20') for residential buildings;

B. Side yards: None required for nonresidential buildings, except on corner lots where a side street side yard of ten feet (10') shall be provided. Side yards for residential buildings or residential parts shall be as provided in Section 24.30.130;

C. Rear yard: None required for nonresidential buildings; twenty-five feet (25') for residential buildings or parts.

(Ord. 101151 § 1(part), 1972; Ord. 86300 § 14.63, 1957.)

### **24.40.110 Lot coverage.**

No lot coverage limitations for nonresidential buildings. Residential buildings or residential parts shall not occupy more than forty percent (40%) of a lot, except as modified in Sections 24.62.170 and 24.62.180.

(Ord. 101151 § 1(part), 1972; Ord. 86300 § 14.64, 1957.)

### **24.40.120 Prohibited uses.**

A. Uses not permitted by this subtitle in BN or less intensive zones are prohibited;

B. Riding academies;

C. Private stables;

D. Maintenance of domestic fowl.

(Ord. 86300 § 14.7, 1957.)

## **Chapter 24.42**

### **BI INTERMEDIATE BUSINESS ZONE**

#### **Sections:**

**24.42.010 Required conditions.**

**24.42.020 Principal uses permitted outright.**

**24.42.025 Principal conditional uses.**

**24.42.030 Principal conditional uses permitted by Council.**



**24.42.040 Principal conditional uses permitted by Director.**

**24.42.050 Accessory uses permitted outright.**

**24.42.055 Accessory conditional uses.**

**24.42.060 Accessory conditional uses permitted by Council.**

**24.42.070 Accessory conditional uses permitted by Director.**

**24.42.080 Building height.**

**24.42.090 Lot area.**

**24.42.100 Required yards.**

**24.42.110 Lot coverage.**

**24.42.120 Prohibited uses.**

**24.42.010 Required conditions.**

All uses permitted in this chapter shall be subject to the following conditions:

A. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building, except for off-street automobile parking and off-street loading, commercial moorages, automobile service stations and outside storage of radiator fluids, motor oils and similar merchandise, provided that such storage shall include only those quantities used in a day's operation, and outdoor storage of recyclable materials in sturdy, weather-resistant containers maintained in good condition.

B. The gross building floor area occupied by any one (1) business enterprise shall be no greater than twenty-five thousand (25,000) square feet.

C. Goods sold shall consist primarily of new merchandise, except in the case of antique shops, and all goods produced shall be sold at retail on the premises where produced.

D. Not more than five (5) persons shall be engaged at any one time in fabricating, repairing, cleaning or any other processing of goods in any establishment except for food preparation in restaurants.

E. Not more than ten (10) horsepower shall be employed in the operation of all machines used for fabrication, repair or processing of any goods in any establishment.

F. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter, or water-carried waste.

G. Except for moorages, any outdoor principal or accessory use which abuts upon any lot in an R

Zone, shall provide screening of six feet (6') in height. Such screening shall be maintained in good condition.

H. Other conditions as specified in this chapter and Section 24.66.140 A.

(Ord. 109801 § 6, 1981; Ord. 99368 § 4, 1970; Ord. 96395 § 6, 1968; Ord. 86300 § 14A.1, 1957.)

**24.42.020 Principal uses permitted outright.**

The following uses are permitted:

A. BN principal uses permitted outright as specified and regulated in Chapter 24.40 unless modified in this chapter;

B. Retail business and services, such as but not limited to, dance and music studio, retail plant nursery, frozen food lockers, clothing stores, catering establishment, dry goods store, general merchandise store, locksmith, ice dispensary, pet shop, appliance store, bank, financial institution, furniture store selling new furniture, and coin-operated laundries and cleaners;

C. Secondhand shops having a gross floor area of not more than two thousand five hundred (2,500) square feet;

D. Artist's studio/dwelling. Such use is exempted from compliance with Section 24.42.010 C.

E. Recycling station, subject to the following provisions:

1. The gross floor area of the building shall not be greater than three thousand (3,000) square feet,

2. All buildings shall be fifty feet (50') or more from any lot in an R Zone,

3. Processing shall be limited to sorting, compaction and transfer of materials between the hours of 7:00 a.m. and 6:00 p.m., and

4. A six-foot (6') high view-obscuring fence or wall shall be erected and maintained on all sides of any storage area which abuts upon or faces across a street or alley any lot in any zone other than an M or I Zone. Such fence or wall shall be set back five feet (5') or more from any lot in an R Zone.

(Ord. 109801 § 7, 1981; Ord. 107109 § 3, 1978; Ord. 100890 § 4, 1972; Ord. 100216 § 1, 1971; Ord. 99872 § 2, 1971; Ord. 96395 § 7, 1968; Ord. 86300 § 14A.21, 1957.)

**24.42.025 Principal conditional uses.**

Principal conditional uses shall be as set forth in Sections 24.042.030 and 24.42.040.

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(Ord. 109737 § 31(part), 1981: Ord. 86300 § 14A.30, 1957.)

**24.42.030 Principal conditional uses permitted by Council.**

The principal conditional uses set forth in Section 24.16.030 are permitted when authorized by the Council in accordance with Chapter 24.72, except as modified in this chapter.

(Ord. 109737 § 31(part), 1981: Ord. 105294 § 1(part), 1976: Ord. 101266 § 1(part), 1972: Ord. 100276 § 1(part), 1971: Ord. 97652 § 2 (part), 1969: Ord. 96395 § 8(part), 1968: Ord. 86300 § 14A.31, 1957.)

**24.42.040 Principal conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

A. Principal conditional uses which the Director may authorize in less intensive zones unless modified in this chapter;

B. Restaurants with Class H liquor licenses, package liquor stores, and taverns; provided, however, such uses shall be located five hundred feet (500') or more from the grounds of any school for academic instruction other than a university or college campus, or from any publicly designated play area for children measured along the most direct route over or across established public walks, streets, or other public passageways from the outer property line of the school or play area to the nearest public entrance of the restaurant, package liquor store or tavern; and provided further that such uses shall be in a completely enclosed building or completely enclosed portion of a building when the lot devoted to such use is within fifty feet (50') of any lot in an R Zone.

(Ord. 109737 § 31(part), 1981: Ord. 105294 § 1(part), 1976: Ord. 101266 § 1(part), 1972: Ord. 100276 § 1(part), 1971: Ord. 97652 § 2 (part), 1969: Ord. 96395 § 8(part), 1968: Ord. 86300 § 14A.32, 1957.)

**24.42.050 Accessory uses permitted outright.**

The following uses are permitted:

A. Accessory uses customarily incidental to a principal use permitted outright in this chapter except as modified in this chapter;

B. Exterior business sign under conditions specified in Section 24.40.050 B;

C. Drive-in business activity, including drive-in banking facilities on the principal use lot or on a lot abutting across an alley from the principal use lot, subject to the following conditions:

1. Not more than four (4) drive-in service lanes shall be established,

2. Each lane shall have the capacity to stack a minimum of three (3) cars,

3. The site shall be located in an auto-oriented portion of a business zone,

4. Vehicular access to the premises shall be located so as to minimize conflict with pedestrian walkways and to not interrupt established retail or service frontages,

5. Landscaping and screening shall be provided in accordance with plans approved by the Director. Drive-in banking facilities located on property adjacent to R-Zoned areas shall be screened from the R Zone by a fence or wall between five (5) and six feet (6') in height. In addition, there shall be a landscaped strip at least three feet (3') in width on the side of the screen facing the R-Zoned area. The three-foot (3') width may be averaged along the length of the screen.

D. Collection stations for secondhand goods and recyclable materials subject to the following provisions:

1. The use shall occupy no more than eight percent (8%) of the lot area to a maximum area of eight hundred (800) square feet,

2. No processing of secondhand goods or recyclable materials shall be permitted,

3. The use shall be located fifty feet (50') or more from any lot in an R Zone, or shall be screened by a six-foot (6') view-obscuring fence or wall on all sides which abut upon or face across a street or alley any lot in an R Zone;

E. Heat-recovery incinerator under conditions specified in Section 24.16.070, subsection G, provided that no lot so used shall be less than two (2) acres in area, or if the lot is an entire block, no less than sixty thousand (60,000) square feet in area.

(Ord. 109844 § 3(part), 1981; Ord. 109810 § 2, 1981; Ord. 109801 § 8, 1981; Ord. 100890 § 5, 1972: Ord. 99872 § 3, 1971: Ord. 96395 § 9, 1968: Ord. 86300 § 14A.41, 1957.)

**24.42.055 Accessory conditional uses.**

Accessory conditional uses shall be as set forth in Sections 24.42.060 and 24.42.070.

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(Ord. 109737 § 32(part), 1981; Ord. 86300 § 14A.50, 1957.)

**24.42.060 Accessory conditional uses permitted by Council.**

Accessory 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 24.72, except as modified in this chapter.

(Ord. 109737 § 32(part), 1981; Ord. 96395 § 10(part), 1968; Ord. 86300 § 14A.51, 1957.)

**24.42.070 Accessory conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with the provisions of Chapter 24.74:

A. Accessory uses customarily incidental to the principal conditional uses specified in Section 24.42.040 except as modified in this chapter;

B. Any principal use permitted outright in Chapter 24.44 but only when necessary as an appurtenant accessory use to a principal use permitted in this chapter;

C. Heat-recovery incinerator under the conditions specified in Section 24.16.040, subsection G. (Ord. 109844 § 4(part), 1981; Ord. 109737 § 32(part), 1981; Ord. 96395 § 10(part), 1968; Ord. 86300 § 14A.52, 1957.)

**24.42.080 Building height.**

No building shall exceed a height of thirty-five feet (35') except as modified in Sections 24.62.030 and 24.62.040.

(Ord. 96395 § 11(part), 1968; Ord. 86300 § 14A.61, 1957.)

**24.42.090 Lot area.**

A. No minimum lot area requirements for nonresidential buildings;

B. Lot area requirements for residential buildings or residential parts shall be as provided in Section 24.30.120.

(Ord. 96395 § 11(part), 1968; Ord. 86300 § 14A.62, 1957.)

**24.42.100 Required yards.**

Each lot shall have front, side and rear yards of not less than the depths and widths as follows, except as modified in Sections 24.62.070 through 24.62.160:

A. Front yard: None required for nonresidential buildings; twenty feet (20') for residential buildings or parts;

B. Side yards: None required for nonresidential buildings. Side yards for residential buildings or residential parts shall be as provided in Section 24.30.130;

C. Rear yard: None required for nonresidential buildings; twenty-five feet (25') for residential buildings or parts.

(Ord. 96395 § 11(part), 1968; Ord. 86300 § 14A.63, 1957.)

**24.42.110 Lot coverage.**

No lot coverage limitations for nonresidential buildings. Residential buildings or residential parts shall not occupy more than forty percent (40%) of a lot, except as modified in Sections 24.62.170 and 24.62.180.

(Ord. 96395 § 11(part), 1968; Ord. 86300 § 14A.64, 1957.)

**24.42.120 Prohibited uses.**

A. Uses not permitted by this subtitle in BI or less intensive zones are prohibited;

B. Riding academies;

C. Private stables;

D. Maintenance of domestic fowl;

E. Drive-in restaurants;

F. Fast-food restaurants.

(Ord. 106848 § 2, 1977; Ord. 99872 § 4, 1971; Ord. 96395 § 12, 1968; Ord. 86300 § 14A.7, 1957.)

**Chapter 24.44**

**BC COMMUNITY BUSINESS ZONE**

**Sections:**

**24.44.010 Required conditions.**

**24.44.020 Principal uses permitted outright—Generally.**

**24.44.030 Principal uses permitted outright—Designated.**

**24.44.040 Principal uses permitted in enclosed building.**

**24.44.050 Principal uses permitted five hundred feet (500') from certain school or play areas.**

**24.44.060 Principal uses permitted outdoors.**

**24.44.065 Principal conditional uses.**



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**24.44.070 Principal conditional uses permitted by Council.**

**24.44.080 Principal conditional uses permitted by Director.**

**24.44.090 Accessory uses permitted outright.**

**24.44.095 Accessory conditional uses.**

**24.44.100 Accessory conditional uses permitted by Council.**

**24.44.110 Accessory conditional uses permitted by Director.**

**24.44.120 Building height.**

**24.44.130 Lot area.**

**24.44.140 Required yards.**

**24.44.150 Lot coverage.**

**24.44.160 Prohibited uses.**

**24.44.010 Required conditions.**

All uses permitted in this zone shall be subject to the following conditions:

A. All business, service, repair or processing merchandise display, and storage, including storage of containers or commercial vehicles, shall be conducted wholly within an enclosed building except as modified in this chapter.

B. All goods produced on the premises shall be sold at retail on the premises.

C. Not more than five (5) persons shall be engaged at any one time in repair, fabrication or other processing of goods in any establishment except for food preparation in restaurants and retail food markets.

D. Not more than twelve (12) horsepower shall be employed in the operation of all machines for fabricating, processing, or repair in any establishment.

E. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter, or water-carried waste.

F. Any outdoor principal or accessory use which abuts upon any lot in an R Zone shall provide screening of six feet (6') in height. Such screening shall be maintained in good condition.

G. Other required conditions specified in this chapter and Section 24.66.140 A.

H. Off-street parking spaces established in the "downtown area" shall be subject to Section 24.64.130.

I. Off-premises signs shall be subject to the following regulations:

1. Not more than a total of four (4) advertising signs or off-premises directional sign faces shall be permitted on both sides of a street within a space of six hundred sixty feet (660'). There shall be a minimum distance of one hundred feet (100') between sign structures.

2. Off-premises signs shall not be roof signs.

3. No off-premises sign shall be incandescently illuminated by more than one and one-quarter (1-1/4) watts of electrical power per square foot of sign area, or be fluorescently or otherwise illuminated by more than one (1) watt of electrical power per square foot of sign area.

4. The maximum height limit for any portion of an off-premises sign shall be sixty feet (60').

J. No advertising sign shall be erected, constructed, altered or structurally revised, except under the following circumstances and subject to the following conditions:

1. An existing advertising sign may be altered or structurally revised if:

a. The advertising sign was lawfully erected but does not conform to the provisions of this section or of Chapter 49 of the Seattle Building Code;<sup>1</sup>

b. The proposed structural revision or alteration will bring the advertising sign into conformity with the provisions of this section; and

c. Upon completion of the alterations or structural revisions, the advertising sign will be in full compliance with this section and all other applicable ordinances of the City.

2. An existing advertising sign may be relocated or reconstructed at a new location if:

a. The advertising sign was lawfully erected and complies with the development standards of this section and Chapter 49 of the Seattle Building Code,<sup>1</sup> but is located on a site or in a zone where it is not permitted; and

b. The reconstructed or relocated advertising sign will be a permitted use and will conform with all ordinances of the City at its new location.

c. Maximum Area. The maximum total area of any advertising sign shall be six hundred seventy-two (672) square feet with a maximum vertical dimension of twenty-five feet (25') and a maximum horizontal dimension of fifty feet (50'), provided that cutouts and exten-

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sions may add up to twenty percent (20%) of additional sign area.

d. All advertising signs shall be located at least fifty feet (50') from any lot in a residential zone, and at least one hundred feet (100') from any public school grounds or public park or playground.

e. No variances shall be permitted from the provisions of this subsection.

K. The maximum area of any off-premises directional sign shall be one hundred (100) square feet with a maximum vertical dimension of ten feet (10') and a maximum horizontal dimension of twenty feet (20').

(Ord. 112830 § 43, 1986; Ord. 106479 § 1, 1977; Ord. 105876 § 4, 1976; Ord. 104971 § 2, 1975; Ord. 104660 § 2, 1975; Ord. 100217 § 1, 1971; Ord. 86300 § 15.1, 1957.)

1. Editor's Note: Chapter 49 of the Seattle Building Code is contained in the documents adopted by Section 22.100.010 of this Code.

#### **24.44.020 Principal uses permitted outright—Generally.**

Principal uses permitted outright shall be as set forth in Sections 24.44.030 through 24.44.060.

(Ord. 104423 § 1(part), 1975; Ord. 86300 § 15.20, 1957.)

#### **24.44.030 Principal uses permitted outright—Designated.**

The following uses are permitted:

A. BI principal uses as specified and regulated in Chapter 24.42 unless modified in this chapter and not limited to uses primarily serving the surrounding neighborhood;

B. Retail store and personal service establishments, banks and financial institutions, business and professional offices, hotels, catering establishments, trade or business school, experimental or testing laboratory which does not employ machinery or equipment not permitted in the BC Zone, taxidermy shop, locksmith, appliance repair shops, convalescent homes, homes for the retired, dance and music studios, antique shops and secondhand shops;

C. Frozen food lockers, retail ice dispensary, not including ice manufacture, motel, mortuary, storage building for household goods;

D. Automobile laundry subject to the following conditions:

1. When located one hundred feet (100') or more from any lot in an R Zone,

2. When located one hundred feet (100') or more from the entrance of any retail store serving pedestrians, other than a store selling automobile supplies and accessories,

3. When located on a lot containing at least ten thousand (10,000) square feet,

4. When stacking space for at least twenty-five (25) cars is provided;

E. Residential tower structures and dormitory tower complexes when located three hundred feet (300') or more from any lot in a zone with a height limit of thirty-five feet (35') and also located within a BC Zone which is either within one thousand five hundred feet (1,500') of the campus of a four (4) year state university, or which abuts an RMV 200 or RMV 150 Zone on at least sixty percent (60%) of its perimeter, subject to the following conditions:

1. The bulk requirements of Sections 24.34.080 through 24.34.130 shall apply to a residential tower structure or dormitory tower complex except where the lot is in a BC Zone which abuts an RMV 150 Zone on sixty percent (60%) or more of its perimeter, in which case the bulk requirements of Sections 24.36.080 through 24.36.130 shall apply,

2. Any base structure which covers more than fifty percent (50%) of the lot shall not exceed three (3) stories, including mezzanines. No yards shall be required for base structures. Non-residential uses located in a base structure shall be excluded in computing the permitted number of dwelling units or amount of floor area devoted to residential uses,

3. The street level floor space shall be occupied only by those business uses specified in Section 24.46.030 with the exception of adult motion picture theaters which shall be prohibited;

F. Radio or television studio, subject to the following conditions:

1. The principal building shall be located one hundred feet (100') or more from any lot in an R Zone,

2. Any transmitting tower located on the lot shall conform to the provisions of Section 24.62.040 A;

G. Artist's studio/dwelling. Such use is exempted from compliance with Section 24.44.010 B.

(Ord. 109770 § 2, 1981: Ord. 107109 § 4, 1978: Ord. 104735 § 1, 1975: Ord. 104423 § 1(part), 1975: Ord. 102817 § 4(part), 1973: Ord. 101362 § 1(part), 1972: Ord. 101266 § 2(part), 1972: Ord. 100890 § 6(part), 1972: Ord. 100612 § 1(part), 1972: Ord. 100276 § 2(part), 1972: Ord. 99872 § 5(part), 1971: Ord. 99368 § 5(part), 1970: Ord. 98426 § 6(part), 1969: Ord. 98216 § 1(part), 1969: Ord. 98067 § 1(part), 1969: Ord. 96395 § 13 (part), 1968: Ord. 92886 § 2(part), 1964: Ord. 91138 § 2(part), 1962: Ord. 89983 § 3 (part), 1961: Ord. 89859 § 2(part), 1960: Ord. 89229 § 4(part), 1960: Ord. 88921 § 2(part), 1960: Ord. 87225 § 15(part), 1958: Ord. 86300 § 15.21, 1957.)

**24.44.040 Principal uses permitted in enclosed building.**

The following uses are permitted provided however that they shall be in a completely enclosed building or completely enclosed portion of building when within fifty feet (50') of any lot in an R Zone:

A. Meeting hall, auditorium, theater, bowling lanes, skating rinks, parking garage and automobile rental garage, bakery, printing and publishing establishment, and photographic processing laboratory;



B. Automobile and pleasure boat display or sales establishment, garage for minor repairs including accessory towing limited to two (2) tow trucks, laundry, dry-cleaning or dyeing establishment, upholstering establishment, retail pet shop or small animal clinic for outpatient treatment only except that domestic cats may be kept overnight, and retail building supply store provided that any retail lumber or building material storage in connection therewith shall be enclosed by a roofed building on any side which abuts upon or faces across a street, alley or place any lot in an R Zone;

C. Animal hospital or clinic subject to the following conditions:

1. When adequate precautions are taken to suppress noise emanating from the premises,

2. When adequate precautions are taken to prevent obnoxious odors from escaping the premises,

3. When no large animals other than dogs are treated or kept on the premises.

(Ord. 108137 § 4, 1979: Ord. 104423 § 1(part), 1975: Ord. 102817 § 4(part), 1973: Ord. 101362 § 1(part), 1972: Ord. 101266 § 2(part), 1972: Ord. 100890 § 6(part), 1972: Ord. 100612 § 1(part), 1972: Ord. 100276 § 2(part), 1971: Ord. 99872 § 5(part), 1971: Ord. 99368 § 5(part), 1970: Ord. 98426 § 6(part), 1969: Ord. 98216 § 1(part), 1969: Ord. 98067 § 1(part), 1969: Ord. 96395 § 13(part), 1968: Ord. 92886 § 2(part), 1964: Ord. 91138 § 2(part), 1962: Ord. 89983 § 3(part), 1961: Ord. 89859 § 2(part), 1960: Ord. 89229 § 4(part), 1960: Ord. 88921 § 2(part), 1960: Ord. 87225 § 15(part), 1958: Ord. 86300 § 15.22, 1957.)

**24.44.050 Principal uses permitted five hundred feet (500') from certain school or play areas.**

The following uses are permitted provided, however, that such uses shall be located five hundred feet (500') or more from the grounds of any school for academic instruction other than a university or college campus, or from any publicly designated play area for children measured along the most direct route over or across established public walks, streets or other public passageways from the outer property line of the school or play area to the nearest public entrance of the use, and provided further that such uses shall be in a completely enclosed building or completely

enclosed portion of building when the lot devoted to such use is within fifty feet (50') of any lot in an R Zone: pool halls, public dance halls, taverns, brewpubs, package liquor stores, restaurants or cafes with live entertainment or dancing or serving of alcoholic beverages, and other similar enterprises.

(Ord. 112179 § 2, 1985: Ord. 104423 § 1(part), 1975: Ord. 102817 § 4(part), 1973: Ord. 101362 § 1(part), 1972: Ord. 101266 § 2(part), 1972: Ord. 100890 § 6(part), 1972: Ord. 100612 § 1(part), 1972: Ord. 100276 § 2(part), 1971: Ord. 99872 § 5(part), 1971: Ord. 99368 § 5(part), 1970: Ord. 98426 § 6(part), 1969: Ord. 98216 § 1(part), 1969: Ord. 98067 § 1(part), 1969: Ord. 96395 § 13(part), 1968: Ord. 92886 § 2(part), 1964: Ord. 91138 § 2(part), 1962: Ord. 89983 § 3(part), 1961: Ord. 89859 § 2(part), 1960: Ord. 89229 § 4(part), 1960: Ord. 88921 § 2(part), 1960: Ord. 87225 § 15(part), 1958: Ord. 86300 § 15.23, 1957.)

**24.44.060 Principal uses permitted outdoors.**

The following outdoor uses are permitted subject to the requirements of Section 22.44.010 F:

A. Advertising signs, structures;

B. Commercial parking lots for private passenger vehicles only, open structures for parking of private passenger vehicles only, located fifty feet (50') or more from any lot in an R Zone, except in the "downtown area" as shown on Plate IV, following Chapter 24.64 of this Code;

C. Plant nurseries including retail sales of products, commercial moorages and boat rental establishments limited to minor repair of boats;

D. Commercial golf driving ranges, commercial miniature golf courses, commercial trampolines, commercial swimming pools, commercial tennis courts, commercial bowling greens, located fifty feet (50') or more from any lot in an R Zone.

(Ord. 105876 § 5, 1976: Ord. 104735 § 2, 1975: Ord. 104423 § 1(part), 1975: Ord. 102817 § 4(part), 1973: Ord. 101362 § 1(part), 1972: Ord. 101266 § 2(part), 1972: Ord. 100890 § 6(part), 1972: Ord. 100612 § 1(part), 1972: Ord. 100276 § 2(part), 1971: Ord. 99872 § 5(part), 1971: Ord. 99368 § 5(part), 1970: Ord. 98426 § 6(part), 1969: Ord. 98216 § 1(part), 1969: Ord. 98067 § 1(part), 1969: Ord. 96395 § 13(part), 1968: Ord. 92886 § 2(part), 1964: Ord. 91138 § 2(part),

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1962: Ord. 89983 § 3(part), 1961: Ord. 89859 § 2(part), 1960: Ord. 89229 § 4(part), 1960: Ord. 88921 § 2(part), 1960: Ord. 87225 § 15(part), 1958: Ord. 86300 § 15.24, 1957.)

located on a lot having frontage on navigable water; sheet metal shops; carpenter shops, plumbing or heating shop;

#### 24.44.065 Principal conditional uses.

The principal conditional uses shall be as set forth in Section 24.44.070 and 24.44.080. (Ord. 109737 § 33(part), 1981: Ord. 86300 § 15.30, 1957.)

#### 24.44.070 Principal conditional uses permitted by Council.

A. The principal conditional uses set forth in Section 24.16.030 are permitted when authorized by the Council in accordance with Chapter 23.76, except as provided in Section 24.40.020 C.

B. Helistops are permitted when authorized by the City Council in accordance with Chapter 23.76, subject to the provisions of Section 24.54.100 for helistops and heliports.

(Ord. 116907 § 14, 1993: Ord. 109737 § 33(part), 1981: Ord. 108137 § 5(part), 1979: Ord. 106848 § 3(part), 1977: Ord. 99872 § 6(part), 1971: Ord. 98426 § 7(part), 1969: Ord. 98216 § 2(part), 1969: Ord. 96031 § 5(part), 1967: Ord. 92886 § 3(part), 1964: Ord. 91700 § 12(part), 1962: Ord. 91345 § 1(part), 1962: Ord. 89796 § 3(part), 1960: Ord. 89229 § 5(part), 1960: Ord. 86300 § 15.31, 1957.)

#### 24.44.080 Principal conditional uses permitted by Director.

The following uses are permitted when authorized by the Director in accordance with Chapter 23.76:

A. Principal conditional uses which the director may authorize in less intensive zones are permitted unless modified in this chapter;

B. Automobile sales area subject to the requirements of Section 24.44.010 F;

C. Repair garage for automobile repair, major, including accessory towing service limited to three (3) tow trucks;

D. Uses permitted, provided, however that they shall be in a completely enclosed building or completely enclosed portion of building when within fifty feet (50') of any lot in an R Zone: pleasure craft servicing and repair, sail making and allied canvas goods, limited to sale of products on the premises, manufacture of pleasure craft up to forty feet (40') overall length, all when

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E. Hospitals and sanitariums predominantly for psychiatric care, epileptics, spastics, care of the mentally retarded, drug or liquor addicts, provided that all principal buildings shall be located twenty-five feet (25') or more from any other lot in an R Zone;

F. Residential tower structures and dormitory tower complexes when located and regulated as provided in Section 24.44.030 E, in which all or any part of the street-level floor space is occupied by permitted uses other than those specified in Section 24.46.030;

G. Drive-in restaurants, subject to the following conditions:

1. Site shall be located in an auto-oriented portion or on the fringe of a business zone,

2. Vehicular access to the premises shall not conflict with high-volume pedestrian walkways nor interrupt established retail or service frontages designed to serve pedestrians,

3. Adequate refuse receptacles shall be provided on site,

4. Design of the use, including architectural treatment, signing, landscaping, illumination and site integration shall be compatible with other uses and structures in the vicinity;

H. Fast-food restaurant, subject to the following conditions:

1. A view-obscuring fence or wall not less than five (5) nor more than six feet (6') 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 (2) driveways, each not to exceed twenty-four feet (24') in width,

3. As a minimum, exterior litter containers shall be provided at a ratio of one (1) for every five (5) 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;

I. Drive-in bank, subject to the following conditions:

1. The site shall be located in an auto-oriented portion of a business zone,

2. Vehicular access to the premises shall be located so as to minimize conflict with pedestrian walkways or parking access and to not

interrupt established retail or service frontages designed to serve pedestrians,

3. Landscaping and screening shall be provided in accordance with plans approved by the Director. Drive-in banking facilities located on property adjacent to R-Zoned areas shall be screened from the R Zone by a fence or wall between five (5) and six feet (6') in height. In addition, there shall be a landscaped strip at least three feet (3') in width on the side of the screen facing the R-Zoned area. The three-foot (3') width may be averaged along the length of the screen;

4. Walk-up banking service, which may include electronically operated customer service stations, shall be provided on site during regular daytime banking hours when there is no interior banking service.

(Ord. 116907 § 15, 1993; Ord. 109810 § 3, 1981; Ord. 109737 § 33(part), 1981; Ord. 108137 § 5(part), 1979; Ord. 106848 § 3(part), 1977; Ord. 99872 § 6(part), 1971; Ord. 98426 § 7(part), 1969; Ord. 98216 § 2(part), 1969; Ord. 96031 § 5(part), 1967; Ord. 92886 § 3(part), 1964; Ord. 91700 § 12(part), 1962; Ord. 91345 § 1(part), 1962; Ord. 89796 § 3(part), 1960; Ord. 89229 § 5(part), 1960; Ord. 86300 § 15.32, 1957.)

**24.44.090 Accessory uses permitted outright.**

The following uses are permitted:

A. Accessory uses customarily incidental to a principal use permitted outright in this chapter, except of a type prohibited in Section 24.44.160;

B. Amateur radio transmitting tower;

C. Sale of alcoholic beverages for consumption on the premises;

D. Drive-in banking facilities, subject to the requirements of Section 24.42.050;

E. Heat-recovery incinerator under conditions specified in Section 24.16.070, subsection G, provided that no lot so used shall be less than two (2) acres in area, or if the lot is an entire block, no less than sixty thousand (60,000) square feet in area;

F. On-premises Signs.

1. Each business establishment may have one (1) pole, roof, wall, marquee, under-marquee, projecting or combination sign for each three hundred (300) lineal feet, or portion thereof, of frontage on public rights-of-way, except alleys.

2. In addition to the signs permitted by subsection F1, each business establishment may have one (1) wall, ground, marquee, under-mar-

## 24.44.090 ZONING AND SUBDIVISIONS

quee or projecting sign for each thirty (30) lineal feet, or portion thereof, of frontage on public rights-of-way, except alleys.

3. In addition to the signs permitted by subsections F1 and F2, each multiple business center and drive-in business may have one (1) pole sign for each three hundred (300) lineal feet, or portion thereof, of frontage on public rights-of-way, except alleys. Such pole signs may be for a drive-in business, or for an individual business establishment located in a multiple business center, or may identify a multiple business center.

4. In addition to the signs permitted by subsections F1, F2 and F3, each gasoline service station may also have one (1) additional ground sign for each three hundred (300) lineal feet, or portion thereof, of frontage on public rights-of-way, except alleys, for the purpose of identifying the price of gasoline dispensed on the premises. The ground sign shall be no larger than twenty-four (24) square feet in area, and the price identification shall accurately indicate the full price of the gasoline being offered for sale by numerals of equal size.

5. Temporary signs permitted by Section 23.55.012 of the Land Use Code shall be permitted. (Ord. 112830 § 44, 1986; Ord. 109844 § 3(part), 1981; 109810 § 4, 1981; Ord. 88921 § 3, 1960; Ord. 86300 § 15.41, 1957.)

### **24.44.095 Accessory conditional uses.**

Accessory conditional uses shall be as set forth in Sections 24.44.100 and 24.44.110. (Ord. 109737 § 34(part), 1981; Ord. 86300 § 15.50, 1957.)

### **24.44.100 Accessory conditional uses permitted by Council.**

Accessory 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 24.72. (Ord. 109737 § 34(part), 1981; Ord. 86300 § 15.41, 1957.)

### **24.44.110 Accessory conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with the provisions of Chapter 24.74:

A. Accessory uses customarily incidental to the principal conditional uses specified in Section 24.44.080 unless modified in this chapter;

B. Any principal use permitted outright in Chapter 24.46, but only when necessary as an appurtenant accessory use to a principal use permitted in this chapter;

C. Heat-recovery incinerator under the conditions specified in Section 24.16.070, subsection G. (Ord. 109844 § 4(part), 1981; Ord. 109737 § 34(part), 1981; Ord. 86300 § 15.52, 1957.)

### **24.44.120 Building height.**

No building other than a residential tower structure shall exceed a height of sixty feet (60'), except as modified in Sections 24.62.030 and 24.62.040. (Ord. 98216 § 3(part), 1969; Ord. 86300 § 15.61, 1957.)

### **24.44.130 Lot area.**

A. No minimum lot area requirements for non-residential buildings;

B. Lot area requirements for residential buildings or residential parts shall be as provided in Section 24.30.120, except residential tower structures which shall be as provided in Section 24.44.030 E. (Ord. 98216 § 3(part), 1969; Ord. 86300 § 15.62, 1957.)

### **24.44.140 Required yards.**

Each lot shall have front, side and rear yards of not less than the depths and widths as follows, except as modified in Sections 24.62.070 through 24.62.160:

A. Front yard: None required for nonresidential buildings or base structures for residential tower structures. Ten feet (10') for residential buildings or residential parts;

B. Side yards: None required for nonresidential buildings or base structures for residential tower structures. Side yards for residential buildings or residential parts shall be as provided in Section 24.32.120;

C. Rear yards: None required for nonresidential buildings or base structures for residential



tower structures. Rear yards for residential buildings or residential parts shall be as provided in Section 24.32.120.

(Ord. 98216 § 3(part), 1969; Ord. 86300 § 15.63, 1957.)

**24.44.150 Lot coverage.**

No lot coverage limitations for nonresidential buildings or base structures for residential tower structures. Residential buildings or residential parts shall not occupy more than forty percent (40%) of a lot, except as modified in Sections 24.62.170 and 24.62.180, and except residential tower structures which shall not occupy more than fifty percent (50%) of a lot and to which the provisions of Sections 24.62.170 and 24.62.180 shall not apply.

(Ord. 98216 § 3(part), 1969; Ord. 86300 § 15.64, 1957.)

**24.44.160 Prohibited uses.**

A. Any use other than a permitted BC use which is permitted only in a more intensive zone;

B. Riding academies;

C. Private stables;

D. Maintenance of domestic fowl.

(Ord. 86300 § 15.7, 1957.)

For current SMC, contact the Office of the City Clerk

**Chapter 24.46**  
**BM METROPOLITAN BUSINESS ZONE**

**Sections:**

**24.46.010** Required conditions.

**24.46.020** Principal uses permitted outright—Generally.

**24.46.030** Principal uses permitted outright—Designated.

**24.46.040** Principal uses permitted in other than street level floor space or with view-obscuring wall.

**24.46.050** Principal uses permitted in other than street level floor space.

**24.46.055** Principal conditional uses.

**24.46.060** Principal conditional uses permitted by Council.

**24.46.070** Principal conditional uses permitted by Director.

**24.46.080** Accessory uses permitted outright.

**24.46.085** Accessory conditional uses.

**24.46.090** Accessory conditional uses permitted by Council.

**24.46.100** Accessory conditional uses permitted by Director.

**24.46.110** Floor area ratio.

**24.46.120** Lot area.

**24.46.130** Required yards.

**24.46.140** Prohibited uses.

**24.46.010** Required conditions.

All uses permitted in this chapter shall be subject to the following conditions:

A. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building except for restaurants, cafes, establishments selling alcoholic beverages for consumption on the premises, glazed display cases, advertising signs, off-street parking, off-street loading areas, and outdoor ice skating rinks; provided, that no advertising sign shall be located upon and supported by a roof or parapet of a building or structure; and provided further that off-street parking spaces in the “downtown area” shall be subject to Section 24.64.130.

B. Processes and equipment employed and goods sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, radiation hazards, cinders, gas, fumes, noise, vibration, refuse matter or water-carried waste.

C. Other required conditions specified in this chapter.

(Ord. 105876 § 6, 1976; Ord. 104971 § 3, 1975; Ord. 104660 § 3, 1975; Ord. 94036 § 10, 1965; Ord. 86300 § 16.1, 1957.)

**24.46.020** Principal uses permitted outright—Generally.

Principal uses permitted outright shall be as set forth in Sections 24.46.030 through 24.46.050.

(Ord. 105565 § 3(part), 1976; Ord. 86300 § 16.20, 1956.)

**24.46.030** Principal uses permitted outright—Designated.

The following uses are permitted:

- A. Window displays;
  - B. Retail store;
  - C. Personal service establishment, such as beauty shop, barbershop and shoe repair shop;
  - D. Restaurant, cafe, or establishment selling alcoholic beverages for consumption on the premises with or without live entertainment or dancing; taverns, brewpubs, package liquor stores;
  - E. Bank or other financial institution;
  - F. Hotel, motel;
  - G. Transportation ticket office, travel agency office;
  - H. Private or public art gallery, museum and library;
  - I. Locksmith;
  - J. Catering establishment selling at retail;
  - K. Glazed display case;
  - L. Day care center subject to standards established by state law for such uses;
  - M. Public playground and public park, including customary buildings and activities;
  - N. Theater and adult motion picture theater;
  - O. Advertising sign when subject to applicable provisions of this subtitle and other ordinances;
  - P. Automobile rental office.
- (Ord 112179 § 3, 1985; Ord. 108358 § 1, 1979; Ord. 105565 § 3(part), 1976; Ord. 94036 § 1(part), 1965; Ord. 86300 § 16.21, 1957.)

**24.46.040** Principal uses permitted in other than street level floor space or with view-obscuring wall.

The following uses are permitted when occupying other than street level floor space, or, permitted when occupying street level floor space provided that such use shall be separated from the

24.46.040 ZONING AND SUBDIVISIONS

street by a space occupied or intended to be occupied by uses permitted in Section 24.46.030, and is also separated by a view-obscuring wall located across the rear of such permitted uses as specified in Section 24.46.030:

- A. Business or professional office;
  - B. Catering establishment;
  - C. Taxidermy shop;
  - D. Wholesale store, including wholesale storage of the following merchandise: jewelry, optical and photographic goods, pharmaceuticals and cosmetics, and other similar high-value, low-bulk articles;
  - E. Telephone exchange, static transformer and booster station, and other public utility service use;
  - F. Meeting hall, auditorium, theater, bowling lane, skating rink, pool hall, dance hall;
  - G. Radio and television studio;
  - H. Appliance repair.
- (Ord. 105565 § 3(part), 1976: Ord. 94036 § 11(part), 1965: Ord. 86300 § 16.22, 1957.)

**24.46.050 Principal uses permitted in other than street level floor space.**

The following uses are permitted when occupying other than street level floor space:

- A. Uses permitted in Sections 24.46.030 and 24.46.040 without specified limitations;
- B. Trade or business school;
- C. Custom manufacture for sale at retail on the premises of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (excluding stampings of metal heavier than fourteen (14) gauge), shell, textiles, tobacco, wax, wire, wood and yarns;
- D. Experimental or testing laboratory which does not employ machinery or equipment prohibited by Section 24.46.140 B;
- E. Private or fraternal club, lodge, social or recreational building with dining and other social facilities;
- F. Art, dance, and/or music school or studio;
- G. Printing and publishing establishment;
- H. Manufacture of musical instruments, except pianos and organs; toys, novelties, rubber or metal stamps, or other small molded rubber products; pottery and figurines or other similar ceramic

products from previously pulverized clay, kilns to be fired by electricity or gas;

- I. Manufacture or assembly of electrical appliances, electronic instruments and devices, and radios and phonographs;
  - J. Artist's studio/dwelling.
- (Ord. 107109 § 5, 1978: Ord. 105565 § 3(part), 1976: Ord. 94036 § 11(part), 1965: Ord. 86300 § 16.23, 1957.)

**24.46.055 Principal conditional uses.**

Principal conditional uses shall be as set forth in Sections 24.46.060 and 24.46.070.  
(Ord. 109737 § 35(part), 1981: Ord. 86300 § 16.30, 1957.)

**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 23.76:

- A. Helistops, subject to the provisions of Section 24.54.100 for helistops and heliports;
  - B. Microwave or line-of-sight transmission station.
- (Ord. 116907 § 16, 1993: Ord. 109737 § 35(part), 1981: 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 Director.**

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

- 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. Automobile service station under the conditions provided in Section 24.40.040 B;

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**Seattle Municipal Code  
March, 1995 code update file  
Text provided for historic reference only.**

**See ordinances creating and amending  
sections for complete text, graphics,  
and tables and to confirm accuracy of  
this source file.**

**For current SMC, contact  
the Office of the City Clerk**



D. Fast-food restaurant, subject to the following conditions:

1. A view-obscuring fence or wall not less than five (5) nor more than six feet (6') 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 (2) driveways, each not to exceed twenty-four feet (24') in width.

3. At a minimum, exterior litter containers shall be provided at a ratio of one (1) for every five (5) 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;

E. Drive-in banks, subject to the conditions set forth in Section 24.44.080, subsection J. (Ord. 116907 § 17, 1993; Ord. 109810 § 5, 1981; Ord. 109737 § 35(part), 1981; 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.)

**24.46.080 Accessory uses permitted outright.**

The following uses are permitted:

A. Accessory uses customarily incidental to a principal use permitted outright in this chapter;

B. Window displays;

C. Production or processing of goods sold at retail where produced, provided that when such use is located in the street level floor space, no more than two (2) persons shall be employed therein in such production or process;

D. Storage of products manufactured on premises, provided that such storage shall not be located in the street level floor space;

E. Accessory off-street parking spaces within a principal building when limited to a gross floor area of ten percent (10%) of the building gross floor area, provided that such use shall not be located in street level floor space;

F. Accessory off-street loading space;

G. Heat-recovery incinerator under conditions specified in Section 24.16.070, subsection G, provided that no lot so used shall be less than two (2) acres in area, or if the lot is an entire block, no

less than sixty thousand (60,000) square feet in area;

H. Adult panorams. (Ord. 110547 § 1, 1982; Ord. 110382 § 2, 1982; Ord. 109844 § 3(part), 1981; Ord. 99368 § 6, 1970; Ord. 94036 § 13, 1965; Ord. 86300 § 16.41, 1957.)

**24.46.085 Accessory conditional uses.**

Accessory conditional uses shall be as set forth in Sections 24.46.090 and 24.46.100.

(Ord. 109737 § 36(part), 1981; Ord. 86300 § 16.50, 1957.)

**24.46.090 Accessory conditional uses permitted by Council.**

Accessory uses customarily incidental to the principal conditional uses specified in Sections 24.46.055 through 24.46.070 are permitted when authorized by the Council in accordance with Chapter 24.72.

(Ord. 109737 § 36(part), 1981; Ord. 99368 § 7 (part), 1970; Ord. 94036 § 14(part), 1965; Ord. 86300 § 16.51, 1957.)

**24.46.100 Accessory conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director 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 (10%) of the building gross floor area, and when located in other than street level floor space and following review and report and recommendation by both the Commission and Engineering Department concerning impact on adja-

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cent streets and Central Business District Comprehensive Plan;

D. Drive-in banking facilities, subject to the requirements of Section 24.42.050;

E. Heat-recovery incinerator under the conditions specified in Section 24.16.070, subsection G. (Ord. 109844 § 4(part), 1981; Ord. 109810 § 6, 1981; Ord. 109155 § 11(part), 1980; Ord. 99368 § 7(part), 1970; Ord. 94036 § 14(part), 1965; Ord. 86300 § 16.52, 1957.)

**24.46.110 Floor area ratio.**

A. The gross floor area of any structure, not including the floor area used for accessory parking or floor area not to exceed six percent (6%) of the gross floor area of the structure used exclusively for mechanical equipment such as heating, ventilating and air conditioning equipment shall not exceed ten (10) times the lot area except as modified in Section 24.46.110 B and in Sections 24.64.030 and 24.64.040. However, for the purpose of computing the gross floor area ratio, adjacent properties and properties located across an abutting alley under common ownership or linked for this purpose by appropriate legal agreements and deed restrictions may be considered together so that one (1) structure may exceed the ten-to-one (10:1) ratio, provided that the other properties fall sufficiently short of this ratio so that their combined bulk does not exceed ten (10) times the area of all the lots taken together.

B. 1. The Director shall review the design of any plazas, shopping plazas, shopping arcades and voluntary building setback areas to determine whether these elements, as designed, provide a public benefit. The Director shall consider the following objectives in determining what constitutes a public benefit as appropriate for each element being considered:

a. To provide open spaces, landscaping and pedestrian amenities at appropriate locations to enhance the downtown environment;

b. To ensure that the location of public open spaces and pedestrian routes relate well to the street and contribute to a desirable street environment;

c. To provide additional pedestrian circulation areas adjacent to the sidewalks and create alternative routes between streets through buildings or open spaces;

d. To provide shopping services and activities of interest for pedestrians at the sidewalk level and around plazas and open spaces;

e. To ensure that public pedestrian areas and open spaces have maximum exposure to sunlight and are protected from wind and rain.

2. From time to time the Director shall promulgate rules setting forth design principles to be followed in determining whether or not a particular design provides a public benefit consistent with the objectives identified in subsection B1.

3. If the Director determines that the design of the plazas, shopping plazas, arcades, shopping arcades and voluntary building setback areas provide a public benefit, the floor area may be increased in the following amounts:

a. For each square foot of plaza provided on a lot, the gross floor area permitted in subsection A may be increased by ten (10) square feet.

b. For each square foot of shopping plaza provided on a lot, the gross floor area permitted in subsection A may be increased fourteen (14) square feet. However, shopping plazas containing permitted consumer shopping uses other than within the principal building shall be reviewed by the Director to ensure that open and uncovered portions are usable and that such uses are properly oriented to passing pedestrians.

c. For each square foot of arcade provided on a lot, the gross floor area permitted in subsection A may be increased by six (6) square feet.

d. For each square foot of shopping arcade provided on a lot, the gross floor area permitted in subsection A may be increased by ten (10) square feet.

e. For each square foot of voluntary building setback area provided on a lot, the gross floor area permitted in subsection A may be increased by six (6) square feet. Where an arcade bonus is taken, a voluntary building setback area bonus cannot also be taken for the area above the arcade.

(Ord. 110303 § 1, 1981; Ord. 109694 § 2, 1981; Ord. 107075 § 5(part), 1978; Ord. 106862 § 5(part), 1977; Ord. 96153 § 1(part), 1967; Ord. 94036 § 15(part), 1965; Ord. 86300 § 16.61, 1957.)

(Seattle 3-94)

Seattle Municipal Code  
March 2021 code update file  
Text provided for historic reference only.

BM METROPOLITAN BUSINESS ZONE 24.46.120

Cases: "Lot area" does not include a landowner's fee interest in an adjoining street. **Mall, Inc. v. Seattle**, 108 Wn.2d 369, 739 P.2d 668 (1987).

**24.46.120 Lot area.**

No minimum lot area is required.

See ordinances creating and amending sections for complete text, graphics, and tables and to confirm accuracy of this source file.

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24.46.120 ZONING AND SUBDIVISIONS

(Ord. 107075 § 5(part), 1978: Ord. 106862 § 5(part), 1977: Ord. 96153 § 1(part), 1967: Ord. 94036 § 15(part), 1965: Ord. 86300 § 16.62, 1957.)

**24.46.130 Required yards.**

No minimum yards are required.  
(Ord. 107075 § 5(part), 1978: Ord. 106862 § 5(part), 1977: Ord. 96153 § 1(part), 1967: Ord. 94036 § 15(part), 1965: Ord. 86300 § 16.63, 1957.)

**24.46.140 Prohibited uses.**

A. Any use specified in Sections 24.44.030C or D, 24.44.040 B, or 24.44.060 C or D except retail pet shop and motel.

B. Any use, other than a permitted BM use, which is permitted in a more intensive zone.  
(Ord. 94036 § 16, 1965: Ord. 86300 § 16.7, 1957.)

**Chapter 24.48  
CM METROPOLITAN COMMERCIAL  
ZONE**

**Sections:**

- 24.48.010 Required conditions.**
- 24.48.020 Principal uses permitted outright—Generally.**
- 24.48.030 Principal uses permitted outright—Designated.**
- 24.48.040 Residential uses permitted outright.**
- 24.48.045 Principal conditional uses.**
- 24.48.050 Principal conditional uses permitted by Council.**
- 24.48.060 Principal conditional uses permitted by Director.**
- 24.48.070 Accessory uses permitted outright.**
- 24.48.080 Accessory conditional uses permitted by Director.**
- 24.48.090 Bulk regulations—Generally.**
- 24.48.100 Floor area ratio.**
- 24.48.110 Lot area.**
- 24.48.120 Required yards.**
- 24.48.130 Prohibited uses.**

**24.48.010 Required conditions.**

(Seattle 3-94)

All uses permitted in this chapter shall be subject to the following conditions:

A. Processes and equipment employed and goods stored, processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, radiation hazards, cinders, gas, fumes, noise, vibration, refuse matter or water-carried waste.

B. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within a roofed structure except for restaurants, cafes, establishments selling alcoholic beverages for consumption on the premises, glazed display cases, advertising signs, off-street parking, off-street loading areas, service stations, automobile rental and sales, automobile laundry, helistop, and outdoor skating rink; provided that no advertising sign shall be located upon and supported by a roof or parapet of a building or structure; and provided further that off-street parking spaces established in the “downtown area” shall be subject to Section 24.64.130.

C. Other required conditions specified in this chapter and Section 24.66.140 A.

(Ord. 105876 § 8, 1976: Ord. 104971 § 4, 1975: Ord. 104870 § 1, 1975: Ord. 104660 § 4, 1975: Ord. 94036 § 17, 1965: Ord. 86300 § 17.1, 1957.)

**24.48.020 Principal uses permitted outright—Generally.**

Principal uses permitted outright shall be as set forth in Sections 24.48.030 through 24.48.040.

(Ord. 104213 § 1(part), 1975: Ord. 86300 § 17.20, 1957.)

**24.48.030 Principal uses permitted outright—Designated.**

The following uses are permitted:

A. Retail store, business and professional office, personal service establishment, bank or other financial institution, catering establishment restaurant, cafe, or establishment selling alcoholic beverages for consumption on the premises, with or without live entertainment or dancing, window display space, glazed display case, transportation ticket office, travel agency office, and bakery, provided it sells its products at retail on the premises;

B. Hotel, apartment hotel and motel;

C. Pool hall, public dance hall, tavern, brewpub, package liquor store, and other similar enterprises;



D. Frozen-food lockers, retail ice dispensary, not including ice manufacture, plant nursery including retail sales of products;

E. Taxidermy shop, locksmith, appliance repair shop; upholstery establishment, retail pet shop or small animal clinic for outpatient treatment only, retail building supply store, automobile laundry, printing and publishing establishment, and photographic processing laboratory;

F. Meeting hall, auditorium, theater, adult motion picture theater, bowling lanes, skating rink, including outdoor ice-skating rink;

G. Automobile and pleasure boat display or sales establishment, automobile repair, minor;

H. Automobile rental and sales, provided that any portion of the area not permanently maintained in a landscaped condition shall be graded, drained and surfaced as required in Section 24.64.150 C;

I. Parking garage and automobile rental garage, commercial parking lot for private passenger vehicles only, open structures for parking of private passenger vehicles only, except in the "downtown area" as shown on Plate IV, following Chapter 24.64 of this Code;

J. Trade or business school, art, dance or music school or studio, and/or artist's studio/dwelling;

K. Laundry, dry-cleaning, dyeing or rug cleaning plants;

L. Warehouse or wholesale store; wholesale office, including wholesale storage of the following merchandise: jewelry, optical and photographic goods, pharmaceuticals, and cosmetics, and other similar high-value, low-bulk articles;

M. Experimental or testing laboratory which does not employ machinery or equipment not permitted in the CM Zone;

N. Fire station, public and private art gallery, library, museum, branch telephone exchange, microwave or line-of-sight transmission station, static transformer and booster station, and other public utility service uses when necessary due to operating requirements; but not including yards, or buildings for service or storage;

O. Church, private or fraternal club, lodge, social or recreational building;

P. Advertising sign, when subject to applicable provisions of this subtitle and other ordinances;

Q. Uses permitted in Section 24.54.040 provided that such uses shall not occupy any street level floor space;

R. Public or private park;

S. Existing railroad rights-of-way, including passenger shelter stations but not including switching, storage, freight yards or sidings;

T. Radio and television studio;

U. Jail;

V. Day care center subject to standards established by state law for such uses.

(Ord. 112179 § 4, 1985; Ord. 108358 § 2, 1979; Ord. 107537 § 5, 1978; Ord. 107109 § 6, 1978; Ord. 105931 § 1, 1976; Ord. 105876 § 9, 1976; Ord. 105565 § 4, 1976; Ord. 104423 § 2, 1975; Ord. 1042131 § 1(part), 1975; Ord. 103105 § 1, 1974; Ord. 102817 § 6, 1973; Ord. 99503 § 3, 1970; Ord. 94036 § 18, 1965; Ord. 91138 § 3, 1962; Ord. 86300 § 17.21, 1957.)

**24.48.040 Residential uses permitted outright.**

Apartment houses are permitted, subject to the following conditions:

A. At least four (4) 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 Code<sup>1</sup> 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 (10) 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.

**24.48.045 Principal conditional uses.**

Principal conditional uses shall be as set forth in Sections 24.48.050 and 24.48.060.

(Ord. 109737 § 37(part), 1981; Ord. 86300 § 17.30, 1957.)

**24.48.050 Principal conditional uses permitted by Council.**

The following uses are permitted when authorized by the Council in accordance with Chapter 23.76:

A. Work-release centers subject to the following conditions:

1. When nearby or associated uses and other conditions in the immediate environs would not adversely affect persons residing in the facility,

2. When the facility will not usurp land which is needed for or better suited to commercial usage by virtue of special attributes such as railroad access and proximity of established commercial development;

B. Public convention centers subject to the following criteria which shall be considered in evaluating, approving, conditioning or denying public convention center proposals:

1. In making its decision, the Council shall determine whether the facility serves the public interest. This determination shall be based upon an evaluation of the public benefits and the

adverse impacts of the facility. The Council shall approve the facility only if it finds that public benefits outweigh the adverse impacts of the facility which cannot otherwise be mitigated.

2. In evaluating the public benefits and adverse impacts of a proposed convention center, the Council shall consider, but is not limited to, the following factors:

a. Economic impacts including, but not limited to, net fiscal impacts on the State of Washington and City of Seattle, increased employment opportunities, demand for new development and increased tourism in the City and state;

b. Public amenities incorporated within the project including but not limited to open spaces accessible to the public and improved pedestrian circulation systems;

c. The relationship of the project to its surroundings with respect to height, bulk, scale, massing, landscaping, aesthetics, view enhancement or blockage, shadows and glare;

d. Impacts of the facility on traffic, parking, street systems, transit and pedestrian circulation;

e. Impacts of the facility on existing residential development in the vicinity of the project, including but not limited to direct and indirect housing loss;

f. Impacts of the facility on local governmental services and operations, including but not limited to police and fire protection, and water, sewer and electric utilities;

g. Impacts of the facility relative to noise and air quality;

h. Cumulative impacts of the project on governmental services and facilities, natural systems or the surrounding area, considering the project's impacts in aggregate with the impacts of prior development and the impacts of future development which may be induced by the project;

i. Additional information as the Council deems necessary to fully evaluate the proposal.

3. If the Council approves a convention center, it may attach conditions to its approval as necessary to protect the public interest or to mitigate adverse impacts. Conditions required by the Council may include, but are not limited to, landscaping, screening or other design amenities; parking facilities adequate to accommodate potential parking demands; a traffic management

plan; measures to mitigate housing loss; and measures to reduce energy consumption.

C. Helistop, in accordance with the provisions of Section 24.54.100.

(Ord. 116907 § 18, 1993; Ord. 111702 § 4, 1984; Ord. 109737 § 37(part), 1981; Ord. 107537 § 6(part), 1978; Ord. 86300 § 17.31, 1981.)

**24.48.060 Principal conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with Chapter 23.76:

A. Homes for the retired;

B. Steam manufacture;

C. Drive-in bank, drive-in dry cleaning establishment;

D. Automobile service station under the conditions provided in Section 24.40.040 B;

E. Parking garage and automobile rental garage, commercial parking lot for private passenger vehicles only, open structures for parking of private passenger vehicles only, except in Area "A" of the "Downtown Area" as shown on Plate IV, following Chapter 24.64 of this Code;

F. Fast-food restaurant, subject to the following conditions:

1. A view-obscuring fence or wall not less than five (5) or more than six feet (6') 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 (2) driveways, each not to exceed twenty-four feet (24') in width,

3. At a minimum, exterior litter containers shall be provided at a ratio of one (1) for every five (5) 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;

G. Drive-in restaurants, subject to the following conditions:

1. The site shall be located in an auto-oriented portion or on the fringe of a business zone;

2. Vehicular access to the premises shall not conflict with high-volume pedestrian walkways nor interrupt established retail to service frontages designed to serve pedestrians;

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24.48.050 ZONING AND SUBDIVISIONS

3. Adequate refuse receptacles shall be provided on site;

4. Design of the use, including architectural treatment, signs, landscaping, illumination and site integration shall be compatible with other uses and structures in the vicinity;

H. Drive-in bank, subject to the conditions set forth in Section 24.44.080, subsection J. (Ord. 116907 § 19, 1993; Ord. 109810 § 7, 1981; Ord. 109737 § 37(part), 1981; Ord. 107537 § 6(part), 1978; Ord. 107069 § 1, 1977; Ord. 106848 § 5, 1977; Ord. 105876 § 10, 1976; Ord. 103105 § 2, 1974; Ord. 102817 § 7, 1973; Ord. 99053 § 4, 1970; Ord. 98426 § 8, 1969; Ord. 94036 § 19, 1965; Ord. 91700 § 14, 1962; Ord. 86300 § 17.32, 1957.)

**24.48.070 Accessory uses permitted outright.**

The following uses are permitted:

A. Accessory uses customarily incidental to a principal use permitted outright except of a type prohibited in Section 24.48.130;

B. Accessory off-street loading space;

C. Drive-in banking facilities, subject to the requirements of Section 24.42.050;

D. Heat-recovery incinerator under conditions specified in Section 24.16.070, subsection G, provided that no lot so used shall be less than two (2) acres in area, or if the lot is an entire block, no less than sixty thousand (60,000) square feet in area;

E. Adult panorams. (Ord. 110547 § 2, 1982; 110382 § 3, 1982; Ord. 109844 § 3(part), 1981; Ord. 109810 § 8, 1981; Ord. 99368 § 8, 1970; Ord. 94036 § 20, 1965; Ord. 86300 § 17.41, 1957.)

**24.48.080 Accessory conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

A. Accessory uses customarily incidental to principal conditional uses specified in Section 24.48.060 except as modified in this chapter;

B. Any principal use permitted outright in Sections 24.52.050 A, 24.54.040 and 24.54.050, but only when necessary as an accessory use to a principal use permitted in this chapter;

C. Heat-recovery incinerator under the conditions specified in Section 24.16.070, subsection G. (Ord. 109844 § 4(part), 1981; Ord. 109737 § 38, 1981; Ord. 99368 § 9, 1970; Ord. 94036 § 21, 1965; Ord. 86300 § 17.52, 1957.)

**24.48.090 Bulk regulations—Generally.**

Bulk regulations shall be as set forth in Sections 24.48.100 through 24.48.120. (Ord. 104213 § 2(part), 1975; Ord. 86300 § 17.60, 1957.)

**24.48.100 Floor area ratio.**

A. Except as provided in subsection C, the gross floor area of any structure, not including the floor area used for accessory parking or floor area not to exceed six percent (6%) of the gross floor area of total structure used exclusively for mechanical equipment such as heating, ventilating, or air conditioning equipment shall not exceed ten (10) times the lot area except as modified in subsection B and in Sections 24.62.030 and 24.62.040. However, for the purpose of computing the gross floor area ratio, adjacent properties and properties located across an abutting alley, under common ownership or linked for this purpose by appropriate legal agreements and deed restrictions, may be considered together so that one structure may exceed the ten-to-one (10:1) ratio, provided that the other properties fall sufficiently short of this ratio so that their combined bulk does not exceed ten (10) times the area of all the lots taken together.

B. 1. The Director shall review the design of plazas, shopping plazas, shopping arcades and voluntary building setback areas to determine whether these elements, as designed, provide a public benefit. The Director shall consider the following objectives in determining what constitutes a public benefit as appropriate for each element being considered;

a. To provide open spaces, landscaping and pedestrian amenities at appropriate locations to enhance the downtown environment;

b. To ensure that the location of public open spaces and pedestrian routes relate to the street and contribute to a desirable street environment;

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c. To provide additional pedestrian circulation areas adjacent to the sidewalks and create alternative routes between streets through buildings or open spaces;

d. To provide shopping services and activities of interest for pedestrians at the sidewalk level and around plazas and open spaces;

e. To ensure that public pedestrian areas and open spaces have maximum exposure to sunlight and are protected from wind and rain.

2. From time to time the Director shall promulgate rules setting forth design principles to be followed in determining whether or not a particular design provides a public benefit consistent with the objectives identified in subsection B1.

3. If the Director determines that the design of the plazas, shopping plazas, arcades, shopping arcades and voluntary building setback areas provides a public benefit, the floor area may be increased in the following amounts:

a. For each square foot of plaza provided on a lot, the gross floor area permitted in subsection A may be increased by ten (10) square feet.

b. For each square foot of shopping plaza provided on a lot, the gross floor area permitted in subsection A may be increased by fourteen (14) square feet. However, shopping plazas containing permitted consumer shopping uses other than within the principal building shall be reviewed by the Director to ensure that open and uncovered portions are usable and that such uses are properly oriented to passing pedestrians.

c. For each square foot of arcade provided on a lot, the gross floor area permitted in subsection A may be increased by six (6) square feet.

d. For each square foot of shopping arcade provided on a lot, the gross floor area permitted in subsection A may be increased by ten (10) square feet.

e. For each square foot of voluntary building setback area provided on a lot, the gross floor area permitted in subsection A may be increased by six (6) square feet. Where an arcade bonus is taken, a voluntary building setback area bonus cannot also be taken for the area above the arcade.

C. The gross floor area of any residential structure or of any structure containing both residential and nonresidential uses, excluding the

floor area used for accessory parking or floor area not to exceed six percent (6%) of the gross floor area of the structure used exclusively for heating, ventilating, air conditioning or other mechanical equipment, shall not exceed ten (10) times the lot area, provided the ratio may be increased to a maximum of thirteen (13) times the lot area as follows:

1. For each square foot of landscaped plaza provided on a lot, the gross floor area may be increased by ten (10) square feet;

2. For each square foot of arcade provided on a lot, the gross floor area may be increased by six (6) square feet;

3. For each square foot of landscaped voluntary building setback area provided on a lot, the gross floor area may be increased by six (6) square feet. Where an arcade bonus is taken, a landscaped voluntary building setback area bonus cannot be taken for the area above the arcade;

4. For each square foot of roof or deck garden provided on a lot, the gross floor area may be increased by six (6) square feet.

Floor area bonuses for landscaped plazas, arcades and landscaped voluntary building setbacks shall be allowed only if the Director determines that the design provided is a public benefit. In no case shall the gross floor area of nonresidential use in a structure containing both residential and nonresidential uses exceed ten (10) times the lot area.

(Ord. 110303 § 2, 1981: Ord. 109694 § 3, 1981; Ord. 107194 § 1, 1978: Ord. 107075 § 6, 1978: Ord. 106862 § 6, 1977: Ord. 104213 § 2(part), 1975: Ord. 103105 § 3(part), 1974: Ord. 96153 § 2(part), 1967: Ord. 94036 § 22(part), 1965: Ord. 86300 § 17.61, 1957.)

**24.48.110 Lot area.**

No minimum lot area is required.  
(Ord. 104213 § 2(part), 1975: Ord. 103105 § 3 (part), 1974: Ord. 96153 § 2(part), 1967: Ord. 94036 § 22(part), 1965: Ord. 86300 § 17.62, 1957.)

**24.48.120 Required yards.**

No minimum yards are required.  
(Ord. 104213 § 2(part), 1975: Ord. 103105 § 3 (part), 1974: Ord. 96153 § 2(part), 1967: Ord. 94036 § 22(part), 1965: Ord. 86300 § 17.63, 1957.)

24.48.050 ZONING AND SUBDIVISIONS

**24.48.130 Prohibited uses.**

- A. Any use, other than a permitted CM use, which is permitted only in a more intensive zone;
- B. Riding academies;
- C. Private stables;
- D. Maintenance of domestic fowl.

(Ord. 94036 § 23, 1965; Ord. 86300 § 17.7, 1957.)

**Chapter 24.50**

**CMT METROPOLITAN COMMERCIAL  
ZONE TEMPORARY**

**Sections:**

**24.50.010 Required conditions.**

**24.50.020 Principal uses permitted  
outright—Generally.**

**24.50.030 Principal use permitted  
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**24.50.040 Principal uses permitted one  
hundred feet (100') from R  
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**24.50.050 Principal uses permitted in  
enclosed building.**

**24.50.060 Principal uses permitted subject  
to Section 24.50.040.**

**24.50.070 Principal conditional uses.**

**24.50.080 Accessory uses permitted  
outright.**

**24.50.090 Accessory conditional uses.**

**24.50.100 Floor area ratio.**

**24.50.110 Lot area.**

**24.50.120 Required yards.**

**24.50.130 Prohibited uses.**

**24.50.010 Required conditions.**

All uses permitted in this chapter shall be subject to the following conditions:

A. Advertising signs shall not be located upon and supported by a roof or parapet of a building or structure, and shall be located fifty feet (50') or more from any lot in an R Zone and one hundred feet or more from any public schoolgrounds or public park. Except for advertising signs, any outdoor principal or accessory use which abuts upon, or faces across a street, alley or place, any lot in an R Zone, shall provide screening of six feet (6') in height. Such screening shall be maintained in good condition.

B. Processes and equipment employed and goods stored, processed or sold shall be limited to those which are not objectionable by reason of

odor, dust, smoke, cinders, gas fumes, noise, vibration, refuse matter or water-carried waste.

C. Other required conditions specified in this chapter.

D. Off-street parking spaces in the "downtown area" shall be subject to Section 24.64.130.

(Ord. 105876 § 11, 1976; Ord. 104971 § 5, 1975; Ord. 104660 § 5, 1975; Ord. 94036 § 27, 1965; Ord. 86300 § 17A.1, 1957.)

**24.50.020 Principal uses permitted  
outright—Generally.**

Principal uses permitted outright shall be as set forth in Sections 24.50.030 through 24.50.060.

(Ord. 104213 § 3(part), 1975; Ord. 86300 § 17A.20, 1957.)

**24.50.030 Principal uses permitted  
outright—Designated.**

The following uses are permitted:

A. BC, BM and CM principal uses permitted outright as specified and regulated in Chapters 24.44, 24.46 and 24.48 unless modified in this chapter;

B. Warehouse or wholesale store;

C. Trade or business school, experimental or testing laboratory, which does not employ machinery permitted only in a more intensive zone;

D. Automobile rental and sales area, provided that any portion of the area not permanently maintained in a landscaped condition shall be graded, drained and surfaced as required in Section 24.64.150 C;

E. Uses set forth in Section 24.16.030, except as modified in this chapter.

(Ord. 104213 § 3(part), 1975; Ord. 103105 § 4(part), 1974; Ord. 100542 § 1(part), 1971; Ord. 94036 § 28(part), 1965; Ord. 86300 § 17A.21, 1957.)

**24.50.040 Principal uses permitted one  
hundred feet (100') from R  
Zone.**

The following uses are permitted when all principal buildings are located one hundred feet (100') or more from any lot in an R Zone:

Automobile laundry.

(Ord. 104213 § 3(part), 1975; Ord. 103105 § 4(part), 1974; Ord. 100542 § 1(part), 1971; Ord. 94036 § 28(part), 1965; Ord. 86300 § 17A.22, 1957.)

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**24.50.050 Principal uses permitted in enclosed building.**

The following uses are permitted provided, however, that they shall be in a completely enclosed building or completely enclosed portion of a building when within fifty feet (50') of any lot in an R Zone:

- A. Automobile repair, major but not including auto wrecking yards;
  - B. Freight terminal for motor trucks;
  - C. Truck and truck trailer and house trailer display, rental and sales establishment;
  - D. Any of the manufacturing uses named in Section 24.54.040 A, B, C, D and E; provided that such use shall not occupy any street level floor space;
  - E. Manufacture and repair of electric or neon signs, advertising signs;
  - F. Cabinet shop, not including millwork, plumbing or heating shop, sheet metal shop;
  - G. Laundry, dry-cleaning, dyeing or rug cleaning plants;
  - H. Wholesale bakery;
  - I. Sorting and baling or new and used salvage materials, not including a junkyard;
  - J. Commercial vehicle storage.
- (Ord. 104213 § 3(part), 1975: Ord. 103105 § 4(part), 1974: Ord. 100542 § 1(part), 1971: Ord. 94036 § 28(part), 1965: Ord. 86300 § 17A.23, 1957.)

**24.50.060 Principal uses permitted subject to Section 24.50.040.**

The following uses are permitted subject to the provisions of Section 24.50.040:

- Apartment houses.
- (Ord. 104213 § 3(part), 1975: Ord. 103105 § 4(part), 1974: Ord. 100542 § 1(part), 1971: Ord. 86300 § 17A.24, 1957.)

**24.50.070 Principal conditional uses.**

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

- A. Principal conditional uses which the Director may authorize in a less intensive zone unless modified in this chapter;
- (Ord. 109737 § 39(part), 1981: Ord. 94036 § 29, 1965: Ord. 86300 § 17A.32, 1957.)

**24.50.080 Accessory uses permitted outright.**

The following uses are permitted:

- A. Accessory uses customarily incidental to a principal use permitted outright except of a type prohibited in Section 24.50.130;

- B. Drive-in banking facilities, subject to the requirements of Section 24.42.050;

- C. Heat-recovery incinerator under conditions specified in Section 24.16.070, subsection G, provided that no lot so used shall be less than two (2) acres in area, or if the lot is an entire block, no less than sixty thousand (60,000) square feet in area.

(Ord. 109844 § 3(part), 1981; Ord. 109810 § 9, 1981: Ord. 94036 § 30, 1965: Ord. 86300 § 17A.41, 1957.)

**24.50.090 Accessory conditional uses.**

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

- A. Accessory uses customarily incidental to principal conditional uses specified in Section 24.50.070 except as modified in this chapter;

- B. Heat-recovery incinerator under the conditions specified in Section 24.16.070, subsection G.
- (Ord. 109844 § 4(part) 1981; Ord. 109737 § 39(part), 1981: Ord. 94036 § 31, 1965: Ord. 86300 § 17A.52, 1957.)

**24.50.100 Floor area ratio.**

- A. The gross floor area of any nonresidential structure, not including the floor area used for accessory parking or floor area not to exceed six percent (6%) of the gross floor area of the total structure used exclusively for mechanical equipment such as heating, ventilating, or air conditioning equipment shall not exceed ten (10) times the lot area except as modified in Sections 24.62.030 and 24.62.040. However, for the purpose of computing the gross floor area ratio, adjacent properties under common ownership or linked for this purpose by appropriate legal agreements and deed restrictions, may be considered together so that one (1) structure may exceed the ten-to-one (10:1) ratio provided the other property or properties fall sufficiently short of this ratio so that their combined bulk does not exceed ten (10) times the area of all the lots taken together.

- B. The gross floor area of any residential structure or of any structure containing both residential and nonresidential uses, excluding the floor area used for accessory parking or floor area



## 24.48.050 ZONING AND SUBDIVISIONS

not to exceed six percent (6%) of the gross floor area of the total structure used exclusively for heating, ventilating, air conditioning or other mechanical equipment, shall be subject to provisions of Section 24.48.100 C.

(Ord. 109694 § 4, 1981; Ord. 103105 § 5(part), 1974; Ord. 100542 § 2(part), 1971; Ord. 97394 § 2(part), 1969; Ord. 94036 § 32(part), 1965; Ord. 86300 § 17A.61, 1957.)

### 24.50.110 Lot area.

No minimum lot area is required.

(Ord. 103105 § 5(part), 1974; Ord. 100542 § 2(part), 1971; Ord. 97394 § 2(part), 1969; Ord. 94036 § 32(part), 1965; Ord. 86300 § 17A.62, 1957.)

### 24.50.120 Required yards.

No minimum yards are required.

(Ord. 103105 § 5(part), 1974; Ord. 100542 § 2(part), 1971; Ord. 97394 § 2(part), 1969; Ord. 94036 § 32(part), 1965; Ord. 86300 § 17A.63, 1957.)

### 24.50.130 Prohibited uses.

A. Any use other than a permitted CM use which is permitted only in a more intensive zone;

B. Riding academies;

C. Private stables;

D. Maintenance of domestic fowl;

E. Jails and work-release centers;

F. Public convention centers.

(Ord. 111702 § 5, 1984; Ord. 107537 § 7, 1978; Ord. 94036 § 33, 1965; Ord. 86300 § 17A.7, 1957.)

## Chapter 24.52

### CG GENERAL COMMERCIAL ZONE

#### Sections:

**24.52.010 Required conditions.**

**24.52.020 Principal uses permitted outright—Generally.**

**24.52.030 Principal uses permitted outright—Designated.**

**24.52.040 Principal uses permitted in enclosed building.**

**24.52.050 Principal uses permitted fifty feet (50') from R Zone.**

**24.52.060 Principal uses permitted one hundred feet (100') from R Zone.**

**24.52.070 Principal uses permitted one hundred feet (100') from R Zone with dust control.**

**24.52.080 Principal uses permitted two hundred feet (200') from R Zone.**

**24.52.090 Principal uses permitted three hundred feet (300') from R Zone.**

**24.52.095 Principal conditional uses.**

**24.52.100 Principal conditional uses permitted by Council.**

**24.52.110 Principal conditional uses permitted by Director.**

**24.52.120 Accessory uses permitted outright.**

**24.52.130 Accessory conditional uses.**

**24.52.140 Building height.**

**24.52.150 Lot area.**

**24.52.160 Required yards.**

**24.52.170 Lot coverage.**

**24.52.180 Prohibited uses.**

### 24.52.010 Required conditions.

All uses permitted in this chapter shall be subject to the following conditions:

A. Machines employed in permitted fabrication or manufacturing establishments and automobile repair garages shall be limited to a total of one hundred (100) horsepower.

B. Except for advertising signs and transient amusement enterprises, any outdoor principal or accessory use which abuts upon, or faces across a street, alley or place, any lot in an R Zone, shall provide screening six feet (6') in height. Such screening shall be maintained in good condition.

C. Processes and equipment employed and goods stored, processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter, or water-carried waste.

D. Other required conditions specified in this chapter and Section 24.66.140 A.

E. Off-street parking spaces in the "downtown area" shall be subject to Section 24.64.130.

F. Off-premises signs and billboards shall be subject to the conditions of Section 24.44.010 I, J and K.



(Ord. 112830 § 45, 1986; Ord. 105876 § 12, 1976; Ord. 104971 § 6, 1975; Ord. 104660 § 6, 1975; Ord. 86300 § 18.1, 1957.)

**24.52.020 Principal uses permitted outright—Generally.**

Principal uses permitted outright shall be as set forth in Sections 24.52.030 through 24.52.090. (Ord. 107109 § 7(part), 1978; Ord. 86300 § 18.20, 1957.)

**24.52.030 Principal uses permitted outright—Designated.**

Uses permitted outright are:

- A. CMT principal uses permitted outright as specified and regulated in Chapter 24.50, unless modified in this chapter;
  - B. Uncovered and covered moorage for commercial boats;
  - C. Uses set forth in Section 24.16.030, except as modified in this chapter;
  - D. Artist's studio/dwelling.
- (Ord. 107109 § 7(part), 1978; Ord. 103106 § 1(part), 1974; Ord. 100890 § 7(part), 1972; Ord. 94036 § 24(part), 1965; Ord. 92492 § 2 (part), 1963; Ord. 89229 § 6(part), 1960; Ord. 88920 § 3(part), 1960; Ord. 87225 § 16(part), 1958; Ord. 86300 § 18.21, 1957.)

**24.52.040 Principal uses permitted in enclosed building.**

Uses permitted provided, however, that they shall be in a completely enclosed building, or completely enclosed portion of building when within fifty feet (50') of any lot in an R Zone are:

- A. Any of the commercial and manufacturing uses named in Section 24.54.040.
- (Ord. 107109 § 7(part), 1978; Ord. 103106 § 1(part), 1974; Ord. 100890 § 7(part), 1972; Ord. 94036 § 24(part), 1965; Ord. 92492 § 2 (part), 1963; Ord. 89229 § 6(part), 1960; Ord. 88920 § 3(part), 1960; Ord. 87225 § 16(part), 1958; Ord. 86300 § 18.22, 1957.)

**24.52.050 Principal uses permitted fifty feet (50') from R Zone.**

Uses permitted when fifty feet (50') or more from any lot in an R Zone and with required screening except between two (2) similar uses are:

- A. Storage or sales yard for building material, contractor's equipment, delivery vehicles, retail

lumber, feed and/or fuel, provided that dust is effectively controlled;

- B. Utility service yards;
- C. Storage of used machinery in operable condition;
- D. Storage of stone and concrete products for cemetery purposes;
- E. Recycling center, subject to the following provisions:

- 1. Processing of materials shall be limited to the hours between seven a.m. and six p.m.,
- 2. A six-foot (6') high view-obscuring fence or wall shall be erected and maintained on all sides which abut upon or face across a street or alley any lot in any zone other than an M or I Zone. Such fence or wall shall be set back five feet (5') or more from any lot in an R Zone and the required setback area shall be landscaped with trees or hardy shrubs maintained in good condition;

- F. Towing business.
- (Ord. 108137 § 6, 1979; Ord. 107109 § 7(part), 1978; Ord. 103106 § 1(part), 1974; Ord. 100890 § 7(part), 1972; Ord. 94036 § 24(part), 1965; Ord. 92492 § 2(part), 1963; Ord. 89229 § 6(part), 1960; Ord. 88920 § 3(part), 1960; Ord. 87225 § 16(part), 1958; Ord. 86300 § 18.23, 1957.)

**24.52.060 Principal uses permitted one hundred feet (100') from R Zone.**

Uses permitted when one hundred feet (100') or more from any lot in an R Zone are:

- A. Any of the M uses named in Section 24.54.050;
  - B. Animal hospital;
  - C. Commercial kennel, including pens and exercise runways;
  - D. Building of boats up to forty-eight feet (48') overall length at the waterline, including sales, service and repair;
  - E. Bulk station, provided that all storage tanks are underground;
  - F. Creamery or bottling plant;
  - G. Acetylene manufacture under fifteen (15) pounds per square inch pressure.
- (Ord. 107109 § 7(part), 1978; Ord. 103106 § 1(part), 1974; Ord. 100890 § 7(part), 1972; Ord. 94036 § 24(part), 1965; Ord. 92492 § 2 (part), 1963; Ord. 89229 § 6(part), 1960; Ord. 88920 § 3(part), 1960; Ord. 87225 § 16(part), 1958; Ord. 86300 § 18.24, 1957.)

24.48.050 ZONING AND SUBDIVISIONS

**24.52.070 Principal uses permitted one hundred feet (100') from R Zone with dust control.**

Uses permitted when one hundred feet (100') or more from any lot in an R Zone and with adequate dust control are:

- A. Bag cleaning and/or conditioning;
- B. Felt manufacturing;
- C. Sand blasting or cutting.

(Ord. 107109 § 7(part), 1978: Ord. 103106 § 1(part), 1974: Ord. 100890 § 7(part), 1972: Ord. 94036 § 24(part), 1965: Ord. 92492 § 2(part), 1963: Ord. 89229 § 6(part), 1960: Ord. 88920 § 3(part), 1960: Ord. 87225 § 16(part), 1958: Ord. 86300 § 18.25, 1957.)

**24.52.080 Principal uses permitted two hundred feet (200') from R Zone.**

Uses permitted when two hundred feet (200') or more from any lot in an R Zone are:

- A. Freight terminal for motor trucks.

(Ord. 107109 § 7(part), 1978: Ord. 103106 § 1(part), 1974: Ord. 100890 § 7(part), 1972: Ord. 94036 § 24(part), 1965: Ord. 92492 § 2(part), 1963: Ord. 89229 § 6(part), 1960: Ord. 88920 § 3(part), 1960: Ord. 87225 § 16(part), 1958: Ord. 86300 § 18.26, 1957.)

**24.52.090 Principal uses permitted three hundred feet (300') from R Zone.**

Uses permitted when three hundred feet (300') or more from any lot in an R Zone are: Baseball or football stadium or drive-in theater and other open-air amusement enterprises.

(Ord. 107109 § 7(part), 1978: Ord. 103106 § 1(part), 1974: Ord. 100890 § 7(part), 1972: Ord. 94036 § 24(part), 1965: Ord. 92492 § 2(part), 1963: Ord. 89229 § 6(part), 1960: Ord. 88920 § 3(part), 1960: Ord. 87225 § 16(part), 1958: Ord. 86300 § 18.27, 1957.)

**24.52.095 Principal conditional uses.**

Principal conditional uses shall be as set forth in Sections 24.52.100 and 24.52.110.

(Ord. 109737 § 40(part), 1981: Ord. 86300 § 18.30, 1957.)

**24.52.100 Principal conditional uses permitted by Council.**

The following uses permitted when authorized by the Council in accordance with Chapter 23.76:

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24.52.100 ZONING AND SUBDIVISIONS

A. Dwelling units, except when located on lots within eighteen hundred feet (1,800') of a CM or CMT Zone, and houseboats, not including the replacement of individual houseboat units, subject to the following additional conditions:

1. When nearby or associated uses and other conditions in the immediate environs are not of the type to create a nuisance or adversely affect the desirability of the area for living purposes,

2. When residential development will not usurp land which is needed for and better suited to commercial usage by virtue of special attributes such as railroad access and proximity of established commercial development,

3. When structural bulk incident to residential use will not adversely affect surrounding development; provided that in no event may RM 800 Zone bulk regulations be exceeded;

B. Trailer park, provided that any portion thereof not permanently maintained in landscaped condition shall be graded, drained and surfaced as provided in Section 24.64.150 C;

C. Work-release centers subject to the following conditions:

1. When nearby or associated uses and other conditions in the immediate environs would not adversely affect persons residing in the facility,

2. When the facility will not usurp land which is needed for or better suited to commercial usage by virtue of special attributes such as railroad access and proximity of established commercial development;

D. Public convention centers subject to the following criteria which shall be considered in evaluating, approving, conditioning or denying public convention center proposals:

1. In making its decision, the Council shall determine whether the facility serves the public interest. This determination shall be based upon an evaluation of the public benefits and the adverse impacts of the facility. The Council shall approve the facility only if it finds that public benefits outweigh the adverse impacts of the facility which cannot otherwise be mitigated.

2. In evaluating the public benefits and adverse impacts of a proposed convention center, the Council shall consider, but is not limited to, the following factors:

a. Economic impacts including, but not limited to, net fiscal impacts on the State of Washington and City of Seattle, increased em-

ployment opportunities, demand for new development and increased tourism in the City and state,

b. Public amenities incorporated in the project including but not limited to open spaces accessible to the public and improved pedestrian circulation systems,

c. The relationship of the project to its surroundings with respect to height, bulk, scale, massing, landscaping, aesthetics, view enhancement or blockage, shadows and glare,

d. Impacts of the facility on traffic, parking, street systems, transit and pedestrian circulation,

e. Impacts of the facility on existing residential development in the vicinity of the project, including but not limited to direct and indirect housing loss,

f. Impacts of the facility on local governmental services and operations, including but not limited to police and fire protection, and water, sewer and electric utilities,

g. Impacts of the facility relative to noise and air quality,

h. Cumulative impacts of the project on governmental services and facilities, natural systems, or the surrounding area, considering the project's impacts in aggregate with the impacts of prior development and the impacts of future development which may be induced by the project,

i. Additional information as the Council deems necessary to fully evaluate the proposal.

3. If the Council approves a convention center, it may attach conditions to its approval as necessary to protect the public interest or to mitigate adverse impacts. Conditions required by the Council may include, but are not limited to, landscaping, screening or other design amenities; parking facilities adequate to accommodate potential parking demands; a traffic management plan; measures to mitigate housing loss; and measures to reduce energy consumption.

E. Helistops, subject to the provisions of Section 24.54.100 for helistops and heliports. (Ord. 116907 § 20, 1993; Ord. 111702 § 6, 1984; Ord. 109737 § 40(part), 1981; Ord. 107537 § 8(part), 1978; Ord. 106832 § 3(part), 1977; Ord. 103106 § 2(part), 1974; Ord. 102686 § 1(part), 1973; Ord. 98839 § 1(part), 1970; Ord. 86300 § 18.31, 1957.)

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**24.52.110 Principal conditional uses permitted by Director.**

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

A. Principal conditional uses which the Director may authorize in a less intensive zone unless modified in this chapter;

B. Circus, rodeo, or similar amusement enterprise when two hundred feet (200') or more from any lot in an R Zone as a temporary use as provided in Section 24.74.020 B subject, however, to location as herein provided;

C. Animal control shelter.  
(Ord. 109737 § 40(part), 1981; Ord. 107537 § 8(part), 1978; Ord. 106832 § 3(part), 1977; Ord. 103106 § 2(part), 1974; Ord. 102686 § 1(part), 1973; Ord. 98839 § 1(part), 1970; Ord. 92492 § 3(part), 1963; Ord. 91700 § 15, 1962; Ord. 86300 § 18.32, 1957.)

**24.52.120 Accessory uses permitted outright.**

The following uses are permitted:

A. Accessory uses customarily incidental to a principal use permitted outright in this chapter, except of a type prohibited in Section 24.52.180.

B. Concrete mixing subject to the following conditions:

1. Mixing drum shall be one-half (½) cubic yard or less in capacity;
2. Power source shall be electrical;
3. Mixing machinery and equipment shall be located one hundred feet (100') or more from any lot in an R Zone.

C. Watchman or caretaker quarters.

D. Heat-recovery incinerator under conditions specified in Section 24.16.070, subsection G, provided that no lot so used shall be less than two (2) acres in area, or if the lot is an entire block, no less than sixty thousand (60,000) square feet in area.

E. On-premises business signs, subject to the conditions of Section 24.44.090 F.  
(Ord. 112830 § 46, 1986; Ord. 109844 § 3(part), 1981; Ord. 103517 § 2, 1974; Ord. 94034 § 1, 1965; Ord. 86300 § 18.41, 1957.)

**24.52.130 Accessory conditional uses.**

The following uses are permitted when authorized by the Director in accordance with Chapter 24.74:

A. Accessory uses customarily incidental to principal conditional uses specified in Sections 24.52.095 through 24.52.110 except as modified in this chapter;

B. Any principal use permitted outright in Chapter 24.54, but only when necessary as an appurtenant accessory use to a principal use permitted in this chapter;

C. Heat-recovery incinerator under the conditions specified in Section 24.16.070, subsection G. (Ord. 109844 § 4(part), 1981; Ord. 109737 § 41, 1981; Ord. 86300 § 18.52, 1957.)

**24.52.140 Building height.**

No building shall exceed the height of sixty feet (60'), except as modified in Sections 24.62.030 and 24.62.040 and except for structures located on lots within one thousand eight hundred feet (1,800') of any area shown on Map A,<sup>1</sup> the gross floor area of which, excluding floor area for accessory parking, shall not exceed four (4) times the lot area; provided, that when such structures occupy less than one hundred percent (100%) of the lot, the floor area ratio may be increased proportionately as follows:

**Percent Maximum of Lot Coverage Floor Area Ratio**

99 to 90%	4.0 to 4.2
90 to 80	4.2 to 4.4
80 to 70	4.4 to 4.7
70 to 60	4.7 to 5.0
60 to 50	5.0 to 5.5
50 to 40	5.5 to 6.0
40 to 30	6.0 to 6.5
30 or less	6.5

(Ord. 112303 § 29, 1985; Ord. 98698 § 1(part), 1970; Ord. 87225 § 17 (part), 1958; Ord. 86300 § 18.61, 1957.)

<sup>1</sup>Editor's Note: Map A is codified at the end of this section.



24.52.100 ZONING AND SUBDIVISIONS

**!!!MAP A HEIGHT EXCEPTION FOR CG ZONES GOES HERE!!!**

**Seattle Municipal Code  
March 2024 code update file  
Text provided for historic reference only.**

**See ordinances creating and amending sections for complete text, graphics, and tables and to confirm accuracy of this source file.**

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**For current SMC, contact  
the Office of the City Clerk**

**24.52.150 Lot area.**

A. No minimum lot area requirement for non-residential buildings;

B. Lot area requirements for a residential building or residential parts shall be as provided in Section 24.30.120.

(Ord. 98698 § 1(part), 1970: Ord. 87225 § 17(part), 1958: Ord. 86300 § 18.62, 1957.)

**24.52.160 Required yards.**

Each lot shall have front, side and rear yards of not less than the depths and widths as follows, except as modified in Sections 24.62.070 through 24.62.160:

A. Front yard: None required except as specified in Section 24.66.140;

B. Side yards: None required for nonresidential buildings. Side yards for residential buildings or residential parts shall be as provided in Section 24.32.120;

C. Rear yard: None required for nonresidential buildings. Rear yards for residential buildings or residential parts shall be as provided in Section 24.32.120.

(Ord. 98698 § 1(part), 1970: Ord. 87225 § 17(part), 1958: Ord. 86300 § 18.63, 1957.)

**24.52.170 Lot coverage.**

A. No lot coverage limitations for nonresidential buildings;

B. Residential buildings or residential parts shall not occupy more than forty percent (40%) of the lot except as modified in Sections 24.62.170 and 24.62.180.

(Ord. 98698 § 1(part), 1970: Ord. 87225 § 17(part), 1958: Ord. 86300 § 18.64, 1957.)

**24.52.180 Prohibited uses.**

A. Any use other than a permitted CG use, which is permitted in a more intensive zone;

B. Adult motion picture theater, adult panoram.

(Ord. 110382 § 4, 1982: Ord. 105584 § 1, 1976: Ord. 86300 § 18.7, 1957.)