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Ordinance No. 107537

AN ORDINANCE relating to land use and zoning; amending Sections 3.11, 3.24, 6.21, 14.2, 17.21, 17.3, 17A.7, 18.3, 19.31, 20.3, 21.6, and 23.3 of the Zoning Ordinance (86300) to permit upholstering shops in the EN zone, to define "jail" and "work-release centers" and to permit jails, work-release centers and police precinct stations in various zones.

2-11-78 CDRH 1985
JUL 17 1978 *Hold 1 week*

COMPTROLLER
FILE NUMBER 285189

Council Bill No. 99481

INTRODUCED: JUN 19 1978	BY EXECUTIVE REQUEST
REFERRED:	TO URBAN DEVELOPMENT & HOUSING
REFERRED:	
REFERRED:	
REPORTED: JUL 24 1978	SECOND READING: JUL 24 1978
THIRD READING: JUL 24 1978	SIGNED: JUL 24 1978
PRESENTED TO MAYOR: JUL 25 1978	APPROVED: AUG 1 1978
SENT TO CITY CLERK: AUG 1 1978	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

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AN ORDINANCE relating to land use and zoning; amending Sections 3.11, 3.24, 6.21, 14.2, 17.21, 17.3, 17A.7, 18.3, 19.31, 20.3, 21.6, and 23.3 of the Zoning Ordinance (86300) to permit upholstering shops in the BN zone, to define "jail" and "work-release center" and to permit jails, work-release centers and police precinct stations in various zones.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 3.11 of the Zoning Ordinance (86300) is amended to read as follows:

Section 3.11 "J"

JAIL

A facility for the incarceration of persons under warrant, awaiting trial on felony or misdemeanor charges, or serving a sentence for such conviction, including work-release programs and other accessory services commonly associated with such incarceration.

JUNK YARD

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

1 Section 2. Section 3.24 of the Zoning Ordinance
2 (86300) is amended to read as follows:

3 Section 3.24 "W"

4 WHOLESALE OFFICE

5 An establishment for the sale of goods and mer-
6 chandise in wholesale lots, not including any
7 wholesale storage.

8 WHOLESALE STORE

9 An establishment for the sale of goods and mer-
10 chandise in wholesale lots, including wholesale
11 storage.

12 WORK RELEASE CENTER

13 An establishment other than a jail operated with
14 full-time supervision, housing 20 or more resident
15 persons who are on a pre-release, work-release or
16 probationary status and employed or enrolled in a
17 supervised education/training program.

18 Section 3. Section 6.21 of the Zoning Ordinance (86300),
19 as added by Ordinance 105408, is amended to read as follows:

20 Section 6.21 The following uses permitted when author-
21 ized by the Council in accordance with Article ((28*))

22 27: (a) Fire stations, public and private art galleries,
23 libraries, museums, branch telephone exchanges, micro-wave
24 or line-of-sight transmissions stations, static transformer
25 and booster stations, and other public utility service uses
26 when necessary due to operating requirements, but not in-
27 cluding yards or buildings for service or storage.

28 (b) Police precinct stations including accessory holding
rooms or cells for detention of suspects for a period not to
exceed 24 hours.

1 Section 4. Section 14.2 of the Zoning Ordinance (86300)
2 as last amended by Ordinance 107109 is further amended to
3 read as follows:

4 Section 14.2 Principal Uses Permitted Outright.

5 14.21 The following uses:

- 6 (a) RMH 350 Principal Uses permitted outright as
7 specified and regulated in Article 13, unless
8 modified in this Article.
- 9 (b) Retail business and services serving primarily the
10 residents of the neighborhood; such as, but not
11 limited to, grocery, delicatessen, meat market,
12 drug store, hardware store, gift shop, confectionery,
13 bakery, shoe repair shop, barber shop, beauty
14 shop, hand or coin operated laundry, dry cleaning
15 shop, upholstery shop, business and professional
16 offices, florist shop, variety or notions store,
17 millinery store, or restaurant without live enter-
18 tainment, dancing or alcoholic beverages.
- 19 (c) Fire stations, police precinct stations including
20 accessory holding rooms or cells for detention of
21 suspects for a period not to exceed 24 hours;
22 branch libraries((7)); branch telephone exchanges,
23 static transformer and booster stations and other
24 public utility service uses, but not including
25 storage or service yards.
- 26 (d) Uncovered and covered moorages for pleasure
27 craft, boat rental moorages and piers for pleasure
28 craft only, including sales and service and minor
repair to boats as an accessory use.
- (e) Houseboats, subject to the provisions of Section
9.11(c).

- 1 (f) Antique shops having a gross floor area of not
2 more than twenty-five hundred (2500) square feet,
3 provided the use fronts upon a major arterial as
4 designated in the Comprehensive Plan of Seattle.
- 5 (g) Day care center on condition that a fenced outdoor
6 play area shall be provided on the lot.
- 7 (h) Offices for residential home builders and reno-
8 vators provided that no goods, machinery or stock
9 in trade is kept on the premises.
- 10 (i) Printing shops serving the residents of the
11 neighborhood, and which operate machinery employ-
12 ing a combined maximum of four (4) horsepower at
13 any one time, and which have a gross floor area of
14 not more than one thousand five hundred (1500)
15 square feet.
- 16 (j) Artist's studio/dwelling, provided such use is
17 completely enclosed within a building when located
18 within fifty (50) feet of any lot in an R Zone.
Such use is exempt from compliance with Section
14.1(c).

19 Section 5. Section 17.21 of the Zoning Ordinance
20 (86300), as last amended by Ordinance 107109, is further
21 amended to read as follows:

22 Section 17.21 The following uses:

- 23 (a) Retail store, business and professional office,
24 personal service establishment, bank or other
25 financial institution, catering establishment,
26 restaurant, cafe, or establishment selling alcoholic
27 beverages for consumption on the premises, with or
28 without live entertainment or dancing, window
display space, glazed display case, transportation

1 ticket office, travel agency office, and bakery,
2 provided it sells its products at retail on the
3 premises.

4 (b) Hotel, apartment hotel and motel.

5 (c) Pool hall, public dance hall, tavern, package
6 liquor store, and other similar enterprises.

7 (d) Frozen food lockers, retail ice dispensary, not
8 including ice manufacture, plant nursery including
9 retail sales of products.

10 (e) Taxidermy shop, locksmith, appliance repair shop;
11 upholstery establishment, retail pet shop or small
12 animal clinic for out-patient treatment only,
13 retail building supply store, automobile laundry,
14 printing and publishing establishment, and photo-
15 graphic processing laboratory.

16 (f) Meeting hall, auditorium, theater, adult motion
17 picture theater, bowling lanes, skating rink,
18 including outdoor ice-skating rink.

19 (g) Automobile and pleasure boat display or sales
20 establishment, automobile repair, minor.

21 (h) Automobile rental and sales, provided that any
22 portion of said area not permanently maintained in
23 a landscaped condition shall be graded, drained
24 and surfaced as required in Section 23.41(c).

25 (i) Parking garage and automobile rental garage,
26 commercial parking lot for private passenger
27 vehicles only, open structures for parking of
28 private passenger vehicles only, except in the
"Downtown Area" as shown on Plate IV, Section
23.31.

- 1 (j) Trade or business school, art, dance and/or music
2 school or studio, and/or artist's studio/dwelling.
- 3 (k) Laundry, dry cleaning, dyeing or rug cleaning
4 plants.
- 5 (l) Warehouse or wholesale store; wholesale office,
6 including wholesale storage of the following
7 merchandise: jewelry, optical and photographic
8 goods, pharmaceuticals, and cosmetics, and other
9 similar high value, low bulk articles.
- 10 (m) Experimental or testing laboratory which does not
11 employ machinery or equipment not permitted in the
12 CM Zone.
- 13 (n) Fire station, public and private art gallery,
14 library, museum, branch telephone exchange, micro-
15 wave or line-of-sight transmission station, static
16 transformer and booster station, and other public
17 utility service uses when necessary due to operating
18 requirements; but not including yards or buildings
19 for service or storage.
- 20 (o) Church, private or fraternal club, lodge, social
21 or recreational building.
- 22 (p) Advertising sign, when subject to applicable
23 provisions of this and other ordinances.
- 24 (q) Uses permitted in Section 19.22, provided that
25 such uses shall not occupy any street level floor
26 space.
- 27 (r) Public or private park.
- 28 (s) Existing railroad rights of way, including passenger
shelter stations but not including switching,
storage, freight yards or sidings.
- (t) Radio and television studio.
- (u) Jail.

1 Section 6. Section 17.3 of the Zoning Ordinance (86300),
2 as last amended by Ordinance 107069, is further amended to
3 read:

4 Section 17.3 Principal conditional Uses

5 17.31 The following uses permitted when authorized
6 by the Council in accordance with Article 27:

7 (a) Work-release Centers subject to the following
8 conditions:

9 1) When nearby or associated uses and
10 other conditions in the immediate
11 environs would not adversely affect
12 persons residing in the facility.

13 2) When the facility will not usurp land
14 which is needed for or better suited to
15 commercial usage by virtue of special
16 attributes such as railroad access and
17 proximity of established commercial
18 development.

19 17.32 The following uses permitted when authorized by
20 the Hearing Examiner or Board in accordance with
21 Article 26:

22 (a) Homes for the retired.

23 (b) Helistop, subject to provisions of Section
24 15.32(e) and 19.24.

25 (c) Steam manufacture.

26 (d) Drive-in bank, drive-in dry cleaning estab-
27 lishment.

28 (e) Automobile service station under the condi-
 tions provided in Section 14.32(b).

 (f) Parking garage and automobile rental garage,
 commercial parking lot for private passenger

1 vehicles only, open structures for parking of
2 private passenger vehicles only, except in
3 Area "A" of the "Downtown Area" as shown on
4 Plate IV, Section 23.31.

5 (g) Fast food restaurant, subject to the follow-
6 ing conditions:

7 (1) A view obscuring fence or wall not less
8 than five nor more than six feet in
9 height shall be established and maintained
10 between a fast food restaurant and any
11 abutting R-Zoned lot and any R-Zoned lot
12 facing across an alley except for alley
13 access openings;

14 (2) Access to an abutting alley shall be
15 limited to a maximum of two driveways,
16 each not to exceed twenty-four feet in
17 width;

18 (3) At a minimum, exterior litter containers
19 shall be provided at a ratio of one for
20 every five offstreet parking stalls;

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

25 (h) Drive-in restaurants, subject to the follow-
26 ing conditions:

27 (1) The site shall be located in an auto-
28 oriented portion or on the fringe of a
business zone;

(2) Vehicular access to the premises shall
not conflict with high volume pedestrian

1 walkways nor interrupt established
2 retail or service frontages designed to
3 serve pedestrians;

4 (3) Adequate refuse receptacles shall be
5 provided on site;

6 (4) Design of the use, including architectural
7 treatment, signing, landscaping,
8 illumination and site integration shall
9 be compatible with other uses and struc-
10 tures in the vicinity.

11 Section 7. Section 17A.7 of the Zoning Ordinance
(86300) is amended to read as follows:

12 Section 17A.7 Prohibited Uses.

13 (a) Any use other than a permitted CM use which
14 is permitted only in a more intensive zone.

15 (b) Riding academies.

16 (c) Private stables.

17 (d) Maintenance of domestic fowl.

18 (e) Jails and Work-release Centers.

19 Section 8. Section 18.3 of the Zoning Ordinance (86300),
20 as last amended by Ordinance 106832, is further amended to
21 read as follows:

22 Section 18.3 Principal Conditional Uses

23 18.31 The following uses permitted when authorized
24 by the Council in accordance with Article
25 ((28+)) 27:

26 (a) Dwelling units, except when located on
27 lots within eighteen hundred (1800) feet
28 of a CM or CMT Zone, and houseboats, not
including the replacement of individual
houseboat units, subject to the follow-
ing additional conditions:

- 1 (1) When nearby or associated uses and
2 other conditions in the immediate
3 environs are not of the type to
4 create a nuisance or adversely
5 affect the desirability of the area
6 for living purposes.
- 7 (2) When residential development will
8 not usurp land which is needed for
9 and better suited to commercial
10 usage by virtue of special attri-
11 butes such as railroad access and
12 proximity of established commercial
13 development.
- 14 (3) When structural bulk incident to
15 residential use will not adversely
16 affect surrounding development;
17 provided that in no event may RM
18 800 Zone bulk regulations be exceeded.

19 (b) Trailer Park, provided that any portion
20 thereof not permanently maintained in
21 landscaped condition shall be graded,
22 drained and surfaced as provided in
23 Section 23.41 (c).

24 (c) Work-release Centers subject to the
25 following conditions:

- 26 1) When nearby or associated uses and
27 other conditions in the immediate
28 environs would not adversely affect
persons residing in the facility.

1 when located on waterfront lots and subject to the
2 following conditions:

- 3 (1) When nearby or associated uses and other
4 conditions in the immediate environs are not
5 of the type to create a nuisance or adversely
6 affect the desirability of the area for
7 living purposes.
- 8 (2) When residential development will not usurp
9 land which is needed for and better suited to
10 manufacturing usage by virtue of special
11 attributes such as railroad access and proximity
12 to established manufacturing development.
- 13 (3) When the residential development is buffered
14 by distance or screening from adjacent non-
15 residential uses and vacant lots.

16 (b) Jails and Work-release Centers subject to the
17 following conditions:

- 18 1) When nearby or associated uses and other
19 conditions in the immediate environs would
20 not adversely affect persons residing in the
21 facility.
- 22 2) When the facility will not usurp land which
23 is needed for or better suited to commercial
24 usage by virtue of special attributes such
25 as railroad access and proximity of estab-
26 lished commercial development.

27 Section 10. Section 20.3 of the Zoning ordinance
28 (86300), as added by Ordinance 101985, is amended to read as
follows:

Section 20.3 Principal Conditional Uses

1 20.31 The following uses permitted when authorized
2 by the Council in accordance with Article 27:

3 (a) Jails and Work-release Centers subject
4 to the following conditions:

5 1) When nearby or associated uses and
6 other conditions in the immediate
7 environs would not adversely affect
8 persons residing in the facility.

9 2) When the facility will not usurp
10 land which is needed for or better
11 suited to commercial usage by
12 virtue of special attributes such
13 as railroad access and proximity of
14 established commercial development.

15 20.32 The following uses permitted when authorized
16 by the Hearing Examiner or Board in accord-
17 ance with Article 26.

18 (a) Principal conditional uses which the
19 Hearing Examiner or Board may authorize
20 in a less intensive zone unless modified
21 in this Article.

22 Section 11. Section 21.6 of the Zoning Ordinance, as
23 last amended by Ordinance 107109, is further amended to read
24 as follows:

25 Section 21.6 Prohibited Uses

26 (a) Dwellings, except for watchman and caretaker
27 quarters and artist's studio/dwellings as
28 special exceptions as provided for in Section
29 28.2(g).

30 (b) Schools, except for trade schools.

31 (c) Hospitals and other institutions for human
32 care.

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(d) Motels, hotels and trailer parks.

(e) Jails and Work-release Centers.

~~((e))~~ (f) Any use prohibited by any other law or ordinance.

Section 12. Section 23.3 of the Zoning Ordinance (86300) as last amended by Ordinance 106775, is further amended to read as follows:

Section 23.3 Parking Spaces Required:

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

<u>Use</u>	<u>Parking Spaces Required</u>
Single family, duplex dwellings 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
Halfway houses	1 for each 2 full time staff members, plus 1 for each 5 residents unless ownership and/or operation of automobiles by residents is specifically prohibited and such

1		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.
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5	<u>Jails and Work-release Centers</u>	<u>1 for each 15 beds</u>
6	<u>Police Precinct Stations</u>	<u>1 for each 200 sq. ft. of gross floor area</u>
7	Libraries and museums	1 for each 250 sq. ft. of floor area open to the public
8	Dance halls	1 for each 75 sq. ft. of floor area used for dancing
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10	Bowling alleys	5 for each bowling alley
11	Medical and dental clinics	1 for each 200 sq. ft. of gross floor area generally
12		1 for each 300 sq. ft. of gross floor area where part of medical-hospital complex in RMH 350 Zone
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14		1 for each 400 sq. ft. of gross floor area where part of medical-hospital complex in RMH 150 Zone
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17	Theaters, skating rinks, auditoriums, and other indoor places of public assembly	1 for each 100 sq. ft. floor area of main auditorium or of principal place of assembly not containing fixed seats and for floor area containing fixed seats 1 for each 10 seats
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19		
20	Stadiums, outdoor sports arenas or areas and places of public assembly containing less than twenty thousand (20,000) seats	1 for each 10 permanent seats and 1 for each 100 sq. ft. of spectator assembly area not containing seats
21		
22	Stadiums, outdoor sports arenas or areas and places of public assembly containing twenty thousand (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 23.22 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 offstreet parking and the means by
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which persons will commute between the required parking areas and the principal use. The Council shall not approve such workable preliminary plans until at least one public hearing has been held. No building permit shall issue until the workable preliminary parking plan has been approved by the City Council by resolution. Prior to issuance of an occupancy permit by the Superintendent of Buildings, the applicant shall submit to the Council a final definitive workable parking plan describing the location of the available offstreet parking and the means by which persons shall commute between required parking and the principal use. The Director of the Department of Community Development shall advise the Council as to the adequacy and workability of the plan as submitted. The Council shall not approve such plan until at least one public hearing has been held. No certificate of occupancy shall issue until the workable parking plan has been approved by the City Council by resolution. Any workable parking plan approved shall also be implemented prior to issuance of an occupancy permit by the Superintendent of Buildings.

Schools, community clubs and community centers

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

Private clubs

1 for each 200 square feet gross floor area of club building

Churches

1 for each 80 square feet of floor area in the nave not containing fixed seats and for floor area containing fixed seats, 1 for each 8 seats

1	Banks, business or professional offices	1 for each 400 sq. ft. of gross floor area
2	Offices not providing customer services on the premises	1 for each 800 sq. ft. of gross floor area
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4	Mortuaries or funeral homes	1 for each 100 sq. ft. of floor area of assembly rooms used for service
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6	Pleasure craft moorages	1 for each 2 moorage stalls
7	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.
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9	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 2000 sq. ft.
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11	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 4000 sq. ft.
12	Food markets:	None for gross floor area under 2500 sq. ft.
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14	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 2500 sq. ft.
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16	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 7500 sq. ft.
17	Retail stores, except as otherwise specified herein:	None for gross floor area under 2500 sq. ft.
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19	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 2500 sq. ft.
20		
21	having more than 4,000 sq. ft. but not more than 20,000 sq. ft. of gross floor area	8 plus 1 for each 300 sq. ft. of gross floor area in excess of 4000 sq. ft.
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23	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.
24		
25	Office and household furniture and appliance sales establishments	None for gross floor area under 2500 sq. ft., 1 for each 600 sq. ft. of gross floor area when in excess of 2500 sq. ft.
26		
27	Motor vehicle or machinery sales, wholesale stores, furniture stores	1 for each 2000 sq. ft. of gross floor area
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1	Manufacturing uses, research and testing laboratories, creameries, bottling establishments, bakeries, canneries, printing and engraving shops.	1 for each 1000 sq. ft. of gross floor area, except that office space shall provide parking as required for offices
4	Warehouses and storage buildings	1 for each 2000 sq. ft. of gross floor area, except that office space shall be provided as required for offices
6	Freight terminals	1 for each 2000 sq. ft. of gross floor area except that office space shall be provided as required for offices
9	Passenger terminals	1 for each 100 sq. ft. of waiting room space
11	Heliports: Helistops with scheduled services	1 for each 5 employees; 5 for each touchdown pad
12	Branch post offices	1 space for each 500 sq. ft. of gross floor area
13	Terminal post office	1 space for each 1000 sq. ft. of gross floor area
15	Open air swimming clubs or commercial pools	1 for each 150 square feet of pool area
16	Golf driving range	1 for each 2 driving stations
17	Miniature golf course	2 for each 3 holes
18	Trampolines	1 for each 2 pits
19	Telephone communication equipment buildings	One space for each 2000 sq. ft. of gross floor area
20	Animal clinics	One space for each 300 sq. ft. of gross floor area
21	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
24	Health studios	One space for each 300 sq. ft. of gross floor area
26	Pool and billiard halls	One space for each 200 sq. ft. of gross floor area
27	Marine equipment and boat sales establishments	One space for each 300 ft. of floor area plus one space for each 300 sq. ft. of lot area used for outdoor display
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(To be used for all Ordinances except Emergency.)

Riding academies

Two spaces plus one space
for each stable stall con-
tained in the building

Section..... This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 24 day of July, 1978,
and signed by me in open session in authentication of its passage this 24 day of
July, 1978.

[Signature]
President pro tem of the City Council.

Approved by me this 1 day of August, 1978.
[Signature] Mayor.

Filed by me this 1 day of August, 1978.

Attest: *[Signature]*
City Comptroller and City Clerk.

(SEAL)

Published.....

[Signature]
Deputy Clerk.

Your City, Seattle
Planning Commission



May 10, 1978

Honorable Michael Hildt, Chairman
Urban Development and Housing Committee
City Council
City of Seattle

Re: Comptroller's File
No. 285189

Honorable Members:

At public hearing on Thursday, April 27, 1978, the Commission considered amendment of the Zoning Ordinance text regarding jails and work-release programs. This legislation was set for hearing in a "two alternative" format - the first proposed by the Department of Community Development in its report of January 20, 1978 and the second proposed by legal counsel (Hillis, Phillips, Cairncross, Clark & Martin) for Pioneer Cooperative Affiliation, stated to be a private, non-profit, social service agency which operates residential work/training-release programs in Seattle. The King County Jail/Correctional Facility Advisory Committee indicated its support of scheduling for hearing a proposal which could allow privately-operated, as well as publicly-operated, pre-release programs. For ease of comparison, the substance of the two alternates as set for hearing may be summarized as follows:

Department of Community Development

- . Introduce and define the term "jail" (to include "work-release program" as principal or accessory).

-
- . List "jails" as Principal Uses Permitted Outright in the CM Zone.

-
- . List "jails" as Prohibited Uses in the CMT Zone.
-

Pioneer Cooperative Affiliation

- . Introduce and define the term "jail" (no mention of "work-release program" included).
- . Introduce and define the term "residential work-release program".

-
- . List "jails" as Principal Uses Permitted Outright in the CM Zone.
 - . List "residential work-release programs" as Principal Uses Permitted Outright in the CM Zone.

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- . List "jails" as Prohibited Uses in the CMT Zone.
 - . List "residential work-release programs" as Principal Uses Permitted Outright in the CMT Zone
-

Jails and Work-Release Centers

- . List "jails" as Prohibited Uses in the CG Zone.

- . List "residential work-release programs" as Council Principal Conditional Uses in the CG Zone.

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- . List "jails" as Council Principal Conditional Uses in the M and IG Zones.

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- . List "jails" as Council Principal Conditional Uses in the M and IG Zones.

- . List "residential work-release programs" as Council Principal Conditional Uses in the M and IG Zones.

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- . List "jails" as Prohibited Uses in the IH Zone.

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- . List "jails" as Prohibited Uses in the IH Zone.

- . List "residential work-release programs" as Prohibited Uses in the IH Zone.

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- . Establish an offstreet parking requirement for "jails".

It will be observed that the major difference between the DCD and Pioneer alternates are that the former does not recognize a separate, smaller-scale, privately-operated work-release activity as a viable part of the correctional institutional program whereas Pioneer would allow such an activity outright in the CM and CMT Zones and as a Council Principal Conditional Use in the CG, M and IG Zones.

Advance official notice of hearing was published in the City's official newspaper on March 23, 1978, and was distributed to other news media and interested civic groups, in accordance with procedures specified in Section 27.3 of the Ordinance. This involved over 120 mailings to reach some nineteen neighborhood and five city-wide newspapers; ten television/radio stations; twenty-three city-wide civic, professional and environmental organizations; fifty-two community organizations, and; thirteen Chambers of Commerce.

Currently, jails and/or work-release programs are not specifically addressed by the Ordinance. Halfway house provisions are pertinent to the subject of work-release programs to the extent that they are under the supervision of a Court, State or Local Agency.

King County Executive John Spellman, in his letter to the City Council of January 30, 1977, requested that "correctional facilities" be added to the Principal Uses listed as Council Conditional Uses in the Single Family Residence Low Density (RS 9600) Zone. He notes that new correctional facilities, in supplement to or replacing the existing King County jail, will be needed in the near future and that the probable best location for them will be in the city.

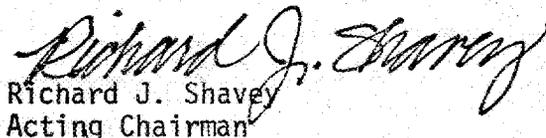
Jails and Work-release Centers

Councilman Paul Kraabel, Chairman of the then Council Planning and Urban Development Committee, on July 8, 1977, referred the King County Executive's request and asked that there be expedited study and recommendation. The request and memo noted initiated legislative study not only concerning jails and work-release centers but also concerning police precinct stations which are the subject of a separate Commission letter.

As a result of consideration at March 9, 1978 public meeting, public hearing and of DCD original report of January 20, 1978 and subsequent report of April 24, 1978, with the rationale of which latter report we are in substantial agreement, the Commission recommends, unanimously, Council adoption of the Department proposal as set for hearing, modified to read as indicated by Attachment I. There is, in our opinion, clearly a need for specific provisions which address both, separately, jails and work-release centers, the latter to encompass privately-operated as well as publicly-operated facilities. The legislation proposed by the Department in its second report (April 24, 1978), which it is stated should be regarded as a replacement for that included in its original January 20, 1978 report, recognizes this need to substantial degree. This amended legislation seems quite appropriate except that it does not, as we agree with Pioneer Cooperative Affiliation it should, list work-release centers as Council Principal Conditional Uses in the CG Zone. The fact that the legislation being recommended by the Commission lists work-release centers as Council Principal Conditional Uses in the CM, CG, M and IG Zones provides insurance that each individual proposal will be carefully analyzed and must pass muster on its merits.

It is noted that a SEPA Declaration of Non-Significance was issued on November 2, 1977 by the Department of Community Development.

Sincerely,



Richard J. Shavey
Acting Chairman

RJS:ERR:mf

Attachments

cc: King County Executive John Spellman
Barbara Dingfield, Director, OPP
Darel Grothaus, Director, DCD
William Justen, Acting Supt. of Buildings
R.F. Hintz, Director, EMD/DCD

Petitioner/Parties testifying or
submitting information at hearing: (4)

ATTACHMENT I

PLANNING COMMISSION RECOMMENDATION

ZONING ORDINANCE TEXT AMENDMENT RE JAILS AND WORK RELEASE PROGRAMS

Article 3 DEFINITIONS

Section 3.11 "J"

Jail

A facility for the incarceration of persons under warrant, awaiting trial on felony or misdemeanor charges, or serving a sentence for such conviction, including work-release programs and other accessory services commonly associated with such a use.

Section 3.24 "W"

Work-release Center

An establishment operated with full-time supervision housing 20 or more resident persons employed or in a supervised education/training program who are on a pre-release, work-release or probationary status, other than a jail.

Article 17 CM METROPOLITAN COMMERCIAL ZONE

Section 17.20 Principal uses permitted outright shall be as set forth in Sections 17.21 through 17.22 of this Article. Reference in other sections of this Ordinance to "Section 17.2" shall mean and include Sections 17.20 through 17.22, inclusive.

17.21 The following uses:

(u) Jail

Section 17.3 Principal Conditional Uses

17.31 The following uses permitted when authorized by the Council in accordance with Article 27:

(a) Work-release Centers subject to the following conditions:

- 1) when nearby or associated uses and other conditions in the immediate environs are not of the type which would adversely affect persons residing in the facility.
- 2) when the facility will 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.

Article 17A CMT METROPOLITAN COMMERCIAL ZONE TEMPORARY

Section 17A.7 Prohibited Uses

- e) Jails and Work-release Centers

Article 18 CG GENERAL COMMERCIAL ZONE

Section 18.3 Principal Conditional Uses

18.31 The following uses permitted when authorized by the Council in accordance with Article 27

- b) Work-release Centers subject to the following conditions:

- 1) when nearby or associated uses and other conditions in the immediate environs are not of the type which would adversely affect persons residing in the facility.
- 2) when the facility will 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.

9 conditions

Article 19 M MANUFACTURING ZONE

Section 19.30 Principal Conditional Uses shall be as set forth in Sections 19.31 through 19.32 of this Article. References in other sections of this Ordinance to "Section 19.3" shall mean and include Sections 19.30 through 19.32, inclusive.

19.31 The following uses when authorized by the Council in accordance with Article 27:

- b) Jails and Work-release Centers subject to the following conditions:

- 1) when nearby or associated uses and other conditions in the immediate environs are not of the type which would 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.

Article 20 IG GENERAL INDUSTRIAL ZONE

Section 20.3 Principal Conditional Uses

20.31 The following uses permitted when authorized by the Council in accordance with Article 27:

- a) Jails and Work-release Centers subject to the following conditions:

- 1) when nearby or associated uses and other conditions in the

immediate environs are not of the type which would 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.

Article 21 IH HEAVY INDUSTRIAL ZONE

Section 21.6 Prohibited Uses

- e) Jails and Work-release Centers
- f) Any use prohibited by any other law or ordinance.

Article 23 OFFSTREET PARKING AND LOADING REQUIREMENTS

Section 23.3 Parking Spaces Required

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

<u>Use</u>	<u>Parking Spaces Required</u>
Jails and Work-release Centers	1 for each 15 beds.

Your City, Seattle
Planning Commission



May 10, 1978

Honorable Michael Hildt, Chairman
Urban Development and Housing Committee
City Council
City of Seattle

Honorable Members:

On Thursday, April 27, 1978, the Commission held a public hearing to consider proposed amendment to Section 14.2 of the Zoning Ordinance text. This legislation (Section 14.21(a)), as advertised for hearing, would list upholstery shops as Principal Uses Permitted Outright in the Neighborhood Business (BN) Zone.

Advance official notice of hearing was published in the City's official newspaper on March 23, 1978, and was distributed to other news media and interested civic groups, in accordance with procedures specified in Section 27.3 of the Ordinance. This involved over 120 mailings to reach some nineteen neighborhood and five city-wide newspapers; ten television/radio stations; twenty-three city-wide civic, professional and environmental organizations; fifty-two community organizations, and; thirteen Chambers of Commerce.

Currently, upholstery shops are not specifically listed in the Ordinance. While Section 14.21(a) does authorize interpretive flexibility in determination of those retail businesses and services to be allowed, doubt has been expressed as to the intent of the provision as it concerns upholstery shops.

Councilman Paul Kraabel, as the aftermath of City consideration of a petition requesting rezoning to Community Business (BC) to enable establishment of an upholstery shop, in memo dated July 26, 1977, requested that consideration be given clarifying Zoning Ordinance text amendment.

As a result of consideration at February 23, 1978 public meeting, public hearing and of DCD report dated August 26, 1977 (received February 8, 1978), with the rationale of which we are in complete agreement, the Commission unanimously recommends Council adoption of modified Section 14.21(a) as set for hearing.

Since question has arisen as to the basis on which small scale upholstery shops should be allowed by the Ordinance, amendment is clearly in order. The proposal as set for hearing, which would allow this use, within the standards, limits and conditions of the BN Zone, appears highly appropriate.

Hon. Michael Hildt, Chairman

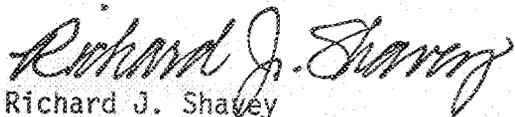
-2-

May 10, 1978

Upholstery Shops

At the time this action was taken, the Commission had in hand the SEPA Declaration of Non-Significance issued August 31, 1977 by the Department of Community Development.

Sincerely,



Richard J. Shavey
Acting Chairman

RJS:ASR:mf

Attachments

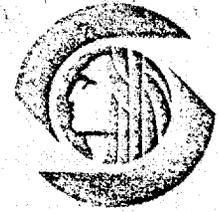
cc: Barbara Dingfield, Director, OPP
Darel Grothaus, Director, DCD
William Justen, Acting Supt. of Buildings
R. F. Hintz, Director, EMD/DCD

Petitioner/Parties testifying or
submitting information at hearing: (0)

RECEIVED

FEB 8 - 1978

CITY
PLANNING COMMISSION



Your
Seattle
Community Development

James Hornell, Director
Wes Uhirnan, Mayor

August 26, 1977

Planning Commission
City of Seattle

Subject: Zoning Ordinance amendment to allow
small upholstery shops in BN zones.

Honorable members:

Councilman Paul Kraabel has requested that this Department review the matter of allowing small upholstery shops in BN zones. There appears to be some question as to the existing provision with regard to this use. The ordinance as it relates to permitted businesses in the BN zone now reads in part as follows:

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

This provision allows some flexibility in the interpretation of the ordinance as it relates to neighborhood small business uses. However, it does leave some doubt as to the intent of the ordinance for those uses not specifically listed there.

At this time there are approximately 100 upholstery shops in the city. These vary in size from large manufacturing firms to small shops located in residential basements. A random survey of 40 of these upholstery shops shows them to be distributed widely throughout the various land use zones, with the majority located in neighborhood business, community business and general commercial zones. The actual tabulation is as follows:

Single family residence (RS)	-	5
Multiple residence (RM)	-	2
Neighborhood business (BN)	-	10
Community business (BC)	-	10
General commercial (CG)	-	11
Metropolitan commercial (CM)	-	1
General industrial (IG)	-	1
Total	-	<u>40</u>

Subject: Zoning Ordinance amendment to allow small upholstery shops in BN zones.

It is indicated by the 40 sample businesses that the remainder of the upholstery shops (approximately 60) would be dispersed similarly through the city.

Of the total 17 that are located in zones not now permitted under the Zoning Ordinance (BN, RM, and RS), it was found that they are not intrusive to nor incompatible with those neighborhoods. Those in the RM and RS zones are situated within residences and operated as home occupations. Those in BN zones appear to be compatible with the other neighborhood businesses.

The required conditions for uses as set forth in Section 14.1 are adequate to cover small upholstery shops and would not be unduly restrictive to their function and operation. These conditions are as follows:

- (a) All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building, except for offstreet automobile parking and offstreet loading, commercial moorages, automobile service stations and outside storage of radiator fluids, motor oils and similar merchandise, provided that such storage shall include only those quantities used in a day's operation.
- (b) The gross building floor area occupied by any one business enterprise shall be no greater than seventy-five hundred (7500) square feet.
- (c) Goods sold shall consist primarily of new merchandise, and all goods produced shall be sold at retail on the premises where produced.
- (d) Not more than three (3) persons shall be engaged at any one time in fabricating, repairing, cleaning or other processing of goods in any establishment, except for food preparation in restaurants.
- (e) Not more than eight (8) horsepower shall be employed in the operation of all machines used for fabrication, repair or other processing of any goods in any establishment.
- (f) Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter, or water-carried waste.

The Department recommends that upholstery shops be added to the uses permitted outright in the BN zone, and that the Ordinance be amended as follows: (new words are indicated by underlining)

Section 14.2 Principal Uses Permitted Outright

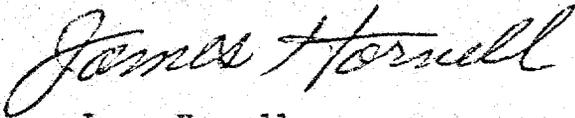
14.21 The following uses:

- (a) RMH Principal Uses permitted outright as specified and regulated in Article 13, unless modified in this Article.

Subject: Zoning Ordinance amendment to allow
small upholstery shops in BN zones.

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

Very truly yours,



James Hornell
Director

JH:MG:mr

Your City, Seattle
Planning Commission



May 10, 1978

Honorable Michael Hildt, Chairman
Urban Development and Housing Committee
City Council
City of Seattle

Re: Comptroller's File
No. 285189

Honorable Members:

On Thursday, April 27, 1978, the Commission held a public hearing to consider a proposed amendment to Sections 6.21, 14.21 and 23.3 of the Zoning Ordinance text. This legislation would:

- 1) List police precinct stations as Council Principal Conditional Uses in the Single Family Residence Low Density (RS 9600) Zone and as Principal Uses Permitted Outright in the Neighborhood Business (BN) Zone.
- 2) Establish an offstreet parking requirement for police precinct stations.

Advance official notice of hearing was published in the City's official newspaper on March 23, 1978, and was distributed to other news media and interested civic groups, in accordance with procedures specified in Section 27.3 of the Ordinance. This involved over 120 mailings to reach some nineteen neighborhood and five city-wide newspapers; ten television/radio stations; twenty-three city-wide civic, professional and environmental organizations; fifty-two community organizations, and; thirteen Chambers of Commerce.

Presently, police precinct stations are not specifically addressed by the Ordinance.

King County Executive John Spellman, in his January 30, 1977 letter to the City Council, requested that "correctional facilities" be added to the Principal Uses listed in Seattle's Zoning Ordinance as Council Conditional Uses in the RS 9600 Zone. He notes that facilities, in supplement to or replacing the existing King County jail, will be needed in the near future and that the likely best location for them will be in the city. Councilman Paul Kraabel, in memo dated July 8, 1977, referred this County Executive request and asked that expedited study and recommendation be made. The request and memo initiated legislative study not only concerning police precinct stations but, also, concerning jails and work-release programs which are the subject of a separate Commission letter.

May 10, 1978

Police Precinct Stations Permitted in BN Zone

As a result of consideration at March 9, 1978 public meeting, public hearing and of DCD report dated January 20, 1978, with the rationale of which we concur, the Commission unanimously recommends Council adoption of the proposal as set for hearing.

There is now clearly a need, when new police precinct stations are being contemplated, to incorporate appropriate specific provisions in the Ordinance. Listing police precinct stations, with limitation as to holding rooms/cells for detention of suspects to a maximum 24 hour period, in all zones and as Council Conditional Uses in the Single Family Residence Low Density (RS 9600) through Multiple Residence Mixed Density (RM-MD) Zones seems very appropriate. Thereby, not only is an across-the-board control of the use built in but each individual proposal in the less intensive zones will be subject to careful review at public hearing with final decision by the Council.

It is noted that a SEPA Declaration of Non-Significance was issued on November 28, 1977 by the Department of Community Development.

Sincerely,


Richard J. Shavey
Acting Chairman

RJS:APR:mf

Attachments

King County Executive John Spellman
cc: Barbara Dingfield, Director, OPP
Darel Grothaus, Director, DCD
William Justen, Acting Supt. of Buildings
R. F. Hintz, Director, EMD/DCD

Petitioner/Parties testifying or
submitting information at hearing: (0)

REPORT ON PROPOSED ZONING ORDINANCE AMENDMENTS
RELATING TO POLICE PRECINCT STATIONS

INTRODUCTION

This report represents one part of a review requested by Councilman Kraabel as a result of a letter from King County Executive John Spellman. That letter, dated June 30, 1977, asked that "correctional facilities" be added to the City Zoning Ordinance as council conditional uses under Section 6.21.

Because of time constraints and the imminent problem of locating new police precinct stations, this aspect has been addressed first and is the subject of this report. Other aspects of this matter will be handled in subsequent reports. This report contains a history of zoning for police stations in this City, the need for new provisions and conditions which might be needed if police stations are added to the Zoning Ordinance.

ANALYSIS

1. History

The 1923 Zoning Code for the City of Seattle included police stations as allowed uses in business districts and all higher intensity districts. In 1957, when the Zoning Ordinance was revised to essentially the current format, fire stations which had been grouped with police stations in the original Ordinance were listed, but police stations were not identified.

It is difficult to say what factor or intent was met by this deletion, if in fact it was intended. But at some point in the listing of allowed uses and general provisions, police stations were not included as allowed uses in any zone.

Although it could be argued that police stations are not strictly prohibited, the Ordinance obviously does not provide any guidance as to their appropriate location. Therefore the Building Department has concluded that such stations are not allowed and application for such use would not be accepted.

2. Need

The existing precinct stations in the City are located in Georgetown and Wallingford. The structures in which the stations are housed were constructed in 1889 and 1913 respectively. Originally these buildings housed both police and fire services. In 1966, the Fire Department moved from the Wallingford structure. In 1970 a similar move to new quarters occurred at the Georgetown location.

Both structures were designed to house about 20 police officers and firemen, and their horses. At this time some 134 to 144 officers are assigned to each precinct. This in combination with parking demand for official, public and employee vehicles severely taxes the existing facilities.

The following table, taken from a brief paper describing the need for new police facilities ("New Police Precincts: Why?, July, 1977"), shows some pertinent information regarding the police facilities at the Public Safety Building (central), Georgetown (south) and Wallingford (north):

	Central	South	North
Population Served	148,155	136,995	221,850
Area (square miles)	21.51	29.94	32.19
Called for Services (%)	46.0	26.5	27.5
Part I Crime (%)	44.4	26.5	29.1
Arrests (1%)	61	20	19
Assigned Patrol Personnel	270	136	148
Building Age (Years)	28	88	64
Building Space Allocated (approximately)	13,000	11,000	12,000
Vehicle Park Space (square feet)	10,400	3,900	8,676
Vehicles Assigned	47	35	38
Parking Deficit (square feet)	8,400	10,000	6,400

The deficiencies which appear in existing facilities become deficiencies in the Code because these are important public facilities for which there is no provision for expansion or relocation. The existing structures are non-conforming as to bulk and/or use and may not be expanded unless some type of variance is allowed. Of course, since the use is not permitted by the Ordinance, no relocation can take place.

It appears therefore that some provision should be made in the Zoning Ordinance for expansion and/or relocation of the existing facilities. This is crucial to the public safety and welfare. In some manner the use must be addressed by the Zoning Ordinance or the existing inadequacies will continue and likely increase.

3. Zone and Use Considerations

Police precinct facilities have needs which are unique to their function. These needs include prisoner holding areas, interview and investigation areas, locker rooms and training areas, including indoor firing ranges for assigned officers, and other areas readily open to the public. Parking must be provided for official patrol, public and employee vehicles. Fueling and washing areas must be provided for official vehicles.

Police precinct stations must serve whole sections of the City, including all zones and types of development. Because of these diverse service characteristics and their unique function, police precinct stations should be given flexibility in their location while conforming to a set of criteria and not unduly relegated to any certain zone or zones because of some specific aspects of their function.

Location of police precinct stations should be the subject of many broad considerations. These include social and economic as well as land use relations. By limiting police precinct station location to certain zones only, the opportunity for their optimal function may be severely limited. For example, there may be a lack of land in the needed zone classifications or lack of possibility for rezoning in the area where the station should be located for best public service. In order to best provide for the public welfare, therefore, it would be most advisable to permit police precinct stations to locate in all zones.

As noted earlier police and fire stations were classed together in the 1923 Zoning Ordinance. While it is unclear as to the reason that fire stations were carried on into the existing Ordinance and police precinct stations were deleted, the similarity in function and service characteristics remains. This similarity further strengthens the argument that police stations should be allowed to locate in all zones since fire stations are allowed to locate in that manner, that is, as conditional uses in residential zones and outright in higher intensity zones. Thus the method by which fire stations and other public utility uses are allowed to locate appears to be an appropriate one to use in the instance of police precinct stations as well.

Permitting police precinct stations in all zones will provide the flexibility needed to efficiently locate such use for the greatest public good. By requiring conditional use approval for such facilities when proposed for residential zones, the individual property owners can be protected against undesirable effects of such a use. Thus the needs of the public can be balanced against the needs of the individual property owners. Permitting such use outright in business, commercial, manufacturing and industrial zones will allow these stations to be located near compatible development without unnecessarily extensive and time consuming review.

Accessory uses commonly associated with police precinct stations should be permitted as needed for the function of the facilities. These uses include, although are not limited to, offices, locker rooms, training areas and other uses commonly associated with police stations. Specific regulations should apply to parking and detention areas.

In a document produced by the Police Department (April 27, 1977) outlining the requirements for precinct stations, parking was discussed as one of the functional needs of the stations. That discussion stated the following needs:

- 1) "Municipal vehicle parking - sufficient to house all vehicles assigned to that precinct;
- 2) "Public vehicle parking - To accommodate members of the public with business to transact in person; and
- 3) "Employee vehicle parking - for vehicles of on-duty personnel, without disruption of space needs for other neighborhood vehicles."

The impact statement produced with regard to the proposed precinct stations in the north, central and south sections of the city stated that "(s)ufficient parking space for police vehicles, visitors and employees will be provided on-site, in order to avoid affecting available street space of neighbors/businesses."

The city attempts to encourage the use of public transportation in order to reduce parking demand. Despite this policy, it is recognized that a certain amount of parking must be provided, for whatever purpose--municipal, public or employee parking--in order to minimize the impact of such police stations on surrounding properties. Recent discussions with the Police and Building Departments indicate that for a 12,000 square foot building, including all areas of public and restricted use, 60 parking spaces would be a minimum needed to support the police precinct use. Although a greater number of spaces may be provided, based on more precise study of the station needs, a provision of one space per 200 square feet of gross floor area appears to be a base and appropriate requirement for such use.

The detention unit located in precinct stations should be used only for temporary holding of suspects. Detention at these stations should be limited to screening and identification time, and in no instance exceeding 24 hours. This would protect the City from the

proliferation of "jails" throughout the City. Small scale holding facilities would be an appropriate and necessary accessory use at these stations whereas jails, which will be discussed more fully in a later report, would not appear to be appropriate because of their nature and scale.

RECOMMENDATION

Based on the above discussion, the Department recommends that the following changes be made to the Zoning Ordinance:

1. Add to Section 6.21:

- (a) Fire stations, public and private art galleries, libraries, museums, branch telephone exchanges, micro-wave or line-of-sight transmissions stations, static transformer and booster stations, and other public utility service uses when necessary due to operating requirements, but not including yards or buildings for service or storage.
- (b) Police precinct stations including accessory holding rooms or cells for detention of suspects for a period not to exceed 24 hours and all other accessory uses customarily incidental to the use.

2. Add and amend Section 14.21 as follows:

- (d) Police precinct stations including accessory holding rooms or cells for detention of suspects for a period not to exceed 24 hours and all other accessory uses customarily incidental to the use.
- (e) < d > Uncovered and covered moorages for pleasure craft, boat rental moorages and piers for pleasure craft only, including sales and service and minor repair to boats as an accessory use.
- (f) < e > Houseboats, subject to the provisions of Section 9.11(c).
- (g) < f > Antique shops having a gross floor area of not more than twenty-five hundred (2,500) square feet, provided the use fronts upon a major arterial as designated in the Comprehensive Plan of Seattle.
- (h) < g > Day care center on condition that a fenced outdoor play area shall be provided on the lot.
- (i) < h > Offices for residential home builders and renovators provided that no goods, machinery or stock in trade is kept on the premises.

3. Add to Section 23.3:

Use
Police Stations
Police Stations

Parking Spaces Required
1 for each 200 sq. ft. of gross floor area

CITY COUNCIL TRANSMITTAL

TO:

LAW DEPARTMENT (ATTN: Gordon Crandall)

FROM:

URBAN DEVELOPMENT AND HOUSING COMMITTEE

C. F. #

Date Sent:

5/23/78

Reply Requested By:

ASAP

Subject:

Zoning Ordinance text re: police precinct stations.

ACTION
Required

30115 ✓

	Review and Return File With Your Answer to Sender
	Review and Answer Petitioner, Return File and Copy of Answer to Sender
	Review and Make Recommendations, Return File and Recommendations to Sender <input type="checkbox"/> In Duplicate
XXX	Prepare Legislation and Return File to Sender, incorporating Planning Commission recommendations

Additional Information:

Signature

CITY COUNCIL TRANSMITTAL

C. F. #

TO:

LAW DEPARTMENT (ATTN: Gordon Crowdell)

Date Sent: 5/23/78

Reply Requested By:

FROM:

URBAN DEVELOPMENT AND HOUSING COMMITTEE

Subject: Zoning Ordinance text regarding
fares and work-release programs.

Review and Return File With Your Answer to Sender

Review and Answer Petitioner, Return File and Copy of Answer to Sender

Review and Make Recommendations. Return File and Recommendations to Sender
() In Duplicate

Prepare Legislation and Return File to Sender
as described in Attachment A.

XXX

ACTION — required

Additional Information:

CITY COUNCIL TRANSMITTAL

TO:

LAW DEPARTMENT (ATTN: Gordon Chandati)

C. F. #

Date Sent:

5/23/78

Reply Requested By:

ASAP

Subject:

Zoning Ordinance text re: unho's tery shops.

FROM:

URBAN DEVELOPMENT AND HOUSING COMMITTEE

ACTION
Required

	Review and Return File With Your Answer to Sender	
	Review and Answer Petitioner, Return File and Copy of Answer to Sender	
	Review and Make Recommendations, Return File and Recommendations to Sender () In Duplicate	
XXX	Prepare Legislation and Return File to Sender	Incorporating Planning Commission recommendations

Additional Information:

Signature

The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported
and Adopted

Your Committee on *Urban Dev. & Housing*

~~JUL 17 1978~~

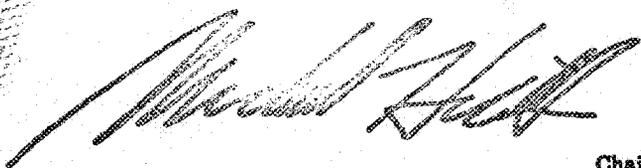
to which was referred

C.B. 99481

JUL 24 1978

Relating to land use and zoning; amending Sections 3.11, 3.24, 6.21, 14.2, 17.21, 17.3, 17A.7, 18.3, 19.31, 20.3, 21.6, and 23.3 of the Zoning Ordinance (86300) to permit upholstering shops in the BN zone, to define "jail" and "work-release center" and to permit jails, work-release centers and police precinct stations in various zones.

Rec. Hat same pass.



Chairman

Chairman

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Committee

Committee

JUL 17 1978 - Hold 1 week

Affidavit of Publication

STATE OF WASHINGTON KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a _____
Ordinance No. 107537

was published on August 4, 1978

B. Abbott
Subscribed and sworn to before me on August 4, 1978

Richard A. Jones
Notary Public for the State of Washington,
residing in Seattle.

(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 non-residential 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.

Section 16. Section 24.3 of the Zoning Ordinance (86398), as added by Ordinance 181935, is amended to read as follows:

Section 24.3 Principal Conditional Uses

24.31 THE FOLLOWING USES PERMITTED WHEN AUTHORIZED BY THE COUNCIL IN ACCORDANCE WITH ARTICLE 27:

(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.

24.32 The following uses permitted when authorized by the HEARING EXAMINER OR Board in accordance with Article 26:

(a) Principal conditional uses which the HEARING EXAMINER OR Board may authorize in a less intensive zone unless modified in this Article.

Section 11. Section 21.6 of the Zoning Ordinance, as last amended by Ordinance 167169, is further amended to read as follows:

Section 21.6 Prohibited Uses

(a) Dwellings, except for watchman and caretaker quarters and artist's studio/dwellings as special exceptions as provided for in Section 23.2(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.

((e)) (f) Any use prohibited

USE

Single family duplex dwellings or houseboats

Multiple dwellings, student multiple dwellings

Multiple dwellings for low income elderly

Multiple dwellings for low income handicapped

Motels

Boarding, lodging or rooming houses, fraternity, sorority or group student houses

Hotels

Hospitals, sanitariums, nursing and convalescent homes

Children's institutions, homes for the retired

Day care center or family day care home

Halfway houses

JAILS AND WORK-RELEASE CENTERS

POLICE PRECINCT STATIONS

Libraries and museums

Dance halls

Bowling alleys

Medical and dental clinics

Theaters, skating rinks, auditoriums, and other indoor places of public assembly

Stadiums, outdoor sports arenas or areas and places of public assembly containing less than twenty thousand (20,000) seats

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

Schools, community clubs and

Pleasure craft moorages

Establishments for the sale and consumption on the premises of food and beverages, including fraternal and social clubs:

having not more than 4,500 sq. ft. of gross floor area

having more than 4,500 sq. ft. of gross floor area

Food markets:

having not more than 7,500 sq. ft. of gross floor area

having more than 7,500 sq. ft. of gross floor area

Retail stores, except as otherwise specified herein:

having not more than 4,000 sq. ft. of gross floor area

having more than 4,000 sq. ft. but not more than 20,000 sq. ft. of gross floor area

having more than 20,000 sq. ft. of gross floor area

Office and household furniture and appliance sales establishments

Motor vehicle or machinery sales, wholesale stores, furniture stores

Manufacturing uses, research and testing laboratories, creameries, bottling establishments, bakeries, canneries, printing and engraving shops.

Warehouses and storage buildings

Freight terminals

Passenger terminals

Heliports; Halistops with scheduled services

Branch post offices

Terminal post office

Open air swimming clubs or commercial pools

Golf driving range

Miniature golf course

Trampolines

Telephone communication equipment buildings

Animal clinics

Trade or business schools

Health studios

Pool and billiard halls

Marine equipment and boat sales establishments

PARKING SPACES REQUIRED

1 for each dwelling unit

1 for each dwelling unit

1 for each 4 dwelling units

1 for each 4 dwelling units

1 for each unit in the motel

1 for each 2 sleeping rooms or for each 6 beds, whichever amount is greater.

1 for each 4 bedrooms

1 for each 2 staff doctors plus 1 for each 5 employees plus 1 for each 6 beds

1 for each 5 employees plus one for each 6 beds

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

1 for each 2 full time staff members, plus 1 for each 5 residents unless ownership and/or operation of apartments by

1 for each 200 sq. ft. of gross floor area generally

1 for each 100 sq. ft. of gross floor area where part of medical-hospital complex in RMH 150 Zone.

1 for each 400 sq. ft. of gross floor area where part of medical-hospital complex in RMH 150 Zone.

1 for each 100 sq. ft. floor area of main auditorium or of principal place of assembly not containing fixed seats and for floor area containing fixed seats 1 for each 10 seats.

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

1 for each 10 permanent seats and 1 bus space for each 100 permanent seats. The location requirements of Section 23.22 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 offstreet parking and the means by which persons will commute between the required parking areas and the principal use. The Council shall not approve such workable preliminary plans until at least one public hearing has been held. No building permit shall issue until the workable preliminary parking plan has been approved by the City Council by resolution. Prior to issuance of an occupancy permit by the Superintendent of Buildings, the applicant shall submit to the Council a final definitive workable parking plan describing the location of the available offstreet parking and the means by which persons shall commute between required parking and the principal use. The Director of the Department of Community Development shall advise the Council as to the adequacy and workability of the plan as submitted. The Council shall not approve such plan until at least one public hearing has been held. No certificate of occupancy shall issue until the workable parking plan has been approved by the City Council by resolution. Any workable parking plan approved shall also be implemented prior to issuance of an occupancy permit by the Superintendent of Buildings.

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 3 seats.

1 for each 100 square feet gross floor area of club building

1 for each 80 square feet of floor area in the nave not containing fixed seats and for floor area containing fixed seats, 1 for each 3 seats

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

1 for each 800 sq. ft. of gross floor area

1 for each 100 sq. ft. of floor area of assembly rooms used for service

1 for each 2 moorage stalls

None for gross floor area under 3000 sq. ft.

1 for each 200 sq. ft. of gross floor area when in excess of 2000 sq. ft.

20 plus 1 for each 150 sq. ft. of gross floor area in excess of 4000 sq. ft.

None for gross floor area under 2500 sq. ft.

1 for each 300 sq. ft. of gross floor area when in excess of 2500 sq. ft.

35 plus 1 for each 150 sq. ft. of gross floor area in excess of 7500 sq. ft.

None for gross floor area under 3500 sq. ft.

1 for each 500 sq. ft. of gross floor area when in excess of 2500 sq. ft.

5 plus 1 for each 300 sq. ft. of gross floor area in excess of 4000 sq. ft.

51 plus 1 for each 150 sq. ft. of gross floor area in excess of 2500 sq. ft.

1 for each 2000 sq. ft. of gross floor area except that office space shall be provided as required for offices.

1 for each 180 sq. ft. of waiting room space.

1 for each 5 employees; 5 for each touchdown pad.

1 space for each 500 sq. ft. of gross floor area.

1 space for each 1000 sq. ft. of gross floor area.

1 for each 150 square feet of pool area.

1 for each 2 driving stations.

2 for each 3 holes.

1 for each 2 pits.

One space for each 2000 sq. ft. of gross floor area.

One space for each 300 sq. ft. of gross floor area.

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.

One space for each 300 sq. ft. of gross floor area.

One space for each 200 sq. ft. of gross floor area.

One space for each 300 ft. of floor area plus one space for each 300 sq. ft. of lot area used for outdoor display.

USE	PARKING SPACES REQUIRED
Riding academies	Two spaces plus one space for each stable stall contained in the building.

Section 19. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 24th day of July 1978, and signed by me in open session in authentication of its passage this 24th day of July, 1978.

PAUL KRAABEL
President Pro Tem of the City Council.

Approved by me this 1st day of August, 1978.

CHARLES ROYER
Mayor.

Filed by me this 1st day of August, 1978.

Attest: E. L. KIDD,
City Comptroller and City Clerk.

(Seal) By: WAYNE ANGEVINE,
Deputy Clerk.

Publication ordered by E. L. KIDD, Comptroller and City Clerk.
Date of Official Publication in Daily Journal of Commerce
Seattle August 4, 1978. (C-187)