

**Chapter 24.54
M MANUFACTURING ZONE**

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24.54.010 Required conditions.

All uses permitted in this zone shall be subject to the following conditions:

A. 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;

B. Other conditions specified in this chapter;

C. Off-street parking spaces in the “downtown area” shall be subject to Section 24.64.130.

D. 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, plus two (2) identification signs for a business district, 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. 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.

E. 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;¹

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,¹ 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.

3. 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 extensions may add up to twenty percent (20%) of additional sign area.

4. 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.

5. No variances shall be permitted from the provisions of this subsection.

F. 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 § 47, 1986; Ord. 105876 § 13, 1976; Ord. 86300 § 19.11, 1957.)

1.Editor's Note: Chapter 49 of the Seattle Building Code is included in the documents adopted by Section 22.100.010 of this Code.

24.54.020 Principal uses permitted outright—Generally.

Principal uses permitted outright shall be as set forth in Sections 24.54.030 through 24.54.080. (Ord. 104012 § 1(part), 1974; Ord. 86300 § 19.20, 1957.)

24.54.030 Principal uses permitted outright—Designated.

The following uses are permitted:

A. CG uses permitted outright as specified and regulated in Chapter 24.52, unless modified in this chapter;

B. Trailer park, provided that any portion thereof not permanently maintained in landscaped condition shall be graded, drained and surfaced as required in Section 24.64.150 C;

C. Individual houseboats when located within an established houseboat moorage;

D. Fast-food restaurant;

E. Drive-in restaurant;

F. Drive-in bank;

G. Microbreweries, provided that they are located in a completely enclosed building or completely enclosed portions of a building when within fifty feet (50') of any lot in an R Zone.

(Ord. 112086 § 2, 1984; Ord. 109810 § 10, 1981; Ord. 106848 § 6, 1977; Ord. 104012 § 1(part), 1974; Ord. 103106 § 3(part), 1974; Ord. 98426 § 9(part), 1969; Ord. 94383 § 1(part), 1965; Ord. 92492 § 4(part), 1963; Ord. 89796 § 4(part), 1960; Ord. 86300 § 19.21, 1957.)

24.54.040 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. Manufacture, compounding, processing, packaging, or treatment of such products as bakery goods, candy, cosmetics, paints, oils, pharmaceuticals, toiletries and food products, except food products permitted in Sections 24.54.050, 24.54.060 or 24.54.070 or prohibited in Section 24.54.180;

B. Manufacture 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;

C. Manufacture of pottery and figurines or other similar ceramic products from previously pulverized clay, kilns to be fired by electricity or gas; casting of concrete products for cemetery purposes;

D. Manufacture of musical instruments, toys, novelties, rubber or metal stamps, or other small molded rubber products;

E. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs;

F. Temporary animal control shelter operated by the City, subject to the following conditions:

1. Such use shall be limited to a period of three (3) years,

2. Standards of the Noise Ordinance (106360)¹ shall be met at the lot lines,

3. View-obscuring screening six feet in height shall be provided adjacent to all lot lines which abut upon or face across a street, alley or place a lot in an R Zone, except where the elevation of such R-Zoned lot is six (6) or more feet above the lot devoted to the temporary animal control shelter use.

(Ord. 107990 § 1, 1979; Ord. 104012 § 1(part), 1974; Ord. 103106 § 3(part), 1974; Ord. 98426 § 9(part), 1969; Ord. 94383 § 1(part), 1965; Ord. 92492 § 4(part), 1963; Ord. 89796 § 4(part), 1960; Ord. 86300 § 19.22, 1957.)

1.Editor's Note: The Noise Ordinance is codified in Chapter 25.08 of this Code.

24.54.050 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. Machine shop, welding or other metal working shop, blacksmith shop, excluding punch

For current SMC, see the Office of the City Clerk

presses over twenty tons, and noise-producing tools;

- B. Electroplating;
- C. Foundry casting light weight nonferrous metals or unobnoxious electric foundry;
- D. Cold storage plant;
- E. Enameling processes utilizing filtered sprays and electricity, oil, natural or manufactured gas and fuel;
- F. Rendering of edible fats in closed vessels under steam.

(Ord. 104012 § 1(part), 1974; Ord. 103106 § 3(part), 1974; Ord. 98426 § 9(part), 1969; Ord. 94383 § 1(part), 1965; Ord. 92492 § 4(part), 1963; Ord. 89796 § 4(part), 1960; Ord. 86300 § 19.23, 1957.)

24.54.060 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:

- Acetylene manufacturing in excess of fifteen (15) pounds pressure per square inch
- Assaying gold and silver
- Automobile assembly
- Babbitt metal manufacturing
- Bag cleaning
- Battery manufacture
- Bleaching and dyeing plant
- Boat building and repair for craft up to one hundred ten feet (110') in length
- Bronze powder manufacturing
- Bulk station
- Coal, coke or wood yard
- Concrete mixing, concrete products manufacturing
- Cooperage works
- Crematory
- Felt manufacturing
- Grain elevator
- Ice manufacturing plant
- Manufacture of excelsior, wood fiber or sawdust products not involving chemical treatment
- Poultry slaughterhouse including packing and freezing
- Refuse transfer station, subject to the following provisions:
 1. Adequate control measures for insects, rodents and odors shall be maintained continually,
 2. Operations shall be limited to hours between six a.m. and eight p.m.,

3. All transfer operations shall take place within a building,

4. All trailers and trucks, when containing garbage, shall be completely closed and shall be stored or parked no closer than two hundred feet (200') to any lot in an R Zone,

5. A view-obscuring eight-foot (8') high fence or wall shall be erected and maintained on all sides which abut upon or face across a street or alley any lot in other than an M or I Zone. Such fence or wall shall be located twenty feet (20') or more from any lot line. Areas between fencing and lot lines shall be landscaped with trees and with grass, hardy shrubs or evergreen groundcover and shall be maintained in good condition

Sand blasting or cutting

Stonecutting yard or monument works

Waterfront freight terminal

Wire or rod drawing-nut, screw, or bolt manufacturing.

(Ord. 116907 § 13, 1993; Ord. 116616 § 12, 1993; Ord. 104012 § 1(part), 1974; Ord. 103106 § 3(part), 1974; Ord. 98426 § 9(part), 1969; Ord. 94383 § 1(part), 1965; Ord. 92492 § 4(part), 1963; Ord. 89796 § 4(part), 1960; Ord. 86300 § 19.24, 1957.)

24.54.070 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:

- A. Shipbuilding and repair;
- B. Planing mill, sawmill, shingle mill or plywood manufacture;
- C. Pickle and sauerkraut manufacture;
- D. Mushroom plant and cannery;
- E. Feed and cereal mill;
- F. Steam manufacture.

(Ord. 104012 § 1(part), 1974; Ord. 103106 § 3(part), 1974; Ord. 98426 § 9(part), 1969; Ord. 94383 § 1(part), 1965; Ord. 92492 § 4(part), 1963; Ord. 89796 § 4(part), 1960; Ord. 86300 § 19.25, 1957.)

24.54.080 Principal uses permitted five hundred feet (500') from R Zone.

Uses permitted when five hundred feet (500') from any lot in an R Zone are:

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Auto-wrecking yard or junkyard when completely enclosed by a view-obscuring fence at least eight feet (8') in height. (Ord. 104012 § 1(part), 1974; Ord. 103106 § 3(part), 1974; Ord. 98426 § 9(part), 1969; Ord. 94383 § 1(part), 1965; Ord. 92492 § 4 (part), 1963; Ord. 89796 § 4(part), 1960; Ord. 86300 § 19.26, 1957.)

24.54.090 Principal conditional uses—Generally.

Principal conditional uses shall be as set forth in Sections 24.54.100 and 24.54.110. (Ord. 104012 § 2(part), 1974; Ord. 86300 § 19.30, 1957.)

24.54.100 Principal conditional uses permitted by Council.

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

A. Houseboat moorages and multiple dwellings in structures designed primarily for residential uses when located on waterfront lots and subject to the following 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 manufacturing usage by virtue of special attributes such as railroad access and proximity to established manufacturing development,
3. When the residential development is buffered by distance or screening from adjacent nonresidential uses and vacant lots;

B. Jails and 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;

C. Helistops and heliports, subject to the following criteria:

1. The helistop or heliport is for the takeoff and landing of helicopters which serve a

public safety, news gathering, or emergency medical care function and, in the case of heliports, services provided for those helicopters; is part of a City and regional transportation plan approved by the City Council and is a public facility; or is part of City and regional transportation plan approved by the City council and is not within two thousand feet (2,000') of a residential zone,

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2. The helistop or heliport is located so as to minimize adverse physical environmental impacts on lots in the surrounding area, and particularly on residential zoned lots, public parks, and other areas where substantial public gatherings may be held,

3. The lot is of sufficient size that the operations of the helistop or heliport and the flight paths of the helicopters can be buffered from other uses in the surrounding area,

4. Open areas and landing pads shall be hard-surfaced,

5. The helistop or heliport meets all federal requirements including those for safety, glide angles, and approach lanes.

(Ord. 116907 § 21, 1993; Ord. 107537 § 9, 1978; Ord. 104012 § 2(part), 1974; Ord. 86300 § 19.31, 1957.)

24.54.110 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.

(Ord. 109737 § 42(part), 1981; Ord. 104012 § 2(part), 1974; Ord. 91700 § 16, 1962; Ord. 86300 § 19.32, 1957.)

24.54.120 Accessory uses permitted outright.

A. Accessory uses customarily incidental to a principal use permitted outright in this chapter except of a type prohibited in Section 24.54.180;

B. A house trailer or mobile home used only as a watchman's or caretaker's quarters subject to the following conditions:

1. Such trailer or mobile home meets applicable state and federal construction standards,

2. Such trailer or mobile home meets applicable City Building Code standards.¹

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.

D. On-premises business signs, subject to the conditions of Section 24.44.090 F.

(Ord. 112830 § 48, 1986; Ord. 109844 § 3(part), 1981; Ord. 106662 § 1, 1977; Ord. 86300 § 19.41, 1957.)

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

24.54.130 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 the principal conditional uses specified in Section 24.54.110 except as modified in this chapter;

B. Any principal use permitted outright in Chapter 24.56, 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.

D. On-premises business signs subject to the conditions of Section 24.44.090 F.

(Ord. 112830 § 48, 1986; Ord. 109844 § 4(part), 1981; Ord. 109737 § 42(part), 1981; Ord. 86300 § 19.52, 1957.)

(Seattle 3-94)

24.54.140 Bulk regulations generally.

Bulk regulations shall be as set forth in Sections 24.54.150 through 24.54.170. (Ord. 104012 § 3(part), 1974: Ord. 87225 § 18 (part), 1958: Ord. 86300 § 19.60, 1957.)

24.54.150 Building height—Lot coverage.

A. The gross floor area of any nonresidential structure not including floor area used for parking, shall not exceed two and one-half (2½) times the area of the lot.

B. Except as modified by Section 24.62.040, any portion of a structure which contains office or retail uses shall not extend beyond the following height limits:

1. Forty feet (40') in the area between Aurora Avenue N., 15th Avenue N.E., Lake Union, and North 40th Street; and in the area between Lake Union, Fairview Avenue E., East Hamlin Street, and Fuhrman Avenue E.

2. Sixty-five feet (65') north of Mercer Street except for the forty-foot (40') area described in subsection 1 above; and south of Mercer Street in the area west of Aurora Avenue and north of Denny Way.

3. Eighty-five feet (85') south of Mercer Street except for the sixty-five-foot (65') area described in subsection 2 above.

C. The height and lot coverage for permitted residential structures shall be provided in Sections 24.30.110 through 24.30.140.

D. The provisions of the Airport Height District, Chapter 23.64, shall apply. (Ord. 112812 § 1, 1986: Ord. 104012 § 3(part), 1974: Ord. 87225 § 18 (part), 1958: Ord. 86300 § 19.61, 1957.)

24.54.160 Lot area.

A. No minimum lot area requirements 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. 104012 § 3(part), 1974: Ord. 87225 § 18(part), 1958: Ord. 86300 § 19.62, 1957.)

24.54.170 Required yards.

Each lot shall have 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. Front yards for residen-

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tial buildings or residential parts shall be as provided in Section 24.30.130 A;

B. Side yard: None required for nonresidential buildings. Side yards for residential buildings or residential parts shall be as provided in Section 24.30.130 A;

C. Rear yard: None required for nonresidential buildings. Rear yards for residential buildings and residential parts shall be as provided in Section 24.30.130 A.

(Ord. 104012 § 3(part), 1974: Ord. 87225 § 18 (part), 1958: Ord. 86300 § 19.63, 1957.)

24.54.180 Prohibited uses.

A. Any use, other than a permitted M use, which is permitted in a more intensive zone;

B. Dwelling units not in existence on the premises at the effective date of the ordinance codified in this subtitle¹ except for watchman or caretaker's quarters and except for house boat moorages and multiple dwellings permitted on waterfront lots as conditional uses in Section 24.54.100 A, and artist's studio/dwellings as special exceptions as provided for in Section 24.74.020 G.

(Ord. 107109 § 8, 1978: Ord. 104901 § 1, 1975: Ord. 86300 § 19.7, 1957.)

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

**Chapter 24.56
IG GENERAL INDUSTRIAL ZONE**

Sections:

- 24.56.010 Required conditions.**
- 24.56.020 Principal uses permitted outright.**
- 24.56.025 Principal conditional uses.**
- 24.56.030 Principal conditional uses permitted by Council.**
- 24.56.040 Principal conditional uses permitted by Director.**
- 24.56.050 Accessory uses permitted outright.**
- 24.56.060 Accessory conditional uses permitted by Director.**
- 24.56.070 Building height—Lot coverage.**
- 24.56.080 Lot area.**

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24.56.090 Required yards.

24.56.100 Prohibited uses.

24.56.010 Required conditions.

A. All uses permitted in this chapter except those permitted in the M Zone shall be three hundred feet (300') or more from any lot in an R zone.

B. Off-premises signs and billboards shall be subject to the conditions of Section 24.54.010 D, E and F. (Ord. 112830 § 49, 1986; Ord. 86300 § 20.1, 1957.)

24.56.020 Principal uses permitted outright.

The following uses are permitted:

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

B. Acid manufacture except those specified in Chapter 24.58

Animal control shelter

Airplane hangar

Airplane manufacture

Ammonia, chlorine or bleaching powder manufacture

Asbestos manufacture

Asphalt manufacture or refining

Assaying

Boiler works

Brewery, distillery, or winery

Brick, tile or terra cotta manufacture

Candle manufacture

Carbon manufacture

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Celluloid or similar cellulose material manufacture

Charcoal manufacturing or pulverizing

Chemicals manufacture except those specified in Chapter 24.58

Coke ovens

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

Disinfectants manufacture

Dyestuff manufacture

Electricity production

Emery cloth or sandpaper manufacture

Enameling

Exterminators or insect poisons manufacture

Fertilizer manufacture by cold compounding of nonodorous materials

Flour or grain mill

Foundry, provided that gross floor area of all buildings does not exceed twenty-five thousand (25,000) square feet in area

Gas (illuminating or heating) manufacture or storage

Glass or glass products manufacture

Glucose manufacture

Grain drying or feed manufacture

Japanning

Kelp reduction and the extraction of its by-products

Lampblack manufacture

Lime manufacturing from fossils or shells

Lubricating grease manufacturing or oil compounding

Machinery manufacture

Machine shops

Match manufacture

Meat packing

Metal fabrication including extrusion and cold rolling

Motels, subject to the following conditions:

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

2. Motels shall be subject to all bulk provisions of this chapter except that the minimum lot area shall be twenty thousand (20,000) square feet and the minimum lot area per unit shall be eight hundred (800) square feet,

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

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

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

Nitrating processes

Oilcloth or linoleum manufacture

Oxygen manufacture

Paint, oil, shellac, varnish or turpentine manufacture

Paper manufacture, not including pulp

Perfume manufacture

Petroleum storage and refining by the continuous process or other processes not using acid or emitting offensive odors

Plaster or wallboard manufacture

Poison manufacture

Printing ink manufacture

Railroad yard or roundhouse

Reducing or refining aluminum, copper, tin or zinc

Refuse transfer station or solid waste processing facility subject to the following provisions:

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

2. All trailers and trucks, when containing garbage, shall be completely closed and shall be stored or parked no closer than two hundred feet (200') to any lot in an R Zone,

3. A view-obscuring eight-foot (8') high fence or wall shall be erected and maintained on all sides which abut upon or face across a street or alley any lot in other than an M or I Zone. Such fence or wall shall be located twenty feet (20') or more from any lot line. Areas between fencing and lot lines shall be landscaped with trees and with grass, hardy shrubs or evergreen ground cover and shall be maintained in good condition,

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

Rock or stone crusher mill

Rope manufacture

(Seattle 3-94)

Rubber or caoutchouc manufacture from crude materials

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

(Ord. 109837 § 2, 1981; Ord. 109126 § 14, 1980; Ord. 106832 § 2, 1977; Ord. 101267 § 1, 1972; Ord. 98426 § 10, 1969; Ord. 94383 § 2, 1965; Ord. 91138 § 4, 1962; Ord. 86300 § 20.21, 1957.)

24.56.025Principal conditional uses.

Principal conditional uses shall be as set forth in Sections 24.56.030 and 24.56.040.

(Ord. 109737 § 43(part), 1981; Ord. 86300 § 20.30, 1957.)

24.56.030Principal conditional uses permitted by Council.

The following uses are permitted when authorized by the Council in accordance with Chapter 23.76 of Title 23:

A. Jails and 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. Sewage treatment plants subject to the following conditions:

1. The site shall be located so that adverse impacts would not affect large concentra-

tions of people, particularly in residential and commercial areas;

2. The benefits to the public that would be provided by the use shall outweigh the negative impacts of the use as mitigated pursuant to subsection B3; and

3. The negative impacts of the use can be satisfactorily mitigated by imposing conditions to protect other property in the zone or vicinity and to protect the environment. Appropriate mitigation measures shall include but are not limited to:

a. A facility management and transportation plan shall be required. The level and kind of detail to be disclosed in the plan shall be based on the probable impacts and/or scale of the proposed facility, and shall at a minimum include discussion of sludge transportation, noise control, and hours of operation;

b. Measures to minimize potential odor emission and airborne pollutants including methane shall meet standards of and be consistent with best available technology as determined in consultation with the Puget Sound Air Pollution Control Agency (PSAPCA), and shall be incorporated into the design and operation of the facility;

c. Methods of storing and transporting chlorine and other hazardous and potentially hazardous chemicals shall be determined in consultation with the Seattle Fire Department and incorporated into the design and operation of the facility;

d. Vehicular access suitable for trucks is available or provided from the plant to a designated arterial improved to City standards;

e. Landscaping and screening, separation from less intensive zones, noise, light and glare controls, and other measures to ensure the compatibility of the use with the surrounding area and to mitigate adverse impacts shall be incorporated into the design and operation of the facility.

(Ord. 113354 § 2, 1987; Ord. 109737 § 43(part), 1981; Ord. 107537 § 10(part), 1978; Ord. 86300 § 20.31, 1957.)

24.56.040Principal conditional uses permitted by Director.

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

24.56.020 ZONING AND SUBDIVISIONS

A. Principal conditional uses which the Director may authorize in a less intensive zone unless modified in this chapter. (Ord. 109737 § 43(part), 1981: Ord. 107537 § 10(part), 1978: Ord. 101985 § 2, 1973: Ord. 86300 § 20.32, 1957.)

24.56.050 Accessory uses permitted outright.

A. Accessory uses customarily incidental to a permitted principal use except uses prohibited in Section 24.56.100;

B. A house trailer or a mobile home used only as watchman's or caretaker's quarters subject to the following conditions:

1. Such trailer or mobile home meets applicable state and federal construction standards,

2. Such trailer or mobile home meets applicable City Building Code standards;¹

C. On-premises business signs, subject to the conditions of Section 24.44.090 F. (Ord. 112830 § 50, 1986: Ord. 106662 § 2, 1977: Ord. 86300 § 20.41, 1957.)

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

24.56.060 Accessory conditional uses permitted by Director.

The following accessory conditional 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 24.56.025 through 24.56.040 except as modified in this chapter;

B. Any principal use permitted outright in Chapter 24.58 but only when necessary as an appurtenant accessory use to a permitted principal use in this chapter. (Ord. 109737 § 44, 1981: Ord. 86300 § 20.5, 1957.)

24.56.070 Building height—Lot coverage.

A. The gross floor area of any structure, not including floor area used for parking, shall not exceed two and one-half (2-1/2) times the area of the lot.

B. Except as modified by Section 24.62.040, any portion of a structure which contains office or retail uses shall not extend beyond the following height limits:

1. Sixty-five feet (65') north of Mercer Street;

2. Eighty-five feet (85') south of Mercer Street.

C. The height and lot coverage for existing permitted residential structures shall be as provided in Sections 24.32.100 through 24.32.130.

D. The provisions of the Airport Height District, Chapter 23.64, shall apply. (Ord. 112812 § 2, 1986: Ord. 87225 § 19(part), 1958: Ord. 86300 § 20.61, 1957.)

24.56.080 Lot area.

A. No minimum lot area requirements for nonresidential buildings.

B. Lot area requirements for an existing residential building or residential parts or existing hotels shall be as provided in Section 24.30.060 B and D.

(Ord. 87225 § 19(part), 1958: Ord. 86300 § 20.62, 1957.)

24.56.090 Required yards.

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

A. Front yard: None required for nonresidential buildings. Front yard for existing nonresidential buildings or residential parts shall be ten feet (10');

B. Side yards: None required for residential 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 and residential parts shall be as provided in Section 24.32.120.

(Ord. 87225 § 19(part), 1958: Ord. 86300 § 20.63, 1957.)

24.56.100 Prohibited uses.

A. Dwelling units not in existence on the premises at the effective date of the ordinance codified in this subtitle,¹ except for watchman or caretaker quarters, and artist's studio/dwellings as special exceptions as provided for in Section 24.74.020 G;

B. Schools, except trade schools;

C. Hospitals and other institutions for human care;

D. Hotels and trailer parks;

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E. Any use, other than a permitted IG use, which is permitted in the IH Zone.
(Ord. 107109 § 9, 1978; Ord. 101267 § 2, 1972; Ord. 86300 § 20.7, 1957.)

Tar distillation or manufacture
Tannery
Wool pulling or scouring.
(Ord. 86300 § 21.21, 1957.)

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

Chapter 24.58

IH HEAVY INDUSTRIAL ZONE

Sections:

- 24.58.010** Required conditions.
- 24.58.020** Principal uses permitted outright.
- 24.58.030** Principal conditional uses permitted by Director.
- 24.58.040** Accessory uses permitted outright.
- 24.58.050** Building height—Lot coverage.
- 24.58.060** Lot area.
- 24.58.070** Required yards.
- 24.58.080** Prohibited uses.

24.58.010 Required conditions.

A. All uses permitted in this chapter, except those permitted in IG zone, shall be five hundred feet (500') or more from any lot in an R Zone.

B. Off-premises signs and billboards shall be subject to the conditions of Section 24.54.010 D, E and F.
(Ord. 112830 § 51, 1986; Ord. 86300 § 21.1, 1957.)

24.58.020 Principal uses permitted outright.

The following uses are permitted:

- A. IG uses permitted conditionally or outright as specified and regulated in Chapter 24.56, unless modified in this chapter;
- B. Animal black or bone black manufacture
- Blast furnace
- Cement or lime manufacture
- Chlorine manufacture
- Creosote manufacture or treatment
- Distillation of wood, coal or bones, or manufacture of their byproducts
- Fertilizer manufacture
- Forge or foundry
- Glue, or size or gelatin manufacture
- Hair factory
- Petroleum refining or storage
- Potash manufacture from kelp
- Rolling or blooming mill

24.58.030 Principal conditional uses permitted by Director.

Principal conditional uses permitted when authorized by the Director in accordance with the provisions of Chapter 24.74 are the following uses:

- A. Acid manufacture; hydrochloric, nitric, picric, sulphurous, or sulphuric acid;
- B. Explosives, storage as permitted by the Fire and Explosion Ordinance;¹
- C. Extraction of animal or fish fats and oils;
- D. Incineration or reduction of garbage, offal, dead animals, or refuse;
- E. Hog farm;
- F. Pulp manufacture;
- G. Rendering of fat, tallow or lard;
- H. Slaughterhouse;
- I. Smelting ore;
- J. Stockyards;
- K. Yeast drying.

(Ord. 109737 § 45, 1981; Ord. 91700 § 17, 1962; Ord. 91138 § 5, 1962; Ord. 86300 §§ 21.3 and 21.31, 1957.)

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

24.58.040 Accessory uses permitted outright.

The following uses are permitted:

- A. Accessory uses customarily incidental to a permitted principal use except uses prohibited in Section 24.58.080;
- B. A house trailer or mobile home used only as watchman's or caretaker's quarters subject to the following conditions:
 1. Such trailer or mobile home meets applicable state and federal construction standards,
 2. Such trailer or mobile home meets applicable City Building Code standards;¹
- C. On-premises business signs subject to the conditions of Section 24.44.090 F.
(Ord. 112830 § 52, 1986; Ord. 106662 § 3, 1977; Ord. 86300 § 21.41, 1957.)

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

24.58.050 Building height—Lot coverage.

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A. The gross floor area of any structure, not including floor area used for parking, shall not exceed two and one-half (2-1/2) times the area of the lot.

B. Except as modified by Section 24.62.040, any portion of a structure which contains office or retail uses shall not extend beyond the following height limits:

1. Sixty-five feet (65') north of Mercer Street,

2. Eighty-five feet (85') south of Mercer.

C. The provisions of the Airport Height District, Chapter 23.64, shall apply. (Ord. 112812 § 3, 1986; Ord. 87225 § 20(part), 1958; Ord. 86300 § 21.51, 1957.)

24.58.060 Lot area.

No minimum lot area requirements. (Ord. 87225 § 20(part), 1958; Ord. 86300 § 21.52, 1957.)

24.58.070 Required yards.

None required. (Ord. 87225 § 20(part), 1958; Ord. 86300 § 21.53, 1957.)

24.58.080 Prohibited uses.

A. Dwellings, except for watchman and caretaker quarters and artist's studio/dwellings as special exceptions as provided for in Section 24.74.020 G;

B. Schools, except for trade schools;

C. Hospitals and other institutions for human care;

D. Motels, hotels and trailer parks;

E. Jails and work-release centers;

F. Any use prohibited by any other law or ordinance;

G. Public convention centers.

(Ord. 111702 § 8, 1984; Ord. 107537 § 11, 1978; Ord. 107109 § 10, 1978; Ord. 86300 § 21.6, 1957.)

Chapter 24.62

BULK REGULATION MODIFICATIONS

Sections:

24.62.010 Application.

24.62.020 Lease of submerged land from state.

24.62.040 Exceptions to height limits.

24.62.050 Lot area modifications.

24.62.060 Lot area exceptions for lots of single ownership.

24.62.070 Exceptions and requirements for yard modifications—Generally.

24.62.080 Exceptions permitting accessory buildings in certain required yards in R Zones.

24.62.090 Yard exceptions for certain architectural features.

24.62.110 Exceptions to front yard requirements.

24.62.120 Side yard requirements for special conditions.

24.62.130 Exceptions to side yard requirements.

24.62.140 Rear yard requirements for special conditions.

24.62.150 Exceptions to rear yard requirements.

24.62.160 Exceptions to yard requirements for mixed occupancies.

24.62.170 Lot coverage—Exceptions for corner lots.

24.62.180 Lot coverage—Exceptions for accessory buildings.

24.62.010 Application.

Bulk regulations as provided in Chapters 24.24 through 24.62 inclusive shall be subject to the special requirements and exceptions set forth in this chapter, and the Building Code.¹ (Ord. 110381 § 18, 1982; Ord. 98838 § 2(part), 1970; Ord. 97998 § 2(part), 1969; Ord. 86300 § 22.11, 1957.)

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

24.62.020 Lease of submerged land from state.

Submerged land leased from the State of Washington shall not be used for the purpose of computing the floor area ratio, minimum lot area per dwelling unit, required yards or maximum lot coverage for waterfront lots on salt water in any R Zone or for waterfront lots on fresh water in any R, B, CG or M Zone. (Ord. 98838 § 2(part), 1970; Ord. 97998 § 2(part), 1969; Ord. 86300 § 22.12, 1957.)

24.62.040 Exceptions to height limits.

The following type of structures or structural parts shall not be subject to a height limitation

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except in airport areas as specified in Chapter 23.64:

A. Tanks and bunkers, church spires, belfries, domes, monuments, water towers, fire and hose towers, observation towers, stadiums, transmission towers, chimneys, smokestacks, flagpoles, commercial radio towers, masts, aerials, bulkheads, water tanks, monitors, scenery lofts, cooling towers, grain elevators, gravel and cement tanks and bunkers, gas holders, drive-in theater projection screens, provided such structures or parts shall be fifty feet (50') or more from any adjoining lot line; penthouses containing elevator or ventilating machinery or stair penthouses if located twenty feet (20) or more from the side lot line;

B. Structures for cultural, educational, recreational, governmental and/or similar public purposes when on a site of not less than thirty (30) acres in public ownership(s);

C. Structures for nonresidential uses permitted and located in the BC Zone, subject to the following requirements and conditions:

1. The distance between that portion of the structure which exceeds sixty feet (60') and any lot in an R Zone other than the RMH 350, RMV 200 and RMV 150 Zones, measured horizontally, shall be at least three hundred feet (300'),

2. The distance between that portion of the structure which exceeds sixty feet (60') and any lot line not a street lot line, measured horizontally, shall be at least twenty feet (20'); provided where an alley abuts a lot line the distance shall be measured from the centerline of the alley,

3. No advertising signs shall be permitted more than sixty feet (60') above lot grade. No business sign shall be permitted more than sixty feet (60') above lot grade, except as a conditional use authorized by the Council in accordance with provisions of Chapter 24.74, and subject to the following additional conditions:

a. Any such sign shall be stationary and any artificial light for an illuminated or self-illuminated sign shall be nonflashing and shall be constant in intensity and color when lighted,

b. Any such sign shall be architecturally designed as an integral part of the building and the total area of the sign shall not occupy an unreasonable portion of the face of the building upon which it is located and in no case shall its

area be more than five percent (5%) of the building face,

c. No such sign shall extend above the eave or parapet of the building,

4. The gross floor area of any such structure, not including the floor area used for parking, shall not exceed four (4) times the lot area, provided the ratio may be increased to a maximum of seven and one-half (7-1/2) times the lot area, as follows:

a. For each square foot of plaza provided on the lot, the gross floor area may be increased by five (5) square feet. A public pedestrian walkway system shall be considered the same as a street in determining the floor area bonus,

b. For each square foot of arcade provided on the lot, the gross floor area may be increased by two (2) square feet; provided, that if the arcade constitutes a segment of a public pedestrian walkway system, the gross floor area may be increased by three (3) square feet,

c. For each square foot of voluntary building setback area provided on the lot, the gross floor area may be increased by two (2) square feet. Where an arcade bonus is taken, a voluntary building setback area bonus cannot also be taken for the area above the arcade,

d. For each square foot of rooftop which is landscaped and accessible and usable by the public, the gross floor area may be increased by one-half (1/2) square foot,

e. For each square foot of covered vehicle parking provided on the lot, the gross floor area may be increased by .25 square foot, and for each square foot of covered vehicle parking provided within three hundred feet (300') of the lot, the gross floor area may be increased by .15 square foot.

(Ord. 110381 § 19, 1982; Ord. 98838 § 2(part), 1970; Ord. 98216 § 4(part), 1969; Ord. 96539 § 5(part), 1968; Ord. 89229 § 7(part), 1960; Ord. 88921 § 4(part), 1960; Ord. 87225 § 21(part), 1958; Ord. 86300 § 22.22, 1957.)

24.62.050 Lot area modifications.

In the case of a corner lot, or a lot a side lot line of which abuts upon a street, place, or alley, the width of the lot may be increased by one-half (1/2) the width of the abutting side street, place, or alley, for the purpose of computing the number of dwelling units permitted in multiple dwellings of

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more than three (3) units, provided that no lot width used in such computation shall exceed seventy-five feet (75') and that no lot area used in such computation shall exceed by more than twenty-five percent (25%) the actual net area of such lot.

(Ord. 106057 § 3(part), 1976; Ord. 105654 § 1(part), 1976; Ord. 105289 § 1(part), 1976; Ord. 98608 § 18(part), 1970; Ord. 90722 § 7 (part), 1961; Ord. 88283 § 4(part), 1959; Ord. 87225 § 22(part), 1958; Ord. 86300 § 22.31, 1957.)

24.62.060 Lot area exceptions for lots of single ownership.

A. In any zone, except an M or I Zone, a single-family dwelling may be established on a lot which cannot satisfy the lot area requirements of the zone, provided that all other bulk regulations shall apply, and provided further that the owner of such lot does not own any adjoining vacant property, and that such lot was of public record or under bona fide contract of purchase prior to the effective date of the ordinance codified in this subtitle.¹ Said exception shall not apply to any lot which was formerly a part of two (2) or more contiguous, vacant lots fronting on the same street and held under common ownership on or after the effective date of Ordinance 105289.

B. In a RM 1600, RM 800, RMH 350, B or C Zone, a duplex dwelling may be established on a lot having less than the required lot area, provided that yard and lot coverage regulations shall apply, and provided further that the owner of such lot does not own any adjoining vacant property and that such lot was of public record or under bona fide contract of purchase prior to the effective date of the ordinance codified in this subtitle.¹

(Ord. 106057 § 3(part), 1976; Ord. 105654 § 1 (part), 1976; Ord. 105289 § 1(part), 1976; Ord. 98608 § 18(part), 1970; Ord. 90722 § 7(part), 1961; Ord. 88283 § 4(part), 1959; Ord. 87225 § 22(part), 1958; Ord. 86300 § 22.32, 1957.)

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

24.62.070 Exceptions and requirements for yard modifications—Generally.

Exceptions and requirements for yard modifications shall be as set forth in Sections 24.62.080 through 24.62.160.

(Ord. 103839 § 1(part), 1974; Ord. 86300 § 22.40, 1957.)

24.62.080 Exceptions permitting accessory buildings in certain required yards in R Zones.

A. A one (1) story garage, carport or other permitted accessory building, not over twelve feet (12') in height and not over one thousand (1,000) square feet in area may be erected in a rear yard, provided, however, that said accessory building shall be five feet (5') or more from the principal building and shall be twelve feet (12') or more from the centerline of an alley where the alley entrance to said garage or carport is facing the alley. In the case of a reversed corner lot, such building, if in the required rear yard of such lot, shall be located no closer to the side street lot line than the required front yard of the adjoining key lot. Accessory buildings exceeding one thousand (1,000) square feet in area and/or twelve feet (12') in height shall provide minimum required side yards for principal buildings in the zone.

B. An accessory one (1) story private garage or carport for not more than three (3) cars may be located in any required yard, provided that the finished grade which shall not be artificially created, on both sides of such garage or carport at and beyond a point ten feet (10') back from the lot line along the street on which such garage or carport faces is not more than two feet (2') below the highest part of such garage or carport.

C. An accessory one (1) story private garage or carport for not more than three (3) cars the highest part of which garage or carport is not more than ten feet (10') above the street curb elevation at the centerline of such garage or carport, may be located in any required yard, provided that the finished grade slopes downward from the street lot line on which such garage or carport faces in a ratio of at least twenty feet (20') vertically to sixty feet (60') horizontally, and provided that a similar condition exists along the adjacent street for the full block or for two hundred feet (200') or more.

D. Automobiles, trailers, boats and similar equipment shall not be stored in any required yard abutting a street for more than three (3) consecutive days, and temporary removal for a period less than twenty-four (24) hours shall not be construed as an interruption of the period of storage.

(Ord. 109836 § 2, 1981; Ord. 109686 § 1, 1981; Ord. 103839 § 1(part), 1974; Ord. 103120 § 1(part), 1974; Ord. 101240 § 1(part), 1972; Ord. 97394 § 3(part), 1969; Ord. 96252 § 4(part),

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1967: Ord. 91138 § 6(part), 1962: Ord. 90722 § 8(part), 1961: Ord. 90110 § 3(part), 1961: Ord. 89983 § 4(part), 1961: Ord. 89229 § 8(part), 1960: Ord. 88921 § 5(part), 1960: Ord. 88283 § 5(part), 1959: Ord. 87225 § 23(part), 1958: Ord. 86300 § 22.41, 1957.)

(Ord. 103839 § 1(part), 1974: Ord. 103120 § 1(part), 1974: Ord. 101240 § 1(part), 1972: Ord. 97394 § 3(part), 1969: Ord. 96252 § 4 (part), 1967: Ord. 91138 § 6(part), 1962: Ord. 90722 § 8(part), 1961: Ord. 90110 § 3(part), 1961: Ord. 89983 § 4(part), 1961: Ord. 89229 § 8(part), 1960: Ord. 88921 § 5(part), 1960: Ord. 88283 § 5(part), 1959: Ord. 87225 § 23(part), 1958: Ord. 86300 § 22.42, 1957.)

24.62.090Yard exceptions for certain architectural features.

A. Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features and the like may project not more than one and one-half feet (1-1/2') into any required yard; and cornices, eaves, sun shades, gutters may project into a required side yard a distance of not to exceed thirty percent (30%) of the required side yard and in no case more than three feet (3'); provided that in no case shall such features be closer than three feet (3') to any side lot line.

B. Attached carports and covered, unenclosed ground-story porches may project into a required rear yard but not within fifteen feet (15') of the centerline of any alley nor within twelve feet (12') of any rear lot line not an alley lot line nor closer than five feet (5') to an accessory building, providing that such carport or open ground-story porch and any other accessory buildings do not occupy more than forty percent (40%) of the required rear yard. Uncovered porches or steps may project into a required yard, provided that such porches or steps are no higher than four feet (4') from the finished ground level in the case of a front or side yard; and further that in no case shall such be closer than three feet (3') to any side lot line or project more than six feet (6') into required front yard.

C. Fences and freestanding walls six feet (6') or less in height above high ground level, may be erected in any required yard, provided that open wire mesh or similar fence may be erected in excess of such height on the periphery of playground areas accessory to private and public schools and public parks.

D. Attached, unenclosed, entrance canopies may project into any required yard abutting a street to the street lot line in RM 800, RMH 350, RMV 200 and RMV 150 Zones, provided that such canopies are unenclosed to a height of eight feet (8'), shall not exceed twelve feet (12') in width, and shall not exceed ten feet (10') in height averaged, and are located at the entrance of a structure.

24.62.110Exceptions to front yard requirements.

A. In any RS Zone when, on lawfully improved lots comprising fifty percent (50%) or more of the total frontage in any one (1) block front, the distance from the front lot lines to the principal buildings is less than the depth of the basic front yard, then the required depth of the front yard for any unimproved lot in that block front shall be the average of the distance between the principal buildings and the front lot lines of the first improved lots on either side, provided that the greater depth used in computing such average shall not exceed twenty-five feet (25').

B. On any lot where the natural gradient or slope, as measured from the front lot line along the centerline of the lot for a distance of sixty feet (60') is in excess of thirty-five percent (35%), then the required front yard may be reduced one foot (1') for each one percent (1%) of gradient or slope in excess of thirty-five percent (35%), provided, however, that the provisions of Section 24.64.100 A shall prevail when also applicable.

(Ord. 103839 § 1(part), 1974: Ord. 103120 § 1(part), 1974: Ord. 101240 § 1(part), 1972: Ord. 97394 § 3(part), 1969: Ord. 96252 § 4(part), 1967: Ord. 91138 § 6(part), 1962: Ord. 90722 § 8(part), 1961: Ord. 90110 § 3(part), 1961: Ord. 89983 § 4(part), 1961: Ord. 89229 § 8(part), 1960: Ord. 88921 § 5(part), 1960: Ord. 88283 § 5(part), 1959: Ord. 87225 § 23(part), 1958: Ord. 86300 § 22.44, 1957.)

24.62.120Side yard requirements for special conditions.

A. When the side lot line of a lot in any B, C, M or I Zone adjoins the side lot line of a lot in a less intensive zone regulated by this Title 24 or the side lot line of a lot in a single-family or multi-family zone regulated by Title 23, then the adjoining side yard for the lot of the B, C, M or I Zone shall not be less than the least side yard or

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side setback required in the less intensive, single-family or multi-family zone.

B. Except in the case of a one (1) story single family dwelling or a garden crypt, when the length of the side wall of any building in an R Zone, and any residential building in other zones, is more than fifty feet (50') and such wall is along a side yard which abuts upon another lot or an alley, then the width of the required side yard adjacent to such wall shall be determined by the number of stories above grade along such wall as follows:

1. One (1) story: Ten percent (10%) of side wall length;

2. Two (2) or more stories: The width of the required side yard (as provided in Section 24.32.120) shall be increased by one-half foot ($1/2'$) for each five feet (5'), or portion thereof, in side wall length up to and including seventy feet (70'); thereafter the width shall be further increased by one foot (1') for each five feet (5'), or portion thereof, in side wall length exceeding seventy feet (70'). Maximum width required shall be fifty feet (50').

C. In the case of a reversed corner lot, the key lot of which is in the same zone, the width of the side yard on the street side of such reversed corner lot shall be not less than fifty percent (50%) of the required front yard of such key lot and, in an R Zone, not less than ten feet (10').

(Ord. 111390 § 56, 1983; Ord. 103839 § 1(part), 1974; Ord. 103120 § 1(part), 1974; Ord. 101240 § 1(part), 1972; Ord. 97394 § 3(part), 1969; Ord. 96252 § 4(part), 1967; Ord. 91138 § 6(part), 1962; Ord. 90722 § 8(part), 1961; Ord. 90110 § 3(part), 1961; Ord. 89983 § 4(part), 1961; Ord. 89229 § 8(part), 1960; Ord. 88921 § 5(part), 1960; Ord. 88283 § 5(part), 1959; Ord. 87225 § 23(part), 1958; Ord. 86300 § 22.45, 1957.)

24.62.130 Exceptions to side yard requirements.

A. In any R Zone, the required width of each side yard of an interior lot thirty feet (30') or less in width may be reduced to not less than three feet (3'), provided that such lot was a lot of record held under separate ownership from adjoining property on the effective date of the ordinance codified in this subtitle,¹ and provided further that such lot is used for a single-family dwelling.

B. Where the side wall of a principal building and a side lot line, both abutting the same side yard are not parallel or either is irregular, the

average width of such side yard between the principal building and the side lot line shall be not less than the width of the required side yard; and the width of such side yard shall not be narrower at any point than one-half ($1/2$) the width of the otherwise required side yard, or narrower than five feet (5') in any case.

C. In the case of a required side yard adjoining an alley, such side yard width may be measured to the centerline of the alley, provided, however, that at no point shall the principal building be closer than three feet (3') to the alley.

(Ord. 103839 § 1(part), 1974; Ord. 103120 § 1(part), 1974; Ord. 101240 § 1(part), 1972; Ord. 97394 § 3(part), 1969; Ord. 96252 § 4(part), 1967; Ord. 91138 § 6(part), 1962; Ord. 90722 § 8(part), 1961; Ord. 90110 § 3(part), 1961; Ord. 89983 § 4(part), 1961; Ord. 89229 § 8(part), 1960; Ord. 88921 § 5(part), 1960; Ord. 88283 § 5(part), 1959; Ord. 87225 § 23(part), 1958; Ord. 86300 § 22.46, 1957.)

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

24.62.140 Rear yard requirements for special conditions.

When the rear lot line of a lot in a B, C, M or I Zone abuts upon a rear or side lot line of a lot in a less intensive zone regulated by Title 24, or of a lot in a Single-Family or Multi-Family Zone regulated by Title 23, and a rear yard is not otherwise required by this subtitle for the lot in the B, C, M or I Zone, then a rear yard shall be required for the lot in the B, C, M or I Zone, and its depth shall be not less than one-half ($1/2$) of the abutting rear or side yard or the rear or side setback of the lot in the less intensive, single-family or multi-family zone.

(Ord. 111390 § 57, 1983; Ord. 103839 § 1(part), 1974; Ord. 103120 § 1(part), 1974; Ord. 101240 § 1(part), 1972; Ord. 97394 § 3(part), 1969; Ord. 96252 § 4(part), 1967; Ord. 91138 § 6(part), 1962; Ord. 90722 § 8(part), 1961; Ord. 90110 § 3(part), 1961; Ord. 89983 § 4(part), 1961; Ord. 89229 § 8(part), 1960; Ord. 88921 § 5(part), 1960; Ord. 88283 § 5(part), 1959; Ord. 87225 § 23(part), 1958; Ord. 86300 § 22.47, 1957.)

24.62.150 Exceptions to rear yard requirements.

A. In any zone where a rear yard would be required, the rear yard for a lot having a depth of

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less than one hundred five feet (105') may be reduced to not less than twenty percent (20%) of such depth, but in no case to less than ten feet (10'), provided that such lot was a lot of record held under separate ownership from adjoining property in the rear on the effective date of the ordinance codified in this subtitle¹ and provided further, that the building on such lot does not exceed thirty-five feet (35') in height.

B. In any zone, in the case of a required rear yard abutting upon an alley along the rear lot line, such rear yard depth may be measured to the centerline of the alley, provided, however, that at no point shall the principal building be closer than five feet (5') to the alley.

C. In any R Zone a rear yard need not exceed the depth of the required front yard in the case of a lot abutting at the rear lot line upon a public park, playground or open water not less than fifty feet (50') in width.

(Ord. 109836 § 3, 1981; Ord. 103839 § 1(part), 1974; Ord. 103120 § 1(part), 1974; Ord. 101240 § 1(part), 1974; Ord. 97394 § 3(part), 1969; Ord. 96252 § 4(part), 1957; Ord. 91138 § 6(part), 1962; Ord. 90722 § 8(part), 1961; Ord. 90110 § 3(part), 1961; Ord. 89983 § 4(part), 1961; Ord. 89229 § 8(part), 1960; Ord. 89921 § 5(part), 1960; Ord. 88283 § 5(part), 1959; Ord. 87225 § 23(part), 1958; Ord. 86300 § 22.48, 1957.)

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

24.62.160 Exceptions to yard requirements for mixed occupancies.

A. In any B or C Zone when fifty percent (50%) or more of the gross floor area of a building on a lot is occupied or intended to be occupied for nonresidential purposes, the front and the side yard requirements for residential parts are waived provided that the residential part is not more than two (2) rooms deep from the front to the rear of the residential part.

B. On any lot, when a residential part of a building is located above a nonresidential part, then the depth of any yards required for such residential part shall be measured from the lot lines projected vertically to the residential part.

(Ord. 103839 § 1(part), 1974; Ord. 103120 § 1(part), 1974; Ord. 101240 § 1(part), 1972; Ord. 97394 § 3(part), 1969; Ord. 96252 § 4 (part), 1967; Ord. 91138 § 6(part), 1962; Ord. 90722 § 8(part), 1961; Ord. 90110 § 3(part), 1961; Ord.

89983 § 4(part), 1961; Ord. 89229 § 8(part), 1960; Ord. 88921 § 5(part), 1960; Ord. 88283 § 5(part), 1959; Ord. 87225 § 23(part), 1958; Ord. 86300 § 22.49, 1957.)

24.62.170 Lot coverage—Exceptions for corner lots.

In the case of a corner lot or a lot, a side lot line of which abuts upon a street, place, or alley, the width of the lot may be increased by one-half (1/2) the width of the abutting side street, place or alley for the purpose of computing the lot coverage only, provided that no lot area used in such computation shall exceed by more than twenty-five percent (25%) the actual net area of such lot.

(Ord. 89983 § 5(part), 1961; Ord. 88283 § 6(part), 1959; Ord. 87225 § 24(part), 1958; Ord. 86300 § 22.51, 1957.)

24.62.180 Lot coverage—Exceptions for accessory buildings.

A. A detached accessory building shall not occupy more than forty percent (40%) of the required area of the required rear yard.

B. In any RMH, BC, BM or C Zone an attached accessory parking garage limited in height to twelve feet (12') may occupy all of the required rear yard if the yard is bounded on three (3) sides by streets, places or alleys.

C. In any zone an underground structure used for accessory purposes to the principal use on the lot may occupy any part of or the entire lot.

D. In any zone a swimming pool may be placed in any required yard subject to the following conditions:

1. No part of such structure shall project more than one foot (1') above the adjoining ground level in a required front or side yard.

2. Such pools shall not be placed closer than five feet (5') to any front or side lot line.

3. Such pools shall be enclosed with a fence of strength and design sufficient to resist the penetration of children. Such fence shall be not less than four feet (4') high except when placed within a yard enclosed by a fence not less than four feet (4') high.

(Ord. 89983 § 5(part), 1961; Ord. 88283 § 6 (part), 1959; Ord. 87225 § 24(part), 1958; Ord. 86300 § 22.52, 1957.)

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Chapter 24.64
OFF-STREET PARKING AND AND
LOADING REQUIREMENTS

Sections:

- 24.64.010 Automobile parking spaces.
- 24.64.020 General provisions.
- 24.64.030 Parking space standards.
- 24.64.040 Location.
- 24.64.050 Units of measurement.
- 24.64.060 Expansions, enlargements, or change in principal use.
- 24.64.070 Mixed occupancies.
- 24.64.080 Uses not specified.
- 24.64.090 Cooperative parking facility.
- 24.64.100 Joint use.
- 24.64.110 Use of paved recreation space for parking.
- 24.64.120 Required parking spaces.
- 24.64.130 Downtown parking area spaces permitted.
- 24.64.140 General provisions for development and maintenance.
- 24.64.150 Parking areas in RM-MD, B, C, M and I Zones.
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- 24.64.240 Designation of pedestrian-oriented business districts.
- 24.64.250 Procedure to designate pedestrian-oriented business districts.
- 24.64.260 Nonconforming parking facilities in pedestrian-oriented business districts.
- 24.64.270 Conditions for establishment of parking areas in

pedestrian-oriented business districts.

24.64.280 Specified pedestrian-oriented business districts.

24.64.010 Automobile parking spaces.

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

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

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

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

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

24.64.020 General provisions.

General provisions applicable to off-street parking shall be as set forth in Sections 24.64.030 through 24.64.110. (Ord. 106436 § 1, 1977; Ord. 106119 § 1(part), 1976; Ord. 86300 § 23.20, 1957.)

24.64.030 Parking space standards.

A. Parking space dimensions.

1. "Large" Vehicle. The minimum size of a large vehicle parking space shall be eight and one-half feet (8-1/2') in width and nineteen feet (19') in length.

2. "Medium" Vehicle. The minimum size of a medium vehicle parking space shall be eight feet (8') in width and sixteen feet (16') in length.

3. "Small" Vehicle. The minimum size of a small vehicle parking space shall be seven and one-half feet (7-1/2') in width and fifteen feet (15') in length.

4. "Barrier-free" Parking. Barrier-free parking spaces shall be provided as required by the Washington State Rules and Regulations for Barrier-Free Design.

5. Columns or other structural elements may encroach into the parking space a maximum of six inches (6") on a side, except in the area for car door opening, five feet (5') from the longitudinal centerline or four feet (4') from the transverse centerline of a parking space (see Plate D).¹ No wall, post, guardrail, or other obstruction shall be permitted within the area for car door opening.

B. Parking Space Requirements. The required size of parking spaces shall be determined by whether the parking is for a residential or nonresidential use. In structures containing both residential and nonresidential uses, parking which is clearly set aside and reserved for residential use shall meet the standards of subsection B1; otherwise, all parking for the structure shall meet the standards of subsection B2.

1. Residential Uses.

a. When five (5) or fewer parking spaces are provided, the minimum required size of a parking space shall be for a medium car, as described in subsection A2.

b. When more than five (5) parking spaces are provided, a minimum of sixty percent (60%) of the parking spaces shall be striped for medium vehicles. The minimum size for a medi-

um parking space shall also be the maximum size. Forty percent (40%) of the parking spaces may be striped for any size, provided that when parking spaces are striped for large vehicles, the minimum required aisle width shall be as shown for medium vehicles.

2. Nonresidential Uses.

a. When ten (10) or fewer parking spaces are provided, a maximum of twenty-five percent (25%) of the parking spaces may be striped for small vehicles. A minimum of seventy-five percent (75%) of the spaces shall be striped for large vehicles.

b. When between eleven (11) and nineteen (19) parking spaces are provided, a minimum of twenty-five percent (25%) of the parking spaces shall be striped for small vehicles. The minimum required size for these small parking spaces shall also be the maximum size. A maximum of sixty-five percent (65%) of the parking spaces may be striped for small vehicles. A minimum of thirty-five percent (35%) of the spaces shall be striped for large vehicles.

c. When twenty (20) or more parking spaces are provided, a minimum of thirty-five percent (35%) of the parking spaces shall be striped for small vehicles. The minimum required size for small parking spaces shall also be the maximum size. A maximum of sixty-five percent (65%) of the parking spaces may be striped for small vehicles. A minimum of thirty-five percent (35%) of the spaces shall be striped for large vehicles.

d. The minimum vehicle clearance shall be at least six feet nine inches (6'9") on at least one (1) floor; and there shall be direct street access to all parking garages accessory to nonresidential uses and all principal use parking garages.

C. Backing Distance and Moving Other Vehicles.

1. Adequate ingress to and egress from all parking spaces shall be provided without having to move another vehicle, except for single-family dwellings.

2. Except for lots with fewer than three (3) parking spaces, ingress to and egress from all parking spaces shall be provided without requiring backing more than fifty feet (50').

D. Driveways. Driveway requirements for residential and nonresidential uses are described below. When a driveway is used for both residential and nonresidential parking it shall meet the

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standards for nonresidential uses described in subsection D2.

1. Residential Uses.

a. Driveways shall be at least ten feet (10') wide. Driveways with a turning radius of more than thirty-five degrees (35°) shall conform to the minimum turning path radius shown in Plate IIa.¹

b. Vehicles may back onto a street for a parking area serving five (5) or fewer vehicles, provided that:

!!!PLATE I, SECTION 24.64.030, ENCROACHMENTS INTO REQUIRED PARKING SPACE, GOES HERE!!!

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(1) The street is not an arterial as defined in Section 11.18.010 of the Seattle Municipal Code; and

(2) The slope of the driveway does not exceed ten percent (10%) in the first twenty feet (20') from the property line.

c. Driveways less than one hundred feet (100') in length, which serve thirty (30) or fewer parking spaces, shall be a minimum of ten feet (10') in width for one (1) or two (2) way traffic.

d. Driveways more than one hundred feet (100') in length which serve thirty (30) or fewer parking spaces shall either:

(1) Be a minimum of sixteen feet (16') wide, tapered over a twenty-foot (20') distance to a ten-foot (10') opening at the property line; or

(2) Provide a passing area at least twenty feet (20') wide and twenty feet (20') long. The passing area shall begin twenty feet (20') from the property line, with an appropriate taper to meet the ten-foot (10') opening at the property line. If a taper is provided at the other end of the passing area, it shall have a minimum length of twenty feet (20').

e. Driveways serving more than thirty (30) parking spaces shall provide a minimum ten-foot (10') wide driveway for one (1) way traffic or a minimum twenty-foot (20') wide driveway for two (2) way traffic.

2. Nonresidential Uses.

a. Driveway Widths.

(1) The minimum width of driveways for one (1) way traffic shall be twelve feet (12') and the maximum width shall be fifteen feet (15').

(2) The minimum width of driveways for two (2) way traffic shall be twenty-two feet (22') and the maximum width shall be twenty-five feet (25').

b. Driveways shall conform to the minimum turning path radius shown in Plate IIa.¹

3. Maximum grade curvature for all driveways shall not exceed the curvature shown in Plate IIb.¹

4. Parking Aisles.

a. Parking aisles shall be provided according to the requirements of Plate III.¹

b. Minimum aisle width shall be provided for the largest vehicles served by the aisle.

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c. Turning and maneuvering areas shall be located on private property, except that alleys may be credited as aisle space.

!!!PLATE IIa, SECTION 24.64.030, TURNING PATH RADIUS, GOES HERE!!!

E. Any required off-street parking facility providing more than five (5) parking spaces where automobiles are parked solely by attendants employed for that purpose shall have parking spaces at least eight feet (8') in width. The grade curvature of any area used for automobile travel or storage shall not exceed that specified in Plate IIb and Plates I, IIa and III shall not apply. Should attendant operation be discontinued, the provisions of subsection B shall thereafter apply to such facility.

F. Required bus parking spaces shall be thirteen feet (13') in width and forty-two feet (42') in length. Buses parked en masse shall not be required to have ingress and egress from each bus parking space.

G. The Director may reduce any required dimension for nonresidential uses up to three percent (3%) to allow more efficient use of a surface parking area or parking garage, except for the dimensions of parking space and aisles for small vehicles.

H. The Director of Engineering shall review all proposed parking areas or parking garages in manufacturing and industrial zones, and may modify the standards for access to insure operational safety.

(Ord. 112212 § 1, 1985.)

1. Editor's Note: Plates I, IIa, IIb and III are located within and following Section 24.64.030.

24.64.040 Location.

A. Off-street parking facilities shall be located as hereinafter specified; where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest point of the building that such facility is required to serve.

1. For single-family and duplex dwellings: on the same lot with the building they are required to serve. For townhouse dwellings: not more than two hundred feet (200') from the townhouse dwelling they are required to serve, with connecting permanent pedestrian access;

2. For multiple dwellings: not more than four hundred fifty feet (450') from the building they are required to serve;

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Seattle Municipal Code
March, 1995 code update file reference only.
Text provided for historical reference only.

IG GENERAL INDUSTRIAL ZONE 24.56.020

**!!!PLATE III, SECTION 24.64.030, PARKING
AISLE DIMENSIONS, GOES HERE!!!**

**See ordinances creating and amending
sections for complete text, graphics,
and tables and to confirm accuracy of
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!!!PLATE IV, DOWNTOWN OFFSTREET
PARKING REGULATION AREAS A, B,
AND RETAIL CORE, GOES HERE!!!

See ordinances creating and amending
sections for complete text, graphics,
and tables and to confirm accuracy of
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3. For houseboats, hospitals, sanitariums, childrens institutions, homes for the retired, nursing and convalescent homes, dormitories, boarding, rooming and lodging houses, community clubs and club rooms, fraternity, sorority and group student houses: not more than six hundred feet (600') from the building they are required to serve;

4. For uses other than those specified above: not over eight hundred feet (800') from the building they are required to serve;

5. No parking space shall be located in a required front yard or in a required side yard abutting upon a street except as provided in Sections 24.62.070 through 24.62.160;

6. Any parking facility provided in a building and when not on the same lot with the principal use to which it is accessory shall be considered for bulk regulation purposes, a principal use on the lot on which located;

7. When accessory parking space is to be provided on a parcel of land or a lot other than the parcel or lot which is or will be the site of the principal building or use and whether or not contiguous to such site, then evidence shall be provided that a covenant has been filed with the King County Director of Records and Elections, the covenant providing that the area used or to be used for parking accessory to the principal building located elsewhere shall be diverted or converted to no other use as long as the principal building to which the parking is accessory shall continue to exist; provided, that such covenant shall not be required if an agreement for the joint use of such accessory parking space has been filed with the Superintendent in accordance with Section 24.64.100 F3.

(Ord. 106626 § 1, 1977: Ord. 106436 § 1(part), 1977: Ord. 106119 § 1(part), 1976: Ord. 101413 § 1(part), 1972: Ord. 99368 § 10(part), 1970: Ord. 98608 § 19(part), 1970: Ord. 92059 § 6(part), 1963: Ord. 91138 § 8(part), 1962: Ord. 89712 § 1(part), 1960: Ord. 87225 § 25(part), 1958: Ord. 86300 § 23.22, 1957.)

24.64.050 Units of measurement.

A. In stadiums, sports arenas, churches and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each twenty inches (20') of width of such seating facilities should be counted as one (1) seat for the purpose of determining

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requirements for off-street parking facilities under this subtitle.

B. When a unit of measurement determining the number of required parking spaces results in the requirements of a fractional space, any fraction up to and including one-half ($1/2$) shall be disregarded and fractions over one-half ($1/2$) shall require one (1) parking space.

(Ord. 106436 § 1(part), 1977: Ord. 106119 § 1(part), 1976: Ord. 101413 § 1(part), 1972: Ord. 99368 § 10(part), 1970: Ord. 98608 § 19(part), 1970: Ord. 92059 § 6(part), 1963: Ord. 91138 § 8(part), 1962: Ord. 89712 § 1, 1960: Ord. 87225 § 25(part), 1958: Ord. 86300 § 23.23, 1957.)

24.64.060 Expansions, enlargements, or change in principal use.

A. Whenever any structure is enlarged or expanded, then off-street parking spaces shall be provided for the expansion or enlargement in accordance with the requirements of Section 24.64.120; however, no parking spaces need be provided in the case of an enlargement or expansion where the number of parking spaces required for such expansion or enlargement is less than ten percent (10%) of the parking spaces specified in Section 24.64.120 for a similar structure.

B. Whenever, on a lot, there is a change in principal use and when the off-street parking requirement specified in Section 24.64.120 for the new principal use is greater than the off-street parking requirement specified for the principal use to be replaced, then off-street parking spaces shall be provided in the amount of the difference of such requirements.

(Ord. 106436 § 1(part), 1977: Ord. 106119 § 1(part), 1976: Ord. 101413 § 1(part), 1972: Ord. 99368 § 10(part), 1970: Ord. 98608 § 19(part), 1970: Ord. 92059 § 6(part), 1963: Ord. 91138 § 8(part), 1962: Ord. 89712 § 1(part), 1960: Ord. 87225 § 25(part), 1958: Ord. 86300 § 23.24, 1957.)

24.64.070 Mixed occupancies.

In the case of two (2) or more uses in the same building, the total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately. Off-street parking facilities for one (1) use shall not be considered as providing required parking facilities for any other use, except as hereinafter specified in Section 24.64.110 for joint use.

(Ord. 106436 § 1(part), 1977: Ord. 106119 § 1(part), 1976: Ord. 101413 § 1(part), 1972: Ord. 99368 § 10(part), 1970: Ord. 98608 § 19(part), 1970: Ord. 92059 § 6(part), 1963: Ord. 91138 § 8(part), 1962: Ord. 89712 § 1(part), 1960: Ord. 87225 § 25(part), 1958: Ord. 86300 § 23.25, 1957.)

24.64.080 Uses not specified.

In the case of a use not specifically mentioned in Section 24.64.120, the requirements for off-street parking facilities shall be determined by the Director. Such determination shall be based upon the requirements for the most comparable use specified in Section 24.64.120.

(Ord. 110464 § 1, 1982: Ord. 106436 § 1(part), 1977: Ord. 106119 § 1(part), 1976: Ord. 101413 § 1(part), 1972: Ord. 99368 § 10(part), 1970: Ord. 98608 § 19(part), 1970: Ord. 92059 § 6(part), 1963: Ord. 91138 § 8(part), 1962: Ord. 89712 § 1(part), 1960: Ord. 87225 § 25(part), 1958: Ord. 86300 § 23.26, 1957.)

24.64.090 Cooperative parking facility.

Up to fifteen percent (15%) reduction in the number of required parking spaces for four (4) or more separate uses; ten percent (10%) for three (3) separate uses; and five percent (5%) for two (2) separate uses may be authorized by the Superintendent following approval of a plan which complies with the following conditions:

A. The plan shall be for a collective parking facility serving two (2) or more buildings or uses developed through voluntary cooperation or under any parking district which may hereafter be provided by law.

B. Such collective parking facility shall occupy an area of no less than twenty thousand (20,000) square feet.

(Ord. 106436 § 1(part), 1977: Ord. 106119 § 1(part), 1976: Ord. 101413 § 1(part), 1972: Ord. 99368 § 10(part), 1970: Ord. 98608 § 19(part), 1970: Ord. 92059 § 6(part), 1963: Ord. 91138 § 8(part), 1962: Ord. 89712 § 1(part), 1960: Ord. 87225 § 25(part), 1958: Ord. 86300 § 23.27, 1957.)

24.64.100 Joint use.

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

A. Up to fifty percent (50%) of the off-street parking facilities required by this chapter for a theater, bowling alley, dancehall, bar, restaurant, roller or ice skating rink, or other similar primarily nighttime use may be supplied by certain other types of buildings or uses specified in subsection D.

B. Up to fifty percent (50%) of the off-street parking facilities required by this chapter for any building or use specified under subsection D may be supplied by the parking facilities provided for uses specified in subsection E.

C. Up to one hundred percent (100%) of the parking facilities required by this chapter for a church or for an auditorium incidental to a public or private graded school may be supplied by the off-street parking facilities provided by uses specified in subsection D.

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

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

F. Conditions Required for Joint Use.

1. The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within eight hundred feet (800') of such parking facilities.

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

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

becomes legally ineffective, then parking shall be provided as otherwise required by this chapter.

(Ord. 109737 § 47, 1981; Ord. 109440 § 1, 1980; Ord. 106626 § 2, 1977; Ord. 106436 § 1(part), 1977; Ord. 106119 § 1(part), 1976; Ord. 101413 § 1(part), 1972; Ord. 99368 § 10(part), 1970; Ord. 98608 § 19(part), 1970; Ord. 92059 § 6(part), 1963; Ord. 91138 § 8(part), 1962; Ord. 89712 § 1(part), 1960; Ord. 87225 § 25(part), 1958; Ord. 86300 § 23.28, 1957.)

24.64.110 Use of paved recreation space for parking.

The Superintendent may authorize the use of space designed and primarily used for recreation purposes for a portion of the required parking space under the following conditions and others deemed appropriate:

A. Such parking areas shall be subject to all locational and development provisions of this chapter.

B. Such portions of the recreation area to be used for parking shall be paved with a durable, dustless surface.

C. Such parking space may be credited only to space requirements of the principal use which it is intended to serve.

(Ord. 106626 § 3, 1977; Ord. 106436 § 1(part), 1977; Ord. 106119 § 1(part), 1976; Ord. 101413 § 1(part), 1972; Ord. 99368 § 10(part), 1970; Ord. 98608 19(part), 1970; Ord. 92059 § 6(part), 1963; Ord. 91138 § 8(part), 1962; Ord. 89712 § 1(part), 1960; Ord. 87225 § 25(part), 1958; Ord. 86300 § 23.29, 1957.)

24.64.120 Required parking spaces.

The minimum number of off-street parking spaces required shall be as set forth in the table on the following pages.

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

24.64.130 Downtown parking area spaces permitted.

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A. The "Downtown Area" as shown on Plate IV¹ is established as an area where unlimited off-street parking is discouraged and a maximum number of parking spaces is specified to minimize traffic generation and congestion. Individual parking developments within an urban renewal area shall be exempted from the requirements of this section provided:

1. The urban renewal area has a plan adopted by ordinance including a parking element designed to meet the intent of the City's downtown parking policies;

2. Said individual parking developments are identified in the adopted plan.

B. Off-street parking spaces may be established in Area "A" of the Downtown Area as follows:

1. Principal use parking facilities will be permitted as a conditional use in accordance with Section 24.74.010 and the following additional conditions:

a. The use shall be located and operated in such a manner as to serve a demonstrated need for short-term parking;

b. The use shall be located in a multi-level garage structure where street-level frontage is devoted to retail uses or similar pedestrian-oriented activity;

c. Adequate screening and landscaping shall be provided.

An analysis shall accompany such proposal and shall include an evaluation of impacts of the use on the transportation system, specifically surface street capacity, transit operation, pedestrian spaces, and impacts on air quality.

2. Accessory parking shall be permitted outright as an accessory use to uses in buildings which are erected, enlarged or expanded after October 1, 1976, or as accessory to a rehabilitated

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TABLE FOR SECTION 24.64.120

Use	Parking Space Required
Single-family, duplex dwelling or houseboats	1 for each dwelling unit
Multiple dwellings, student multiple dwellings	1 for each dwelling unit
Multiple dwellings for low income elderly	1 for each 6 dwelling units
Multiple dwellings for low income handicapped	1 for each 4 dwelling units
Motels	1 for each unit in the motel
Boarding, lodging or rooming houses, fraternity, sorority or group student houses	1 for each 3 sleeping rooms or for each 6 beds, whichever amount is greater
Hotels	1 for each 4 bedrooms
Hospitals, sanitariums, nursing and convalescent homes	1 for each 2 staff doctors plus 1 for each 5 employees plus 1 for each 6 beds
Children's institutions, homes for the retired	1 for each 5 employees plus one for each 6 beds
Day care center or family day care home	1 for each 10 children or 1 for each staff member whichever is greater, and 1 passenger loading and unloading space for each 20 children, except for day care centers located in the BM and CM Zone
Halfway houses	1 for each 2 full time staff members, plus 1 for each 5 residents unless ownership and/or operation of automobiles is specifically prohibited and such prohibition is documented in writing and filed with the Superintendent, plus 1 for each vehicle permanently located at the halfway house or operated on a daily basis in connection with the halfway house
Jails and work-release center	1 for each 15 beds
Police precinct stations	1 for each 200 sq. ft. of gross floor area
Libraries and museums	1 for each 250 sq. ft. of floor area open to the public
Dance halls	1 for each 75 sq. ft. of floor area used for dancing
Bowling alleys	5 for each bowling alley
Medical and dental clinics	1 for each 200 sq. ft. of gross floor area generally 1 for each 300 sq. ft. of gross floor area where part of medical-hospital complex in RM 350 Zone 1 for each 400 sq. ft. of gross floor area where part of the medical-hospital complex in RMV 150 Zone
Theaters, skating rinks, auditoriums, and other	1 for each 100 sq. ft. floor area of main audi-

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indoor places of public assembly

torium or of principal place of assembly not containing fixed seats 1 for each 10 seats

Stadiums, outdoor sports arenas or areas of public assembly containing less than 20,000 seats

1 for each 10 permanent seats and 1 for each 100 sq. ft. of spectator assembly area not containing seats

Stadiums, outdoor sports arenas or areas and places of public assembly containing 20,000 or more seats

1 for each 10 permanent seats and 1 bus space for each 300 permanent seats. The location requirements of Section 24.64.040 shall not apply to such use. Instead, the applicant shall submit to the City Council prior to the issuance of a building permit, a workable preliminary parking plan describing the location of available off-street parking and the means by which persons will commute between the required parking areas and the principal use. The Council shall not approve such preliminary plans until at least one public hearing has been held. No building permit shall be issued until the workable preliminary parking plan has been approved by the City Council by resolution. Prior to issuance of an occupancy permit by the Superintendent of Buildings, the applicant shall submit to the Council a final definitive workable parking plan describing the location of the available off-street parking and the means by which persons shall commute between required parking and the principal use. The Director of the Department of Community Development shall advise the Council as to the adequacy and workability of the plan as submitted. The Council shall not approve such plan until at least one public hearing has been held. Nor certificate of occupancy shall issue until the workable parking plan has been approved by the City Council by resolution. Any workable parking plan approved shall also be implemented prior to issuance of an occupancy permit by the Superintendent of Buildings.

Schools, community clubs and community centers

1 for each 80 sq. ft. of floor area of main auditorium or other assembly rooms not containing fixed seats, and for floor area containing fixed seats, 1 for each 8 seats

Private clubs

1 for each 200 sq. ft. gross floor area of club building

Churches

1 for each 80 sq. ft. of floor area in the nave not containing fixed seats and for floor area containing fixed seats, 1 for each 8 seats

Banks, business or professional offices

1 for each 400 sq. ft. of gross floor area

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Offices not providing customer services on the premises	1 for each 800 sq. ft. of gross floor area
Mortuaries or funeral homes	1 for each 100 sq. ft. of floor area of assembly rooms used for service
Pleasure craft moorages	1 for each 2 moorage stalls
Establishments for the sale and consumption on the premises of food and beverages, including fraternal and social clubs	None for gross floor area under 2000 sq. ft.
having not more than 4,000 sq. ft. of gross floor area	1 for each 200 sq. ft. of gross floor area when in excess of 2,000 sq. ft.
Having more than 4,000 sq. ft. of gross floor area	20 plus 1 for each 150 sq. ft. of gross floor area in excess of 4,000 sq. ft.
Food markets	None for gross floor area under 2,500 sq. ft.
having not more than 7,500 sq. ft. of gross floor area	1 for each 300 sq. ft. of gross floor area when in excess of 2,500 sq. ft.
having more than 7,500 sq. ft. of gross floor area	25 plus 1 for each 150 sq. ft. of gross floor area in excess of 7,500 sq. ft.
Retail stores, except as otherwise specified herein:	None for gross floor area under 2,500 sq. ft.
having not more than 4,000 sq. ft. of gross floor area	1 for each 500 sq. ft. of gross floor area when in excess of 2,500 sq. ft.
having more than 4,000 sq. ft. by not more than 20,000 sq. ft. of gross floor area	8 plus 1 for each 300 sq. ft. of gross floor area in excess of 4,000 sq. ft.
having more than 20,000 sq. ft. of gross floor area	61 plus 1 for each 150 sq. ft. of gross floor area in excess of 20,000 sq. ft.
Office and household furniture and appliance sales establishments	None for gross floor area under 2,500 sq. ft., 1 for each 600 sq. ft. of gross floor area when in excess of 2,500 sq. ft.
Motor vehicle or machinery sales, wholesale stores, furniture stores	1 for each 2,000 sq. ft. of gross floor area
Manufacturing uses, research and testing laboratories, creameries, bottling establishments, bakeries, canneries, printing and engraving shops	1 for each 1,000 sq. ft. of gross floor area, except that office space shall provide parking as required for offices
Warehouses and storage buildings	1 for each 2,000 sq. ft. of gross floor area, except that office space shall be provided as required for offices
Freight terminals	1 for each 2,000 sq. ft. of gross floor area except that office space shall be provided as required for offices
Passenger terminals	1 for each 100 sq. ft. of waiting room space
Heliports: Helistops with scheduled services	1 for each 5 employees; 5 for each touchdown pad

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Branch post offices	1 space for each 500 sq. ft. of gross floor area
Terminal post office	1 space for each 1,000 sq. ft. of gross floor area
Open-air swimming clubs or commercial pools	1 for each 150 sq. ft. of pool area
Golf driving range	1 for each 2 driving stations
Miniature golf course	2 for each 3 holes
Trampolines	1 for each 2 pits
Telephone communication equipment buildings	One space for each 2,000 sq. ft. of gross floor area
Animal clinics	One space for each 300 sq. ft. of gross floor area
Trade or business schools	One space for each two faculty members and full-time employees plus one space for every five students, based on maximum attending at any one time
Health studios	One space for each 300 sq. ft. of gross floor area
Pool and billiard halls	One space for each 200 sq. ft. of gross floor area
Marine equipment and boat sales establishments	One space for each 300 sq. ft. of floor area plus one space for each 300 sq. ft. of lot area used for outdoor display
Riding academies	Two spaces plus one space for each stable stall contained in the building

Seattle Municipal Code
March, 1995 code update file
Text provided for historic reference only.

IG GENERAL INDUSTRIAL ZONE 24.56.020

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

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building existing prior to October 1, 1976 and where at least fifty percent (50%) of the building is rehabilitated after October 1, 1976, if the Director determines that the parking spaces are in fact accessory to the rehabilitated building and the rehabilitation is evidenced by an expenditure in any twelve (12) month period of at least Twenty Dollars (\$20.00) per square foot of gross floor area being rehabilitated. In all other cases, accessory parking will be permitted only as an accessory conditional use.

3. Accessory parking spaces not located on the same site as the principal use shall be authorized only as an accessory conditional use in accordance with Section 24.74.010.

4. New open parking lots are prohibited except as accessory uses for rehabilitated buildings meeting the requirements set forth for such in Section 24.64.130 B2.

C. Within the "Retail Core" of Area "A" of the "Downtown Area" as shown on Plate IV,¹ bounded by University Street, First Avenue, Stewart Street and Seventh Avenue, accessory parking spaces shall be authorized in excess of the maximum number provided in Section 24.64.130 E if the Director determines that the ratio of all parking spaces to gross floor area devoted to retail uses in the Retail Core is less than the ratio of such spaces to such area as of October 1, 1976, and that the proposed spaces do not cause said ratio to exceed the total as of October 1, 1976; and that such proposed spaces will be located in a multi-level garage structure, the ground or street-level frontage of which is devoted to retail uses or similar pedestrian-oriented activity. New retail uses, restaurants and places of assembly may aggregate their maximum number of permitted accessory parking spaces in the same parking facility provided the facility is located not more than one thousand two hundred feet (1,200') from each of the participating uses.

D. Off-street parking may be established in Area "B" of the Downtown Area as follows:

1. Principal use parking on open lots or in structures shall be permitted as a conditional use in accordance with Section 24.74.010 if the

proposed use does not have a significant adverse effect upon traffic flow or surface street capacity, particularly at peak hours.

2. Accessory parking shall be permitted outright as an accessory use for uses in buildings which are erected, enlarged or expanded after October 1, 1976, or as accessory to a rehabilitated building existing prior to October 1, 1976 and where at least fifty percent (50%) of the building is rehabilitated after October 1, 1976, and the Director determines that the parking spaces are in fact accessory to the rehabilitated building and the rehabilitation is evidenced by an expenditure in any twelve (12) month period of at least Twenty Dollars (\$20.00) per square foot of gross floor area being rehabilitated.

3. Required accessory parking shall be permitted outright in a building or on an open lot when the principal use is located in a zone where parking is required by this chapter. All such parking shall be located in the same zone as the principal use.

4. In all other cases accessory parking, whether located on the same or on a lot other than the principal use, shall be permitted in a building or on an open lot only conditional use in accordance with Section 24.74.010.

E. Maximum Permitted Spaces.

1. The maximum number of parking spaces permitted as accessory to principal uses in the Downtown Area shall be the same as the minimum number of parking spaces specified for such uses in Section 24.64.120, each space being calculated as having a maximum area of three hundred fifty (350) square feet, subject to the exceptions in the Area "A" Exceptions table set out in this chapter.

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AREA "A" EXCEPTIONS
 (For Section 24.64.130 E1)

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

2. In those parts of the Downtown Area where both minimum and maximum parking requirements result from the application of zoning regulations, the maximum parking limit shall be not less than one-hundred ten percent (110%) of the minimum parking requirement.

3. Parking spaces in excess of the maximum number allowed in this section may be authorized by the Director only as a variance as provided in Section 24.74.030. (Ord. 109915 § 1, 1981.)

1. Editor's Note: Plate IV is located at the end of this chapter.

24.64.140 General provisions for development and maintenance.

General provisions for development and maintenance of parking areas for more than five (5)

vehicles shall be as set forth in Sections 24.64.150 through 24.64.180. (Ord. 104190 § 1(part), 1975; Ord. 86300 § 23.40, 1957.)

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

In any RM-MD, B, C, M, or I Zone a parking area for more than five (5) vehicles shall be developed in accordance with the following requirements:

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

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B. Entrances and Exits. The location and design of all entrances and exits shall be subject to the approval of the Director of Engineering provided that no entrance or exit shall be closer than fifteen feet (15') to any lot located in an RS or RD Zone, and provided that no parking facility shall have vehicular access not existing on October 1, 1976, to any street designated by ordinance as a pedestrian or transit street or boulevard in the downtown area shown on Plate IV, following this chapter.

C. Surface of Parking Area. Off-street parking areas shall be surfaced and maintained with a durable and dustless surface consisting of oiled crushed gravel, asphalt or concrete and shall be so graded and drained as to dispose of all surface water. In no case shall drainage be allowed across sidewalks. In the case of a parking area for more than fifteen (15) cars, all surface water shall be discharged directly into a storm drain or sewer. Surfacing and drainage shall be subject to the approval of the Director of Engineering. Parking areas surfaced with asphalt or concrete shall have parking stalls marked by painted lines or other durable traffic-marking material.

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

E. Signs. No signs of any kind, other than one (1) designating entrances, exits, or conditions of use, shall be maintained on a parking area on that side which abuts upon or faces any premises situated in any R Zone. Such signs shall not exceed eight (8) square feet in area nor shall there be more than one (1) such sign for each entrance or exit.

F. Internal Landscaping for Large Parking Spaces. In the case of a proposed parking area which exceeds twenty thousand (20,000) square feet in area, and which abuts upon any premises in any R Zone, the Board may require the planting and maintenance of trees within and along the borders of such parking area.

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

24.64.160 Accessory parking areas in R Zones.

In any R Zone, a parking area accessory to a permitted use in that zone, and for more than five (5) vehicles, shall be developed in accordance with the following requirements:

A. Screening. Screening shall be provided on each side of such parking area which abuts upon or faces across a street, alley or place any lot in an R Zone, except that no screening is required on any side of a parking area where the elevation of the lot line is six (6) or more feet higher than the finished elevation of the parking surface. A parking area screening shall meet the following conditions:

1. It shall be not less than four (4) and not more than six feet (6') in height above the grade of the parking lot surface, but in no case shall be permitted to constitute a traffic hazard. Such screening shall be maintained in good condition.

2. It shall not be located in any required yard which abuts upon a street lot line and it shall be maintained in good condition.

3. Slopes or other areas between the screen or, where such screening is not required, the area devoted to parking and a lot line shall be landscaped with grass, hardy shrubs or evergreen groundcover and shall be maintained in good condition.

4. Authorization shall be subject to the posting by the applicant of a cash deposit or the pledge of an interest-bearing savings account with the City Finance Director in the amount of Three Dollars (\$3.00) per linear foot of screening required, not in excess of Six Hundred Dollars (\$600.00), guaranteeing compliance. The deposit shall be refunded or the pledge released by the City Finance Director three (3) years from the date of issuance of the covering use permit at the request of the applicant upon presentation of a certificate of compliance from the Superintendent. Except in instances where development of the parking area is abandoned, the deposit or pledged account shall be forfeited to the City if the screening requirements have not been complied with by the end of the three (3) year period, and the proceeds may be used by the Superintendent to effect compliance; provided such forfeiture shall not relieve the permittee from compliance with the screening requirements.

B. Entrance, Exits, Surface, Lighting, Signs, and Internal Landscaping. The requirements of Section 24.64.150 B, C, D, E and F shall apply.

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C. Operation. Except for emergencies, no automobile repair or service of any kind shall be conducted on any such parking area. No charge for use of such parking area shall be made in any R Zone except on a weekly or monthly basis, provided that in an RM 350 Zone, hourly or daily charges may be made.

D. Review by the Director. Plans for any such parking area, when not located on same lot with principal use, shall be subject to the approval of the Director as a conditional use. (Ord. 116368 § 305, 1992; Ord. 104190 § 1(part), 1975; Ord. 101296 § 1(part), 1972; Ord. 99368 § 12(part), 1970; Ord. 97085 § 3(part), 1968; Ord. 91700 § 18(part), 1962; Ord. 88921 § 6(part), 1960; Ord. 86300 § 23.42, 1957.)

24.64.170 Conditional accessory parking areas in R Zones.

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

A. Such parking area shall abut, by at least fifty feet (50'), either directly or across an alley, upon the lot of the principal use to which the parking area is accessory.

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

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

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

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

shall not be construed as a release from the requirements of Section 24.64.120.

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

24.64.180 Conditional accessory parking garages in RMV 150 Zone.

A. Entrances and Exits. The location and design of all entrances and exits shall be subject to the approval of the Director of Engineering provided that no entrance or exit shall be closer than fifteen feet (15') to any lot located in an RS or RD Zone.

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

C. Signs. No sign of any kind, other than one (1) designating entrances, exits or conditions of use, shall be maintained on a parking garage on that side which abuts upon or faces any premises situated in any R Zone. Such signs shall not exceed eight (8) square feet in area nor shall there be more than one (1) such sign for each entrance or exit.

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

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

24.64.190 Filing of plans.

The plan of a proposed parking area shall be submitted to the Director at the time of the application for a building permit. Said plan shall clearly indicate the proposed development, including the location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed parking facility and

24.64.200 ZONING AND SUBDIVISIONS

shall be reviewed by the Director of Engineering or Board, as required in this chapter and the provisions of this subtitle applicable to the zone where the use is proposed.

(Ord. 109126 § 36, 1980; Ord. 86300 § 23.5, 1957.)

24.64.200 Required off-street loading space.

In connection with any use specified in Section 24.64.210 or Section 24.64.220 for which a building or structure is to be erected or structurally altered or changed in use, and which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles there shall be provided off-street loading space on the basis of the minimum requirements specified in Section 24.64.210 and Section 24.64.220.

(Ord. 103840 § 1(part), 1974; Ord. 87225 § 26(part), 1958; Ord. 86300 § 23.60, 1957.)

24.64.210 Requirements for uses having relatively high loading space demands.

Every department store, freight terminal or railroad yard, hospital or sanitarium, industrial or manufacturing establishment, retail or wholesale store or storage warehouse establishment or any similar use, which has, or is intended to have, an aggregate gross floor area of ten thousand (10,000) square feet or more, not including the floor area used for accessory parking or stories used exclusively for mechanical equipment such as heating, ventilating, or air-conditioning equipment, shall provide truck loading or unloading berths in accordance with the following table:

Square Feet of Required Aggregate Number Gross Floor Area of Berths

10,000 up to and including 16,000	1
16,001 up to and including 40,000	2
40,001 up to and including 64,000	3
64,001 up to and including 96,000	4
96,001 up to and including 128,000	5
128,001 up to and including 160,000	6
160,001 up to and including 196,000	7
For each additional 36,000	1
additional	

(Ord. 103840 § 1(part), 1974; Ord. 87225 § 26(part), 1958; Ord. 86300 § 23.61, 1957.)

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24.64.220 Requirements for uses having relatively low loading space demands.

Every auditorium, convention hall, exhibition hall, sports arena, hotel, office building, restaurant, or any similar use, which has or is intended to have an aggregate gross floor area of forty thousand (40,000) square feet or more, not including the floor area used for accessory parking or stories used exclusively for mechanical equipment such as heating, ventilating, or air-conditioning equipment, shall provide off-street truck loading or unloading berths in accordance with the following table:

Square Feet of Required Aggregate Number Gross Floor Area of Berths

40,000 up to and including 60,000	1
60,001 up to and including 160,000	2
160,001 up to and including 264,000	3
264,001 up to and including 388,000	4
388,001 up to and including 520,000	5
520,001 up to and including 652,000	6
652,001 up to and including 784,000	7
784,001 up to and including 920,000	8
for each additional 140,000	1
additional	

(Ord. 103840 § 1(part), 1974; Ord. 87225 § 26(part), 1958; Ord. 86300 § 23.62, 1957.)

24.64.230 Standards for development of loading spaces.

Each off-street loading or unloading berth shall be subject to the following minimum standards:

A. Each berth shall be not less than ten feet (10') in width, twenty-five feet (25') in length.

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

C. No berth shall be located closer than fifty feet (50') to any other lot in any R Zone unless wholly within a completely enclosed building.

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

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

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

(Ord. 109126 § 38(part), 1980: Ord. 103864 § 2(part), 1974: Ord. 86300 § 23.71, 1957.)

24.64.240 Designation of pedestrian-oriented business districts.

In order to preserve, protect and encourage the pedestrian scale and character of certain established business districts of the City, to provide continuous retail frontages uninterrupted by vehicular accessways and parking facilities, and to minimize pedestrian-automobile conflicts in areas of high pedestrian traffic, the Council may from time to time, as warranted, designate such areas as “pedestrian-oriented business districts” by ordinance.

24.64.250 Procedure to designate pedestrian-oriented business districts.

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

24.64.260 Nonconforming parking facilities in pedestrian-oriented business districts.

Existing parking facilities in pedestrian-oriented business districts which do not conform to the requirements of Section 24.64 270 E, shall be discontinued two (2) years from the effective date of the ordinance designating the pedestrian-oriented business district in which such parking facility is located. (Ord. 109126 § 38(part), 1980: Ord. 103864 § 2(part), 1974: Ord. 86300 § 23.73, 1957.)

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

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

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

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

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

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

E. The conditions for conditional accessory parking areas in R Zones as provided in Section 24.64.170 shall apply; provided that the screening requirements shall apply only on street margins and such screening shall be set back a minimum ten feet (10') from said street margin which area shall be landscaped with grass, trees or hardy evergreen shrubs.

F. The report of the Director required by Section 24.74.050 shall include an inventory of the available parking areas, both on-street and off-street, serving such district and shall include a report of the Director of Engineering as to the probable effect of such parking area upon traffic movements in the vicinity and any suggestions for mitigating any adverse impacts thereon. The Director's report shall also discuss possible alternatives to establishment of such parking area such as the use of public transportation facilities and cooperative and joint use parking facilities, and shall take into account the nature, scale and character of the immediate vicinity and the district as a whole. The Director shall also identify the area served by businesses in the immediate vicinity of the proposed parking facility. (Ord. 109126 § 38(part), 1980: Ord. 103864 § 2(part), 1974: Ord. 86300 § 23.74, 1957.)

24.64.280 Specific pedestrian-oriented business districts.

The following areas of the City are designated as pedestrian-oriented business districts:

A. The area zoned BC and CG along Broadway and Broadway East between East Pine Street and East Roy Street, and along East Olive Way and East John Street between East Denny Way and 10th Avenue East;

B. The area along 15th Avenue East between East Denny Way and East Mercer Street. (Ord. 103864 § 3, 1974: Ord. 86300 § 23.81, 1957.)

Severability: If any section, paragraph, subdivision, clause, phrase, or provision of Sections 24.64.240 through 24.64.280 shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of said sections as a whole or any part or provision thereof other than the part so decided to be invalid or unconstitutional. (Ord. 103864 § 4, 1974.)

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**Chapter 24.66
SPECIAL PROVISIONS**

Sections:

- 24.66.010 Accessory uses and buildings in R Zones.**
- 24.66.020 Transitional uses in R Zones.**
- 24.66.030 Conversion of dwellings.**
- 24.66.040 Planned unit development—Generally.**
- 24.66.050 Planned unit development—Basic requirements.**
- 24.66.060 Residential planned unit development.**
- 24.66.070 Planned unit development—Procedure for filing.**
- 24.66.080 Planned unit development—Review and authorization.**
- 24.66.100 Planned unit development—Council action.**
- 24.66.110 Planned unit development—Final plans.**
- 24.66.120 Planned unit development—Appeal to Hearing Examiner.**
- 24.66.130 Required recreation space for apartment houses.**
- 24.66.140 Special provisions for BN, BI, BC, C, M or I Zones when opposite R Zones.**
- 24.66.150 Special provisions for certain lots reduced below minimum lot area requirement.**

24.66.010 Accessory uses and buildings in R Zones.

Accessory buildings permitted in R Zones shall be regulated as provided in Sections 24.62.080 and 24.62.180. (Ord. 86300 § 24.1, 1957.)

24.66.020 Transitional uses in R Zones.

A. In any R Zone, a lot, the side lot line of which adjoins directly a more intensive R Zone or a B, C, M, or I Zone, may be devoted to any of the uses permitted in the next more intensive R Zone provided that:

1. No such use shall extend further than sixty feet (60') from such R, B, C, M or I Zone;

2. Any structure so used shall be limited to the bulk regulations of the zone in which it is located;

3. The lot to which this provision may apply shall be in a zone, the classification of which is at least two (2) classifications less intensive than the zone which it adjoins;

4. The use is authorized as a conditional use by the Director in accordance with Chapter 24.74.

For the purpose of applying this provision, any RS Zone shall be considered as a RW Zone, and the RD 7200 Zone shall be considered as a RD 5000 Zone.

B. Offices, or clinics of physicians, surgeons, dentists, architects, engineers, lawyers or certified public accountants may be established on any RS or RD Zoned lot which adjoins directly a BN, BI, BC, C, M or I Zone and has frontage on the same street upon which such BN, BI, BC, C, M, or I Zone has its principal frontage, provided that:

1. Said use shall not extend further than sixty feet (60') from such BN, BI, BC, C, M or I Zone;

2. Such clinic or office building shall be limited to the bulk regulations of the zone in which it is located;

3. Such clinic or office use shall not occupy more than the first two (2) stories of a building or a cellar of a building and the story next above;

4. In the case of a lot adjoining a BN Zone, such clinic or office may be established only when the BN Zone, or BN Zone in combination with a more intensive zone, consists of five hundred feet (500') or more of continuous frontage along the street frontage where such clinic or office use shall be located.

(Ord. 109737 § 48, 1981: Ord. 105359 § 1, 1976: Ord. 96395 § 14, 1968: Ord. 94970 § 2, 1960: Ord. 90722 § 9, 1961: Ord. 88283 § 7, 1959: Ord. 86300 § 24.2, 1957.)

24.66.030 Conversion of dwellings.

A. The conversion of any building into a dwelling, or the conversion of a dwelling so as to accommodate an increased number of dwelling units shall be permitted in a zone where a new building of similar occupancy is permitted, provided:

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1. No side or rear yard is less than five feet (5');

2. The conversion will result in lot area per dwelling unit at least twenty percent (20%) greater than required for a new building in the zone;

3. Any two nonconforming bulk requirements may be modified by the Superintendent by not more than ten percent (10%) when the conditions of subsections 1 and 2 above are met;

4. The converted building shall comply in all other respects with the bulk requirements of the zone except as to existing front yards.

B. The conversion of a residence structure into a duplex dwelling in an RD, RM, RMH 350, B or C Zone or to a triplex in an RM, RM 350, B or C Zone shall be permitted provided that:

1. No single side yard is less than three feet (3') nor total side yard less than eight feet (8') and no rear yard is less than fifteen feet (15');

2. The conversion will comply in all other respects with the bulk and density requirements of the zone in which it is located except as to existing front yards.

(Ord. 103843 § 1, 1974; Ord. 88283 § 8, 1959; Ord. 86300 § 24.3, 1957.)

24.66.040Planned unit

development—Generally.

A. The intent of this provision is to allow, on relatively large tracts, flexibility in grouping, placement, size and use of buildings which will insure a better development than would otherwise result from the application of bulk and use regulations of the zone in which the tract is located.

B. A planned unit development may be authorized even though the use, location and bulk of the buildings and open space do not conform in all respects with the regulations of the zone in which the tract is located, provided that such development meets all the requirements of Sections 24.66.050 through 24.66.090.

(Ord. 102290 § 39, 1973; Ord. 101608 § 3(part), 1972; Ord. 98698 § 2(part), 1970; Ord. 98426 § 1(part), 1969; Ord. 96031 § 6(part), 1967; Ord. 92059 § 7(part), 1963; Ord. 86300 § 24.4, 1957.)

24.66.050Planned unit development—Basic requirements.

A. The site shall consist of at least five (5) acres, including interior street and alley areas, with the following exceptions:

1. In the RM, RMH 350, RMV 200, RMV 150, and RM-MD Zones, the site shall consist of at least forty thousand (40,000) square feet, one (1) block, or two (2) opposing entire block fronts;

2. In the RMV 200, RMV 150 and BC Zones which lie within one thousand five hundred feet (1,500') of the campus of a college or university or other accredited institution of higher learning granting degrees normally requiring four (4) or more years of study, the site shall consist of at least thirty thousand (30,000) square feet.

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

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

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

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

F. The total development as authorized shall be completed within two (2) years of the date of authorization, unless another period is stipulated or the time for completion is extended by the Council.

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

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24.66.050 ZONING AND SUBDIVISIONS

and shall conform to standards established therefor by the Director of Engineering.

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

1. Water mains and hydrants;
2. Sanitary sewers, unless the Director of Public Health determines that the new structures may be adequately served by private septic tanks;
3. Storm drains.

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

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

(Ord. 116744 § 63, 1993; Ord. 109126 § 39, 1980; Ord. 104271 § 3, 1975; Ord. 103087 § 1, 1974; Ord. 102290 § 40, 1973; Ord. 101608 § 3(part), 1972; Ord. 98698 § 2(part), 1970; Ord. 98426 § 11(part), 1969; Ord. 96031 § 6(part), 1967; Ord. 92059 § 7(part), 1963; Ord. 86300 § 24.41, 1957.)

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

24.66.060 Residential planned unit development.

A residential planned unit development may be permitted in any zone not otherwise prohibiting dwelling units, when restricted to the following uses and conditions:

A. Dwelling units and all principal uses permitted in the zone in which the project is located;

B. Residential uses first allowed in RM 800 and RMH 350 Zones, in an RS or RD Zone only when located at least one hundred feet (100') from any other lot in such residence zone so as to minimize the impact on adjacent residential properties, or when topographic or other natural barriers sufficiently separate the development, or when the uses within that portion of the development which adjoins or faces premises in an RS or RD Zone are the same as those permitted in such RS or RD Zone;

C. Recreational areas, including, but not limited to, tennis courts, swimming pools, and playgrounds and playlots;

D. Those conditional uses which are not otherwise prohibited in the zone in which the development is located;

E. Retail or other nonresidential uses accessory and purely incidental, limited to serve the occupants of the development, integrated in to the project by design, and so located as to minimize the impact on adjacent properties. No such uses shall be permitted where similar uses are available in convenient proximity;

F. The lot area per dwelling unit, or per unit of floor area in structures governed by floor area ratio, may be reduced by not more than twenty percent (20%) of that otherwise required in the zone, provided, however, that when the planned unit development consists predominantly of uses specified in subsection B, the lot area shall be as otherwise required in the zone; except that for a planned unit development on a site qualifying under Section 24.66.050 A2, the density measured by dwelling units or by floor area ratio may be up to one hundred twenty-five percent (125%) of that otherwise permitted in the RMV Zone and up to one hundred seventy-five percent (175%) of that otherwise permitted in the BC Zone;

G. The coverage of the site by buildings shall not exceed the percentage of the lot coverage permitted in the zone in which the project is located;

H. Building or structure height may exceed the height limit of the zone in which the project is located, provided that the view from the surrounding properties is not substantially impaired and that for each additional one foot (1') of height, the required yards, as specified in subsection I shall be increased one foot (1');

I. On each side of the development which adjoins or faces across a street, place or alley, a lot in a residential zone, the yards shall be as required for the zone in which such lot is located;

J. Parking spaces in excess of the minimum specified in Chapter 24.64 may be required which shall not be used by other than tenants, owners and guests.

(Ord. 102290 § 41, 1973; Ord. 101608 § 3(part), 1972; Ord. 98698 § 2(part), 1970; Ord. 98426 § 11(part), 1969; Ord. 96031 § 6(part), 1967; Ord. 92059 § 7(part), 1963; Ord. 86300 § 24.42, 1957.)

(Seattle 9-93)

**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.**

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24.66.070 Planned unit development—Procedure for filing.

Official filing of a planned unit development application shall be accompanied by a receipt of the City Finance Officer showing payment by the applicant of a fee, as described in the Permit Fee Ordinance,¹ to defray the cost of processing such application and shall be preceded by preliminary review of the proposal by the Director of Construction and Land Use. Following such review, two (2) copies of the application shall be filed with the Director. The application shall be in letter form and shall include or attach:

A. Preliminary plans, to an appropriate scale, which indicate all uses proposed for the site, the exact boundaries, existing and proposed topographic contours at intervals of five feet (5') or less, proposed location and outside horizontal and vertical dimensions of all buildings and structures, all proposed open spaces, including yards and streets, parks, playgrounds, plazas, malls, landscaped buffer areas, school sites, location and dimensions of off-street parking facilities, points of ingress to and egress from the site, the names, location and dimensions of all streets, alleys and other traffic ways within, bounding or touching the site, and the exact location, direction and bearing of any major physiographic features such as railroads, drainage canals and shorelines;

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

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

(Ord. 116368 § 306, 1992; Ord. 109511 § 1, 1980; Ord. 106140 § 1, 1977; Ord. 106015 § 1, 1976; Ord. 105854 § 1, 1976; Ord. 102290 § 42, 1973; Ord. 101608 § 3(part), 1972; Ord. 98698 § 2(part), 1970; Ord. 98426 § 11(part), 1969; Ord. 96031 § 6(part), 1967; Ord. 92059 § 7(part), 1963; Ord. 86300 § 24.43, 1957.)

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

24.66.080 Planned unit development—Review and authorization.

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

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

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

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

D. The applicability of other laws to the subject application. The Director's report shall include comments and recommendations from departments and agencies of government having an interest in or affected by the application, and shall recommend approval or denial of, or modifications to, the applications as well as any conditions to be attached to any authorization of the proposed development, and any alternative forms of development or treatment that in the opinion of the Director are necessary or appropriate within the provisions and intent of this subtitle. The Director's report shall be completed within sixty (60) days of the date of filing the application, unless consideration by other agencies of government is required by law, in which case the report shall be completed within thirty (30) days following final action by such agencies. The application and report shall be made available for public inspection thirty (30) days prior to the City Council's public hearing on the application.

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

24.66.100 Planned unit development—Council action.

The procedure for a Council decision on an application for a planned unit development in a zone regulated by Title 24 shall be governed by the provisions of Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions. The Council shall take final action to approve, conditionally approve or disapprove the application within sixty (60) days after receipt of the Hearing Examiner's recommendations. Approval or conditional approval of an application for a planned unit development shall be by ordinance which ordinance shall also amend the Official Zoning Map to indicate:

- A. The boundaries of such approved planned development;
- B. The ordinance approving the preliminary plans for such planned unit developments; and
- C. The number of the City Clerk's File containing the approved preliminary plans.

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

(Ord. 116368 § 307, 1992; Ord. 112522 § 19, 1985; Ord. 109266 § 2, 1980; Ord. 109155 § 14, 1980; Ord. 104809 § 2, 1975; Ord. 102290 § 45, 1973; Ord. 86300 § 24.46, 1957.)

24.66.110 Planned unit development—Final plans.

If the Council approves the application for planned unit development, it shall authorize the applicant to prepare final plans which, together with any required covenants, shall be filed with the Director within one (1) year of the date of Council authorization, unless a longer period is authorized by the Council. If the Director finds that the final plans conform substantially to the Council authorization, he shall mail notice to all parties of record or who request such notice stating the location where plans and relevant information may be inspected, and that he intends to issue a certificate of compliance to the applicant within twenty (20) days unless an appeal shall be filed with the Hearing Examiner. If no appeal is filed within such time, the certificate of compliance shall be issued. If in the Director's judgment the final plans do not conform to the Council's authorization, the application shall be

subject to the procedure for initial authorization, unless an appeal is filed with the Hearing Examiner within seventeen (17) days of mailing written notice of noncompliance. No building or use permit shall be issued for a planned unit development prior to issuance of a certificate of compliance by the Director.

(Ord. 109126 § 40, 1980; Ord. 102290 § 46, 1973; Ord. 86300 § 24.47, 1957.)

24.66.120 Planned unit development—Appeal to Hearing Examiner.

If an appeal for review by the Hearing Examiner is filed, the Hearing Examiner shall set the time for a public hearing on the appeal and issue notice in accordance with Section 24.72.050. Consideration of the appeal shall be limited to matters of compliance with stipulated conditions and conformance with the approved preliminary plans. The Hearing Examiner may approve the Director's certificate of compliance, or may direct specific changes to the final plans citing specific requirements of the Council authorization, or may find that the plans do not substantially comply with the Council authorization, in which case the application shall be remanded to the Director for processing as a new application. Building or use permits issued by the Superintendent for planned unit developments shall be stayed pending the Hearing Examiner's approval of a certificate of compliance. The Hearing Examiner's decision in such connection shall be final.

(Ord. 102290 § 47, 1973; Ord. 86300 § 24.48, 1957.)

24.66.130 Required recreation space for apartment houses.

In the case of an apartment house containing twenty (20) or more dwelling units with two (2) or more bedrooms, a fenced play space for preschool children shall be provided at the rate of forty (40) square feet for each such dwelling unit.

(Ord. 101608 § 4, 1972; Ord. 86300 § 24.5, 1957.)

(Seattle 9-93)

24.66.140 Special provisions for BN, BI, BC, C, M or I Zones when opposite R Zones.

When a lot developed for nonresidential purposes in a BN, BI, BC, C, M or I Zone is located across a street from an R Zone, then such lot shall be subject to the following conditions:

A. Screening shall be established across that portion of the lot across the street from the R Zone provided, however, that such screening shall be located no closer to the street than ten feet (10'), and provided further that the area between the screening and the street lot line shall be maintained in good condition with grass, hardy shrubs, or evergreen groundcover and shall not be used for off-street parking purposes. Such screening and ten-foot (10') setback shall not be required across the front of any building or premises when such frontage is an exclusive frontage or across the principal frontage of a through or corner lot, or along the side street lot line within one hundred feet (100') of the principal frontage.

B. Any outdoor refuse storage or incineration shall be effectively screened from premises in the R Zone.

(Ord. 96395 § 15, 1968; Ord. 96252 § 5, 1967; Ord. 94036 § 26, 1965; Ord. 88283 § 9, 1959; Ord. 87225 § 27, 1958; Ord. 86300 § 24.6, 1957.)

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

A. The Council may authorize reduction in lot area below the minimum required by this subtitle when such reduction is the result of the dedication or sale of a portion of the lot to the City or the state for street or highway purposes, so that said lot may be utilized as a lot meeting minimum lot area requirements, following report and recommendation by the Director. Before making its recommendation to the Council, the Director shall consider the matter at public hearing. Notice of this hearing shall be given by mail not less than ten (10) days prior to the date of such hearing to the owners of all property within three hundred feet (300') thereof, using for this purpose the real property tax roll as issued annually on microfiche by the County Comptroller and the addresses listed in the latest edition of Polk's Directory, or its successor publication. Failure to send notices by mail to any property owner, where the address of such owner is not included in the county

records, shall not invalidate any proceedings in connection therewith. In considering requests for such authorization, the Director and Council shall consider the nature and condition of adjacent uses and structures and no authorization shall be made unless it is found that:

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

2. The lot area remaining after reduction is sufficient to provide a reasonable building site, consistent with the purpose of this subtitle.

B. Such authorization, if made, shall be permanent and will run with the land to which it applies.

(Ord. 109696 § 3, 1981; Ord. 109155 § 15, 1980; Ord. 94035 § 1, 1965; Ord. 86300 § 24.7, 1957.)

**Chapter 24.70
HEARING EXAMINER AND BOARD OF
ADJUSTMENT**

Sections:

24.70.010 Duties and powers of Hearing Examiner.

24.70.060 Land use and zoning rules.

24.70.070 Noninterference.

24.70.010 Duties and powers of Hearing Examiner.

The Hearing Examiner shall hold hearings and make recommendations to the Council on petitions for map amendments to this subtitle as provided in Section 24.72.080 and on applications for conditional uses as provided in Section 24.72.150. The Hearing Examiner shall hear and decide appeals from decisions of the Director on applications for conditional uses, special exceptions and variances as provided in the Master Use Permit Ordinance (109438),¹ and shall hear and decide appeals from decisions of the Director on applications for sign variances, petitions to revoke sign variances and applications for extensions for nonconforming signs under Ordinance 90138.² (Ord. 109737 § 56, 1981; Ord. 103333 § 1, 1974; Ord. 102290 § 3, 1973; Ord. 97384 § 1, 1969; Ord. 86300 § 26.1, 1957.)

1. Editor's Note: Ord. 109438 was repealed by Ord. 110381. See Chapter 23.76 of this Code, Master Use Permit Process.
 2. Editor's Note: Ord. 90138 is codified in Chapter 24.80 of this Code.

24.70.060 Land use and zoning rules.

The Hearing Examiner, with the advice of the Director, shall from time to time present to the City Council written rules and procedures (herein called the "Rules") governing land use and zoning proceedings which shall govern all such proceedings by the Council and Hearing Examiner. Rules shall be adopted and thereafter amended, revised or abolished by the Hearing Examiner pursuant to Ordinance 102228¹ after first obtaining the written approval of the Department of Construction and Land Use, Department of Neighborhoods and City Council as to those Rules applicable to each such agency. After adoption said Rules shall be printed and bound and, along with the Comprehensive Plan of Seattle and this subtitle, shall be made available for public distribution in the offices of the Department of Construction and Land Use, the Hearing Examiner, the City Council, all public libraries in the City and at other convenient places. Said Rules shall include but need not be limited to, provision for the following matters:

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

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

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

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

Chapter 24.74

ADMINISTRATIVE DETERMINATION

E. The form and content of findings, conclusions, recommendations and decisions of the Director, Hearing Examiner and Council;

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

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

H. Provisions governing ex parte contacts or discussions by or with any member of the Council or the Hearing Examiner and persons interested in pending matters;

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

J. Provisions for an attorney employed by the City to be available upon request for hearings before the Council, Hearing Examiner or Director to advise on matters of law and procedure.

(Ord. 116744 § 64, 1993: Ord. 109737 § 58, 1981: Ord. 105728 § 1, 1976: Ord. 102290 § 8, 1973: Ord. 94799, 1969: Ord. 89860 § 2, 1960: Ord. 89712 § 3, 1960: Ord. 89229 § 10, 1960: Ord. 88283 § 10, 1959: Ord. 86300 § 26.3, 1957.)

1. Editor's Note: Ord. 102228, the Administrative Code, is codified in Chapter 3.02 of this Code.

24.70.070 Noninterference.

No person shall interfere with or attempt to influence the Hearing Examiner in the performance of his or her designated duties except at a public hearing, nor shall the Hearing Examiner discuss the merits of pending cases with any other person except at a public hearing.

(Ord. 109737 § 59, 1981: Ord. 102290 § 9, 1973: Ord. 86300 § 26.4, 1957.)

Sections:

- 24.74.010 Conditional uses.**
- 24.74.015 Temporary uses.**
- 24.74.020 Special exceptions—Generally.**
- 24.74.021 Special exceptions—Height limits.**
- 24.74.023 Special exceptions—Stone quarry, sand, gravel or clay pits.**
- 24.74.024 Special exceptions—Platted lots separated by an alley.**
- 24.74.025 Special exceptions—Off-street parking requirements for designated “Landmarks” or “Landmark Districts.”**
- 24.74.026 Special exceptions—Uses permitted within buildings designated as “Landmarks.”**
- 24.74.027 Special exceptions—Artist’s studio/dwelling.**
- 24.74.028 Special exceptions—Nonschool uses of school building.**

24.74.010 Conditional uses.

A. In specific cases the Director may authorize a conditional use if it is found that the authorizing of such conditional use will not be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located, and that the authorization of such conditional use will be consistent with the spirit and purpose of this subtitle. In considering application for conditional uses, the Director shall consider the nature and condition of all adjacent uses and structures. In authorizing a conditional use, the Director may impose requirements and conditions, in addition to those expressly set forth in this subtitle with respect to location, installation, construction, maintenance and operation and extent of open spaces as may be deemed necessary for the protection of other properties in the zone or vicinity and the public interest.

B. Any authorized conditional use which has been discontinued shall not be re-established or recommenced except pursuant to a new conditional use permit. The following shall constitute conclusive evidence that the conditional use has been discontinued:

1. A permit to change the use of the property has been issued and the new use has been established; or
2. The property has not been devoted to the authorized conditional use for more than twenty-four (24) consecutive months.

Property which is vacant, except for dead storage of materials or equipment of the conditional use, shall not be considered as being devoted to the authorized conditional use. The expiration of licenses necessary for the conditional use shall be evidence that the property is not being devoted to the conditional use. A conditional use in a multi-family structure or a multi-tenant commercial structure shall not be considered as discontinued unless all units are either vacant or devoted to another use. (Ord. 113262 § 6, 1986: Ord. 109737 § 60, 1981: Ord. 102290 § 26, 1973: Ord. 97499 § 6, 1969: Ord. 96372 § 2, 1968: Ord. 96252 § 7, 1967: Ord. 94970 § 3, 1960: Ord. 92998 § 2, 1964: Ord. 88920 § 4, 1960: Ord. 86300 § 28.1, 1957.)

24.74.015 Temporary uses.

A. The Director may authorize a temporary use in any zone regulated by Title 24 for a period not to exceed three (3) weeks if the use is not materially detrimental to the public welfare or injurious to property in the vicinity of the use and is in keeping with the spirit of purpose of the Zoning Ordinance (Title 24). The Director may impose conditions upon the use to ensure its compatibility with adjacent uses and structures or to mitigate adverse impacts of the use.

B. The temporary use of property for the relocation of police and stations in any zone, not involving the construction of any permanent structure, may be authorized by the Director by a revocable, nonrenewable permit for a period of not more than twelve (12) months. (Ord. 112840 § 4, 1986: Ord. 112632 § 1, 1985.)

24.74.020 Special exceptions—Generally.

In specific cases and subject to the considerations stipulated in Section 24.74.010, the Director may authorize special exceptions as set forth in Sections 24.74.021 through 24.74.027.¹ (Ord. 109737 § 61(part), 1981: Ord. 109155 § 21, 1980: Ord. 109126 § 55, 1980: Ord. 107109 § 11, 1978: Ord. 106952 § 1, 1977: Ord. 106595 § 1, 1977: Ord. 105513 § 1, 1976: Ord. 102290 § 27, 1973: Ord. 86300 § 28.20, 1957.)

¹Editor’s Note: Provisions on special exceptions set out by Ord. 109737 in Sections 24.74.020 through 24.74.027 (Ord. 86300 §§ 28.20—28.27) take the place of special exceptions provisions formerly set out in Section 24.74.020 (Ord. 86300 § 28.2); legislative history for Ord. 86300 § 28.2 has been transferred only to current Section 24.74.020 (Ord. 86300 § 28.20).

24.74.010 ZONING AND SUBDIVISIONS

24.74.021 Special exceptions—Height limits.

A. Industrial Structures. An industrial structure which by reason of its intended use requires exceptional height may be authorized; provided, however, that all such structures or portions of structures above the otherwise applicable height limit shall not occupy more than twenty-five percent (25%) of the lot area and shall be distant forty feet (40') or more from every lot line not a street line, and, when within airport areas, shall not be inconsistent with the intent and purpose of Section 24.62.030.

B. Vertical Extension and Existing Buildings. Vertical extension of a building to the height shown by the original plans may be authorized, provided such building was actually designed and constructed to carry the additional stories and provided further that the building existed upon the effective date of the ordinance codified in this chapter.¹

C. Base Structures. Base structures may be authorized in the RMV 200 Zone in excess of four feet (4') but not to exceed twenty feet (20') above lot grade where topography and/or the nature of surrounding improvements justify a greater height. (Ord. 109737 § 61(part), 1981; Ord. 86300 § 28.21, 1957.)

1.Editor's Note: Ord. 109737 became effective on April 30, 1981.

24.74.023 Special exceptions—Stone quarry, sand, gravel or clay pits.

A. The use of premises in any zone for the excavation of stone, sand, gravel, clay or other natural deposits may be authorized by the Director for a period of one (1) year, subject to the following provisions:

B. Plans for such excavations shall consist of two (2) copies of a topographic map, with cross-sections as are necessary to show adequately the topography of the property in question and its relation to streets, alleys and surrounding property, together with two (2) copies of a similar map showing the extent of the proposed excavation and the contours of the ground after the removal of the material. A copy of each map shall be submitted to the Director of Engineering who shall report his findings to the Director. Before authorizing such use, the Director shall determine whether the proposed excavation will interfere with logical future development of the tract for building or other purposes, and whether it will depreciate the value of nearby property. Authorization of such shall be subject to the posting by the applicant with the City of a performance bond of not less than Five Thousand Dollars (\$5,000.00) guaranteeing conformance with finished grades indicated by the approved plan. (Ord. 109737 § 61(part), 1981: Ord. 86300 § 28.23, 1957.)

24.74.024 Special exceptions—Platted lots separated by an alley.

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

A. Each portion of the property shall abut a minimum one hundred feet (100') upon the alley;

B. The two (2) portions of the property shall be directly opposite for a distance representing at least fifty percent (50%) of the width of the portion of the property not to be occupied by the proposed building;

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

(Ord. 109737 § 61(part), 1981: Ord. 86300 § 28.24, 1957.)

24.74.025 Special exceptions—Off-street parking requirements for designated “Landmarks” or “Landmark Districts.”

The Director may reduce or waive the minimum accessory off-street parking requirements of Chapter 24.64 with respect to a “Landmark” or “Landmark District” designated as such pursuant to the Landmarks Preservation Ordinance (106348);¹ provided, that in making any such reduction or waiver, the Director shall be guided by parking needs and policies in the surrounding area.

(Ord. 109737 § 61(part), 1981: Ord. 86300 § 28.25, 1957.)

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

24.74.026 Special exceptions—Uses permitted within buildings designated as “Landmarks.”

The Director may authorize a use not otherwise permitted in the zone within a building designated as a “Landmark,” pursuant to the Landmarks Preservation Ordinance (106348),¹ subject to the following requirements:

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

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

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

(Ord. 109737 § 1(part), 1981: Ord. 86300 § 28.26, 1957.)

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

24.74.027 Special exceptions—Artist's studio/dwelling.

24.74.027 ZONING AND SUBDIVISIONS

In any M or I Zone, notwithstanding the prohibition of new dwelling units other than for a watchman or caretaker, a combination working studio and living quarters for an artist may be authorized by revocable permit for a period of not more than two (2) years, renewable by the Director upon the showing to his satisfaction that the occupant continues to be a bona fide working artist, and subject to the following conditions:

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

B. The nature of the artist's work shall be similar to the types of uses permitted in the zone. (Ord. 109737 § 61(part), 1981: Ord. 86300 § 28.27, 1957.)

(Ord. 116744 § 65, 1993: Ord. 109737 § 62, 1981: Ord. 109084 § 4, 1980: Ord. 86300 § 28.28, 1957.)

24.74.028 Special exceptions—Nonschool uses of school building.

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

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

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

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

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

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Subtitle II Miscellaneous Land Use Provisions

conserve natural and manmade beauty by regulating the size and location of

**Chapter 24.80
ADVERTISING AND BUSINESS SIGNS
ADJACENT TO CERTAIN PUBLIC
HIGHWAYS**

Sections:

- 24.80.010** Intent and purposes.
- 24.80.020** Definitions.
- 24.80.030** Landscaped or scenic sections designated.
- 24.80.040** Advertising signs prohibited near certain areas.
- 24.80.050** Unlawful signs.
- 24.80.060** Methods of measurement.
- 24.80.070** Sign variances.
- 24.80.080** Nonconforming signs—Conformance or removal.
- 24.80.090** Nonconforming signs—Alteration—Maintenance.
- 24.80.100** Notice to repair or remove sign.
- 24.80.110** Application procedures.
- 24.80.120** Enforcement.
- 24.80.130** Violation—Penalty.

Statutory Reference: For the State Highway Advertising Control Act, see RCW Ch. 47.42.

Severability: Should any section, subsection, paragraph, sentence, clause or phrase of this chapter be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this chapter. Nothing in this chapter shall be construed to authorize the erection of any sign prohibited by another ordinance of The City of Seattle and this chapter shall apply to all signs within the designated areas whether or not a building permit for such sign is required by the Building Code (Ordinance 85500).¹ (Ord. 97025 § 8, 1968; Ord 90138 § 7, 1961.)

1. Editor's Note: The current provisions regarding the Building Code are codified in Title 22 of this Code.

24.80.010 Intent and purposes.

It is the purpose of this chapter to implement the purpose and policy expressed by the Highway Advertising Control Act of the State of Washington in the regulation of outdoor advertising signs adjacent to certain public highways, and this chapter is declared to be an exercise of the police power of the City to protect the public health, safety, welfare, convenience and the enjoyment of public travel, to attract visitors to this City and to

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certain signs adjacent to certain designated freeways, expressways, parkways and scenic routes within the City, and this chapter shall be liberally construed for the accomplishment of these purposes and is intended to be additional and supplemental to existing zoning and other laws regulating the size and location of signs.

(Ord. 97025 § 1, 1968; Ord. 94586 § 1, 1966; Ord. 90138 § 1, 1961.)

24.80.020 Definitions.

The following words and terms used in this chapter, in addition to their ordinary meaning, shall mean and include the following:

1. "Abandoned business sign" means any business sign which is located on property which becomes vacant or unoccupied for a period of ninety (90) days or more, or which was erected for an occupant or business unrelated to the present occupant or business, or which pertains to a time, event or purpose which no longer obtains.

2. "Advertising sign" means any sign, structure or device that is intended for advertising purposes, or on which letters, figures or pictorial matter are displayed, or are intended to be displayed, for advertising purposes, except a business sign or real estate sign.

3. (Reserved.)

4. "Business sign" means a sign, structure or device identifying the premises upon which it is located, or an occupant of the premises, or relating to goods or services manufactured, produced or available on the premises.

5. "Control of access" means the condition where the right of owners or occupants of abutting land or other persons to access, light, air or view in connection with a public street is fully or partially controlled by public authority.

6. "Control of access, full" means the condition where the authority to control access is exercised to give preference to through traffic by providing access connections with selected public streets only and by prohibiting crossings at grade and direct driveway connections.

7. "Control of access, partial" means the condition where the authority to control access is exercised to give preference to through traffic to a degree that, in addition to access connections with selected public streets, there may be some crossings at grade and some direct connections.

8. "Double-faced sign" means a sign which has two (2) display surfaces in approximately

parallel planes backed against each other or against the same background, one (1) face of which is designed to be seen from one (1) direction and the other from the opposite direction.

9. "Entrance ramp" means any public roadway including acceleration lanes by which traffic enters the main traveled way of a limited access facility from the general street system; such designation applying to that portion of the roadway along which there is full control of access.

10. "Erect" means to place, construct, build, install, raise, attach, relocate, substantially alter, enlarge, suspend, post, paint, maintain or display; but not to repair, clean or change the message on the surface of a sign face designed for use with changeable copy.

11. "Exit ramp" means any public road or turning roadway including deceleration lanes by which traffic leaves the main traveled way of a freeway to reach the general street system within the City; such designation applying to that portion of the roadway along which there is full control of access.

12. "Expressway" means a divided arterial street for through traffic with full or partial control of access and generally with grade separations at intersections.

13. "Face of a building" means the elevation of a building as measured on flat projection from any side, excluding the roof and excluding any chimney, stack, structure or mechanical equipment on the roof.

14. "Flashing or moving sign" means any sign which has any actual or apparent flashing or moving, rotating or revolving parts actuated by electric, electronic, kinetic or mechanical devices or by wind currents, and shall include but not be limited to banners, pennants, flags, balloons, ribbons, streamers, spinners, strings of light bulbs and signs which change or appear to change color or light intensity.

15. "Freestanding sign" means any business sign standing on the ground with or without support braces and not attached to any building.

16. "Freeway" means an expressway with full control of access.

17. "Landscape section" means a section of the right-of-way of a freeway, expressway, parkway or scenic route, at least one (1) side of which is improved by the planting, for other than the sole purpose of soil erosion control, of ornamental trees, shrubs, lawn or other vegetation, or at least

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one (1) side of which is endowed by nature with native trees and shrubs that are reasonably maintained, and which has been so designated by this chapter.

18. "Multifaced sign" means any sign which has two (2) or more display surfaces and is not a double-faced sign as defined in this section.

19. "Nonconforming sign" means a lawfully erected sign in existence on the effective date of the ordinance codified in this chapter¹ or at the time of any amendments thereto, and which thereafter would be prohibited by the provisions of this chapter.

20. "Parkway" means a thoroughfare located within a park, or including a park-like development and designated as a "parkway."

21. "Real estate sign" means a sign advertising for sale or rent the premises upon which it is located.

22. "Scenic route" means those streets designated by ordinance as scenic routes.

23. "Scenic view section" means a section of the traveled way of a freeway, expressway, parkway or scenic route the daily traffic along which includes a large number of motorists entering, passing through or leaving the City and from which there is a view of scenic beauty or historical significance, or of an array of urban features or natural prospects, or of a public park, or of lakes, bays, mountains, the harbor or the City skyline, and which has been so designated by this chapter.

24. "Sign" means any medium including its structure and component parts which is used or is intended to be used out of doors to attract attention to the subject matter for advertising, identification or informative purposes.

25. "Sign variance" means a modification of the regulations of this chapter authorized by the Director of Construction and Land Use where, owing to special circumstances and conditions pertaining to a sign, a less literal interpretation or strict application of the provisions and requirements of this chapter would be justifiable under certain criteria established by this chapter.

26. "Traveled way" means the paved portion of a freeway, expressway, parkway and their entrance or exit ramps, or scenic route, exclusive of shoulders, used for the movement of vehicles.

27. "Visible" means capable of being seen (whether or not legible) without visual aid by persons of normal visual acuity.

(Ord. 109754 § 7, 1981; Ord. 97025 § 2, 1968; Ord. 94586 § 2, 1966; Ord. 90138 § 2, 1961.)

24.80.030 Landscaped or scenic sections designated.

The following are designated as landscaped and/or scenic view sections of the City's freeways, expressways, parkways or scenic routes as illustrated on a map marked Exhibit "A," codified at the end of this chapter.

A. South Lake Way from 17th Avenue South to the east City limits on Lacey V. Murrow Memorial Bridge;

B. West Seattle Freeway from Harbor Avenue S.W. to 35th Avenue S.W.;

C. The west side of the Alaskan Freeway from South Connecticut Street to the west portal of the Battery Street Tunnel. The east side of the Alaskan Freeway from South Connecticut Street to the west portal of the Battery Street Tunnel from the date that the Pike Plaza Redevelopment Project Plan is approved and a contract for federal financial assistance is authorized by ordinance;

D. That certain proposed limited-access facility known as the Thomson Freeway from the south City limits to its intersection with State Route No. 522 from the date that plans for construction of said highway or sections thereof are approved by the Board of Public Works;

E. Interstate Highway No. 5 from the north City limits to the south City limits;

F. That certain proposed limited access facility known as Interstate Highway No. 90 from the east City limits to Interstate Highway No. 5 from the date that construction of said highway is first advertised for bids by the State Department of Highways;

G. State Route No. 520 from Interstate Highway No. 5 to the east City limits on the Evergreen Point Bridge;

H. That certain proposed limited access facility known as State Route No. 522 from Interstate Highway No. 5 to the north City limits from the date that construction of said highway is first advertised for bids by the State Department of Highways;

I. That certain proposed limited access facility known as State Route No. 509 from the south City limits to Interstate Highway No. 5 from the date that construction of said highway is first advertised for bids by the State Department of Highways;

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J. That certain proposed limit access facility known as the Bay Freeway from Interstate Highway No. 5 to Aurora Avenue North from the date that plans for said highway are approved by the Board of Public Works.

(Ord. 97025 § 3, 1968; Ord. 94586 § 3, 1966; Ord. 90138 § 2-A, 1961.)

24.80.040 Advertising signs prohibited near certain areas.

It is unlawful to erect any advertising sign within six hundred sixty feet (660') outgoing from the nearest edge of the main traveled way of the following landscaped and/or scenic view sections or to erect any advertising signs within two hundred feet (200') in any direction from the main traveled way of the exit or entrance ramps thereto, all as illustrated on a map marked Exhibit "B" in C.F. 281378¹ and by this reference made a part of this chapter, if any part of the advertising matter or informative content of such advertising sign is visible from any place on the traveled way of the landscaped and/or scenic view section or ramp:

A. The east side of Aurora Avenue North from the George Washington Memorial Bridge (Raye Street) to Prospect Street;

B. The east side of Dexter Avenue North from Westlake Avenue North to Aloha Street;

C. The east side of Westlake Avenue North from the Fremont Bridge to Valley Street;

D. The west side of Fairview Avenue North and Fairview Avenue East from Valley Street to the Lake Union Ship Canal;

E. The north side of Valley Street from Westlake Avenue North to Fairview Avenue North;

F. The south side of North 34th Street from the Fremont Bridge to North Pacific Street;

G. The south side of North Northlake Way and Northeast Northlake Way from the George Washington Memorial Bridge to Tenth Avenue Northeast;

H. The east side of Harbor Avenue Southwest from Southwest Florida Street to Duwamish Head;

I. The northwesterly side of Alki Avenue Southwest from Duwamish Head to Alki Point;

J. Lake Washington Boulevard South from Interstate 90 to Denny Blaine Park;

K. The perimeter streets of Green Lake, consisting of Aurora Avenue North from West Green Lake Way North to West Green Lake Drive

North; West Green Lake Drive North; East Green Lake Drive North; East Green Lake Way North; and West Green Lake Way North.

L. Northwest 54th Street and Seaview Avenue Northwest from the Hiram Chittenden Locks to Golden Gardens Park;

M. All streets forming the perimeter of Seattle Center, as follows: Mercer Street from Warren Avenue North to Fifth Avenue North; Fifth Avenue North from Mercer Street to Broad Street; Broad Street from Fifth Avenue North to Denny Way; Denny Way from Broad Street to Second Avenue North; Second Avenue North from Denny Way to Thomas Street; Thomas Street from Second Avenue North to First Avenue North; First Avenue North from Thomas Street to Republican Street; Republican Street from First Avenue North to Warren Avenue; Warren Avenue from Republican Street to Mercer Street;

N. The south side of North Pacific Street from 34th Street North to Latona Avenue Northeast.

(Ord. 104972 § 1, 1975; Ord. 104659 § 1, 1975; Ord. 90138 § 2-B, 1961.)

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

24.80.050 Unlawful signs.

It shall be unlawful, after the designation by ordinance of a landscaped and/or scenic view section of a freeway, expressway, parkway, or scenic route within the City, to erect any advertising sign or business sign within six hundred sixty feet (660') outgoing from the nearest edge of the main traveled way of any such landscaped and/or scenic view section or to erect any advertising sign within two hundred feet (200') in any direction from the main traveled way of the exit and entrance ramps thereto, if any part of the advertising matter or informative content of such sign is visible from any place on the traveled way of the landscaped and/or scenic view section or ramp, except as follows:

A. Stationary, nonflashing business signs on the face of a building, the total area of which shall not exceed ten percent (10%) of the face of the building or two hundred fifty (250) square feet, whichever is less, except as provided in Section 24.80.070;

B. Stationary, nonflashing freestanding business signs, not exceeding a total of seventy-five (75) square feet visible from any place on the

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traveled way of the landscaped and/or scenic view section, and not exceeding thirty feet (30') in height including structures and component parts as measured from the grade immediately below the sign;

C. Real estate signs, provided the total area of all such signs on any premises shall not exceed fifty (50) square feet;

D. Stationary, nonflashing business signs for oil company service stations, the area of a single face of which shall not exceed one hundred fifty (150) square feet and the total combined area of which shall not exceed two hundred fifty (250) square feet which may be apportioned among freestanding business signs not exceeding thirty feet (30') in height and business signs on the face of a building.

(Ord. 97025 § 4, 1968; Ord. 94586 § 4, 1966; Ord. 90138 § 3, 1961.)

24.80.060 Methods of measurement.

The area of business signs permitted by Section 24.80.050 shall be measured as follows:

A. Where signs are mounted on a structure separate from a building the entire visible surface of the structure exclusive of support devices shall be included.

B. Where signs are painted or mounted directly on a building, the area contained in the least rectangle enclosing all portions of the sign shall be included, except as provided in Section 24.80.070 A1. Where a background color different from that of the building face upon which a sign is located is used as part of the sign, the entire background area shall be included.

C. Where freestanding business signs and business signs on the face of a building are visible on the same premises, the sum of the area of both types of signs visible from any place on the traveled way shall not exceed the area permitted on the face of the building, except as provided in Section 24.80.050 for oil company service station signs and in Section 24.80.070 A5.

D. Where a double-faced sign is used, the area of only one (1) face shall be measured.

E. Where a multifaced sign is used, the greatest area visible from any place on the traveled way shall be measured.

(Ord. 97025 § 5, 1968; Ord. 90138 § 3-A, 1961.)

24.80.070 Sign variances.

A. Upon written application and payment of a filing fee as described in the Permit Fee Ordinance,¹ the Director of Construction and Land Use (herein "Director") is authorized to issue sign variances in the following instances, but only when the issuance of such sign variance is within the intent and purposes of this chapter and will not be contrary to the public interest, detrimental to the public welfare or safety, injurious to property in the vicinity, and will not make difficult the viewing and comprehending by motorists and pedestrians of official or nonconforming signs, or increase the density of signs along a designated landscaped and/or scenic view section to an extent tending to constitute a hazard to traffic safety or a detriment to the appearance of the neighborhood, or impinge upon a view of scenic interest:

1. Business signs composed of letters, numbers or designs individually painted or mounted directly on a building and measured by totalling the areas contained in the least rectangle enclosing all portions of each letter, number or design;

2. Business signs on a building which extend not more than twelve feet (12') in height above the face of the building, provided that the maximum permitted area of such signs, except for oil company service station signs, shall be reduced by fifty percent (50%);

3. Time, temperature and/or stock index recording devices as part of a business sign;

4. Business signs on a building face of five thousand (5,000) square feet or more the area of which exceeds two hundred fifty (250) square feet but which in no case exceeds five percent (5%) of the face of the building;

5. Freestanding business signs on the same premises with business signs on the face of a building and not subject to being added together and limited to the area permitted on the face of the building as provided in Section 24.80.060, where such freestanding signs are more than one hundred feet (100') from the face of the building and from each other, or where the business engaged in is outdoor merchandising and the grounds of the premises are more significant to the business than any structures on the premises;

6. Business signs of such increased height as may be necessary to provide reasonable identification to a business whose existing signs are obscured by subsequent construction, landscaping or natural vegetation;

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7. Business signs of such increased area as may be necessary to incorporate such sign as an architectural element in a building;

8. Existing nonconforming advertising or business signs visible from but not primarily oriented to the traveled way of a designated landscaped and/or scenic view section;

9. New advertising signs or business signs which do not conform to the provisions of this chapter which are to be erected at an elevation significantly lower than the grade of the traveled way of a designated landscaped and/or scenic view section and visible therefrom, but to be primarily oriented to a roadway other than such designated section.

B. No sign variance shall be authorized for signs which flash or move, except for time, temperature and stock index recording devices. The Director may attach such conditions regarding the location, character, color and other features of the sign as the Director may deem necessary in the public interest to carry out the intent and purposes of this chapter. Sign variances authorized by the Director shall become void after the expiration of two (2) years if no building permit has been issued in accordance with the plans for which such variance was authorized. Any sign variance granted under this chapter may be revoked by order of the Director when it is shown by satisfactory proof that:

1. The application for the sign variance contained any material misrepresentation of fact; or

2. The special conditions and circumstances originally justifying the granting of a sign variance have changed or terminated in which case the sign shall be considered nonconforming. It shall be unlawful for the owner or lessee of the sign or the owner or operator of the premises upon which said sign is located to fail to remove such sign within thirty (30) days after revocation of the sign variance, except where the sign becomes nonconforming.

(Ord. 109754 § 8, 1981; Ord. 106001 § 1, 1976; Ord. 103382 § 1, 1974; Ord. 97025 § 6, 1968; Ord. 90138 § 3-B, 1961.)

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

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24.80.080 Nonconforming signs—Conformance or removal.

All nonconforming signs shall either be made to conform with the provisions of this chapter or be removed within three (3) years of the date such signs became or become nonconforming, and it shall be unlawful for the owner or lessee of such sign or the owner or operator of the premises upon which such sign is located to fail to remove such sign after said period of time has expired. The Director, upon written application therefor and payment of a filing fee as described in the Permit Fee Ordinance,¹ may extend the time for removal of such nonconforming signs for a period not to exceed an additional seven (7) years upon finding that:

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

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

C. Construction or related activity on the proposed highways, or the Pike Plaza Redevelopment Project designated in Section 24.80.030, or other proposed redevelopment projects along the east side of the Alaskan Freeway from Union Street to South Connecticut Street, is not scheduled to begin for six (6) or more months, provided that in such case the time extension shall not exceed the actual or anticipated delay.

(Ord. 109754 § 9(part), 1981; Ord. 106001 § 2(part), 1976; Ord. 103382 § 2(part), 1974; Ord. 97456 § 1(part), 1969; Ord. 97025 § 7(part), 1968; Ord. 94586 § 5(part), 1966; Ord. 90138 § 4.1, 1961.)

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

24.80.090 Nonconforming signs—Alteration—Maintenance

No nonconforming sign shall be in any manner altered, reconstructed or moved without being made to comply in all respects with the provisions of this chapter, provided that nothing herein shall prohibit the normal maintenance or repair of any nonconforming sign where no major structural alterations are made, nor the painting or repainting

of the face thereof, nor the changing of the message on the surface of the sign face on signs designed for changeable copy. The cost of such maintenance, repair, painting or message changing shall not be cause for a request for an additional period of time to recover such costs. All business and advertising signs shall be maintained in a safe, presentable condition, including replacement of defective parts, painting, repainting, cleaning and other acts required to maintain the sign. All abandoned business signs shall be removed.

(Ord. 109754 § 9(part), 1981: Ord. 109125 § 5(part), 1980: Ord. 106001 § 2(part), 1976: Ord. 103382 § 2(part), 1974: Ord. 97456 § 1(part), 1969: Ord. 97025 § 7(part), 1968: Ord. 94586 § 5(part), 1966: Ord. 90138 § 4.2, 1961.)

24.80.100 Notice to repair or remove sign.

From time to time, the Director of Construction and Land Use shall cause to be mailed to the owners of property upon which abandoned signs or signs in need of repair are located, notice of the existence of such sign, its noncompliance with the provisions of this chapter and the time within which such sign must be repaired or removed. At least sixty (60) days before the termination of the period of time allowed for removal of nonconforming signs, the Director of Construction and Land Use shall cause to be mailed to the owners of property upon which a nonconforming sign is located notice of the existence of such sign and the time within which the sign must be made to conform or be removed. The mailing of such notice shall constitute a convenience to the owner, and the failure to give such notice or to receive the same shall in no way impair the enforcement of this chapter. It shall be unlawful for the owner or lessee of such sign or the owner or operator of the premises upon which such sign is located to fail to repair, conform or remove such sign within sixty (60) days after such notification.

(Ord. 109754 § 9(part), 1981: Ord. 109125 § 5(part), 1980: Ord. 106001 § 2(part), 1976: Ord. 103382 § 2(part), 1974: Ord. 97456 § 1(part), 1969: Ord. 97025 § 7(part), 1968: Ord. 94586 § 5(part), 1966: Ord. 90138 § 4.3, 1961.)

24.80.110 Application procedures.

Applications for sign variances, petitions to revoke sign variances, and the time extensions for

nonconforming signs shall be filed with the Director of Construction and Land Use. Notices, public comment periods and procedures for appeal of the Director's decision on such applications shall be accomplished in the manner provided for master use permit applications by the applicable provisions of the Master Use Permit Ordinance (109438).¹ (Ord. 109754 § 10, 1981: Ord. 103382 § 3, 1974: Ord. 90138 § 4-A, 1961.)

1. Editor's Note: Ord. 109438 was repealed by Ord. 110381. See Chapter 23.76 of this Code, Master Use Permit Process.

24.80.120 Enforcement.

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

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

24.80.130 Violation—Penalty.

Anyone violating or failing to comply with this chapter, upon conviction thereof, shall be punished by a fine of not more than Three Hundred Dollars (\$300.00), or by imprisonment for not more than ninety (90) days, or by both such fine and imprisonment, and each day that anyone shall continue to violate or fail to comply with this chapter shall be a separate offense.

(Ord. 90138 § 6, 1961.)

**Chapter 24.82
LAKE UNION CONSTRUCTION LIMIT
LINE**

Sections:

24.82.010 Established.

24.82.020 Unlawful

construction—Exceptions.

24.82.030 Violation—Penalty.

24.82.010 Established.

There is established along the shores of Lake Union and waters in the vicinity thereof in the City, a "Seattle Construction Limit Line" as designated on the series of twelve (12) maps attached to the the ordinance codified in this section as Exhibit "A." The Seattle Construction Limit Line shall be superimposed upon and modify the Official Land Use Map of The City of

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Seattle as established in Chapter 23.32 of the Seattle Municipal (Land Use) Code. (Ord. 112304 § 1, 1985; Ord. 92887 § 1, 1964.)

1. Editor's Note: The maps in Exhibit A include Zoning Maps 22W, 22E, 23W, 24E, 24W, 29E, 29W, 30E, 30W, 31W, 35E and 36W, codified at the end of this chapter.

24.82.020 Unlawful construction—Exceptions.

It is unlawful to erect, construct or maintain any building or structure outward from the shores of Lake Union beyond the Seattle Construction Limit Line established in Section 24.82.010 except such buildings or structures as are expressly authorized by the laws of the United States or State of Washington; provided, any residential structure located in whole or in part outside the construction limit line prior to December 18, 1968 shall be permitted as a lawful, nonconforming structure so long as the same is not extended, expanded, or structurally altered.

(Ord. 106804 § 1, 1977; Ord. 92887 § 2, 1964.)

24.82.030 Violation—Penalty.

Anyone violating the provisions of this chapter shall, upon conviction, be punished by a fine in a sum not to exceed Five Hundred Dollars (\$500.00), or by imprisonment in the City Jail for a term not to exceed six (6) months or by both such fine and imprisonment.

(Ord. 92887 § 3, 1964.)

!!! ZONING MAPS 22W, 22E, 23W, 24W, 24E, 25W, 29W, 29E, 30W, 30E, 31W, 35E AND 36W GO HERE (13 PAGES) !!!