

ORDINANCE No. 111926

COUNCIL BILL No. 104501

REPEALED By 112303

*Law Department*  
*UR*

**The City of Seattle--Legislative Department**

AN ORDINANCE relating to zoning and land use, enacting interim zoning controls for downtown pending the adoption of permanent controls for zoning the downtown area; adding a new Chapter 23.49 to the Land Use Code; amending Chapters 23.54, 23.84 and 23.86 of the Land Use Code and declaring an emergency.

Date Reported  
and Adopted

REPORT OF COMMITTEE

Honorable President:

Your Committee on Urban Redevelopment

to which was referred the within Council Bill No. \_\_\_\_\_  
report that we have considered the same and respectfully recommend that the same:

9/14/84 Passed as amended

COMPTROLLER FILE No. \_\_\_\_\_

Introduced: <u>SEP 10 1984</u>	By: <u>Kraabel</u>
Referred: <u>SEP 10 1984</u>	To: <u>UR</u>
Referred:	To:
Referred:	To:
Reported: <u>SEP 17 1984</u>	Second Reading: <u>SEP 17 1984</u>
Third Reading: <u>SEP 17 1984</u>	Signed: <u>SEP 17 1984</u>
Presented to Mayor: <u>SEP 18 1984</u>	Approved: <u>SEP 21 1984</u>
Returned to City Clerk: <u>SEP 21 1984</u>	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

REC'D OMB SEP 18 1984

*[Signature]*  
Committee Chair

ORDINANCE 111926

AN ORDINANCE relating to zoning and land use, enacting interim zoning controls for downtown pending the adoption of permanent controls for zoning the downtown area; adding a new Chapter 23.49 to the Land Use Code; amending Chapters 23.54, 23.84 and 23.86 of the Land Use Code and declaring an emergency.

WHEREAS, the Mayor has recommended that the City Council enact new zoning and land use controls for downtown and the City Council Urban Redevelopment Committee has reviewed the proposed Land Use and Transportation Policies, voted its preliminary recommendations and released a committee markup of the policies; and

WHEREAS, the comprehensiveness and complexity of the proposed controls will require several months of study and deliberation by the Council and the public before the controls are adopted; and

WHEREAS, potential development of downtown during the deliberation period threatens the usefulness and viability of any controls enacted; and

WHEREAS, the Council cannot give full consideration to the impacts and consequences of the proposed controls if it must race to enact the controls before inconsistent development occurs; and

WHEREAS, interim controls will prevent inconsistent development during the Council's deliberations on the proposed controls; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Title. This Ordinance shall be cited as the "Interim Downtown Zoning Code."

Section 2. There is added to Title 23 of the Seattle Municipal Code a new Chapter 23.49 which reads as follows:

Chapter 23.49

INTERIM DOWNTOWN ZONING

Section 23.49.02 Scope of Provisions

This Chapter describes the permitted uses and the development standards for the interim downtown zones: Interim Downtown

1 Office Core 1 (I-DOC1), Interim Downtown Office Core 2  
2 (I-DOC2), Interim Downtown Retail Core (I-DRC), and Interim  
3 Downtown Mixed Commercial (I-DMC).

4 Section 23.49.04 Transition to the Interim Code

5 A. Effect of chapter on existing permits

6  
7 Except as otherwise provided herein, all permits and land  
8 use approvals lawfully issued pursuant to the provisions  
9 of Title 24 shall remain in full force and effect until  
10 the expiration date of the permit or approval subject to  
11 applicable renewal provisions. For the purposes of this  
12 Section "issued" shall mean the date that the notice of  
13 the land use decision is published if publication is  
14 required and if no timely appeal of that decision has been  
15 filed. If an appeal has been filed, then the permit or  
16 approval shall be deemed "issued" on the date of the final  
17 decision by the Hearing Examiner, or the Council,  
18 affirming the permit or approval. Those permits and  
19 approvals which are not published shall be deemed "issued"  
20 on the date that the requested permit or approval is  
21 granted.

22 B. Contract rezones

23 Those areas identified on the Official Land Use Map as  
24 subject to a contract rezone Property Use and Development  
25 Agreement (PUDA) may, at the election of the property  
26 owner, be developed pursuant to the requirements of the  
27 PUDA or pursuant to the requirements of this Chapter.  
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1 C. Transition from Title 24 to this chapter

2 Any project substantially underway on August 9, 1984, at  
3 12 o'clock noon shall, at the election of the project  
4 applicant, be subject to either the requirements of this  
5 Chapter or the requirements of Title 24, provided that  
6 the applicant must elect, irrevocably and in writing,  
7 the code which will apply to the entire proposal, except  
8 that the applicant may elect to meet all the standards of  
9 Chapter 23.54 for off-street parking and meet the standards  
10 of Title 24 for the remainder of the proposal.

11 The election shall apply to substantive development stan-  
12 dards only. All procedural matters shall be governed by  
13 the requirements of this Chapter.

14 A project shall be considered substantially underway when:

- 15 1. A complete master use permit application has been  
16 filed with the Director; or  
17  
18 2. A complete building permit application has been filed  
19 with the Director; or  
20  
21 3. A draft project or programmatic environmental impact  
22 statement has been approved by the Director for  
23 publication.

24 The transition rule established in Section 23.04.10(D) of  
25 the Land Use Code shall apply to the transition between  
26 this interim code and any permanent land use code adopted  
27 for downtown. Land use policies and the permanent zoning  
28 code adopted for downtown shall not be used to condition  
projects which have vested pursuant to this interim code.

1 D. Applicability of adopted downtown policies to State  
2 Environmental Policy Act conditioning

3 Any policies adopted by the Council pursuant to  
4 implementation of the Downtown Land Use and Transportation  
5 Plan shall be used in interpreting this Chapter. Such  
6 policies shall not, however, be used to condition or deny  
7 projects pursuant to Chapter 25.04 of the Seattle  
8 Municipal Code in any interim downtown zone.

9 E. Implementation

10 1. The Director may prepare and issue rules consistent  
11 with this Chapter.

12 2. The Director's determinations regarding the applica-  
13 bility of the provisions of this Chapter shall not be  
14 subject to appeal, nor shall an interpretation be  
15 permitted pursuant to Section 23.88.20 of this Code  
16 for the purpose of determining the applicability of  
17 the provisions of this Chapter.

18 SUBCHAPTER I - GENERAL STANDARDS

19 Section 23.49.05 Scope of General Standards

20 The regulations of this subchapter shall apply to all interim  
21 downtown zones.

22 Section 23.49.06 Structure Height

23  
24 A. Maximum structure height shall be as designated on the  
25 Official Land Use Map, Chapter 23.32, except that when a  
26 major retail store bonus is approved in the Interim  
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1 Downtown Retail Core according to Section 23.49.94,  
2 the Council shall determine the permitted height up to a  
3 maximum height of four hundred feet.

4 B. Rooftop features

- 5  
6 1. Open railings, planters, clerestories, skylights,  
7 dish antennae, play equipment, parapets and firewalls  
8 may extend up to four feet above the maximum height  
9 limit with unlimited rooftop coverage.
- 10 2. Solar collectors may extend up to seven feet above  
11 the maximum height limit with unlimited rooftop  
12 coverage.
- 13 3. The following rooftop features may extend up to fifteen  
14 feet above the maximum height limit, as long as the  
15 combined coverage of all features listed in this sub-  
16 section does not exceed twenty percent of the roof  
17 area, or twenty-five percent if the total includes  
18 stair or elevator penthouses or screened mechanical  
19 equipment:  
20 solar collectors;  
21 stair and elevator penthouses;  
22 mechanical equipment; and  
23 play equipment and open mesh fencing, as long as the  
24 fencing is at least fifteen feet from the roof edge.
- 25 4. Radio and television receiving aerials excluding  
26 dishes; religious symbols such as belfries or spires,  
27 and that portion of the roof which supports them;  
28 transmission towers; smokestacks; and flagpoles may

1 extend up to fifty feet above the roof of the structure  
2 on which they are located except as regulated in  
3 Chapter 23.64, Airport Height District, provided they  
4 are a minimum of ten feet from all lot lines.

5 5. Council conditional use for rooftop features

6 The rooftop features listed in subsection B4 may be  
7 permitted to exceed the height specified in subsection  
8 B4 through a Council conditional use, Chapter 23.80.  
9 The request for additional height shall be evaluated  
10 on the basis of public benefits provided, the  
11 possible impacts of the additional height, consistency  
12 with the City's land use policies, and the following  
13 specific criteria:

- 14 a. The feature shall be compatible with and not  
15 adversely affect the downtown skyline.
- 16 b. The feature shall not have a significant adverse  
17 effect upon the light, air, solar and visual  
18 access of properties within a three hundred foot  
19 radius.
- 20 c. The feature, supporting structure and structure  
21 below shall be compatible in design elements  
22 such as bulk, profile, color and materials.
- 23 d. The feature shall not adversely affect the function  
24 of existing transmission or receiving equipment  
25 within a five mile radius.
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Section 23.49.08 Lighting and Glare

- A. Exterior lighting shall be shielded and directed away from adjacent uses.
- B. Interior lighting in parking garages shall be shielded, to minimize nighttime glare affecting nearby uses.

Section 23.49.10 Noise Standards

- A. All uses shall meet the standards of the Seattle Municipal Code, Chapter 25.08, Noise Control.
- B. All food processing for human consumption, custom and craft work involving the use of mechanical equipment, and light manufacturing activities shall be conducted wholly within an enclosed structure.
- C. The following uses or devices shall be considered major noise generators:
  - 1. External heat exchangers or other similar devices;
  - 2. Light manufacturing uses;
  - 3. Auto body, boat and aircraft repair shops.
- D. When a major noise generator is proposed, a report from an acoustical consultant shall be required to indicate the measures to be taken by the applicant in order to meet noise standards for the area. Such measures may include the provision of buffers, reduction in hours of operation, relocation of mechanical equipment, increased setbacks, use of specified construction techniques or building



1 materials, etc. Measures to be used shall be indicated on  
2 the plans. After a permit has been issued, any measures  
3 which were required by the permit to limit noise shall be  
4 maintained.

- 5 E. When an existing major noise generator is to be expanded,  
6 a report from an acoustical consultant shall be provided  
7 which indicates how the noise generated by the expansion  
8 will meet the specified noise standards for the area.

9 Section 23.49.12 Odor Standards

- 10 A. The venting of odors, fumes, vapors, smoke, cinders, dust,  
11 and gas shall be at least ten feet above finished grade,  
12 and directed away from residential uses.

13 B. Major odor sources

- 14  
15 1. Uses which involve the following odor-emitting  
16 processes or activities shall be considered major  
17 odor sources:

18 Lithographic, rotogravure or  
19 flexographic printing

20 Film burning

21 Fiberglassing

22 Selling of gasoline and/or storage of gasoline  
23 in tanks larger than 260 gallons

24 Handling of heated tars and asphalts

25 Incinerating (commercial)

26 Tire buffing

27 Metal plating

28 Vapor degreasing

1 Use of boilers (greater than 10<sup>6</sup> British  
2 Thermal Units per hour, 10,000 pounds steam  
per hour, or 30 boiler horsepower)

3 Other similar uses.

- 4 2. Uses which employ the following processes shall be  
5 considered major odor sources except when the entire  
6 activity is conducted as part of a retail sales and  
7 service use:

8 Cooking of grains

9 Smoking of food or food products

10 Fish or fishmeal processing

11 Coffee or nut roasting

12 Deep fat frying

13 Dry cleaning

14 Other similar uses.

15 C. Review of major odor sources

16 When an application is made for a use which is determined  
17 to be a major odor source, the Director, in consultation  
18 with the Puget Sound Air Pollution Control Agency (PSAPCA)  
19 shall determine the appropriate measures to be taken by  
20 the applicant in order to significantly reduce potential  
21 odor emissions and airborne pollutants. Measures to be  
22 taken shall be indicated on plans submitted to the  
23 Director, and may be required as conditions for the  
24 issuance of any permit. Once a permit has been issued,  
25 any measures which were required by the permit shall be  
26 maintained.

1 Section 23.49.14 Standards for Location of Access to Parking

2 A. Access to parking and loading from alleys and from  
3 streets which run east/west, shall be encouraged over  
4 access from avenues. When a lot abuts more than one  
5 right-of-way, the location of access shall be determined  
6 by the Director in consultation with the Director of the  
7 Seattle Engineering Department. This determination shall  
8 be made according to the traffic classification of the  
9 streets, Map IA. Preference shall be given to access from  
10 rights-of-way classified as follows, from most to least  
11 preferred:

12 Alleys

13 Local traffic streets

14 Class II pedestrian streets--Minor Traffic

15 Class II pedestrian streets--Major Traffic

16 Class I pedestrian streets--Minor Traffic

17 Class I pedestrian streets--Major Traffic

18 Major Transit street.

19 Unless the plan for a street park explicitly permits  
20 access, access shall be prohibited.

21 B. Curbscut width and the number of curbcuts permitted per  
22 street frontage shall be according to Section 23.54.30,  
23 Parking Space Standards.

24 Section 23.49.16 Minimum Sidewalk Width

25 Minimum sidewalk widths are established on certain streets by  
26 Map IB. When a new structure is proposed on lots abutting  
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1 these streets, sidewalks shall be widened, if necessary, to  
2 meet the minimum standard.

3 Section 23.49.18 View Corridor Requirements

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5 A. Upper level setbacks shall be required on the following  
6 view corridors (see Map IC): University, Seneca, Spring,  
7 Madison and Marion Streets west of Third Avenue.

8 B. Upper level setback for view corridor listed in subsection  
9 A shall be provided as follows, Exhibits 49.18A and  
10 49.18B:

11 Location of the Lot	Height of Setback <sup>1</sup>	Distance of setback from street property
12 13 From Third Avenue west to the midpoint of the block	24 feet	20 feet
14 15 From the midpoint of the block between Second and Third west to Second Avenue	36 feet	20 feet
16 17 From Second Avenue west to the midpoint of the block	36 feet	30 feet
18 19 From the midpoint of the block between Second and First Avenues west to Post Alley	48 feet	30 feet

20  
21 \_\_\_\_\_  
22 <sup>1</sup> Measured from street property line.

1 Section 23.49.20 General Area Requirements for  
2 Residential Uses

3 A. Inclusion of moderate income units

4 All new structures containing more than twenty dwelling  
5 units shall provide ten percent of the units as moderate  
6 income housing for at least twenty years, following the  
7 Housing Bonus Guidelines.

8 B. Common recreation area

9 Common recreation area shall be required in all structures  
10 containing more than twenty dwelling units, according to  
11 the following standards:

- 12 1. An area equivalent to five percent of the total gross  
13 floor area in residential use shall be provided as  
14 common recreation area. The common recreation area  
15 shall be available to all residents and may be provided  
16 at or above ground level.
- 17 2. A maximum of fifty percent of the common recreation  
18 area may be enclosed.
- 19 3. The minimum horizontal dimension for required common  
20 recreation areas shall be fifteen feet, and no  
21 required common recreation area shall be less than  
22 two hundred twenty-five square feet.
- 23 4. Parking areas, driveways and pedestrian access,  
24 except for pedestrian access meeting the Washington  
25 State Rules and Regulations for Barrier-free Design,  
26 shall not be counted as common recreation area.  
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1 C. Dispersion Criteria for halfway houses

- 2 1. No halfway house shall be established in an area  
3 where it would increase the number of halfway houses  
4 located within a one thousand foot radius to more  
5 than five.
- 6 2. A proposed new or expanding halfway house which does  
7 not meet the dispersion criterion may be permitted by  
8 the Director upon a determination that the intent of  
9 the criterion is achieved because of the presence of  
10 physical elements, such as topographical breaks, or  
11 other elements such as major arterials, which provide  
12 substantial separation from other existing halfway  
13 houses.

14 Section 23.49.24 Nonconforming Uses

15 A. Continuation of nonconforming uses

- 16 1. Any nonconforming use may be continued subject to the  
17 provisions of this Section.
- 18 2. Any nonconforming use which has been discontinued for  
19 more than twelve consecutive months shall not be  
20 reestablished, recommenced, or changed to another  
21 nonconforming use pursuant to subsection E. A use  
22 shall be considered discontinued when:
- 23 a. A permit to change the use of the property or  
24 structure was issued and acted upon, or
- 25 b. The structure, or portion of a structure, is not  
26 being used for the use allowed by the most  
27 recent permit, or  
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c. The structure is vacant, or the portion of the structure formerly occupied by the nonconforming use is vacant. The use of the structure shall be considered discontinued even if materials from the former use remain or are stored on the property.

B. A nonconforming use shall not be expanded or extended.

C. Structures containing a nonconforming use may be maintained, repaired, renovated, structurally altered, expanded or extended, provided that all development standards are met and that the nonconforming use shall not be expanded or extended except that expansions or extensions otherwise required by law, or as specified in this Code, or as necessary to improve access for the elderly and disabled shall be permitted.

D. A nonconforming use which is destroyed by fire or other act of nature may be resumed. Any portion of a structure occupied by a nonconforming use may be rebuilt to the same or smaller configuration existing immediately prior to the time the structure was destroyed.

E. A nonconforming use may be converted to another use not otherwise permitted in interim downtown zones, provided that Director finds that the new use is no more detrimental to property in the zone and vicinity than the existing use. This determination shall be based on the following factors:

1. The zones in which both the existing use and the new use are allowed.

- 1           2.    The relative parking, traffic, light, glare, noise,  
2           odor and similar impacts of the two uses.
- 3           3.    If the new use is permitted, the Director may  
4           require additional mitigating measures including but  
5           not limited to landscaping, sound barriers or fences,  
6           mounding or berming, adjustments to yards or parking  
7           standards, design modification, or setting hours of  
8           operation.

9   Section 23.49.26   Nonconforming Structures

- 10   A.   A nonconforming structure may be maintained, repaired,  
11       renovated or structurally altered, but shall be prohibited  
12       from being expanded or extended in any manner which  
13       increases the extent of nonconformity or creates additional  
14       nonconformity, except that expansions or extensions other-  
15       wise required by law, as specified in this Section, or as  
16       necessary to improve access for the elderly and disabled  
17       shall be permitted. In certain instances, according to  
18       subsections D and E, expansions and extensions of structures  
19       nonconforming in respect to specific provisions shall not  
20       be permitted unless the nonconformity is reduced.
- 21   B.   A nonconforming structure which is destroyed by fire or  
22       other act of nature may be rebuilt to the same or smaller  
23       configuration existing immediately prior to the time the  
24       structure was destroyed.
- 25   C.   Designated Seattle landmarks may be expanded even when the  
26       expansion increases the extent of nonconformity, when  
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1 there is no feasible alternative which meets the development  
2 standards of the zone while preserving the integrity of  
3 the landmark structure.

4 D. Structures which do not conform to the standards for minimum  
5 street facade height and/or facade setback limits for the  
6 zone in which they are located may be expanded provided  
7 that the expansion reduces the nonconformity in respect to  
8 these standards. If the Director determines that greater  
9 conformity is not structurally feasible, the expansion may  
10 be allowed to increase the nonconformity in respect to  
11 these standards, provided that all other applicable stan-  
12 dards are met.

13 E. Structures which do not conform to the standards for  
14 required street level uses and/or street level development  
15 standards for the zone in which they are located may be  
16 expanded provided that:

17 1. The expansion does not exceed the base FAR for the  
18 zone; or

19 2. When the nonconformity of the structure in respect to  
20 these development standards is reduced, expansion up  
21 to the maximum FAR for the zone may be permitted by  
22 the Director through the use of the bonus system or  
23 transfer of development rights. The appropriate  
24 level of expansion and the required reduction or  
25 elimination of nonconformity shall be determined by  
26 the Director according to the following criteria:

27 a. The extent of the proposed expansion;  
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- 1           b. The impact of the proposed expansion on the  
2           pedestrian environment;  
3           c. The amount of the existing nonconformity; and  
4           d. The structural feasibility of remodelling the  
5           structure to meet these development standards.

6           Section 23.49.28   Modification of Existing Public  
7           Benefit Features

8           The Director may permit public benefit features (plazas,  
9           shopping plazas, arcades, shopping arcades, and voluntary  
10          building setbacks) which were provided according to Title 24  
11          of the Seattle Municipal Code, to be modified in any interim  
12          downtown zone. The Director shall review the proposed  
13          modification to determine whether it provides a greater public  
14          benefit and satisfies the requirements of the Interim Public  
15          Benefit Features Rule.

16          A. Plazas and shopping plazas

17                Modifications of existing plazas and shopping plazas shall  
18                be permitted, based on the classification given the plaza  
19                on Map ID.

20                1. Type I plazas

21                        Type I plazas shall continue to function as major  
22                        downtown open spaces. Modification of plazas shall  
23                        be permitted which, in the determination of the  
24                        Director, are in compliance with the Interim Public  
25                        Benefit Features Rule for urban plazas and parcel  
26                        parks.

1 Modifications shall not be permitted which reduce the  
2 area of the plaza below that required for the floor  
3 area increase in the building based upon the bonus  
4 ratio in Title 24, unless new public benefit features  
5 or additions to existing features are provided which  
6 are approved by the Director as consistent with the  
7 Interim Public Benefit Features Rule.

8 2. Type II plazas

9 Type II plazas do not function as major downtown open  
10 spaces. Modification of these plazas shall be per-  
11 mitted which, in the determination of the Director,  
12 are in compliance with the Interim Public Benefit  
13 Features Rule for urban plazas, parcel parks,  
14 hillside terraces, or rooftop gardens.

15 Modifications shall not be permitted which reduce the  
16 area of the plaza below that required for the floor  
17 area increase in the building based upon the bonus  
18 ratio in Title 24, unless new public benefit features  
19 or additions to existing features are provided.

20 B. Arcades and shopping arcades

21 When street level uses are eligible for a floor area  
22 bonus, according to the provisions of the zone in which an  
23 existing arcade or shopping arcade is located, existing  
24 arcades may be converted to retail sales and service uses  
25 if the conversion will result in greater conformity to the  
26 street facade development standards of the zone, and the  
27 minimum sidewalk widths established by Section 23.49.16  
28 are met. No bonuses shall be given for any retail space

1 provided by conversion of an arcade. New retail sales and  
2 service uses shall comply with the regulations for bonused  
3 street level uses.

4 C. Voluntary building setbacks

5 Voluntary building setbacks may be redeveloped to provide  
6 retail sales and service uses, provided that the conversion  
7 will result in greater conformity with the standards for  
8 required street level uses and street facade development  
9 standards for the zone.

10 Section 23.49.29 Sign Standards

11 A. On-premise signs

12 On-premise signs shall meet the requirements of the  
13 Seattle Building Code. Rotating and changing image signs,  
14 which are otherwise prohibited by Section 49.19 of the  
15 Seattle Municipal Code shall be permitted in all interim  
16 zones.

17 B. Off-premise signs

18 1. Billboards which replace nonconforming billboards in  
19 off-premise locations shall be permitted, according  
20 to Section 49.04 of the Seattle Building Code. No  
21 new billboards shall be permitted.

22 2. Off-premise directional signs shall be permitted.

23 C. Sign height and roof signs

24 1. No portion of an on-premise or off-premise sign shall  
25 be located more than sixty-five feet above the eleva-  
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1                   tion of the sidewalk at the street property line clo-  
2                   sest to the sign.

- 3                   2. No sign, whether on-premise or off-premise, shall be  
4                   located on the roof of a structure.

5                   Section 23.49.30    Development Standard Modification  
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7                   A. Modification of certain development standards may be per-  
8                   mitted in interim downtown zones for one or more of the  
9                   following reasons, when the modification will result in a  
10                  better development than is possible if the design stan-  
11                  dards for the zone are strictly applied:

- 12                  1. To provide amenities for public use and/or increase  
13                  the level of services for downtown residents;  
14                  2. To enhance the street environment, encourage  
15                  pedestrian activity, and increase the comfort of  
16                  pedestrians;  
17                  3. To preserve existing housing;  
18                  4. To preserve a desirable existing architectural and  
19                  siting pattern in an area;  
20                  5. To preserve designated landmarks or other historically  
21                  or architecturally significant structures;  
22                  6. To maximize unusual site characteristics, such as  
23                  views and relationship to surroundings.  
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25                  B. Modifications may be sought from the following development  
26                  standards in interim downtown zones:

- 27                  1. Street facade requirements;  
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2. Upper level development standards;
3. Review criteria for public benefit features including but not limited to location, access, dimension and area;
4. Common recreation area requirements for residential uses;
5. Standards for the location and frontage of required street level uses; and
6. Location of access to parking.

C. Development standards may not be modified to:

1. Change maximum height limits;
2. Change permitted floor area ratios, the bonus values of public benefit features, or the regulations for transfers of development rights;
3. Alter view corridor requirements;
4. Change definitions or measurement techniques;
5. Permit the establishment of a use which is otherwise not permitted in the zone in which it is proposed;
6. Alter the requirements of other applicable codes and regulations.

D. If modification of development standards is sought, the entire proposed development shall be considered when evaluating the modification. In exercising discretion granted under the modification of development standards'

1 provisions, the Director shall only relax or modify  
2 requirements to the extent such modifications further the  
3 objectives identified in Section 23.49.30A.

- 4  
5 E. As a result of this review, the Director may condition  
6 development standard modifications on the alteration of  
7 other elements of the project. If the Director  
8 conditionally grants development standard modifications,  
9 the applicant shall have the option of meeting the  
10 conditions of the modification, or following the development  
standards of the applicable zone.

11 Subchapter II Interim Downtown Office Core 1

12  
13 Part 1: USE PROVISIONS

14 Section 23.49.32 Interim Downtown Office Core 1,  
15 Permitted Uses

- 16 A. All uses shall be permitted outright except those which  
17 are specifically prohibited by Section 23.49.34, and those  
18 which are permitted only as conditional uses by Section  
19 23.49.36.
- 20 B. All uses not specifically prohibited shall be permitted as  
21 either principal or accessory uses except:
- 22 1. Gas stations which shall not be permitted as principal  
23 uses and shall be permitted as accessory uses only in  
24 parking garages; and
  - 25 2. Principal use parking garages which shall be permitted  
26 only as conditional uses pursuant to Section  
27 23.49.34. Accessory parking garages shall be permitted  
28 outright.

1 Section 23.49.34 Interim Downtown Office Core 1,  
2 Prohibited Uses

3 The following uses shall be prohibited as both principal and  
4 accessory uses:

- 5 A. Drive-in businesses, except gas stations accessory to  
6 parking garages;
- 7 B. Outdoor storage;
- 8 C. Surface parking areas;
- 9 D. All general manufacturing uses;
- 10 E. All salvage and recycling uses except recycling collecting  
11 stations; and  
12
- 13 F. All industrial uses.  
14

15 Section 23.49.36 Interim Downtown Office Core 1,  
16 Conditional Uses

17 A. Principal use parking garages for long term parking in  
18 areas designated on Map IIA, and for short term parking at  
19 any location, may be permitted as conditional uses. The  
20 Director may authorize a principal use parking garage in  
21 these locations if:

- 22 1. Traffic from the garage will not have substantial  
23 adverse effects on peak hour traffic flow to and from  
24 Interstate 5, or on traffic circulation in the area  
25 around the garage; and
- 26 2. The entrances to the garage are located so that they  
27 will not disrupt traffic or transit routes; and  
28



1           3.    The traffic generated by the garage will not have  
2                    substantial adverse effects on pedestrian circulation.

3    B.   City facilities and public projects which do not meet  
4           development standards may be permitted by the City Council  
5           pursuant to Chapter 23.80.

6    C.   Rooftop features more than fifty feet above the roof of  
7           the structure on which they are located may be authorized  
8           by the City Council as a conditional use pursuant to  
9           Chapter 23.80.

10  
11   PART 2:   DEVELOPMENT STANDARDS

12   Section 23.49.38   Interim Downtown Office Core 1,  
13                            Floor Area Ratio (FAR)

14   A.   General standards

15           1.    The floor area ratio (FAR), as provided in subsection  
16                    B, shall determine the gross square footage permitted  
17                    for all types of uses.

18           2.    The maximum FAR established in subsection B may be  
19                    achieved by providing public benefit features pursuant  
20                    to Section 23.49.40, or by the transfer of development  
21                    rights pursuant to Section 23.49.42.

22   B.   Permitted FAR

23  
24           Permitted FAR shall be as follows:  
25  
26  
27  
28

FLOOR AREA RATIO

Base	Maximum with Bonus for Public Benefit Features	Maximum with Housing Bonus or Transfer of Development Rights From Housing
10	15	20

C. Exemptions from FAR calculations

The following areas shall be exempted from base and maximum FAR calculations:

1. All floor area below grade.
2. All area used for required short term parking located above grade.
3. The square footage of public benefit features provided in return for a bonus under Section 23.49.40.

Section 23.49.40 Interim Downtown Office Core 1,  
Ratios for Public Benefit Features

A. General provisions

1. No bonus floor area beyond the base FAR shall be granted for any project which causes:
  - a. The destruction of any designated feature of a Landmark; or
  - b. The demolition of housing on the project lot which has been occupied at any time since 1974, if equivalent housing replacement is not proposed in accordance with the Housing Bonus Guidelines. Housing replacement in excess of that required by the Housing Preservation

1 Ordinance, not to exceed seventy-five percent of  
2 the gross floor area of the replacement housing  
3 provided, may be used to qualify for a housing  
4 bonus under the Housing Bonus Guidelines. A  
5 housing replacement may be granted even if no  
6 other public benefit features are provided on  
7 the project lot.

8 2. Additional floor area may be permitted up to the  
9 "maximum FAR with housing" described in Section  
10 23.49.38 when housing is included in the development  
11 and the following criteria are met:

- 12 a. Except as provided in subsection Alb of this  
13 section, a FAR of at least thirteen must be  
14 achieved by providing public benefit features  
15 before a housing bonus shall be permitted;
- 16 b. When a housing bonus is granted for replacement  
17 housing pursuant to subsection Alb, the base FAR  
18 shall be ten plus the floor area granted for the  
19 replacement housing; and
- 20 c. The housing bonus shall be granted by the  
21 Director based on a finding by the Director of  
22 the Department of Community Development that the  
23 proposed replacement housing satisfies the  
24 requirements of the Housing Bonus Guidelines.  
25 The Director shall review the design of any  
26 public benefit feature listed in subsection B  
27 and determine whether these features, as pro-  
28 posed for specific projects, provide a public

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benefit and are consistent with the definitions  
in Chapter 23.80 and the Design Terms Rule.

B. Public benefit features

If the Director approves the design of public benefit  
features according to subsection A, floor area bonuses  
shall be granted, as follows:

	PUBLIC BENEFIT FEATURE	BONUS RATIO <sup>1</sup>	MAXIMUM AREA ELIGIBLE FOR BONUS
1			
2			
3	Human Service Use	7	5,000 square feet
	Cinema	7	15,000 square feet
4	Shopping Atrium in areas shown on Map IIB	8	15,000 square feet
5	Shopping Corridor in areas shown on Map IIB	6	7,200 square feet
6	Retail shopping in areas shown on Map IIB	3	0.5 FAR, not to exceed 15,000 square feet
7	Parcel Park	5	7,000 square feet
8	Rooftop Garden, Street Accessible	2.5	20% of lot area
	Rooftop Garden, Interior Accessible	1.5	30% of lot area
9	Hillclimb Assist in areas shown on Map IIB	1.0 FAR <sup>2</sup>	1.0 FAR
10	Hillside Terrace in areas shown on Map II B	5	6,000 square feet
11	Sidewalk widening if required by Section 23.49.16	3	Area necessary to meet required sidewalk width
12	Overhead weather protection	3	10 times the street frontage of the lot
13	Sculptured Building Top	1.5 square feet per square foot of reduction	30,000 square feet
14	Small Lot Development	2.0 FAR <sup>2</sup>	2.0 FAR
15	Short term Parking, above grade, in areas shown on Map IIB	1	200 parking spaces
16	Short term Parking, below grade, in areas shown on Map IIB	2	200 parking spaces
17	Performing Arts Theater	2	Subject to criteria
18	Museum	5	10,000 square feet
	Urban Plaza	5	15,000 square feet
19	Public Atrium	6	5,500 square feet
	Transit Tunnel Access in areas shown on Map IIB	15,000 square feet <sup>2</sup>	1 per lot
20	Housing	Subject to Housing Bonus Guidelines	7 FAR
21			
22			

<sup>1</sup> Ratio of additional square feet of floor area granted per square foot of amenity provided.

<sup>2</sup> This is a flat bonus granted when amenity is provided.

1 Section 23.49.42 Interim Downtown Office Core 1,  
2 Transfer of Development Rights

3 A. Development rights may be transferred to lots in the  
4 I-DOCl zone from lots located in the same block,  
5 in accordance with the following requirements:

6 1. The maximum floor area that may be transferred to a  
7 lot in the I-DOCl zone from a lot in the same block  
8 shall be limited to:

9 a. The base FAR of the sending lot minus any  
10 existing floor area on the sending lot, when the  
11 sending lot is located in an I-DOCl or I-DOC2  
12 zone; or

13 b. A FAR of six minus any existing floor area on  
14 the sending lot, when the sending lot is located  
15 in an I-DRC or I-DMC zone.

16 2. The maximum FAR permitted on a receiving lot in  
17 I-DOCl zones through the transfer of development  
18 rights from a sending lot or lots on the same down-  
19 town block shall be fifteen, except that when the  
20 sending lot or lots contain low income housing and  
21 the provisions of subsections B.1.d and B.1.e are  
22 met, the maximum FAR shall be twenty.

23 B. Development rights may be transferred to lots in the  
24 I-DOCl zone from sending lots in Interim Downtown Zones  
25 containing low income housing or designated Seattle  
26 Landmarks as provided below:

27 1. Transfer from low income housing  
28

- 1 a. Development rights may not be transferred from  
2 low income housing unless a FAR of thirteen has  
3 been achieved on the receiving lot through the  
4 use of bonuses for public benefit features.
- 5 b. The amount of floor area that may be transferred  
6 to a receiving lot in the I-DOCl zone from a  
7 sending lot containing low income housing shall  
8 be limited to:
- 9 (1) The base FAR of the sending lot minus any  
10 existing floor area on the sending lot when  
11 the sending lot is located in an I-DOCl or  
12 I-DOC2 zone.
- 13 (2) A FAR of six minus any existing floor area  
14 on the sending lot when the sending lot is  
15 located in an I-DRC or I-DMC zone.
- 16 c. The maximum floor area that may be transferred  
17 to a lot from lots containing low income housing  
18 shall be seven times the area of the receiving  
19 lot.
- 20 d. The low income housing on the sending lot shall  
21 be certified by the Director of Community  
22 Development as meeting the Transfer of  
23 Development Rights Housing Program Guidelines.
- 24 e. The structure on the sending lot shall have the  
25 greater of fifty percent of total floor area, or  
26 the floor area in use as low-income housing as  
27 of January 1, 1983, in use as low-income housing  
28 for a period of at least twenty years from the

1 date that the Director of the Department of  
2 Community Development certifies that the  
3 structure is in conformance with the Transfer of  
4 Development Rights Housing Program Guidelines.

5 2. Transfer from designated Seattle Landmarks

6 a. The amount of floor area that may be transferred  
7 to a receiving lot in the I-DOCl zone from a  
8 sending lot on which a landmark is located shall  
9 be limited to:

10 (1) The base FAR of the sending lot minus any  
11 existing floor area on the sending lot when  
12 the sending lot is located in an I-DRC or  
13 I-DMC zone.

14 (2) An FAR of six minus any existing floor area  
15 on the sending lot when the sending lot is  
16 located in the I-DMC zone.

17 b. The maximum amount of floor area which may be  
18 transferred to a lot from landmarks shall be  
19 five times the area of the receiving lot.

20 c. The Landmark on the sending lot shall be  
21 restored and maintained as required by the  
22 Seattle Landmarks Board.



1 C. Transfer of development rights agreements

2 1. The fee owners of sending and receiving lots shall  
3 execute a deed or other agreement which shall be  
4 recorded with the title to both lots.

5 2. The agreement or deed shall be for a term which:

6 a. For transfers from lots upon which landmark  
7 structures are located and for all within block  
8 transfers, equals or exceeds the life of the  
9 project on the receiving lot for which the  
10 rights were transferred;

11 b. For transfers from lots containing low income  
12 housing, maintains the low income housing for  
13 twenty years and prohibits the resale of deve-  
14 lopment rights on the sending lot for the life  
15 of the project on the receiving lot.

16 3. The agreement or deed shall state that the development  
17 rights transferred from the sending lot to the  
18 receiving lot may not be reclaimed unless the project  
19 on the receiving lot, or that portion of the project  
20 for which the rights were transferred, is demolished.  
21 The deed or agreement shall also provide that its  
22 covenants or conditions shall run with the land and  
23 shall be specifically enforceable by any party or by  
24 the City of Seattle.

1 Section 23.49.44 Interim Downtown Office Core 1,  
2 Street Level Use Requirements

3 Street level uses as described herein shall be required on  
4 streets designated on Map IIA. Required street level uses  
5 shall meet the standards of this Section.

6 A. Types of uses

7 The following commercial and institutional uses shall  
8 qualify as required street level uses:

- 9 1. Retail sales and services, except lodging;
- 10 2. Human service uses, including day care centers;
- 11 3. Customer service offices;
- 12 4. Entertainment uses, including cinemas and theaters;
- 13 5. Museums.

14 B. General standards

- 15 1. Where street level uses are required, a minimum of  
16 seventy-five percent of the street frontage of the  
17 lot shall be occupied by uses specified in subsection  
18 A. The frontage of exterior public benefit features,  
19 provided according to Section 23.49.40, shall not be  
20 counted in street frontage. The remaining twenty-five  
21 percent may contain other permitted uses and/or  
22 entrances.
- 23 2. Except for day care centers, required street level  
24 uses shall have direct access from the sidewalk and  
25 shall be located within ten feet of the street property  
26 line or shall abut a bonused public open space. When  
27 sidewalk widening is required according to Section  
28 23.49.16, the ten feet shall be measured to the line

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established by the new sidewalk width, rather than the street property line.

- 3. Access to required street level uses shall be provided directly from the street or a bonused public open space. Entrances shall be located no more than three feet above or below sidewalk grade or shall be at the same elevation as the bonused public open space.

Section 23.49.46 Interim Downtown Office Core 1,  
Street Facade Requirements

Standards for the street facades of structures are established for the following elements:

- Minimum facade heights
- Setback limits
- Facade transparency
- Blank facade limits
- Screening of parking
- Street trees.

These standards shall apply to each lot line of a lot which abuts a street designated on Map IID as having a pedestrian classification. The standards on each street frontage shall vary according to the pedestrian classification of the street, Map IID, and whether property line facades are required according to Map IIC.

A. Minimum facade height

- 1. Minimum facade height shall be as described below and depicted in Exhibit 49.46A:

Class I pedestrian streets and all streets where property line facades are required	Class II pedestrian streets
Minimum facade <sup>1</sup> height	Minimum facade <sup>1</sup> height
35 feet	25 feet

<sup>1</sup>Except as modified by view corridor requirements.

2. On designated view corridors specified in Section 23.49.18, the minimum facade height shall be the setback height, when it is less than the minimum facade height required in subsection A1 of this section.

#### B. Facade setback limits

1. Setback limits for property line facades

The following setback limits shall apply to all streets designated on Map IIC as requiring property line facades.

- a. No setback limits shall apply up to an elevation of fifteen feet above sidewalk grade.
- b. Between the elevations of fifteen and thirty-five feet above sidewalk grade, the facade shall be located within two feet of the street property line, except that:

- (1) Any exterior public open space which receives a FAR bonus, and any outdoor common recreation area required for residential

1 uses, shall not be considered part of the  
2 setback.

3 (2) Setbacks between the elevations of fifteen  
4 and thirty-five feet above sidewalk grade  
5 at the property line shall be permitted  
6 according to the following standards, as  
7 depicted in Exhibit 49.46B:

8 i. The maximum setback shall be ten feet.

9  
10 ii. The total area of the facade which is  
11 set back more than two feet from the  
12 street property line shall not exceed  
13 forty percent of the total facade area  
14 between the elevations of fifteen and  
15 thirty-five feet.

16 iii. No setback deeper than two feet shall  
17 be wider than twenty feet, measured  
18 parallel to the street property line.

19 iv. The facade of the structure shall  
20 return to within two feet of the  
21 street property line between each set-  
22 back area for a minimum of ten feet.  
23 Balcony railings and other similar  
24 nonstructural features or walls shall  
25 not be considered the facade of the  
26 structure.

27 c. When sidewalk widening is required according to  
28 Section 23.49.16, setback standards shall be

1                   referenced to the line established by the new  
2                   sidewalk width rather than the street property  
3                   line.

4                   2.    General setback limits

5                   The following setback limits shall apply on streets  
6                   not shown on Map IIC as requiring property line  
7                   facades. The setback limits shall apply to the  
8                   facade between an elevation of fifteen feet above  
9                   sidewalk grade and the minimum facade height  
10                  established in subsection A of this section and as  
11                  depicted in Exhibit 49.46C.

12                 a.    The maximum area of all setbacks along each  
13                   street frontage of a lot shall not exceed the  
14                   area determined by multiplying the averaging  
15                   factor by the width of the street frontage of  
16                   the lot along that street as depicted in Exhibit  
17                   49.46D. The averaging factor shall be five on  
18                   Class I pedestrian streets and ten on Class II  
19                   pedestrian streets.

20                 b.    The maximum length, measured along the street  
21                   property line, of any setback area exceeding a  
22                   depth of fifteen feet from the street property  
23                   line shall not exceed eighty feet, or thirty  
24                   percent of the lot frontage on that street,  
25                   whichever is less. Exhibit 49.46D depicts the  
26                   maximum length of setback.

27                 c.    The maximum setback of the facade from the  
28                   street property lines at intersections shall be

1 ten feet. The minimum distance the facade must  
2 conform to this limit shall be twenty feet along  
3 each street, measured from the intersection of  
4 the property lines, as depicted in Exhibit  
5 49.46E.

6 d. Any exterior public open space which receives a  
7 FAR bonus, and any outdoor common recreation  
8 area required for residential uses, shall not be  
9 considered part of the setback depicted in  
10 Exhibit 49.46C.

11 e. When sidewalk widening is required according to  
12 Section 23.49.16, setback standards shall be  
13 referenced to the line established by the new  
14 sidewalk width rather than the street property  
15 line.

16 C. Facade transparency requirements

17 1. Facade transparency requirements shall apply to the  
18 area of the facade between two feet and eight feet  
19 above the sidewalk. Only clear or lightly tinted  
20 glass in windows, doors, and display windows shall be  
21 considered transparent.

22 2. Facade transparency requirements shall not apply to  
23 portions of structures in residential use.

24 3. In the event that the transparency requirements are  
25 inconsistent with the provisions of the Energy Code  
26 for the amount of glazing permitted, the provisions  
27 of this subsection shall apply.

28

1           4.    Transparency requirements shall be as follows:

2           a.    Class I pedestrian streets: A minimum of sixty  
3           percent of the street level facade shall be  
4           transparent.

5           b.    Class II pedestrian streets: A minimum of  
6           thirty percent of the street level facade shall  
7           be transparent.

8           c.    Where the slope along the street frontage of the  
9           facade exceeds seven and one half percent, the  
10          required amount of transparency shall be reduced  
11          by twenty-five percent.

12  
13    D.   Blank facade limits

14          1.    General provisions

15          a.    Blank facade limits shall apply to the area of  
16          the facade between two feet and eight feet above  
17          the sidewalk.

18          b.    Doors which do not meet the transparency  
19          requirements of subsection C shall be considered  
20          blank facades.

21          2.    Blank facade limits for Class I pedestrian streets:

22               (a) Blank facades shall be no more than fifteen  
23               feet wide except for garage doors which may  
24               exceed fifteen feet. This width may be  
25               increased to thirty feet if the Director  
26               determines that the facade is enhanced by  
27               architectural detailing, artwork,  
28



1 landscaping, or similar features have  
2 visual interest. The width of garage doors  
3 shall be limited to the width of the driveway;

4 (b) Any blank segments of the the facade shall  
5 be separated by transparent areas at least  
6 two feet in width.

7 (c) The total of all blank facade segments,  
8 including garage doors, shall not exceed  
9 forty percent of the street facade of the  
10 structure on each street frontage,  
11 including garage doors.

12 3. Blank facade limits for Class II pedestrian  
13 streets:

14 (1) Blank facades shall be no more than thirty  
15 feet in width, except for garage doors  
16 which may exceed thirty feet. This width  
17 may be increased to sixty feet if the  
18 Director determines that the facade is  
19 enhanced by architectural detailing, art-  
20 work, landscaping, or similar features that  
21 have visual interest. The width of garage  
22 doors shall be limited to the width of the  
23 driveway;

24 (2) Any blank segments of the facade shall be  
25 separated by transparent areas at least two  
26 feet in width; and

27 (3) The total of all blank facade segments  
28 shall not exceed seventy percent of the

1 street facade of the structure on each  
2 street frontage, including garage doors.

3 E. Screening of parking

4 Parking located at or above grade shall be screened  
5 according to the following requirements:  
6

- 7 1. On Class I pedestrian streets parking shall not be  
8 permitted at street level unless separated from the  
9 street by another use; provided, that access for  
10 parking shall be permitted.
- 11 2. On Class II pedestrian streets parking shall be  
12 permitted at street level when at least thirty  
13 percent of the street frontage of the parking area,  
14 excluding that portion of the frontage area occupied  
15 by garage doors, is separated from the street by  
16 another use. Any parking not separated from the  
17 street by another use shall be screened from view.
- 18 3. The perimeter of each floor of parking garages above  
19 street level shall have an opaque screen at least  
20 three and one half feet high.

21 F. Street tree requirements

22 Street trees shall be required on all streets abutting a  
23 lot. Street trees shall be planted according to City  
24 standards.

25 Section 23.49.48 Interim Downtown Office Core 1,  
26 Upper Level Development Standards

27 The regulations in this Section shall apply to all structures  
28 in which any floor above an elevation of one hundred twenty-  
five feet exceeds fifteen thousand square feet in size.

1 A. Coverage limits

2 Open areas shall be provided along street property lines  
3 of streets designated on Map IID as having a pedestrian  
4 classification, at upper elevations, according to the  
5 following standards:

- 6
- 7 1. Between a height of one hundred twenty-five feet and  
8 two hundred forty feet, the area within twenty feet  
9 of each street property line and sixty feet of inter-  
10 secting street property lines, as depicted in Exhibit  
11 49.48A, shall be established as the coverage limit  
12 area.
- 13 2. Above two hundred forty feet, the area within forty  
14 feet of each street property line and sixty feet of  
15 intersecting street property lines, depicted in  
16 Exhibit 49.48A, shall be established as the coverage  
17 limit area.
- 18 3. The percent of the coverage limit area which may be  
19 covered by a portion of a structure shall be as  
20 follows:

21

Height	Lots with one street frontage	Lots with two or more street frontages	
		Lots 40,000 sq. ft. or less in size	Lots greater than 40,000 sq. ft. in size
22 126' to 240'	60%	40%	20%
23 Above 240'	50%	40%	20%

24

25

- 26 4. In order to qualify as uncovered area, at least half  
27 the area required to be uncovered shall be contiguous  
28 and shall have a minimum depth of fifteen feet.

1 B. Maximum facade lengths

2 A maximum length shall be established for facades above an  
 3 elevation of one hundred twenty-five feet. This maximum  
 4 length shall be measured parallel to each street property  
 5 line of streets designated on Map IID as having a  
 6 pedestrian classification and shall apply to any portion  
 7 of a facade, including projections such as balconies,  
 8 which is located within fifteen feet of street property  
 9 lines.

- 10 1. The maximum length of facades above an elevation of  
 11 one hundred twenty-five feet shall be as follows:

Height	Lots with one street frontage	Lots with two or more street frontages	
		Lots 40,000 square feet or less in size	Lots greater than 40,000 sq. ft. in size
126' to 240'	120'	120'	120'
Above 240'	90'1	120'	90'1

17 1 Above a height of 240', for each 0.5% reduction of  
 18 coverage in the coverage limit area from the require-  
 19 ments established in subsection A, the maximum  
 facade length may be increased by one foot up to a  
 20 maximum of 120 feet.

- 21 2. In order to be considered a separate facade for the  
 22 purposes of determining the maximum facade length  
 23 established in subsection B1, any portion of a facade  
 24 above an elevation of one hundred twenty-five feet  
 25 which is less than fifteen feet from a street prop-  
 26 erty line shall be separated from any similar portion  
 27 of the facade by at least sixty feet.  
 28

1 SUBCHAPTER III - INTERIM DOWNTOWN OFFICE CORE 2

2 Part 1: USE PROVISIONS

3  
4 Section 23.49.60 Interim Downtown Office Core 2, Permitted  
5 Uses

6 A. All uses shall be permitted outright except those which  
7 are specifically prohibited by Section 23.49.62 and those  
8 which are permitted only as conditional uses by Section  
9 23.49.64.

10 B. All uses not specifically prohibited shall be permitted as  
11 either principal or accessory uses except:

12 1. Gas stations which shall not be permitted as prin-  
13 cipal uses and shall be permitted as accessory uses  
14 only in parking garages; and

15 2. Principal use surface parking areas and garages which  
16 shall be permitted only as conditional uses according  
17 to Section 23.49.64. Accessory parking garages shall  
18 be permitted outright; accessory surface parking  
19 areas shall be permitted outright in areas shown on  
20 Map IIIA, but shall be prohibited in all other loca-  
21 tions.

22 Section 23.49.62 Interim Downtown Office Core 2, Prohibited  
23 Uses

24 The following uses shall be prohibited as both principal and  
25 accessory uses:

26 A. Drive-in businesses, except gas stations accessory to  
27 parking garages;

28 B. Outdoor storage;

- 1 C. Accessory surface parking areas in areas not shown on Map  
2 IIIA;
- 3 D. All general manufacturing uses;
- 4 E. All salvage and recycling uses except recycling collection  
5 stations;
- 6 F. All industrial uses.

7  
8 Section 23.49.64 Downtown Office Core 2, Conditional Uses

- 9 A. Principal use surface parking areas and principal use  
10 parking garages for long term parking may be permitted as  
11 conditional uses in areas designated on Map IIIA.  
12 Principal use short term parking garages and surface  
13 parking areas at any location may also be permitted as  
14 administrative conditional uses. The Director may  
15 authorize a principal use surface parking area or garage  
16 in these locations if:
- 17 1. Traffic from the area or garage will not have  
18 substantial adverse effects on peak hour traffic flow  
19 to and from Interstate 5, or on traffic circulation  
20 in the area around the lot; and
  - 21 2. The entrances to the area or garage are located so  
22 that they will not disrupt traffic or transit routes;  
23 and
  - 24 3. The traffic generated by the area or garage will not  
25 have substantial adverse effects on pedestrian cir-  
26 culation.
- 27  
28

1 B. City facilities and public projects which do not meet  
2 development standards may be permitted by the City Council  
3 pursuant to Chapter 23.80.

4 C. Rooftop features more than fifty feet above the roof of  
5 the structure on which they are located may be authorized  
6 by the City Council as a conditional use pursuant to  
7 Chapter 23.80.

8 Part 2: DEVELOPMENT STANDARDS

9 Section 23.49.68 Interim Downtown Office Core 2,  
10 Floor Area Ratio (FAR)

11 A. General standards

12  
13 1. The floor area ratio (FAR), as provided in subsection  
14 B, shall determine the gross square footage permitted  
15 for all nonresidential uses. The area of residential  
16 uses shall not be limited by FAR provisions.

17 2. The maximum FAR established in subsection B may be  
18 reached by providing public benefit features  
19 according to Section 23.49.70, or by the transfer of  
20 development rights according to Section 23.49.72.

21 B. Permitted FAR

22 Permitted FAR shall be as follows:

23

FLOOR AREA RATIO		
Base	Maximum with bonus for public benefit features	Maximum with housing bonus or transfer of development rights from housing
8	11	14

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C. Exemptions from FAR calculations

The following areas shall be exempted from base and maximum FAR calculations:

1. All floor area below grade.
2. All area used for required short term parking located above grade.
3. The square footage of public benefit features provided in return for a bonus under Section 23.49.70.

Section 23.49.70 Interim Downtown Office Core 2, Ratios for Public Benefit Features

A. General provisions

1. No bonus floor area beyond the base FAR shall be granted for any project which causes:
  - a. The destruction of any designated feature of a Landmark; or
  - b. The demolition of housing on the project lot which has been occupied at any time since 1974, if equivalent housing replacement is not proposed in accordance with the Housing Bonus Guidelines. Housing replacement in excess of that required by the provisions of the Housing Preservation Ordinance, not to exceed seventy-five percent of the gross floor area of the replacement housing provided, may be used to qualify for a housing bonus under the Housing Bonus Guidelines. A housing replacement bonus



1                   may be granted even if no other public benefit  
2                   features are provided on the project lot.

3                   2.   Additional floor area may be permitted up to the  
4                   "maximum FAR with housing" described in Section  
5                   23.49.68 when housing is included in the development  
6                   and the following criteria are met:

- 7                   a.   Except as provided in subsection Alb of this  
8                   subsection, a FAR of at least ten must be  
9                   achieved by providing public benefit features  
10                  before a housing bonus shall be permitted;
- 11                  b.   When a housing bonus is granted for replacement  
12                  housing pursuant to subsection Alb, the base FAR  
13                  shall be eight plus the floor area granted for  
14                  the replacement housing;
- 15                  c.   The housing bonus shall be granted by the  
16                  Director based on a finding by the Director of  
17                  the Department of Community Development that the  
18                  proposed replacement housing satisfies the  
19                  requirements of the Housing Bonus Guidelines.  
20                  The Director shall review the design of any  
21                  public benefit feature listed in subsection B  
22                  and determine whether these features, as pro-  
23                  posed for specific projects, provide a public  
24                  benefit and are consistent with the definitions  
25                  in Chapter 23.80 and the Design Terms Rule.

1 B. Public benefit features

2 If the Director approves the design of public benefit  
 3 features according to subsection A, floor area bonuses may  
 4 be granted as follows:

6 PUBLIC BENEFIT FEATURE	BONUS RATIO <sup>1</sup>	MAXIMUM AREA ELIGIBLE FOR BONUS
7 Human service use	9	5,000 square feet
8 Cinema	9	15,000 square feet
8 Shopping atrium in areas shown on Map III B	8	15,000 square feet
9 Shopping corridor in areas shown on Map III B	6	7,200 square feet
10 Retail shopping in areas shown on Map III B	4	0.5 FAR, not to exceed 15,000 square feet
11 Parcel Park	6.5	7,000 square feet
11 Street Park	6.5	1.0 FAR
12 Rooftop Garden, Street Accessible	3	20% of lot area
13 Rooftop Garden, Interior Accessible	2	30% of lot area
14 Hillclimb Assist in areas shown on Map III B	1.0 FAR <sup>2</sup>	1.0 FAR
14 Hillside Terrace in areas shown on Map III B	6.5	6,000 square feet
15 Sidewalk widening if required by Section 23.49.16	3	Area necessary to meet required sidewalk width
16 Overhead weather protection	3	10 times the street frontage of the lot
17 Sculptured building top	1.5 square feet per square foot of reduction	30,000 square feet
18 Small lot development	1.5 FAR <sup>2</sup>	1.5 FAR
19 Short term parking, above grade, in areas shown on Map III B	1	200 parking spaces
20 Short term parking, below grade, in areas shown on Map III B	2	200 parking spaces
21 Performing Arts Theater	12	Subject to criteria
22 Museum	6.5	10,000 square feet
22 Urban Plaza	6.5	15,000 square feet
23 Public Atrium	8	5,500 square feet
24 Transit Tunnel Access in areas shown on Map III B	15,000 square feet <sup>2</sup>	1 per lot
24 Housing	Subject to Housing Bonus Guidelines	7 FAR

26 <sup>1</sup> Ratio of additional square feet of floor area granted per  
 27 square foot of amenity provided.

28 <sup>2</sup> This is a flat bonus granted when amenity is provided.

1 Section 23.49.72 Interim Downtown Office Core 2, Transfer of  
2 Development Rights

3 A. Development rights may be transferred to lots in the  
4 I-DOC2 zone from lots located in the same block in accord-  
5 ance with the following requirements:

6 1. The maximum floor area that may be transferred to a  
7 lot in the I-DOC2 zone from a lot in the same block  
8 shall be limited to:

9 a. The base FAR of the sending lot minus any  
10 existing floor area on the sending lot, when the  
11 sending lot is located in an I-DOC1 or I-DOC2  
12 zone.

13 b. A FAR of six minus any existing floor area on  
14 the sending lot, when the sending lot is located  
15 in an I-DRC or I-DMC zone.

16 2. The maximum FAR permitted on a receiving lot in the  
17 I-DOC2 zones through the transfer of development  
18 rights from a sending lot or lots on the same down-  
19 town block shall be eleven, except that when the  
20 sending lot or lots contain low income housing and  
21 the provisions of subsections B.1.d and B.1.e are  
22 met, the maximum FAR shall be fourteen.

23 B. Development rights may be transferred to lots in  
24 I-DOC2 zone from sending lots in Interim Downtown Zones  
25 containing low income housing or designated Seattle  
26 Landmarks in accordance with the following requirements:  
27  
28

- 1           1.    Transfer from low income housing
- 2
- 3           a.    Development rights may not be transferred from
- 4                low income housing unless a FAR of ten has been
- 5                achieved on the receiving lot through the use of
- 6                bonuses for public benefit features.
- 7
- 8           b.    The amount of floor area that may be transferred
- 9                to a receiving lot in the I-DOC2 zone from a
- 10               sending lot containing low income housing shall
- 11               be limited to:
- 12               (1)   The base FAR of the sending lot minus any
- 13                   existing floor area on the sending lot when
- 14                   the sending lot is located in an I-DOC1 or
- 15                   I-DOC2 zone.
- 16               (2)   An FAR of six minus any existing floor area
- 17                   on the sending lot when the sending lot is
- 18                   located in an I-DRC or I-DMC zone.
- 19
- 20           c.    The maximum floor area that may be transferred
- 21                from a lot or lots containing low income housing
- 22                shall be three times the area of the receiving
- 23                lot.
- 24
- 25           d.    The low income housing on the sending lot shall
- 26                be certified by the Director of Community
- 27                Development as meeting the Transfer of
- 28                Development Rights Housing Program Guidelines.
- e.    The structure on the sending lot shall have the
- greater of fifty percent of total floor area, or
- the floor area in use as low-income housing as

1 of January 1, 1983, in use as low-income housing  
2 for a period of at least twenty years from the  
3 date that the Director of the Department of  
4 Community Development certifies that the  
5 structure is in conformance with the Transfer of  
6 Development Rights Housing Program Guidelines.

7 2. Transfer from designated Seattle Landmarks

8 a. The amount of floor area that may be transferred  
9 to a receiving lot in the I-DOC2 zone from a  
10 sending lot on which a Landmark is located shall  
11 be limited to:

12 (1) The base FAR of the sending lot minus any  
13 existing floor area on the sending lot when  
14 the sending lot is located in an I-DRC or  
15 I-DMC zone.

16 (2) An FAR of six minus any existing floor area  
17 on the sending lot when the sending lot is  
18 located in the I-DMC zone.

19 b. The maximum amount of floor area which may be  
20 transferred from a landmark shall be three times  
21 the area of the receiving lot.

22 c. The Landmark on the sending lot shall be  
23 restored and maintained as required by the  
24 Seattle Landmarks Board.

1 C. Transfer of development rights agreements

- 2 1. The fee owners of sending and receiving lots shall  
3 execute a deed or other agreement which shall be  
4 recorded with the title to both lots.
- 5 2. The agreement or deed shall be for a term which:  
6  
7 a. For transfers from lots upon which landmark  
8 structures are located, and for all within block  
9 transfers, equals or exceeds the life of the  
10 project on the receiving lot for which the  
11 rights were transferred;
- 12 b. For transfers from lots containing low income  
13 housing, maintains the low income housing for  
14 twenty years and prohibits the resale of deve-  
15 lopment rights on the sending lot for the life  
16 of the project on the receiving lot.
- 17 3. The agreement or deed shall state that the develop-  
18 ment rights transferred from the sending lot to the  
19 receiving lot may not be reclaimed unless the project  
20 on the receiving lot or that portion of the project  
21 for which the rights were transferred is demolished.  
22 The deed or agreement shall also provide that its  
23 covenants or conditions shall run with the land and  
24 shall be specifically enforceable by any party or by  
the City of Seattle.

25 Section 23.49.74 Interim Downtown Office Core 2,  
26 Street Level Use Requirements

27 Street level uses shall be required on streets designated on  
28 Map IIIA. Required street level uses shall meet the standards  
of this Section.

1 A. Types of uses

2 The following commercial and institutional uses shall  
3 qualify as required street level uses:

- 4
- 5 1. Retail sales and services, except lodging
  - 6 2. Human service uses, including day care centers
  - 7 3. Customer service offices
  - 8 4. Entertainment uses, including cinemas and theaters
  - 9 5. Museums.

10 B. General standards

- 11 1. Where street level uses are required, a minimum of  
12 seventy-five percent of the street frontage of the  
13 lot shall be occupied by uses specified in subsection A.  
14 The frontage of exterior public benefit features  
15 provided according to Section 23.49.70 shall not be  
16 counted in street frontage. The remaining twenty-five  
17 percent may contain other permitted uses and/or  
18 entrances.
- 19 2. Except for day care centers, required street level  
20 uses shall have direct access from the sidewalk and  
21 shall be located within ten feet of the street pro-  
22 perty line or shall abut a bonused public open space.  
23 When sidewalk widening is required according to  
24 Section 23.49.16, the ten feet shall be measured to  
25 the line established by the new sidewalk width,  
26 rather than the street property line.
- 27 3. Access to required street level uses shall be pro-  
28 vided directly from the street or a bonused public  
open space. Entrances shall be located no more than

1 three feet above or below sidewalk grade or shall be  
2 at the same elevation as the bonused public open  
3 space.

4 Section 23.49.76 Interim Downtown Office Core 2,  
5 Street Facade Requirements

6 Standards for the street facades of structures are established  
7 for the following elements:

8 Minimum facade heights

9 Setback limits

10 Facade transparency

11 Blank facade limits

12 Screening of parking

13 Street trees.

14 These standards shall apply to each lot line of a lot which  
15 abuts a street designated on Map IIID as having a pedestrian  
16 classification. The standards on each street frontage shall  
17 vary according to the pedestrian classification of the street,  
18 Map IIID, and whether property line facades are required  
19 according to Map IIIC.

20 A. Minimum facade height

- 21 1. Minimum facade height shall be as described below  
22 and depicted in Exhibit 49.76A:

23 Class I pedestrian streets and 24 all streets where property line 25 facades are required	26 Class II pedestrian 27 streets
28 Minimum facade <sup>1</sup> height	Minimum facade <sup>1</sup> height
35 feet	25 feet

<sup>1</sup>Except as modified by view corridor requirements.



1           2.    On designated view corridors specified in Section  
2                    23.49.18, the minimum facade height shall be the set-  
3                    back height, when it is less than the minimum facade  
4                    height required in subsection A1 of this section.

5    B.    Facade setback limits

6           1.    Setback limits for property line facades

7                    The following setback limits shall apply to all  
8                    streets designated on Map IIIC as requiring property  
9                    line facades.  
10

11           a.    No setback limits shall apply up to an elevation  
12                    of fifteen feet above sidewalk grade.

13           b.    Between the elevations of fifteen and thirty-  
14                    five feet above sidewalk grade, the facade shall  
15                    be located within two feet of the street property  
16                    line, except that:

17                    (1) Any exterior public open space which  
18                        receives a FAR bonus, and any outdoor  
19                        common recreation area required for resi-  
20                        dential uses, shall not be considered part  
21                        of the setback.

22                    (2) Setbacks between the elevations of fifteen  
23                        and thirty-five feet above sidewalk grade  
24                        at the property line shall be permitted  
25                        according to the following standards and  
26                        as depicted in Exhibit 49.76B:

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- i. The maximum setback shall be ten feet.
- ii. The total area of the facade which is set back more than two feet from the street property line shall not exceed forty percent of the total facade area between the elevations of fifteen and thirty-five feet.
- iii. No setback deeper than two feet shall be wider than twenty feet, measured parallel to the street property line.
- iv. The facade of the structure shall return to within two feet of the street property line between each setback area for a minimum of ten feet. Balcony railings and other similar nonstructural features or walls shall not be considered the facade of the structure.

c. When sidewalk widening is required according to Section 23.49.16, setback standards shall be referenced to the line established by the new sidewalk width rather than the street property line.

2. General setback limits

The following setback limits shall apply on streets not shown on Map IIIC as requiring property line facades. The setback limits shall apply to the

1 facade between an elevation of fifteen feet above  
2 sidewalk grade and the minimum facade height  
3 established in subsection A of this section and as  
4 depicted in Exhibit 49.76C.

5 a. The maximum area of all setbacks along each  
6 street frontage of a lot shall not exceed the  
7 area determined by multiplying the averaging  
8 factor times by the width of the street frontage  
9 of the lot along that street, Exhibit 49.76D.  
10 Averaging factors shall be five on Class I  
11 pedestrian streets and ten on Class II  
12 pedestrian streets.

13 b. The maximum length, measured along the street  
14 property line, of any setback area exceeding a  
15 depth of fifteen feet from the street property  
16 line shall not exceed eighty feet, or thirty  
17 percent of the lot frontage on that street,  
18 whichever is less. Exhibit 49.76D depicts the  
19 maximum length of setback.

20 c. The maximum setback of the facade from the  
21 street property lines at intersections shall be  
22 ten feet. The minimum distance the facade must  
23 conform to this limit shall be twenty feet along  
24 each street, measured from the intersection of  
25 the property lines as depicted in Exhibit  
26 49.76E.  
27  
28

1 d. Any exterior public open space which receives a  
2 FAR bonus, and any outdoor common recreation  
3 area required for residential uses, shall not be  
4 considered part of the setback depicted in  
5 Exhibit 49.76C.

6 e. When sidewalk widening is required by Section  
7 23.49.16, setback standards shall be referenced  
8 to the line established by the new sidewalk  
9 width rather than the street property line.

10 C. Facade transparency requirements

11 1. Facade transparency requirements shall apply to the  
12 area of the facade between two feet and eight feet  
13 above the sidewalk. Only clear or lightly tinted  
14 glass in windows, doors, and display windows shall be  
15 considered transparent.

16 2. Facade transparency requirements shall not apply to  
17 portions of structures in residential use.

18 3. In the event that the transparency requirements are  
19 inconsistent with the provisions of the Energy code  
20 for the amount of glazing permitted, the provisions  
21 of this subsection shall apply.

22 4. Transparency requirements shall be as follows:

23 a. Class I pedestrian streets and street parks:  
24 A minimum of sixty percent of the street level  
25 facade shall be transparent.  
26  
27  
28

- 1           b. Class II pedestrian streets: A minimum of  
2           thirty percent of the street level facade shall  
3           be transparent.
- 4           c. Where the slope along the street frontage of the  
5           facade exceeds seven and one half percent, the  
6           required amount of transparency shall be reduced  
7           by twenty-five percent.

8 D. Blank facade limits

9           1. General provisions

- 10           a. Blank facade limits shall apply to the area of  
11           the facade between two feet and eight feet above  
12           the sidewalk.
- 13           b. Doors which do not meet the transparency  
14           requirements of subsection C shall be considered  
15           blank facades.

16           2. Blank facade limits for Class I pedestrian streets  
17           and street parks:

- 18           a. Blank facades shall be no more than fifteen feet  
19           wide, except for garage doors which may exceed  
20           fifteen feet. This width may be increased to  
21           thirty feet if the Director determines that the  
22           facade is enhanced by architectural detailing,  
23           artwork, landscaping, or similar features that  
24           have visual interest. The width of garage doors  
25           shall be limited to the width of the driveway;
- 26           b. Any blank segments of the the facade shall be  
27           separated by transparent areas at least two feet  
28           in width.

1 c. The total of all blank facade segments, including  
2 garage doors, shall not exceed forty percent of  
3 the street facade of the structure on each  
4 street frontage.

5 3. Blank facade limits for Class II pedestrian streets:

6 a. Blank facades shall be no more than thirty feet  
7 in width, except for garage doors which may  
8 exceed thirty feet. This width may be increased  
9 to sixty feet if the Director determines that  
10 the facade is enhanced by architectural  
11 detailing, artwork, landscaping, or similar  
12 features that have visual interest. The width  
13 of garage doors shall be limited to the width of  
14 the driveway;

15 b. Any blank segments of the facade shall be  
16 separated by transparent areas at least two feet  
17 in width;

18 c. The total of all blank facade segments shall not  
19 exceed seventy percent of the street facade of  
20 the structure on each street frontage, including  
21 garage doors.

22 E. Screening of parking

23 Parking located at or above grade shall be screened  
24 according to the following requirements:

25 1. On Class I pedestrian streets and street parks  
26 parking shall not be permitted at street level unless  
27 separated from the street by another use; provided,  
28 that garage doors shall be permitted.

1           2.    On Class II pedestrian streets parking shall be  
2                   permitted at street level when at least thirty per-  
3                   cent of the street frontage of the parking area,  
4                   excluding that portion of the frontage area occupied  
5                   by garage doors, is separated from the street by  
6                   another use. Any parking not separated from the  
7                   street by another use shall be screened from view.

8           3.    The perimeter of each floor of parking garages above  
9                   street level shall have an opaque screen at least  
10                  three and one half feet high.

11 F.   Street tree requirements

12                   Street trees shall be required on all streets abutting a  
13                   lot. Street trees shall be planted according to City  
14                   standards.

15 Section 23.49.78   Interim Downtown Office Core 2,  
16                                   Upper Level Development Standards

17 The regulations in this Section shall apply to all structures  
18 in which any floor above an elevation of one hundred twenty-  
19 five feet exceeds fifteen thousand square feet in size.

20 A.   Coverage limits

21                   Open areas shall be provided at upper elevations along  
22                   street property lines of streets designated on Map IIID as  
23                   having a pedestrian classification according to the  
24                   following standards:

25           1.    Between an elevation of one hundred twenty-five feet  
26                   and two hundred forty feet, the area within twenty  
27                   feet of each street property line and sixty feet of  
28

1 intersecting street property lines depicted in  
2 Exhibit 49.78A, shall be established as the coverage  
3 limit area.

4 2. Above an elevation of two hundred forty feet, the  
5 area within forty feet of each street property line  
6 and sixty feet of intersecting street property lines  
7 depicted in Exhibit 49.78A, shall be established as  
8 the coverage limit area.

9 3. The percent of the coverage limit area which may be  
10 covered by a portion of a structure shall be as  
11 follows:

Elevation	Lots with one street frontage	Lots with two or more street frontages	
		Lots 40,000 square feet or less in size	Lots greater 40,000 square feet in size
126' to 240'	60%	40%	20%
Above 240'	50%	40%	20%

17 4. In order to qualify as uncovered area, at least half  
18 the area required to be uncovered shall be contiguous  
19 and shall have a minimum depth of fifteen feet.

20  
21 B. Maximum facade lengths

22 A maximum length shall be established for facades above an  
23 elevation of one hundred twenty-five feet. This maximum  
24 length shall be measured parallel to each street property  
25 line of streets designated on Map IIID as having a  
26 pedestrian classification, and shall apply to any portion  
27  
28



1 of a facade, including projections such as balconies,  
2 which is located within fifteen feet of street property  
3 lines.

4 1. The maximum length of facades above an elevation of  
5 one hundred twenty-five feet shall be as follows:  
6

Elevation	Lots with one street frontage	Lots with two or more street frontages	
		Lots 40,000 square feet or less in size	Lots greater than 40,000 square feet in size
126' to 240'	120'	120'	120'
Above 240'	90'l	120'	90'l

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11  
12 1Above an elevation of 240 feet, for each 0.5% reduction  
13 of coverage in the coverage limit area from the require-  
14 ments established in subsection A, the maximum facade  
15 length may be increased by one foot to a maximum of  
16 120 feet.

17 2. In order to be considered a separate facade for the  
18 purposes of determining the maximum facade length  
19 established in subsection B1, any portion of a facade  
20 above an elevation of one hundred twenty-five feet  
21 which is less than fifteen feet from a street property  
22 line shall be separated from any similar portion of  
23 the facade by at least sixty feet.  
24  
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1 D. Principal use parking garages for long term parking;

2 E. All general manufacturing uses;

3  
4 F. All salvage and recycling uses except recycling  
5 collection stations;

6 G. All industrial uses.

7 Section 23.49.94 Interim Downtown Retail Core,  
8 Conditional Uses

9 A. Major retail stores may be granted a public benefit  
10 feature bonus through a Council conditional use process,  
11 Chapter 23.80, Decisions Requiring Council Approval.  
12 Through the bonus, increases in permitted height and floor  
13 area ratios, and changes in development standards may be  
14 granted if the desired quality of the public environment  
15 can be maintained, according to the following standards:

16 1. Type of store

17 The major retail store shall be operated by an  
18 established concern with a reputation for quality and  
19 service, which is not located in the Interim Downtown  
20 Retail Core when the conditional use is sought. It  
21 should provide a range of merchandise and services,  
22 including but not limited to personal and household  
23 items.

24 2. Size standards

25 a. Minimum lot size shall be twenty-five thousand  
26 square feet.

1           b.    The minimum size of the store shall be eighty  
2                    thousand square feet, and the store should have  
3                    adequate space to accommodate the merchandising  
4                    needs of a major retail store. The store shall  
5                    be under the management of a single retail  
6                    operation and shall function as a single retail  
7                    establishment. Storage area, store offices, and  
8                    other support space necessary for the operation  
9                    of a store also shall be bonused.

10           c.    Up to two hundred thousand square feet of the  
11                    store shall be eligible for a floor area bonus.

12           3.    Access

13                    The store should be oriented to activity on the  
14                    street and should, wherever possible, provide  
15                    opportunities for through block circulation.

16           a.    At least one major entrance shall be provided  
17                    directly from the sidewalk of each street fron-  
18                    tage of the store. All entrances shall be at  
19                    the same elevation as the sidewalk.

20           b.    Bonused major retail store space may be provided  
21                    above and below street level as long as all  
22                    areas are connected and function as a single  
23                    retail establishment.

24           4.    Hours of operation

25                    The major retail store shall be open to the general  
26                    public during established shopping hours for a  
27                    minimum of eight hours a day, six days per week.  
28

1 5. Restrictions on demolition and alteration of existing  
2 structures

3 No bonus shall be granted for a major retail store  
4 when the proposed project would result in the  
5 demolition or exterior alteration of the following  
6 structures, which are significant to the architec-  
7 ture, history, and character of downtown:

8 Sixth and Pine Building

9 Decatur Building

10 Coliseum Theater

11 Seaboard Building

12 Fourth and Pine Building

13 Pacific First Federal Savings

14 Joshua Green Building

15 Equitable Building

16 1411 Fourth Avenue Building

17 Mann Building

18 Olympic Tower

19 Fischer Studio Building

20 Bon Marche.

21 6. Height and scale

22 In determining the amount of change permitted in  
23 development standards for height and setbacks, the  
24 primary objective shall be the preservation of the  
25 existing sense of openness and the human scale  
26 environment in the Interim Downtown Retail Core. The  
27 acceptability of negative impacts associated with  
28 departure from the base regulations shall depend on  
the priority of the streets adjacent to the proposed  
project, according to Map IVA.

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a. An increase in the height limit up to a maximum of four hundred feet may be permitted when the primary objective described above will be furthered and:

- (1) The additional height and bulk would not result in substantial wind impacts on public open spaces and sidewalks; and
- (2) The shadows cast on the Westlake Park south of Pine Street, and all Priority 1 Streets shown on Map IVA, from 11 a.m. to 2 p.m. on March 21 and September 21 shall not be increased beyond those cast by existing structures.

b. When an increase in the height limit is permitted, upper level setbacks shall be provided according to the provisions of subsection 23.49.106B or as follows:

- (1) Coverage limit areas shall be established at two elevations:
  - i. Between an elevation of sixty-five feet and two hundred forty feet, the area within twenty feet of each street property line and sixty feet of intersecting street property lines shall be established as the coverage limit area. This coverage limit area is depicted in Exhibit 49.94A.

1 ii. Above an elevation of two hundred  
 2 forty feet, the area within forty feet  
 3 of each street property line and sixty  
 4 feet of intersecting street property  
 5 lines shall be established as the  
 6 coverage limit area. This coverage  
 7 limit area is depicted in Exhibit  
 8 49.94A.

9 iii. Within the coverage limit area,  
 10 coverage and maximum wall dimensions  
 11 shall be as follows:

	Structure height		
	0-65'	66-240'	above 240'
Priority 1 streets			
Maximum coverage in coverage limit area	100%	20%	20%
Maximum wall dimension <sup>1</sup>	no limit	90'	90'
Priority 2 streets			
Maximum coverage in coverage limit area	100%	30%	30%
Maximum wall dimension <sup>1</sup>	no limit	90'	90'
Priority 3 streets			
Maximum coverage in coverage limit area	Upper level development standards of abutting zones shall apply		
Maximum wall dimension <sup>1</sup>			

23 <sup>1</sup>Wall dimension limited only within fifteen feet of street property line.  
 24 Minimum dimension between walls within fifteen feet of street property line shall be sixty feet.

25  
 26 (2) All existing structures retained as part of  
 27 the proposed project shall be calculated  
 28 together with the new structure to determine permitted coverage.

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c. To contribute to a sense of openness, new structures exceeding one hundred twenty-five feet in height shall be separated from all other structures exceeding that height, both on the project lot and abutting lots, by a minimum distance of sixty feet above an elevation of one hundred feet.

7. Design treatment

The materials, scale and details of new development using the major retail store bonus shall harmonize with existing development in the area and contribute to the visual interest of the pedestrian environment.

a. In addition to the street level facade requirements of Section 23.49.106, large expanses of blank walls above street level which are visible from any street or public open space shall be prohibited. Below an elevation of sixty-five feet, all street facades shall be articulated and contain architectural design features such as but not limited to windows, columns or other structural features, belt courses, cornices, setbacks, ornamentation, awnings, or canopies, that reflect the character of nearby structures.

b. Building materials shall be compatible with those of existing structures in the Interim Downtown Retail Core. Large areas of dark or reflective materials shall be prohibited.



1 c. Overhead weather protection shall be required on  
2 all street frontages. Coverings that are  
3 transparent and allow sunlight to reach the  
4 sidewalk are preferred.

5 8. Scale of surrounding development

6 Projects proposed using the major retail store bonus  
7 shall be considered with respect to the number of  
8 other large scale developments permitted in the  
9 Interim Downtown Retail Core. The bonus shall  
10 not be granted if it would result in additional large  
11 scale development which, considered together with  
12 other projects, would create serious conflicts with  
13 traffic movement and pedestrian circulation and the  
14 desired scale and pedestrian character of the area.

15 B. Principal use parking garages for short term parking may  
16 be permitted as conditional uses. The Director may  
17 authorize a principal use short term parking garage if it  
18 is found that:

- 19 1. Traffic from the garage will not have substantial  
20 adverse effects on peak hour traffic flow to and from  
21 Interstate 5, or traffic circulation in the area  
22 around the garage; and
  - 23 2. The entrances to the garage are located so that they  
24 will not disrupt traffic or transit routes; and
  - 25 3. The traffic generated by the garage will not have  
26 substantial adverse effects on pedestrian  
27 circulation.
- 28

1 C. City facilities and public projects which do not meet  
2 development standards may be permitted by the City Council  
3 pursuant to Chapter 23.80.

4 D. Rooftop features more than fifty feet above the roof of  
5 the structure on which they are located may be authorized  
6 by the City Council pursuant to Chapter 23.80.

7 Part 2: DEVELOPMENT STANDARDS

8  
9 Section 23.49.98 Interim Downtown Retail Core,  
Floor Area Ratio (FAR)

10 A. General standards

- 11  
12 1. The floor area ratio (FAR), as provided in  
13 subsection B, shall determine the gross square  
14 footage permitted for all nonresidential uses.  
15  
16 2. The maximum FAR established in subsection B may be  
17 achieved by providing public benefit features  
18 pursuant to Section 23.49.100, or by the transfer of  
development rights pursuant to Section 23.49.102.

19 B. Permitted FAR

20 Permitted FAR shall be as follows:

21  
22

FLOOR AREA RATIO		
	Maximum with bonus for public amenity features or transfer of development rights	Maximum with major retail store bonus
Base	5	7
		11

23  
24  
25  
26  
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1 C. Exemptions from FAR calculations

2 The following areas shall be exempted from base and maxi-  
3 mum FAR calculations:

- 4
- 5 1. All floor area in residential use.
  - 6 2. All floor area below grade.
  - 7 3. All floor area used for required short term parking  
8 located above grade.
  - 9 4. The square footage of public benefit features  
10 provided in return for a bonus under Section  
11 23.49.100.
  - 12 5. The following uses, up to a maximum FAR of  
13 one-and-one-half:
    - 14 a. Retail sales and services uses, except lodging;
    - 15 b. Human service uses, including day care centers;
    - 16 c. Customer service offices;
    - 17 d. Entertainment uses, such as theaters and video  
18 arcades; and
    - 19 e. Museums.
- 20

21 The exemption for the uses listed in this subsection  
22 C5 shall be increased to a maximum FAR of three when  
23 a major retail store is given a bonus as part of the  
24 project pursuant to Section 23.49.94.

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1 Section 23.49.100 Interim Downtown Retail Core,  
 2 Ratios for Public Benefit Features

3 No floor area beyond the base FAR shall be granted for any  
 4 project which would result in the removal of a designated  
 5 Seattle Landmark or the demolition of housing on the project  
 6 site which has been occupied at any time since 1974, when  
 7 equivalent housing replacement is not proposed in accordance  
 8 with the Housing Bonus Guideline.

9 A. Public benefit features

10 The Director shall review the design of any public benefit  
 11 feature listed in subsection B to determine whether these  
 12 features, as proposed for specific projects, provide a  
 13 public benefit and are consistent with the definitions in  
 14 Chapter 23.80 and the Design Terms Rule. If the Director  
 15 approves the design of public benefit features, floor area  
 bonuses shall be granted as follows:

PUBLIC BENEFIT FEATURE	BONUS RATIO <sup>1</sup>	MAXIMUM AREA ELIGIBLE FOR BONUS
Human Service Use	3.5	5,000 square feet
Cinema	3.5	15,000 square feet
Shopping Atrium	8	15,000 square feet
Shopping Corridor	6	7,200 square feet
Rooftop Garden, interior accessible	1	30% of lot area
Sidewalk widening if required by Section 23.49.16	3	Area necessary to meet required sidewalk width
Overhead weather protection	3	10 times the street frontage of the lot
Short term parking, above grade, in areas shown on Map IVB	1	200 parking spaces
Short term parking, below grade in areas shown on Map IVB	2	200 parking spaces
Small lot development	1.5 FAR <sup>2</sup>	1.5 FAR
Transit Tunnel Access in areas shown on Map IVB	15,000 square feet <sup>2</sup>	1 per lot

26 <sup>1</sup> Ratio of additional square feet of floor area granted per square foot of  
 27 amenity provided.  
<sup>2</sup> This is a flat bonus granted when amenity is provided.

1 Section 23.49.102 Interim Downtown Retail Core,  
2 Transfer of Development Rights

3 A. Transfer of development rights within the same downtown  
4 block

- 5 1. Development rights may be transferred to lots in the  
6 I-DRC zone from any lot in the same block.
- 7 2. The maximum floor area that may be transferred to a  
8 lot in the I-DRC zone from a lot in the same downtown  
9 block shall be six minus any existing floor area on  
10 the sending lot.
- 11 3. The maximum floor area which may be transferred from  
12 a sending lot shall be two times the area of the  
13 receiving lot.

14 B. Transfer of development rights between different downtown  
15 blocks

- 16 1. Development rights from a sending lot on a different  
17 downtown block shall not be transferred to receiving  
18 lots in the I-DRC zone.
- 19 2. Development rights from sending lots in the I-DRC  
20 zone which contain low income housing or designated  
21 Seattle Landmarks may be transferred to receiving  
22 lots in the I-DOCl, I-DOC2, and I-DMC zones in  
23 accordance with the provisions for between block  
24 transfer of development rights of the receiving site.

25 C. Transfer of development rights agreements

- 26 1. The fee owners of sending and receiving lots shall  
27 execute a deed or an agreement which shall be  
28 recorded with the title to both lots.



- 1 1. Retail sales and service uses, except lodging;
- 2 2. Human service uses, including day care centers;
- 3 3. Customer service offices;
- 4 4. Entertainment uses, including cinemas and theaters;
- 5 and
- 6 5. Museums.

7 B. General standards

- 8 1. Where street level uses are required, a minimum of  
9 seventy-five percent of the street frontage of the  
10 lot shall be occupied by uses specified in  
11 subsection A, except that no more than twenty percent  
12 of the total street frontage of the lot may be  
13 occupied by human service uses, customer service  
14 offices, entertainment uses, or museums. Exterior  
15 public benefit features provided according to Section  
16 23.49.100 shall not be counted in street frontage.  
17 The remaining twenty-five percent may contain other  
18 permitted uses and/or entrances.
- 19 2. Except for daycare centers, required street level  
20 uses shall have direct access from the sidewalk, and  
21 shall be located within ten feet of the street  
22 property line or shall abut a public open space.  
23 Where sidewalk widening is required according to  
24 Section 23.49.16, the ten feet shall be measured to  
25 the line established by the new sidewalk width,  
26 rather than the street property line.





Height of structure	Setback from street property line above maximum street facade	Maximum facade height
126'-170'	15'	95'
Greater than 170'	Setback = $\frac{\text{Height} - 125'}{3}$	Height = $125' - 2x$ (where x = setback in feet)

2. The required upper level setback shall be at the elevation of the maximum facade height, and shall continue for the full height of the structure, as depicted in Exhibit 49.106B.

C. Facade setback limits

Between the elevations of fifteen and thirty-five feet above sidewalk grade, the facade shall be located within two feet of the street property line, except that:

1. Any exterior public open space which receives a FAR bonus, and any outdoor common recreation area required for residential uses, shall not be considered part of the setback.
2. Setbacks between the elevations of fifteen and thirty-five feet above sidewalk grade at the property line shall be permitted according to the following standards and as depicted in Exhibit 49.106C.
  - a. The maximum setback shall be ten feet.
  - b. The total area of the facade which is set back more than two feet from the street property line shall not exceed forty percent of the total facade area between the elevations of fifteen and thirty-five feet.

1 c. No setback deeper than two feet shall be wider  
2 that twenty feet, measured parallel to the  
3 street property line.

4 d. The facade of the structure shall return to  
5 within two feet of the street property line  
6 between each setback area for a minimum of ten  
7 feet. Balcony railings and other similar  
8 nonstructural features or walls shall not be  
9 considered the facade of the structure.

10 3. When sidewalk widening is required by Section  
11 23.49.16, setback standards shall be referenced to  
12 the line established by the new sidewalk width rather  
13 than the street property line.

14 D. Facade transparency requirements

15 1. Facade transparency requirements shall apply to the  
16 area of the facade between two feet and eight feet  
17 above the sidewalk. Only clear or lightly tinted  
18 glass in windows, doors, and display windows shall be  
19 considered transparent.

20 2. Facade transparency requirements shall not apply to  
21 portions of structures in residential use.

22 3. In the event that the transparency requirements are  
23 inconsistent with the provisions of the Energy Code  
24 for the amount of glazing permitted, the provisions  
25 of this subsection shall apply.  
26  
27  
28

1 4. A minimum of sixty percent of the street level facade  
2 shall be transparent, except that where the slope  
3 along the street frontage exceeds seven and one half  
4 percent, the required amount of transparency may be  
5 reduced by twenty-five percent.

6 E. Blank facade limits

- 7 1. Blank facade limits shall apply to the area of the  
8 facade between two feet and eight feet above the  
9 sidewalk.
- 10 2. Doors which do not meet the transparency requirements  
11 of subsection A shall be considered blank facades.
- 12 3. Blank facades shall be limited to segments fifteen  
13 feet wide, except for garage doors which may be wider  
14 than fifteen feet. This width may be increased to  
15 thirty feet if the Director determines that the  
16 facade is enhanced by architectural detailing, art-  
17 work, landscaping, or similar features that have  
18 visual interest. The width of garage doors shall be  
19 limited to the width of the driveway.
- 20 4. Any blank segments of the the facade shall be  
21 separated by transparent areas at least two feet in  
22 width.
- 23 5. The total of all blank facade segments shall not  
24 exceed forty percent of the street facade of the  
25 structure on each street frontage, including garage  
26 doors.
- 27  
28

1 F. Screening of parking

2  
3 Parking located at or above grade shall be screened  
4 according to the following requirements:

- 5 1. Parking shall not be permitted at street level unless  
6 separated from the street by another use, except that  
7 garage doors shall be permitted at street level.
- 8 2. The perimeter of each floor of parking garages above  
9 street level shall have an opaque screen at least  
10 three and one half feet high.

11 G. Street tree requirements

12 Street trees shall be required on all streets. Street  
13 trees shall be planted according to City standards.

14 Subchapter V INTERIM DOWNTOWN MIXED COMMERCIAL

15 Part 1: USE PROVISIONS

16 Section 23.49.116 Interim Downtown Mixed Commercial,  
17 Permitted Uses

- 18  
19 A. All uses shall be permitted outright except those which  
20 are specifically prohibited by Section 23.49.118 and  
21 those which are permitted only as conditional uses by  
22 Section 23.49.120.
- 23 B. All uses not specifically prohibited shall be permitted  
24 as either principal or accessory uses except:
- 25 1. Gas stations, which shall not be permitted as  
26 principal uses and shall be permitted as accessory  
27 uses only in parking garages; and



1           2. The entrances to the area or garage are located so  
2           that they will not disrupt traffic or transit routes;  
3           and

4           3. The traffic generated by the area or garage will not  
5           have substantial adverse effects on pedestrian  
6           circulation.

7           B. City facilities and public projects which do not meet  
8           development standards may be permitted by the City Council  
9           pursuant to Chapter 23.80.

10          C. Rooftop features more than fifty feet above the roof of  
11          the structure on which they are located may be authorized  
12          by the City Council as a conditional use pursuant to  
13          Chapter 23.80.

14          Part 2: DEVELOPMENT STANDARDS

15          Section 23.49.124 Downtown Mixed Commercial,  
16                                  Floor Area Ratio (FAR)

17          A. General standards

18           1. The floor area ratio (FAR), as provided in subsection  
19           B, shall determine the gross square footage permitted  
20           for all nonresidential uses.

21           2. The maximum FAR established in subsection B may be  
22           achieved by providing public benefit features pursuant  
23           to Section 23.49.126, or by the transfer of develop-  
24           ment rights pursuant to Section 23.49.128.  
25

1 B. Permitted FAR

2 Permitted FAR shall be as follows:

3

4

FLOOR AREA RATIO	
Base	Maximum
5	7

6

7 C. Exemptions from FAR calculations

8 The following areas shall be exempted from base and  
9 maximum FAR calculations:

- 10
- 11 1. All floor area in residential use.
  - 12 2. All floor area below grade.
  - 13 3. The square footage of public benefit features pro-  
14 vided in return for a bonus under Section 23.49.126.
- 15

16 Section 23.49.126 Interim Downtown Mixed Commercial,  
17 Ratios for Public Benefit Features

18 A. General provisions

- 19 1. No bonus floor area beyond the base FAR shall be  
20 granted for any project which causes:
- 21 a. The destruction of any designated feature of  
22 a Landmark; or
  - 23 b. The demolition on the project lot of housing  
24 which has been occupied at any time since 1974,  
25 if equivalent housing replacement is not  
26 proposed in accordance with the Housing Bonus  
27 Guidelines.
- 28

1 B. Public benefit features

2 1. The Director shall review the design of public  
 3 benefits listed in subsection B to determine whether  
 4 these features, as proposed for specific projects,  
 5 actually provide public benefits and are consistent  
 6 with the definitions in Chapter 23.80 and the Design  
 7 Terms Rule. If the Director approves the design of  
 8 public benefit features according to subsection A,  
 9 floor area bonuses shall be granted as follows:

PUBLIC BENEFIT FEATURE	BONUS RATIO <sup>1</sup>	MAXIMUM AREA ELIGIBLE FOR BONUS
Human Service Use	6	5,000 square feet
Cinema	6	15,000 square feet
Shopping Atrium in areas shown on Map VB.	6 or 8	15,000 square feet
Shopping Corridor in areas shown on Map VB	6	7,200 square feet
Retail shopping in areas shown on Map VB	2.5	0.5 FAR, not to exceed 15,000 square feet
Parcel Park	4	7,000 square feet
Street Park	4	1.0 FAR
Rooftop Garden, Street Accessible	2	20% of lot area
Rooftop Garden, Interior Accessible	1.5	30% of lot area
Hillclimb Assist in areas shown on Map VB	1.0 FAR <sup>2</sup>	1.0 FAR
Hillside Terrace in areas shown on Map VB	3	6,000 square feet
Sidewalk widening if required by Section 23.49.16	3	Area necessary to meet required sidewalk width
Overhead weather protection	3	10 times the street frontage of the lot
Short term Parking, above grade, in areas shown on Map VB	1	200 parking spaces
Short term Parking, below grade, in areas shown on Map VB	2	200 parking spaces
Museum	5	10,000 square feet

25 <sup>1</sup> Ratio of additional square feet of floor area granted per square foot of  
amenity provided.

26 <sup>2</sup> This is a flat bonus granted when amenity is provided.



1 Section 23.49.128 Interim Downtown Mixed Commercial,  
2 Transfer of Development Rights

3 A. Transfer of development rights within the same downtown  
4 block

- 5 1. Transfer of development rights within the same down-  
6 town block shall be permitted from lots in Interim  
7 Downtown Mixed Commercial zones which contain either  
8 new housing structures which conform to the Department  
9 of Community Development's Transfer of Development  
10 Rights Housing Program Guidelines; or rehabilitated  
11 housing structures which were vacant as of January 1,  
12 1983.
- 13 2. When the transfer is from a sending lot containing a  
14 new housing structure, a minimum of fifty percent of  
15 the units in the structure shall be moderate income  
16 housing.
- 17 3. When the transfer is from a sending lot containing a  
18 rehabilitated housing structure, a minimum of twenty-  
19 five percent of the units shall be low income housing,  
20 and all other units shall be moderate income housing.
- 21 4. The housing on the sending lot shall be certified by  
22 the Community Development Director as conforming to  
23 the Transfer of Development Rights Program Guidelines.
- 24 5. The structure on the sending lot shall retainn at  
25 least fifty percent of its total floor area in  
26 housing use for a period of at least twenty years.
- 27  
28

1           6.    The housing on the sending lot shall be retained at  
2                    the required affordable sale or rent levels  
3                    established in subsections A2 and A3 of this section  
4                    for a minimum of twenty years from the date that the  
5                    Director of the Department of Community Development  
6                    certifies that the structure conforms to the Transfer  
7                    of Development Rights Housing Program Guidelines.

8           6.    The floor area which may be transferred to a  
9                    receiving lot in the I-DMC zone from a sending lot on  
10                   the same downtown block shall be limited to a FAR of  
11                   six minus the existing floor area on the sending lot.

12   B.   Transfer of development rights between lots on different  
13       blocks in the I-DMC zone

14       1.    The transfer of development rights to receiving lots  
15               in the I-DMC zone from sending lots on different  
16               blocks within interim downtown zones, which contain  
17               designated Seattle Landmarks or low income housing  
18               structures, shall be permitted according to the  
19               provisions of this subsection.

20       2.    Transfer from low income housing

21           a.   The floor area that may be transferred from any  
22               sending lot located in I-DOC1 and I-DOC2 zones  
23               zones shall be limited to the floor area per-  
24               mitted by the base FAR of the sending lot minus  
25               the floor area of the structure on the sending  
26               lot.

- 1           b.    The floor area that may be transferred from any  
2            sending lot located in the I-DMC and I-DRC zones  
3            shall be limited to a FAR of six minus the floor  
4            area of the structure on the sending lot.
- 5           c.    The maximum floor area that may be transferred  
6            from sending lots containing low income housing  
7            shall be two times the area of the receiving  
8            lot.
- 9           d.    The low income housing on the sending lot must  
10           be certified by the Director of Community  
11           Development as meeting the Transfer of  
12           Development Rights Housing Program Guidelines.
- 13          e.    The structure on the sending lot shall have the  
14           greater of fifty percent of total floor area, or  
15           the floor area in use as low-income housing as  
16           of January 1, 1983, in use as low-income housing  
17           for a period of at least twenty years from the  
18           date that the Director of the Department of  
19           Community Development certifies that the  
20           structure is in conformance with the Transfer of  
21           Development Rights Housing Program Guidelines.

1           3. Transfers from designated Seattle Landmarks

2           a. The floor area that may be transferred from any  
3           sending lot located in I-DOC1, I-DOC2, or I-DRC  
4           zones shall be limited to the floor area  
5           permitted by the base FAR of the sending lot  
6           minus the floor area of the structure on the  
7           sending lot.

8           b. The floor area that may be transferred from any  
9           sending lot located in the I-DMC zone shall be  
10          limited to a maximum FAR of six minus the floor  
11          area of the structure on the sending lot. In  
12          the I-DMC zone, only landmark structures on lots  
13          located south of Virginia Street shall qualify  
14          as sending lots.

15          c. The maximum floor area that may be transferred  
16          to a receiving lot in the I-DMC zone shall be  
17          two times the area of the receiving lot.

18          d. The Landmark on the sending lot shall be  
19          restored and maintained as required by the  
20          Seattle Landmarks Board.

21 C. Transfer of development rights agreements

22          1. The fee owners of sending and receiving lots shall  
23          execute a deed or other agreement, which shall be  
24          recorded with the title to both lots.

25          2. The agreement or deed shall be for a term which:  
26  
27  
28

1 a. For transfers from lots upon which landmark  
2 structures are located and for all within-block  
3 transfers, equals or exceeds the life of the  
4 project on the receiving lot for which the  
5 rights were transferred;

6 b. For transfers from lots containing low income  
7 housing, maintains the low income housing for  
8 twenty years and prohibits the resale of  
9 development rights on the sending lot for the  
10 life of the project on the receiving lot.

11 3. The agreement or deed shall state that the develop-  
12 ment rights transferred from the sending lot to the  
13 receiving lot may not be reclaimed unless the project  
14 on the receiving lot or that portion of the project  
15 for which the rights were transferred is demolished.  
16 The deed or agreement also shall provide that its  
17 covenants and conditions shall run with the land and  
18 shall be specifically enforceable by the parties and  
19 by the City of Seattle.

20 Section 23.49.130 Interim Downtown Mixed Commercial,  
21 Street Level Use Requirements

22 Street level uses shall be required on the streets designated  
23 on Map VA. Required street level uses shall meet the standards  
24 of this Section.

25 A. Types of uses

26 The following types of commercial and institutional uses  
27 shall qualify as required street level uses:  
28

- 1 1. Retail sales and services, except lodging;
- 2 2. Human service uses, including day care centers;
- 3 3. Customer service offices;
- 4 4. Entertainment uses, including cinemas and theaters;
- 5 and
- 6 5. Museums.

7 B. General standards

- 8 1. Where street level uses are required, a minimum of  
9 seventy-five percent of the street frontage of the  
10 lot shall be occupied by uses specified in subsection  
11 A. Exterior public benefit features provided pursuant  
12 to Section 23.49.136 shall not be counted in street  
13 frontage. The remaining twenty-five percent may  
14 contain other permitted uses and/or entrances.
- 15 2. Except for day care centers, required street level  
16 uses shall have direct access from the sidewalk, and  
17 shall be located within ten feet of the street  
18 property line or shall abut a public open space.  
19 When sidewalk widening is required according to  
20 Section 23.49.16, the ten feet shall be measured to  
21 the line established by the new sidewalk width rather  
22 than the street property line.
- 23 3. Access to required street level uses shall be pro-  
24 vided directly from the street or a bonused public  
25 open space. Entrances shall be located no more than  
26 three feet above or below sidewalk grade or shall be  
27 at the same elevation as the bonused public open  
28 space.

1 Section 23.49.132 Interim Downtown Mixed Commercial,  
2 Street Facade Requirements

3 Standards for the facades of structures are established for  
4 the following elements:

5 Minimum facade heights

6 Setback limits

7 Facade transparency

8 Blank facade limits

9 Screening of parking

10 Street trees.

11 These standards shall apply to each lot line of a lot which  
12 abuts a street designated on Map VD as having a pedestrian  
13 classification. The standards on each street frontage shall  
14 vary according to the pedestrian classification of the street,  
15 Map VD, and whether property line facades are required  
16 according to Map VC.

17 A. Minimum facade height

- 18 1. Minimum facade height shall be as follows, and as  
19 depicted in Exhibit 49.132A:

20 All streets where 21 property line facades are required	Class I pedestrian streets and street parks	Class II pedestrian streets
22 Minimum facade <sup>1</sup> 23 height	Minimum facade <sup>1</sup> height	Minimum facade <sup>1</sup> height
24 35 feet	25 feet	15 feet

25 <sup>1</sup>Except as modified by view corridor requirements.

1           2.    On designated view corridors described in Section  
2                    23.49.18, the minimum facade height shall be the set-  
3                    back height, when it is less than the minimum facade  
4                    height required in subsection A1 of this section.

5    B.    Facade setback limits

6           1.    Setback limits for property line facades

7  
8           The following setback limits shall apply to all  
9           streets designated on Map VC as requiring property  
10           line facades:

11           a.    No setback limits shall apply up to an elevation  
12                   of fifteen feet above sidewalk grade.

13           b.    Between the elevations of fifteen and thirty-  
14                   five feet above sidewalk grade, the facade shall  
15                   be located within two feet of the street property  
16                   line, except that:

17                   (1) Any exterior public open space which  
18                            receives a FAR bonus, and any outdoor  
19                            common recreation area required for resi-  
20                            dential uses, shall not be considered part  
21                            of the setback.

22                   (2) Setbacks between the elevations of fifteen  
23                            and thirty-five feet above sidewalk grade  
24                            at the property line, as depicted in  
25                            Exhibit 49.132B, shall be permitted  
26                            according to the following standards:



1 i. The maximum setback shall be ten feet.

2 ii. The total area of the facade which is  
3 set back more than two feet from the  
4 street property line shall not exceed  
5 forty percent of the total facade area  
6 between the elevations of fifteen and  
7 thirty-five feet.

8 iii. No setback deeper than two feet shall  
9 be wider than twenty feet, measured  
10 parallel to the street property line.

11 iv. The facade of the structure shall  
12 return to within two feet of the  
13 street property line between each set-  
14 back area for a minimum of ten feet.  
15 Balcony railings and other similar  
16 nonstructural features or walls shall  
17 not be considered the facade of the  
18 structure.

19 c. When sidewalk widening is required according to  
20 Section 23.49.16, setback standards shall be  
21 referenced to the line established by the new  
22 sidewalk width rather than the street property  
23 line.

24 2. General setback limits

25 The following setback limits shall apply on streets  
26 not shown on Map VC as requiring property line  
27 facades. The setback limits shall apply to the  
28 facade between an elevation of fifteen feet above

1 sidewalk grade and the minimum facade height  
2 established in subsection A of this section and  
3 depicted in Exhibit 49.132C.

4 a. The maximum area of all setbacks along each  
5 street frontage of a lot shall not exceed the  
6 area determined by multiplying the averaging  
7 factor times by the width of the street frontage  
8 of the lot along the street as depicted in  
9 Exhibit 49.132D. Averaging factors shall be  
10 five on Class I pedestrian streets and ten on  
11 Class II pedestrian streets and street parks.

12 b. The maximum length, measured along the street  
13 property line, of any setback area exceeding a  
14 depth of fifteen feet from the street property  
15 line shall not exceed eighty feet, or thirty  
16 percent of the lot frontage on that street,  
17 whichever is less. The maximum length of setback  
18 is depicted in Exhibit 49.132D.

19 c. The maximum setback of the facade from the  
20 street property lines at intersections shall be  
21 ten feet. The minimum distance the facade must  
22 conform to this limit shall be twenty feet along  
23 each street, measured from the intersection of  
24 the property lines as depicted in Exhibit 49.132E.

25 d. Any exterior public open space which receives a  
26 FAR bonus, and any outdoor common recreation  
27 area required for residential uses, shall not be  
28 considered part of the setback, as depicted in  
Exhibit 49.132C.

1 e. When sidewalk widening is required by section  
2 23.49.16, setback standards shall be referenced  
3 to the line established by the new sidewalk  
4 width rather than the street property line.

5 C. Facade transparency requirements

- 6 1. Facade transparency requirements shall apply to the  
7 area of the facade between two feet and eight feet  
8 above the sidewalk. Only clear, untinted or lightly  
9 tinted glass in windows, doors, and display windows  
10 shall be considered transparent.
- 11 2. Facade transparency requirements shall not apply to  
12 portions of structures in residential use.
- 13 3. In the event that the transparency requirements are  
14 inconsistent with the provisions of the Energy Code  
15 for the amount of glazing permitted, the provisions  
16 of this subsection shall apply.
- 17 4. Transparency requirements shall be as follows:
- 18 a. Class I pedestrian streets and street parks: A  
19 minimum of sixty percent of the street level  
20 facade shall be transparent.
- 21 b. Class II pedestrian streets: A minimum of  
22 thirty percent of the street level facade shall  
23 be transparent.  
24  
25  
26  
27  
28

1 c. Where the slope along the street frontage of the  
2 facade exceeds seven and one half percent, the  
3 required amount of transparency shall be reduced  
4 by twenty-five percent.

5 D. Blank facade limits

6 1. General provisions

7  
8 a. Blank facade limits shall apply to the area of  
9 the facade between two feet and eight feet above  
10 the sidewalk.

11 b. Doors which do not meet the transparency  
12 requirements of subsection C shall be considered  
13 blank facades.

14 2. Blank facade limits for Class I pedestrian streets  
15 and street parks:

16 a. Blank facades shall be limited to segments  
17 fifteen feet wide, except for garage doors which  
18 may be wider than fifteen feet. This width  
19 may be increased to thirty feet if the Director  
20 determines that the facade is enhanced by  
21 architectural detailing, artwork, landscaping,  
22 or similar features that have visual interest.  
23 The width of garage doors shall be limited to  
24 the width of the driveway.

25 b. Any blank segments of the the facade shall be  
26 separated by transparent areas at least two feet  
27 in width.  
28

1 c. The total of all blank facade segments, including  
2 garage doors, shall not exceed forty percent of  
3 the street facade of the structure on each  
4 street frontage.

5 3. Blank facade limits for Class II pedestrian streets:

6 a. Blank facades shall be no more than thirty feet  
7 in width, except for garage doors which may  
8 exceed thirty feet. This width may be increased  
9 to sixty feet if the Director determines that  
10 the facade is enhanced by architectural  
11 detailing, artwork, landscaping, or similar  
12 features that have visual interest. The width  
13 of garage doors shall be limited to the width of  
14 the driveway;

15 b. Any blank segments of the facade shall be  
16 separated by transparent areas at least two feet  
17 in width;

18 c. The total of all blank facade segments shall not  
19 exceed seventy percent of the street facade of  
20 the structure on each street frontage, including  
21 garage doors.

22 E. Screening of parking

23 1. Parking located at or above grade shall be screened  
24 according to the following requirements:  
25  
26  
27  
28

1 a. On Class I pedestrian streets and street parks,  
2 parking shall not be permitted at street level  
3 unless separated from the street by another use;  
4 provided, that garage doors need not be  
5 separated;

6 b. On Class II pedestrian streets parking shall be  
7 permitted at street level when at least thirty  
8 percent of the street frontage of the parking  
9 area, excluding that portion of the frontage  
10 occupied by garage doors, is separated from the  
11 street by another use. Any parking not  
12 separated from the street by another use shall  
13 be screened from view.

14 c. The perimeter of each floor of parking garages  
15 above street level shall have an opaque screen  
16 at least three and one half feet high.

17 F. Street tree requirements

18 Street trees shall be required on all streets abutting a  
19 lot. Street trees shall be planted according to City  
20 standards.

21 Section 23.49.134 Interim Downtown Mixed Commercial,  
22 Upper Level Development Standards

23 The regulations in this Section shall apply to all structures  
24 in which any floor above an elevation of one hundred twenty-  
25 five feet exceeds fifteen thousand square feet in area.

1 A. Coverage limits

2 Open areas shall be provided at upper elevations along  
3 street property lines of streets designated on Map VD as  
4 having a pedestrian classification, according to the  
5 following standards:

- 6 1. Between an elevation of one hundred twenty-five feet  
7 and two hundred forty feet, the area within twenty  
8 feet of each street property line and sixty feet of  
9 intersecting street property lines, as depicted in  
10 Exhibit 49.134A, shall be established as the coverage  
11 limit area.
- 12 2. The percent of the coverage limit area which may be  
13 covered by a portion of a structure shall be as follows:

14

Elevation	Lots with one street frontage	Lots with two or more street frontages	
		Lots 40,000 square feet or less in size	Lots greater than 40,000 square feet in size
126' to 240'	60%	40%	20%

15  
16  
17  
18

- 19 3. To qualify as uncovered area, at least half the area  
20 required to be uncovered shall be contiguous and  
21 shall have a minimum depth of fifteen feet.

22 B. Maximum facade lengths

23 A maximum length shall be established for facades above an  
24 elevation of one hundred twenty-five feet. This maximum  
25 length shall be measured parallel to each street property  
26 line of streets designated on Map VD as having a  
27  
28

1 pedestrian classification, and shall apply to any portion  
2 of a facade, including projections such as balconies,  
3 which is located within fifteen feet of street property  
4 lines.

5 1. The maximum length of facades above an elevation of  
6 one hundred twenty-five feet shall be one hundred  
7 twenty feet.

8 2. In order to be considered a separate facade for the  
9 purposes of determining the maximum facade length  
10 established in subsection B1, any portion of a facade  
11 above an elevation of one hundred twenty-five feet,  
12 which is less than fifteen feet from a street  
13 property line, shall be separated from any similar  
14 portion of the facade by at least sixty feet.

15 Section 3. Chapter 23.54 is amended to add a new section  
16 23.54.24 to read as follows:

17  
18 Section 23.54.24 Parking Requirements for Interim  
Downtown Zones

19 A. General standards

20  
21 1. Long term parking requirements shall be established  
22 for all new uses, except as provided in subsection  
23 A2 of this section. Long term requirements shall be  
24 determined by the accessibility of the area to transit,  
25 according to the Transit Access Map. Short term  
26 parking shall be required for offices and retail  
27 sales and service uses in all areas, except as  
28 provided in subsection A2.



1           2.    The following exceptions to the parking requirement  
2           shall be made:

3           a.    No parking shall be required for new uses  
4           located in existing structures, or when existing  
5           structures are remodeled.

6           b.    No parking shall be required for residential  
7           uses.

8           c.    No parking, either long term or short term,  
9           shall be required for the first thirty thousand  
10          square feet of retail sales and service use on  
11          lots in areas designated as having high transit  
12          access in the Transit Access Map. No parking,  
13          either long term or short term, shall be  
14          required for the first seven thousand five  
15          hundred square feet of retail sales and service  
16          use on lots in other areas.

17          d.    No parking shall be required for the first two  
18          thousand five hundred square feet of any use  
19          which is not a retail sales and service use.

20          e.    No parking shall be required for expansion by up  
21          to two thousand five hundred square feet of an  
22          existing use. This exemption may be used only  
23          once for any individual use.

24          3.    Required parking may be located within eight hundred  
25          feet of the lot on which the use is located if:

26          a.    The parking is located in an existing structure;  
27          or  
28

1           b.    The parking is located in a new structure in the  
2                    I-DOC1, I-DOC2, or I-DMC zones.

3           4.    Parking which is determined by surveys to be used for  
4                   short term parking shall not be removed unless it is  
5                   replaced.

6           5.    For the purposes of determining parking requirements,  
7                   institutions shall be considered retail sales and  
8                   service uses. Non-residential public projects and  
9                   City facilities shall be considered on a case by case  
10                  basis to determine the appropriate parking require-  
11                  ment.

12    B.    Parking requirements

13           1.    The long term and short term parking requirements for  
14                   offices, retail sales and service uses, and other  
15                   nonresidential uses shall be as provided in  
16                   Exhibit 54.24A. The unrestricted long term parking  
17                   requirement may be reduced through the provision of  
18                   vanpools, additional carpool spaces, or subsidized  
19                   transit passes, according to this subsection B.  
20                   Because parking demand for different hotels varies  
21                   considerably, the requirement for lodging uses shall  
22                   be considered a guideline, and the Director may raise  
23                   or lower the requirement in specific cases based on  
24                   an analysis of the parking demand for comparable  
25                   hotels.

Exhibit 54.24A Parking Requirements  
(Expressed in parking spaces per 1,000 square feet  
of gross floor area of the use)

USE	LONG-TERM PARKING REQUIREMENT						SHORT TERM PARKING REQUIRE- MENT IN ALL AREAS
	Areas with high transit access <sup>1</sup>			Areas with moderate transit access <sup>1</sup>			
	Unre- stricted long term	Car- pool	Total	Unre- stricted long term	Car- pool	Total	
Office	.54	.13	.67	.75	.19	.94	.1
Retail sales and service, except lodging	.32	.08	.40	.56	.14	.70	.5
Lodging	.12	-	.12	.12	-	.12	.7
Other non- residential	.16	.04	.20	.16	.04	.20	None

<sup>1</sup>According to the Transit Access Map.

2. Carpool spaces provided to meet the requirements of subsection B1 may either be physically set aside, or may be subsidized as provided below.

a. When required carpool spaces are physically reserved rather than subsidized, they shall be set aside and designated for exclusive carpool use between 6:00 a.m. and 9:30 a.m. Such spaces shall not be leased to tenants for long term parking, except for carpools and vanpools. If the required carpool spaces are not used by carpool vehicles by 9:30 a.m., they shall be used as public short term parking and appropriate signage provided.

1           b.    When required carpool spaces are subsidized  
2               rather than physically reserved, the discount  
3               shall be equal to at least thirty percent of the  
4               monthly market rate charged the general public  
5               for a parking space. Discounted spaces shall be  
6               provided for each carpool that is formed.

7           3.    The following substitution rates shall be used in  
8               reducing the long term parking requirement for all  
9               nonresidential uses, except lodging:

10           a.   One vanpool shall equal six parking spaces. No  
11               more than a ten percent reduction in the  
12               unrestricted long term parking requirement shall  
13               be allowed for vanpool substitutions. If the  
14               proponent wishes to use the vanpool option,  
15               vanpools must be organized for the employees who  
16               will occupy the building, the required number of  
17               vans meeting Commuter Pool standards must be  
18               acquired, or a bond acceptable to the Director  
19               must be posted. Details of the vanpool program  
20               shall be described in a Memorandum of Agreement  
21               executed by the proponent, his or her  
22               Transportation Coordinator, the Director, and  
23               the Commuter Pool Office, prior to issuance of a  
24               Certificate of Occupancy.

25           b.   Each carpool space in excess of those required  
26               by subsection B1, which is physically reserved  
27               or discounted in price according to the provi-  
28               sions of subsection B2, shall equal one and

1 nine tenths parking spaces. No more than fifty  
2 percent of the total number of long term parking  
3 spaces provided shall be set aside or discounted  
4 for carpools.

5 c. Provision of free transit passes for at least  
6 five years to all employees in the structure  
7 shall equal a maximum fifteen percent reduction  
8 in the unrestricted long term parking require-  
9 ment.

10 4. The following shall be provided for all nonresiden-  
11 tial uses:

12 a. A Transportation Coordinator shall be retained by  
13 the project applicant to implement alternative  
14 means of employee commuting. The coordinator  
15 shall be trained by the Commuter Pool Office or  
16 by an alternative organization with ridesharing  
17 experience, and shall work with City and  
18 Commuter Pool staff, building tenants, and other  
19 building lessors. The coordinator shall  
20 disseminate ridesharing information to building  
21 occupants to encourage use of public transit,  
22 carpools, vanpools and flextime; administer the  
23 in-house ridesharing program; and aid in evalua-  
24 ting and monitoring the ridesharing program.  
25 The transportation coordinator also shall survey  
26 all employees once a year to determine commuter  
27 mode percentages.  
28

1           b. The effectiveness of the ridesharing/transit  
2           incentive program shall be monitored on a  
3           quarterly basis by the Commuter Pool Office in  
4           conjunction with the Transportation Coordinator.  
5           The proponent shall grant a designated Commuter  
6           Pool representative right of entry to the  
7           parking facility for periodic review of the  
8           operation of the carpool set aside program.

9           c. A transportation information center shall be  
10          provided and maintained, which has transit  
11          information displays including transit route  
12          maps and schedules and information regarding the  
13          Seattle-King County Commuter Pool Program. The  
14          transportation display shall be provided in the  
15          lobby or other location highly visible from the  
16          main entrance of the structure, prior to issuance  
17          of a Certificate of Occupancy.

18   C. Maximum parking limit

19   Provision of more than one long term parking space per one  
20   thousand square feet of office use shall be permitted only  
21   as a special exception. In determining whether additional  
22   parking shall be permitted, the Director shall consider  
23   evidence of parking demand and alternative means of  
24   transportation, including but not limited to the following  
25   factors:

- 26   1. Whether the additional parking will substantially  
27   encourage the use of single occupancy vehicles;  
28

- 1           2.    Characteristics of the work force at the site and  
2           employee hours, such as multiple shifts or shifts  
3           which end when transit service is not readily  
4           available;
- 5           3.    Proximity of transit lines to the site and headway  
6           times of those lines;
- 7           4.    The need for a motor pool or large number of fleet  
8           vehicles at the site;
- 9           5.    Proximity to existing long term parking opportunities  
10          downtown which might eliminate the need for addi-  
11          tional on-site parking.

12          Section 4.   Section 23.54.30 is amended to read as follows:

13   Section 23.54.30   Parking Space Standards

14   A.   Parking space dimensions

- 15          1.    "Large" vehicle:   The minimum size of a large vehicle  
16          parking space shall be eight and one-half feet in  
17          width and nineteen feet in length.
- 18          2.    "Medium" vehicle:   The minimum size of a medium  
19          vehicle parking space shall be eight feet in width  
20          and sixteen feet in length.
- 21          3.    "Small" vehicle:   The minimum size of a small vehicle  
22          parking space shall be seven and one-half feet in  
23          width and fifteen feet in length.
- 24          4.    "Barrier-free" parking:   Barrier-free parking spaces  
25          shall be provided as required by the Washington State  
26          Rules and Regulations for Barrier-Free Design.

1 5. Columns or other structural elements may encroach  
2 into the parking space a maximum of six inches on a  
3 side, except in the area for car door opening, five  
4 feet from the longitudinal centerline or four feet  
5 from the transverse centerline of a parking space,  
6 Exhibit 54.30A. No wall, post, guardrail, or other  
7 obstruction shall be permitted within the area for  
8 car door opening.

9 B. Parking space requirements

10 The required size of parking spaces shall be determined  
11 by whether the parking is for a residential or  
12 nonresidential use. In structures containing both  
13 residential and nonresidential uses, parking which is  
14 clearly set aside and reserved for residential use shall  
15 meet the standards of subsection B1; otherwise, all  
16 parking for the structure shall meet the standards of  
17 subsection B2.

18 1. Residential uses

19 a. When five or fewer parking spaces are provided,  
20 the minimum required size of a parking space  
21 shall be for a medium car, as described in  
22 subsection A2 of this section.

23 b. When more than five parking spaces are provided,  
24 a minimum of sixty percent of the parking spaces  
25 shall be striped for medium vehicles. The  
26 minimum size for a medium parking space shall  
27 also be the maximum size. Forty percent of the  
28



1                   parking spaces may be striped for any size,  
2                   provided that when parking spaces are striped  
3                   for large vehicles, the minimum required aisle  
4                   width shall be as shown for medium vehicles.

5           2. Nonresidential uses

6           a. When ten or fewer parking spaces are provided, a  
7           maximum of twenty-five percent of the parking  
8           spaces may be striped for small vehicles. A  
9           minimum of seventy-five percent of the spaces  
10           shall be striped for large vehicles.

11           b. When between eleven and nineteen parking spaces  
12           are provided, a minimum of twenty-five percent  
13           of the parking spaces shall be striped for small  
14           vehicles. The minimum required size for these  
15           small parking spaces shall also be the maximum  
16           size. A maximum of sixty-five percent of the  
17           parking spaces may be striped for small  
18           vehicles. A minimum of thirty-five percent of  
19           the spaces shall be striped for large vehicles.

20           c. When twenty or more parking spaces are provided,  
21           a minimum of thirty-five percent of the parking  
22           spaces shall be striped for small vehicles. The  
23           minimum required size for small parking spaces  
24           shall also be the maximum size. A maximum of  
25           sixty-five percent of the parking spaces may be  
26           striped for small vehicles. A minimum of  
27           thirty-five percent of the spaces shall be  
28           striped for large vehicles.

1           d.   The minimum vehicle clearance shall be at least  
2           six feet nine inches on at least one floor; and  
3           there shall be direct street access of all  
4           parking garages accessory to nonresidential  
5           uses and all principal use parking garages.

6    (~~1.~~   Residential zones

7           a.   For parking areas with five or fewer parking  
8           spaces, the minimum required size of a parking  
9           space shall be for a medium car, as provided in  
10          subsection A2.

11          b.   For parking areas with more than five parking  
12          spaces, a minimum of sixty percent of the parking  
13          spaces shall be striped for medium vehicles.  
14          The minimum size medium parking space shall also  
15          be the maximum size. Forty percent of the  
16          parking spaces may be striped for any size,  
17          provided that where parking spaces are striped  
18          for large vehicles, the minimum required aisle  
19          width shall be as shown for medium vehicles.)

20    ~~2.~~   Major institution zones

21          a.   For parking areas and facilities with ten or  
22          fewer parking spaces, a maximum of twenty-five  
23          percent of the parking spaces may be striped for  
24          small vehicles. A minimum of seventy-five  
25          percent of the spaces shall be striped for  
26          large vehicles.

1           b. For parking areas and facilities with eleven to  
2           nineteen parking spaces, a minimum of twenty-  
3           five percent of the parking spaces shall be  
4           striped for small vehicles. The minimum required  
5           size for these small parking spaces shall also  
6           be the maximum size. A maximum of sixty-five  
7           percent of the parking spaces may be striped  
8           for small vehicles. A minimum of thirty-five  
9           percent of the spaces shall be striped for  
          large vehicles.

10          c. For parking areas and facilities with twenty or  
11          more parking spaces, a minimum of thirty-five  
12          percent of the parking spaces shall be striped  
13          for small vehicles. The minimum required size  
14          for small parking spaces shall also be the  
15          maximum size. A maximum of sixty-five percent  
16          of the parking spaces may be striped for small  
17          vehicles. A minimum of thirty-five percent of  
18          the spaces shall be striped for large vehicles.

19          d. Minimum aisle widths shall be provided for the  
20          largest vehicles served by the aisle.

21          e. The Director may reduce any required dimension  
22          by up to three percent to allow the institution  
23          to make more efficient use of its property.))

24 C. Backing distances and moving other vehicles

25           1. Adequate ingress to and egress from all parking spaces  
26           shall be provided without having to move another  
27           vehicle, except for single family dwellings.  
28

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

5   D.   Driveways

6           Driveway requirements for residential and nonresidential  
7           uses are described below. When a driveway is used for  
8           both residential and nonresidential parking, it shall meet  
9           the standards for nonresidential uses described in  
10           subsection D2.

11   1.   Residential uses

12           a.   Driveways shall be at least ten feet wide.

13                   Driveways with a turning radius of more than  
14                   thirty-five degrees shall conform to the  
15                   minimum turning path radius shown in Exhibit  
16                   54.30B.

17           b.   Vehicles may back onto a street from a parking  
18                   area serving five or fewer vehicles, provided  
19                   that:

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

23                   (2) The slope of the driveway does not exceed  
24                   ten percent in the first twenty feet from  
25                   the property line.

1           c. Driveways less than one hundred feet in length,  
2           which serve thirty or fewer parking spaces,  
3           shall be a minimum of ten feet in width for one-  
4           or two-way traffic.

5           d. Driveways more than one hundred feet in length  
6           which serve thirty or fewer parking spaces shall  
7           either:

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

11                   (2) Provide a passing area at least twenty feet  
12                   wide and twenty feet long. The passing  
13                   area shall begin twenty feet from the  
14                   property line, with an appropriate taper to  
15                   meet the ten-foot opening at the property  
16                   line. If a taper is provided at the other  
17                   end of the passing area, it shall have a  
18                   minimum length of twenty feet.

19           e. Driveways serving more than thirty parking  
20           spaces shall provide a minimum ten-foot-wide  
21           driveway for one-way traffic or a minimum  
22           twenty-foot-wide driveway for two-way traffic.

23           2. Nonresidential uses

24           a. Driveway widths

25                   (1) The minimum width of driveways for one-way  
26                   traffic shall be twelve feet and the  
27                   maximum width shall be fifteen feet.  
28

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

4           b. Driveways shall conform to the minimum turning  
5           path radius shown in Exhibit 54.30B.

6  
7   3. Maximum grade curvature for all driveways shall not  
8   exceed the curvature shown in Exhibit 54.30C.

9   4. Parking aisles

10           a. Parking aisles shall be provided according to  
11           the requirements of Exhibit 54.30D.

12           b. Minimum aisle widths shall be provided for the  
13           largest vehicles served by the aisle.

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

17  
18   ~~(1. Residential zones~~

19           ~~a. Driveways serving fewer than three parking~~  
20           ~~spaces shall not be less than eight feet wide.~~

21           ~~b. Driveways with a turning angle of more than~~  
22           ~~thirty-five degrees shall conform to the~~  
23           ~~minimum turning path radius shown in Exhibit~~  
24           ~~54.30B.~~

25           ~~c. Vehicles may back onto the street from a parking~~  
26           ~~area serving five or fewer vehicles, provided~~  
27           ~~that.~~

1 (1) The street is not an arterial as defined by  
2 the Seattle Municipal Code, Section  
3 11.18.010, Arterial Street Map, and

4 (2) The slope of the driveway does not exceed  
5 ten percent in the first twenty feet back  
6 from the property line.

7 d. Driveways serving at least three but not more  
8 than thirty parking spaces and less than one  
9 hundred feet in length shall be a minimum of ten  
10 feet in width for one- or two-way traffic.

11 e. For driveways serving at least three but no more  
12 than thirty parking spaces and greater than one  
13 hundred feet in length, the driveway shall  
14 either:

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

18 (2) Provide a passing area at least twenty feet  
19 wide and twenty feet long. The passing  
20 area shall begin twenty feet from the  
21 property line, and an appropriate taper to  
22 meet the ten-foot opening at the property  
23 line shall be provided. If a taper is  
24 provided at the other end of the passing  
25 area, it shall have a minimum length of  
26 twenty feet.  
27  
28

1 f. Driveways serving more than thirty parking  
2 spaces shall provide a minimum ten-foot-wide  
3 driveway for one-way traffic or a minimum  
4 twenty-foot-wide driveway for two-way traffic.

5 g. Where two adjoining lots share a common driveway,  
6 the driveway shall meet the provisions of  
7 subsections D1a through D1f based on the  
8 combined number of parking spaces on both lots  
9 which are accessed by the driveway. An easement  
10 shall be provided to each lot for use of the  
11 other lot for driveway purposes. The easement  
12 shall be recorded with the King County Department  
13 of Records and Elections. The common shared  
14 driveway need not meet the easement standards of  
15 Section 23.54.10 unless it also serves a lot  
16 with no street frontage.

17 2. Major institution zones

18 Driveways shall be a minimum of twelve feet in width  
19 for one-way traffic and twenty-two feet in width for  
20 two-way traffic. Driveways shall conform to the  
21 minimum turning path radius shown in Exhibit 54.30B.

22 3. Maximum grade curvature shall not exceed the  
23 curvature shown in Exhibit 54.30C.

24 4. Parking aisles

25 a. Parking aisles shall be provided according to  
26 Exhibit 54.30D.

27  
28



1           b. Turning and maneuvering areas shall be located  
2           on private property, except that alleys may be  
3           credited as aisle space.)

4 E. Curb cuts

5           Curb cut requirements shall be determined by whether the  
6           parking served by the curb cut is for residential or  
7           nonresidential use. When a curb cut is used for both  
8           residential and nonresidential parking, it shall meet the  
9           standards for nonresidential uses described in subsection  
10          E2.

11          1. Residential uses

12           a. Except as provided in subsection Elb, curb  
13           cuts for driveways shall be as follows:

14                   (1) Lots with a street or easement frontage  
15                   of eighty feet or less shall be permitted  
16                   a maximum of one ten-foot-wide curb cut;

17                   (2) Lots with a street or easement frontage  
18                   greater than eighty feet, shall be permitted  
19                   a maximum of two ten-foot-wide curb cuts or  
20                   one twenty-foot-wide curb cut per  
21                   development.

22           b. On arterials with more than fifteen thousand  
23           average vehicle trips per day according to  
24           Engineering Department data, one twenty-foot-  
25           foot-wide curb cut shall be permitted. A list  
26           of such arterials shall be maintained by the  
27           Department.

1           2.   Nonresidential uses

2  
3           a.   Number of curb cuts

4           (1)   For major institutional uses, a maximum of  
5           two curb cuts at least thirty feet apart  
6           for one-way traffic, or one curb cut for  
7           two-way traffic, shall be permitted for each  
8           two hundred feet of street or easement  
9           frontage and on corner lots with less than  
10           two hundred feet of street or easement  
11           frontage.

12           (2)   In interim downtown zones, a maximum of two  
13           curb cuts for one-way traffic at least  
14           forty feet apart, or one curb cut for two-  
15           way traffic, shall be permitted on each  
16           street front where access is permitted by  
17           Section 23.49.14. No curb cut shall be  
18           located within forty feet of an intersection.

19           b.   Curb cut widths

20           (1)   The minimum width of curb cuts for one-way  
21           traffic shall be twelve feet, and the  
22           maximum width shall be fifteen feet.

23           (2)   The minimum width of curb cuts for two-way  
24           traffic shall be twenty-two feet, and the  
25           maximum width shall be twenty-five feet.

26           c.   The entrances to all garages accessory to  
27           nonresidential uses and the entrances to all  
28           principal use parking garages shall be at least  
            six feet nine inches high.

1 ((1. Residential zones

2 a. For lots not located on an arterial with more  
3 than fifteen thousand vehicle trips per day  
4 according to Engineering Department data, the  
5 number of curb cuts permitted shall be according  
6 to the following chart:

7 

<u>Street or Easement</u>	<u>Number of Curb</u>
<u>Frontage of the Lot</u>	<u>Cuts Permitted</u>

8 

0 - 80 feet	1
81 - 160 feet	2
161 - 240 feet	3
241 - 320 feet	4

9  
10  
11 For lots with frontage in excess of three  
12 hundred twenty feet, the pattern established in  
13 the chart shall be continued.

14 b. Curb cuts shall not exceed a maximum width of  
15 ten feet except that one curb cut greater than  
16 ten feet but in no case greater than twenty feet  
17 in width may be substituted for each two curb  
18 cuts permitted by subsection E1a and except as  
19 specifically permitted by the development  
20 standards in a zone.

21 c. For lots on arterials with more than fifteen  
22 thousand average vehicle trips per day, according  
23 to Engineering Department data, curb cuts of a  
24 maximum width of twenty-three feet shall be  
25 permitted according to the following chart. A  
26 list of such arterials shall be maintained by  
27 the Department.  
28

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<u>Street Frontage of the Lot</u>	<u>Number of Curb Cuts Permitted</u>
0 - 160 feet	1
161 - 320 feet	2
321 - 480 feet	3

For lots with street frontage in excess of four hundred eighty feet, the pattern established in the chart shall be continued.

- d. There shall be at least thirty feet between any two curb cuts located on a lot.
- e. A curb cut may be less than the maximum width permitted but shall be at least as wide as the minimum required width of the driveway it serves.
- f. Where two adjoining lots share a common driveway according to the provisions of Section 23.54.30D1, the combined frontage of the two lots shall be considered one in determining the maximum number of permitted curb cuts.

2. Major institution zones

- a. A maximum of two curb cuts for one-way traffic or one curb cut for two-way traffic shall be permitted for each two hundred feet of street frontage, and on corner lots with less than two hundred feet of street frontage.

b. Curb cuts widths

- (1) The minimum width of curb cuts for one-way traffic shall be twelve feet, and the maximum width shall be fifteen feet.

1                   ~~(2) The minimum width of curb cuts for two-way~~  
2                   ~~traffic shall be twenty-two feet, and the~~  
3                   ~~maximum width shall be twenty-five feet.)~~)

4                   3.    Curb cut flare

5                   A flare with a maximum width of two and one-half feet  
6                   shall be permitted on either side of curb cuts in any  
7                   zone.

8  
9                   F.    Sight triangle

10                  1.    The area on both sides of driveways and easements  
11                  shall be kept clear of any obstruction for a distance  
12                  of ten feet from the intersection of the driveway or  
13                  easement with a driveway, easement, sidewalk, or curb  
14                  intersection if there is no sidewalk, as depicted in  
15                  Exhibit 54.30E.

16                  2.    When the driveway or easement is ~~((closer))~~ less than  
17                  ten feet ~~((to))~~ from the property line, the sight  
18                  triangle may be provided ~~((in one of the following~~  
19                  ~~ways:))~~ as follows:

20                  a.    An easement ~~((shall))~~ may be provided sufficient  
21                  to maintain the sight triangle. The easement  
22                  shall be recorded with the King County Department  
23                  of Records and Elections; or

24                  b.    The driveway ~~((is))~~ may be shared with a  
25                  driveway on the neighboring property; or

26                  c.    The driveway or easement may begin five feet from  
27                  the property line, as depicted in Exhibit 54.30F.

1           3.    An exception to the required size of the sight  
2                   triangle shall be made for driveways serving lots  
3                   containing only residential structures and fewer than  
4                   three parking spaces.

5           4.    In all downtown zones, the sight triangle at a garage  
6                   entrance may be provided by mirrors and/or other  
7                   approved safety measures.

8    G.   Off-street bus parking

9                   Bus parking spaces, when required, shall be thirteen feet  
10                   in width and forty feet in length. Buses parked en masse  
11                   shall not be required to have adequate ingress and egress  
12                   from each parking space.

13   H.   Off-street loading berths

14                   1.   Each loading berth shall be not less than ten feet in  
15                   width and twenty-five feet in length.

16                   2.   Number of loading berths required

17                   a.   Every retail or wholesale store, department  
18                   store, freight terminal or railroad yard,  
19                   hospital or sanitarium, manufacturing establish-  
20                   ment or storage warehouse establishment, or any  
21                   similar use, which has, or is intended to have,  
22                   an aggregate gross floor area of ten thousand  
23                   square feet or more, not including the floor  
24                   area used for parking or stories used exclusively  
25                   for mechanical equipment such as heating,  
26                   ventilating, or air-conditioning equipment,  
27                   shall provide truck loading or unloading berths  
28                   in accordance with the following table:

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<u>Square Feet of Aggregate Gross Floor Area</u>	<u>Required Number of Berths</u>
10,000 to 16,000	1
16,001 to 40,000	2
40,001 to 64,000	3
64,001 to 96,000	4
96,001 to 128,000	5
128,001 to 160,000	6
160,001 to 196,000	7
For each additional 36,000	1 additional berth

b. 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 square feet or more, not including the floor area used for 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:

<u>Square Feet of Aggregate Gross Floor Area</u>	<u>Required Number of Berths</u>
40,000 to 60,000	1
60,001 to 160,000	2
160,001 to 264,000	3
264,001 to 388,000	4
388,001 to 520,000	5
520,001 to 652,000	6
652,001 to 784,000	7
784,001 to 920,000	8
For each additional 140,000	1 additional berth

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

1 Section 5. Section 23.84.02 is amended to add definitions  
2 of Advertising Sign; Administrative, Professional, and  
3 Contractor's Offices; Atrium, Public; Atrium, Shopping;  
4 Automobile Repair, Major; Automobile Wrecking Yard; and Avenue  
5 to read as follows:

6 Section 23.84.02 "A"

7 \* \* \*

8 Advertising Sign

9 ((See ~~sign, advertising~~)) See Billboard

10 Administrative, Professional and Contractor's Offices

11 An office use in which services are provided by phone or  
12 mail, on the premises by appointment, or by going to the  
13 customer's home or place of business. Examples of such  
14 services include but are not limited to insurance,  
15 general contracting, law, architecture, plumbing,  
16 consulting, communication, engineering, data processing,  
17 employment, administration of businesses, unions or  
18 charitable organizations, and wholesalers and manufacturer's  
19 representatives. Administrative, professional and  
20 contractor's offices may include accessory storage, but  
21 not the storage of building materials, contractor's equip-  
22 ment, or items other than samples, for wholesale sale.

22 Atrium, Public

23 See Public Atrium.

24 Atrium, Shopping

25 See Shopping Atrium.



1 Automobile Repair, Major

2 An automotive retail sales or service use involving one  
3 or more of the following activities:

- 4 (1) Reconditioning of any type of motorized vehicle,  
5 including any repairs made to vehicles over 10,000  
6 pounds gross vehicle weight;
- 7 (2) Collision services, including body, frame or fender  
8 straightening or repair;
- 9 (3) Painting of vehicles or painting of vehicles in a  
10 paint shop;
- 11 (4) Motorized vehicle wrecking in an enclosed structure.

12 Automobile Wrecking Yard

13 A junkyard in which vehicles are dismantled or junked, or  
14 where one or more vehicles not in operable condition or  
15 used parts of motor vehicles are stored in an area outside  
16 an enclosed structure.

17 Avenue

18 The following public rights-of-way when located in an  
19 interim downtown zone: Elliott, Western, First, Second,  
20 Third, Fourth, Fifth, Sixth, Seventh, Eighth, and Ninth  
21 Avenues.

22 Section 6. Section 23.84.04 is amended to add definitions  
23 of Billboard and Business Establishment and to amend the  
24 definitions of Bed and Breakfast and Block to read as follows:

25

26

27

28

1 Section 23.84.02 "B"

2 Bed and Breakfast

3 ((The renting of rooms to transient persons constructed  
4 within a single dwelling unit.)) A lodging use, in which  
5 rooms within a single dwelling unit are rented to transient  
6 people.

7 Billboard

8 An off-premise pole, wall, or roof sign erected, constructed,  
9 or maintained for the purpose of displaying outdoor  
10 advertising by means of pictorial or written matter.

11 Block

12 ((A block consists of two facing block fronts bounded on  
13 two sides by alleys or rear property lines and on the  
14 other two sides by the center line of platted streets,  
15 with no other intersecting streets intervening, Exhibit  
16 84.04A.))

17 In areas outside downtown zones, a block consists of two  
18 facing block fronts bounded on two sides by alleys or rear  
19 property lines and on two sides by the center line of  
20 platted streets, with no other intersecting streets inter-  
21 vening, as depicted in Exhibit 84.04A. \*S/B 84.04A1

22 In downtown zones, a block consists of the area bounded by  
23 street property lines, Exhibit 84.04B. \*S/B 84.04A2

24 Business Establishment

25 An individual or group of individuals engaged in any  
26 business activity at a single location.  
27  
28

1           Section 7. Section 23.84.06 is amended to add definitions  
2 of Cinema; City Facility; Commercial Use; Communication  
3 Utility; Custom and Craft Work; and Customer Service Office  
4 and to amend the definitions of College and Community Center to  
5 read as follows:

6 Section 23.84.06 "C"

7                           \*     \*     \*

8 Cinema

9           A facility intended and expressly designed for the  
10 presentation of motion pictures. A cinema does not  
11 include any use defined as an adult motion picture  
12 theater.

13 City Facility

14           A facility owned, operated or franchised for public  
15 purposes by the City of Seattle.

16 College

17           A post-secondary educational institution, operated by a  
18 nonprofit organization, granting associate, bachelor  
19 and/or graduate degrees.

20 Commercial Use

21           One of the following categories of uses, carried out in a  
22 business establishment:

- 23           Retail sales and services
- 24           Offices
- 25           Entertainment
- 26           Wholesaling, storage, and distribution
- 27           Utilities
- 28           Off-premise signs
- Transportation facilities
- Food processing for human consumption
- Custom and craft work.

1 Communication Utility

2 A utility which provides the means for transfer of  
3 information by electronic or microwave signals, such as  
4 radio or television transmission towers, or phone cable  
5 vaults. Communication utility uses do not include  
6 communication equipment accessory to residential uses, nor  
7 do they include the offices of broadcasting companies,  
8 such as radio or television stations.

9 Community Center

10 An institution used for nonprofit social, civil or  
11 recreational purposes (~~(and owned and)~~) operated by a  
12 private nonprofit organization or public agency directly  
13 ~~to the general public on an equal basis and where no~~  
14 ~~activities other than the rental of the center to other~~  
15 ~~nonprofit social, civil, recreational or religious~~  
16 ~~organizations, are carried out for gain.)~~ people from  
17 the community rather than carrying out only administrative  
18 functions, and open to the general public on an equal  
19 basis. Activities in a community center may include  
20 classes and events sponsored by nonprofit organizations,  
21 community programs for the elderly, and other similar  
22 uses.

23 Custom and Craft Work

24 A processing and craft work use in which nonfood,  
25 finished, personal or household items, which are either  
26 made to order or which involve considerable handwork, are  
27 produced. Except for materials used by artists, only  
28 pre-processed materials are used. Examples include but

1 are not limited to pottery and candlemaking, production of  
2 orthopedic devices, printing, creation of sculpture and  
3 other art work, tailoring, and glassblowing. The use of  
4 products or processes defined as Heavy Industrial shall  
5 not be considered custom and craft work.

6 Customer Service Office

7 Office uses which provide on-site customer services in a  
8 manner which encourages walk-in clientele, such as branch  
9 banks, travel agencies, and real estate offices.

10 Section 8. Section 23.84.08 is amended to add a definition  
11 of Drive-In Business and to amend the definition of Day Care  
12 Center to read as follows:

13 Day Care Center

14 An institution (~~operated by any person or organization~~)  
15 which regularly provides care for a group of children in  
16 other than a family setting for less than twenty-four  
17 hours a day, whether for compensation or not. Preschools  
18 shall be considered day care centers. (See also family  
19 day care home).

20 Drive-In Business

21 A business or a portion of a business where a customer is  
22 permitted or encouraged either by the design of physical  
23 facilities or by service and/or packaging procedures, to  
24 carry on business in the off-street parking or paved area  
25 accessory to the business, while seated in a motor vehicle.  
26 In some instances, customers may need to get out of the  
27 vehicle to obtain the product or service. This definition  
28 shall include but not be limited to gas stations, car  
washes, and drive-in restaurants or banks.

1           Section 9. Section 23.84.10 is amended to add a definition  
2 of Entertainment to read as follows:

3 Section 23.84.10 "E"

4                           \*   \*   \*

5 Entertainment

6           A commercial use in which recreational, athletic, and/or  
7 cultural opportunities are provided for the general public,  
8 either as participants or spectators. Examples include  
9 but are not limited to theaters, lecture halls, and indoor  
10 or outdoor sports and games.

11           Section 10. Section 23.84.12 is amended to add definitions  
12 of Floor Area Ratio and Food Processing for Human Consumption  
13 to read as follows:

14 Section 23.84.12 "F"

15                           \*   \*   \*

16 Floor Area Ratio

17           A ratio expressing the relationship between the amount of  
18 usable floor area permitted in a structure and the area of  
19 the lot on which the structure is located as depicted in  
20 Exhibit 84.12A.

21 Food Processing for Human Consumption

22           Any use in which food for human consumption, such as  
23 candy, baked goods, seafood, sausage, tofu, pasta, etc.,  
24 is produced for distribution to retailers or wholesalers  
25 for resale off the premises.  
26  
27  
28

1           Section 11. Section 23.84.14 is amended to add a definition  
2 of Gas Station to read as follows:

3 Section 23.84.14 "G"

4  
5 Gas Station

6           An automotive retail sales and service use in which fuel  
7 for motorized vehicles is sold, and in which accessory uses  
8 including but not limited to towing, carwash, minor repair  
9 services, or rental of vehicles under 10,000 pounds gross  
10 vehicle weight may also be provided.

11           Section 12. Section 23.84.16 is amended to add definitions  
12 of Hillclimb Assist; Hillside Terrace; Housing, Low Income;  
13 Housing, Moderate Income; and Human Service Use to read as  
14 follows:

15 Section 23.84.16 "H"

16                                   \*   \*   \*

17 Hillclimb Assist

18           A pedestrian corridor that incorporates a mechanical  
19 device or combination of mechanical and non-mechanical  
20 features to connect parallel Avenues across lots with  
21 slopes of ten percent or more to aid pedestrian movement  
22 up and down the slopes.

23 Hillside Terrace

24           An extension of the public sidewalk on lots with slopes of  
25 ten percent or more, which through design features  
26 provides public open space, helps integrate street level  
27 uses along the sidewalk, and makes pedestrian movement up  
28 and down steep slopes easier and more pleasant.

1 Housing, Low Income

2 See Low Income Housing

3 Housing, Moderate Income

4 See Moderate Income Housing

5 Human Service Use

6 A service organized and operated exclusively for charitable  
7 purposes, which qualifies for tax exempt status under the  
8 provisions of Section 501(c)(3) of the Internal Revenue  
9 Code and which provides at least one of the following  
10 services: emergency food, medical or shelter services;  
11 health, mental health, alcohol or drug abuse services;  
12 information and referral services for housing, employment  
13 or education; or day care services for adults or children.  
14 Human service uses shall provide at least one of the  
15 listed services directly to a client group, rather than  
16 serve only administrative functions.

17 Section 13. Section 23.84.18 is amended to add definitions  
18 of Industrial Use; Industrial Use, General; and Industrial  
19 Use, Heavy and to amend the definitions of Institute for  
20 Advanced Study and Institution to read as follows:

21 Section 23.84.18 "I"

22 Industrial Use

23 A business establishment in which goods are generally mass  
24 produced from raw materials on a large scale through the  
25 use of an assembly line, usually for sale to wholesalers  
26 or other industrial or manufacturing uses. Except for  
27 production of animal food, the rendering of fat, and the  
28 slaughtering of animals, production of food shall be  
considered an industrial use.



1 Industrial Use, General

2 An industrial use in which the following and similar types  
3 of processes are used, but not including any activities  
4 defined as a heavy industrial use:

- 5 (1) Processing of and/or refining of raw materials, such  
6 as but not limited to ore, sand and gravel, chemicals,  
7 rubber, and wood or wood pulp, into other products;  
8 (2) Rendering animal fats, producing animal food,  
9 slaughtering animals, and tanning animal hides;  
10 (3) Forging, casting, melting, refining, extruding,  
11 rolling, drawing, and/or alloying ferrous metals;  
12 (4) Production of large durable goods such as but not  
limited to cars, manufactured homes, or ships.

13 Industrial Use, Heavy

14 An industrial use in which explosives are manufactured,  
15 radioactive materials are compounded, petroleum is refined,  
16 or other dangerous or extremely hazardous substances are  
17 processed or refined.

18 Institute for Advanced Study

19 ((A nonprofit entity organized)) An institution operated  
20 by a nonprofit organization for the advancement of  
21 knowledge through research, including presentation ((~~the~~  
22 ~~offering~~)) of seminars and courses, and technological  
23 and/or scientific laboratory research((-)), but excluding  
24 heavy laboratory physical research.

1 Institution

2 Structure(s) and related grounds used by (~~for~~) organiza-  
3 tions providing educational, medical, social and  
4 recreational services to the community, such as: hospi-  
5 tals; vocational or fine arts schools; and day care cen-  
6 ters, whether operated for nonprofit or profit making pur-  
7 poses; and nonprofit organizations such as colleges and  
8 universities, (~~public or private~~) elementary and secon-  
9 dary schools, community centers and clubs, private clubs,  
10 religious facilities, museums, and institutes for advanced  
11 study.

12 Section 14. Section 23.84.20 is amended to amend the  
13 definition of Junkyard to read as follows:

14 Section 23.84.20 "J"

15 \* \* \*

16 Junkyard

17 A (~~place where~~) salvage and recycling use in which junk,  
18 waste, discarded, or salvaged materials are bought, sold,  
19 exchanged, stored, baled, packed, disassembled, or  
20 handled, including automobile wrecking yards, house  
21 wrecking yards, and places or yards for storage of salvaged  
22 house wrecking and structural steel materials and equip-  
23 ment. A (~~junk yard~~) "junkyard" shall not be construed  
24 to include such uses when conducted entirely within an  
25 enclosed building, nor pawnshops and establishments for  
26 the sale, purchase, or storage of used furniture and  
27 household equipment, used cars in operable condition, used  
28 or salvaged machinery in operable condition, or the  
processing of used, discarded or salvaged materials as a  
minor part of manufacturing operations.

1 Section 15. Section 23.84.24 is amended to add definitions  
2 of Lodging; Low Income Household; and Low Income Housing to  
3 read as follows:

4 Section 23.84.24 "L"

5 \* \* \*

6 Lodging

7 A retail sales and service use in which the primary  
8 activity is the rental of rooms to transients.

9 Low Income Household

10 Any household whose total household income is less than  
11 fifty percent of the median income for comparably sized  
12 households in the Seattle-Everett Standard Metropolitan  
13 Statistical Area as defined by the United States  
14 Department of Housing and Urban Development.

15 Low Income Housing

16 Any housing unit which is rented to a low income household  
17 at rents not to exceed thirty percent of fifty percent of  
18 the median income for comparably sized households in the  
19 Seattle-Everett Standard Metropolitan Statistical Area as  
20 defined by the United States Department of Housing and  
Urban Development.

21 Section 16. Section 23.84.25 is amended to add definitions  
22 of Manufacturing, General; Manufacturing, Light; Manufacturing  
23 Use; Moderate Income Household; Moderate Income Housing; and  
24 to amend the definition of Museum to read as follows:

1 Section 23.84.25 "M"

2 \* \* \*

3 Manufacturing, General

4 A manufacturing use in which items are produced, assembled,  
5 finished and/or packaged, but excluding those processes  
6 and materials defined as industrial. Examples include but  
7 are not limited to the manufacturing of paint, oils,  
8 pharmaceuticals, cosmetics, solvents, and other chemical  
9 products; production of items made from stone, metal, or  
10 concrete; and use of a machine shop or foundry for  
11 nonferrous metals.

11 Manufacturing, Light

12 A manufacturing use, in which goods are produced without  
13 using a machine shop and without chemically processing  
14 materials. Light manufacturing activities include but are  
15 not limited to the following activities:

- 16 1. Assembly, finishing, and/or packaging of small items  
17 from component parts made at another location.

18 Examples include but are not limited to the assembly  
19 of clocks, electrical appliances, or medical equip-  
20 ment.

21 Manufacturing Use

22 A business establishment in which only nonfood items,  
23 except for beverages for human consumption, are produced.

24 Generally, a large number of items are made to identical  
25 specifications by machine in a repetitive manner.

26 Activities defined as industrial uses shall not be  
27 considered manufacturing uses. Manufacturing uses include  
28 light and general manufacturing.

1           2.    Production of items made from materials derived from  
2           plants or animals, including but not limited to  
3           leather, pre-milled wood, paper, wool, or cork; or  
4           from textiles, semi-precious or precious metals or  
5           stones, or plastics.

6           3.    Production or bottling of beverages for human  
7           consumption, including but not limited to beer, wine  
8           and soft drinks.

9   Moderate Income Household

10           Any household whose total household income is between  
11           fifty and one hundred fifty percent of the median income  
12           for comparably sized households in the Seattle-Everett  
13           Standard Metropolitan Statistical Area as defined by the  
14           United States Department of Housing and Urban Development.

15   Moderate Income Housing

16           Any housing unit which is affordable to moderate income  
17           households, according to the Housing Bonus or Transfer of  
18           Development Rights Housing Program Guidelines.

19   Motion Picture Theater, Adult

20           An entertainment use in which, in an enclosed building,  
21           motion picture films are presented which are distinguished  
22           or characterized by an emphasis on matter depicting,  
23           describing or relating to "specific sexual activities" or  
24           "specified anatomical areas," as defined in this  
25           subsection, for observation by patrons therein:

26           1.    "Specific sexual activities":

27           a.    Human genitals in a state of sexual stimulation  
28           or arousal;

- 1           b. Acts of human masturbation, sexual intercourse  
2           or sodomy;  
3           c. Fondling or other erotic touching of human  
4           genitals, pubic region, buttock or female  
5           breast.

6           2. "Specific anatomical areas":

- 7           a. Less than completely and opaquely covered:  
8           (1) human genitals, pubic region;  
9           (2) buttock; or  
10           (3) female breast below a point immediately  
11           above the top of the areola; or  
12           b. Human male genitals in a discernibly turgid  
13           state, even if completely and opaquely covered.

14           Museum (Revised)

15           ((A)) An institution operated by a nonprofit ((non-  
16           commercial, institution operated)) organization as a  
17           repository ((or a collection)) of natural, scientific,  
18           historical, cultural, or literary objects of interest or  
19           works of art, where the collection of such items is  
20           systematically managed for the purpose of exhibiting them  
21           to the public.

22           Section 17. Section 23.84.28 is amended to add definitions  
23           of Officers; Open Space; and Overhead Weather Protection to  
24           read as follows:  
25  
26  
27  
28

1 Section 23.84.28 "O"

2 \* \* \*

3 Offices

4 Commercial uses which provide administrative, contractor,  
5 professional or customer services to individuals,  
6 business establishments, institutions, and/or government  
7 agencies.

8 Open Space

9 Land and/or water area with its surface open to the sky or  
10 predominantly undeveloped, which is set aside to serve the  
11 purposes of providing park and recreation opportunities,  
12 conserving valuable natural resources, and structuring  
13 urban development and form.

14 Overhead Weather Protection

15 A non-structural feature, such as a canopy, awning or  
16 marquee, or a structural feature, such as a building  
17 overhang or arcade, which extends from a building and  
18 provides pedestrians with protection from inclement  
19 weather and adds visual interest at street level.

20 Section 18. Section 23.84.30 is amended to add definitions  
21 of Parcel Park; Parking Garage; Parking, Principal Use, Surface  
22 Area or Garage; Parking, Surface Area; Performing Arts Theater;  
23 Plaza, Urban; Processing and Craft Work; Public Atrium; and  
24 Public Project; to amend the definitions of Park; Parking;  
25 Parking, Long Term; and Private Club; and to delete the  
26 definitions of Parking Area; Parking Facility; and Public  
27 Facility to read as follows:  
28

1 Section 23.84.30 "p"

2 \* \* \*

3 Parcel Park

4 A small open space which is accessible to the public twenty-  
5 four hours a day, and which provides downtown pedestrians an  
6 opportunity to rest and relax in a developed urban environ-  
7 ment through such amenities as seating, landscaping, and  
8 artwork.

9 Park

10 ~~((Public))~~ An open space ~~((, and assorted structures))~~ use in  
11 which an area is permanently dedicated to recreation,  
12 aesthetic, educational or cultural use and generally is  
13 characterized by its natural and landscape features. A park  
14 may be used for both passive and active forms of recreation;  
15 however, its distinctive feature is the opportunity offered  
for passive recreation such as walking, sitting, and watching.

16 Parking

17 ~~((Parking))~~ Surface parking area or parking ~~((facility))~~  
18 garage.

19 ~~((Parking area))~~

20 ~~((An open area used or intended to be used for the parking~~  
21 ~~of vehicles. It may be available to the public or reserved~~  
22 ~~to accommodate occupants of the premises, clients,~~  
23 ~~customers or employees.))~~

24 ~~((Parking facility))~~

25 ~~((A structure for parking and storage of vehicles. A parking~~  
26 ~~facility may be accessory to a principal use or structure on~~  
27 ~~a lot or may be the principal structure on a lot.))~~

28



1 Parking Garage

2 A structure for parking or storage of vehicles. A parking  
3 garage may be accessory to a principal use or structure on  
4 a lot or may be the principal structure on a lot.

5 Parking, Long Term

6 A parking space which will be occupied by the same motor  
7 vehicle for six hours or more and generally used by persons  
8 (~~employed commuting to the institution~~) who commute to  
9 work by private motor vehicle.

10 Parking, Principal Use, Surface Area or Garage

11 A commercial use in which an open area or garage is pro-  
12 vided for the parking of vehicles by the general public  
13 and is not reserved or required to accommodate occupants,  
14 clients, customers, or employees of a particular  
15 establishment or premises, and in which a fee for the use  
16 of the space is generally collected.

17 Parking, Surface Area

18 An open area used or intended to be used for the parking  
19 of vehicles. It may be available to the public or  
20 reserved to accommodate parking for a specific purpose.

21 Performing Arts Theater

22 An entertainment use intended and expressly designed for  
23 the presentation of live performances of drama, dance and  
24 music.

25 Plaza, Urban

26 A public open space in the office core areas of downtown  
27 which is located to denote an important place within  
28 downtown, create a focus for surrounding development,

1 increase light and air at street level, and insure adequate  
2 space at transit stations and major transfer points to  
3 increase the convenience and comfort of transit riders.

4 Private Club

5 ((A structure and related grounds)) An institution used  
6 for athletic, social or recreational purposes and operated  
7 by a private non-profit organization, membership to which  
8 is by invitation and election according to qualifications  
9 in the club's charter or bylaws and the use of which is  
10 primarily restricted to members and their guests.

11 Processing and Craft Work

12 One of the following commercial uses:

- 13 1. Processing of food for human consumption;  
14 2. Custom and craft work

15 Public Atrium

16 An indoor public open space which provides opportunities  
17 for passive recreational activities and events, and for  
18 public gatherings, in an area protected from the weather.

19 ((Public facility))

20 ((One which is owned, operated or franchised by a unit of  
21 general or special purpose government for public purposes.))

22 Public Project

23 A facility owned, operated or franchised for public  
24 purposes by a unit of general or special purpose govern-  
25 ment other than the City of Seattle.

1 Section 19. Section 23.84.32 is amended to add definitions  
2 of Recreational Area, Common; Refuse Transfer Station; Research  
3 and Development; Retail Sales and Services; Rooftop Garden -  
4 Interior Accessible; and Rooftop Garden - Street Accessible  
5 and to amend the definitions of Recycling Center and Recycling  
6 Collection Station to read as follows:

7 Section 23.84.32 "R"

8 \* \* \*

9 Recreational Area, Common

10 An open space of appropriate size, shape, location and  
11 topographic siting to provide landscaping, pedestrian  
12 access or opportunity for recreational activity, either in  
13 or out of doors, for all the occupants of a structure.

14 Parking areas and driveways are not common recreational  
15 areas.

16 Recycling Center

17 ((An establishment for the collection, storage and  
18 processing of recyclable materials only, including  
19 crushing, breaking, sorting, and packaging operations, but  
20 not a junk yard.)) A salvage and recycling use in which  
21 recyclable materials are collected, stored, and/or  
22 processed, including but not limited to crushing, breaking,  
23 sorting and packaging operations, but not including any  
24 use which is defined as a junkyard.

25 Recycling Collection Station

26 ((A structure or container for the collection and  
27 temporary storage, but not the processing, of recyclable  
28 materials only. This definition does not include a

1           ~~junk yard.~~)) A salvage and recycling use in which  
2           containers are provided for the collection of secondhand  
3           goods and recyclable materials for processing at another  
4           location.

5           Refuse Transfer Station

6           A salvage and recycling use in which discarded material is  
7           collected for transfer to another location for disposal.

8           Research and Development

9           A business establishment in which a combination of inter-  
10          related activities, including laboratory research,  
11          development of new products, manufacturing and shipping,  
12          and consulting and marketing are conducted.

13          Retail Sales and Services

14          A commercial use in which services are provided or goods  
15          are rented or sold at retail to the general public for  
16          direct consumption and not for resale. Merchandise may be  
17          bought as well as sold and may be processed as long as the  
18          items processed are sold only on the premises, and produc-  
19          tion is incidental or subordinate to the selling, rental,  
20          or repair of goods. This definition shall include medical  
21          and veterinary services, and lodging uses.

22          Rooftop Garden - Interior Accessible

23          An open space located on the roof of a building which is  
24          accessible to the public from the lobby of the building  
25          during the structure's normal operating hours, which is  
26          located no higher than two hundred forty feet above grade,  
27          and which provides such amenities as landscaping, seating,  
28          and artwork.

1 Rooftop Garden - Street Accessible

2 An open space located on the roof of a building which is  
3 accessible to the public from the street or a plaza during  
4 the normal operating hours of the building, is located no  
5 more than ten feet above the elevation where public access  
6 is provided, and provides such amenities as landscaping,  
7 seating, and artwork.

8 Section 20. Section 23.84.36 is amended to add definitions  
9 of School, Elementary or Secondary; Sculptured Building Top;  
10 Shopping Atrium; Shopping Corridor; Sign, Changing Image; Sign,  
11 Combination; Sign, Flashing; Sign, Ground; Sign, Identification;  
12 Sign, Marquee; Sign, Off-Premise; Sign, Off-Premise  
13 Directional; Sign, On-Premise Directional; Sign, Pole; Sign,  
14 Portable; Sign, Projecting; Sign, Roof; Sign, Rotating; Sign,  
15 Under Marquee; Sign, Wall; Storage, Outdoor; and Street Park;  
16 to amend the definition of Sign, Business; and to delete the  
17 definition of School, Public or Private to read as follows:

17 Section 23.84.36 "S"

18 \* \* \*

19 School, Elementary or Secondary

20 An institution operated by a non-profit organization  
21 primarily used for systematic academic or vocational  
22 instruction through the twelfth grade.

23 ((~~School, public or private~~))

24 ((~~An institution primarily used for systematic academic~~  
25 ~~instruction, excluding post-secondary colleges and~~  
26 ~~universities.~~))

1 Sculptured Building Top

2 The treatment of the upper twenty percent of a building  
3 as an architectural feature which adds interest to the  
4 building by stepping back in a series of steps or by some  
5 other arrangement which gives a sculptural definition or  
6 aesthetic value to the top of a structure.

7 Shopping Atrium

8 A large enclosed space which is accessible to the public  
9 at least from 7 a.m. to midnight daily, and which provides  
10 a combination of retail stores and passive recreational  
11 space in a weather-protected, convenient, and attractive  
12 atmosphere for shoppers that also contributes to the  
13 activity and visual interest at street level.

14 Shopping Corridor

15 A passage which goes through a block and connects two  
16 Avenues, and which is lined with retail uses, in order to  
17 make pedestrian circulation more convenient, provide more  
18 frontage for shops, give protection to pedestrians from  
19 inclement weather, and shorten walking distances.

20 Sign, Business

21 ((A)) An on-premise sign directing attention to a business,  
22 profession, commodity, service or entertainment conducted,  
23 sold or offered on the lot where the sign is located.  
24 This definition shall not include signs located within a  
25 business establishment except those signs oriented so as  
26 to be visible through a window.

27 Sign, Changing Image

28 A sign which has a changing message or background.

1 Sign, Combination

2 Any sign incorporating any combination of the features of  
3 freestanding, projecting, and roof signs. The individual  
4 requirements of roof, projecting and pole signs shall be  
5 applied for combination signs incorporating any or all of  
6 the requirements specified in this Code.

7 Sign, Flashing

8 A sign which contains an intermittent or flashing light  
9 source, or an externally mounted, intermittent light source.

10 Sign, Ground

11 A sign that is six feet or less in height above ground  
12 level and is supported by one or more poles, columns or  
13 supports anchored in the ground.

14 Sign, Identification

15 Any ground or wall sign which displays the name, address  
16 and/or use of the premises only.

17 Sign, Marquee

18 A sign placed on, constructed in, or attached to a  
19 marquee.

20 Sign, Off-Premise

21 A commercial use consisting of a sign relating, through  
22 its message and content, to a business activity, use,  
23 product or service not available on the premises upon  
24 which the sign is erected.

1 Sign, Off-Premise Directional

2 An off-premises sign used to direct pedestrian or vehicular  
3 traffic to a facility, service, or business located on  
4 other premises within 1500 feet of the sign. The message  
5 of such sign shall not include any reference to brand  
6 names of products or services whether or not available on  
7 such other premises; provided, that the name of the  
8 facility, service or business may be used.

9 Sign, On-Premise Directional

10 An on-premise incidental sign designed to direct pedestrian  
11 or vehicular traffic.

12 Sign, Pole

13 A sign wholly supported by a structure in the ground.

14 Sign, Portable

15 A sign which is not permanently affixed and is designed  
16 for or capable of being moved, except those signs  
17 explicitly designed for people to carry on their persons  
18 or which are permanently affixed to motor vehicles.

19 Sign, Projecting

20 A sign other than a wall sign, which projects from and is  
21 supported by a wall of a building or structure.

22 Sign, Roof

23 A sign erected upon or above a roof or parapet of a  
24 building or structure.

25 Sign, Rotating

26 Any sign that revolves on a fixed axis.  
27  
28



1 Sign, Under Marquee

2 A lighted or unlighted display attached to the underside  
3 of a marquee.

4 Sign, Wall

5 Any sign attached to and supported by a wall of a building  
6 or structure, with the exposed face of the sign on a plane  
7 parallel to the plane of the wall.

8 Storage, Outdoor

9 All unenclosed areas, not open to the public, which are  
10 used for the retention of materials and equipment for  
11 seventy-two hours or more, whether such materials or  
12 equipment are to be bought, sold, repaired, stored,  
13 incinerated, recycled or discarded.

14 Street Park

15 A street designated as a street park on the pedestrian  
16 street classification map for the interim downtown zone in  
17 which it is located, and which is intended for enhanced  
18 pedestrian and open space use through a variety of  
19 treatments, such as sidewalk widening, landscaping, and  
20 traffic revisions.

21 Section 21. Section 23.84.38 is amended to add definitions  
22 of Transit Tunnel Access, Grade Level and Transit Tunnel  
23 Access, Mechanical to read as follows:

24 Section 23.84.38 "T"

25 \* \* \*

26 Transit Tunnel Access, Grade Level

27 A pedestrian corridor which provides direct access from  
28 street level to transit tunnel stations or concourses at  
approximately the same level as the station mezzanine.

1 Transit Tunnel Access, Mechanical

2 A pedestrian corridor that incorporates a mechanical  
3 device, such as an escalator, to provide direct access  
4 from street level to transit tunnel stations and  
5 concourses.

6 Section 22. Section 23.84.40 is amended to add definitions  
7 of Urban Plaza and Utility to read as follows:

8 Section 23.84.40 "U"

9 \* \* \*

10 Urban Plaza

11 See Plaza, Urban.

12 Utility

13 A commercial use in which power, water, communication  
14 signals, and other similar items are provided or  
15 transmitted.

16 Section 23. Section 23.84.42 is amended to add a defini-  
17 tion of Vocational or Fine Arts School to read as follows:

18 Section 23.84.42 "V"

19 \* \* \*

20 Vocational or Fine Arts School

21 An institution which teaches trades, business courses,  
22 hairdressing, and similar skills on a post-secondary  
23 level, or which teaches fine arts such as music, dance or  
24 painting to any age group, whether operated for non-profit  
25 or profit making purposes.

1 Section 24. Section 23.84.48 is amended to add definitions  
2 of Zone, Interim Downtown and Zone, Residential to read as  
3 follows:

4 Section 23.84.48 "z"

5 Zone, Interim Downtown

6 The following zones regulated by Title 23: DOC1, DOC2,  
7 DRC and DMC.

8 Zone, Residential

9 The following zones regulated by Title 23: SF9600,  
10 SF7200, SF5000, L1, L2, L3, MR, HR, DMR, and IDR; and the  
11 following zones regulated by Title 24: RD7200, RD5000,  
12 RM800, RMV150, and RMV200.

13 Section 25. Section 23.86.06 is amended to read as  
14 follows:

15 Section 23.86.06 Structure Height

16 A. Height measurement technique in all zones except interim  
17 downtown zones

- 18
- 19 1. The height shall be measured at the exterior walls of  
20 the structure. Measurement shall be taken at each  
21 exterior wall from the existing grade to a plane  
22 essentially parallel to the existing grade. For  
23 determining structure height, the exterior wall shall  
24 include a plane between supporting members and between  
25 the roof and the ground. The vertical distance  
26 between the existing grade and the parallel plane  
27 above it shall not exceed the maximum height of the  
28 zone.

- 1           2. No part of the structure, other than those specifi-  
2           cally exempted or excepted under the provisions of  
3           the zone, shall extend beyond this plane.
- 4           3. Underground portions of structures are not included  
5           in height calculations. The height of structures  
6           shall be calculated from the point at which the sides  
7           meet the surface of the ground.
- 8           4. Artificial grades created to gain a height advantage  
9           or to hide the true height of a structure shall be  
10          prohibited. In those cases where artificial grades  
11          have been created, height shall be measured from  
12          existing grade as determined by the Director, as  
13          depicted in Exhibit 86.06A.

14 B. Height averaging for single family zones

15           In a single family zone, the average elevation of the  
16           nearest single family structures on either side of a lot  
17           may be, at the applicant's option, used to establish the  
18           height limit of the principal structure on that lot,  
19           according to the following provisions:

- 20          1. Each structure used for averaging shall be on the  
21          same block front as the lot for which a height limit  
22          is being established. The structures used shall be  
23          the nearest single family structure on each side of  
24          the lot, and shall be within one hundred feet of the  
25          side lot lines of the lot.

- 1           2.    The height limit for the lot shall be established by  
2            averaging the elevations of the structures on either  
3            side in the following manner:
- 4            a.    If the nearest structure on either side has a  
5                roof with at least a three in twelve pitch, the  
6                elevation to be used for averaging shall be the  
7                highest point of that structure's roof minus  
8                five feet.
- 9            b.    If the nearest structure on either side has a  
10               flat roof, or a roof with a pitch of less than  
11               three in twelve, the elevation of the highest  
12               point of the structure's roof shall be used for  
13               averaging.
- 14           c.    Rooftop features which are otherwise exempt from  
15               height limitations, Height Exceptions, Section  
16               23.44.12C, shall not be included in elevation  
17               calculations.
- 18           d.    The two elevations obtained from steps 2.a.  
19               and/or 2.b. shall be averaged to derive the  
20               height limit for the lot. This height limit  
21               shall be the difference in elevation between the  
22               midpoint of a line parallel to the front lot  
23               line at the required front setback and the  
24               average elevation derived from 2.a. and/or 2.b.
- 25           e.    The height measurement technique used for the  
26               lot shall then be the City's standard measure-  
27               ment technique, Section 23.86.06A.
- 28

- 1           3.    When there is no single family structure within one  
2           hundred feet of a side of the lot, or when the nearest  
3           single family structure within one hundred feet of a  
4           side of the lot is not on the same block front, the  
5           elevation used for averaging on that side shall be  
6           thirty feet plus the elevation of the mid-point of  
7           the front lot line of the abutting vacant lot.
- 8           4.    When the lot is a corner lot, the height limit may be  
9           the highest elevation of the nearest structure on the  
10          same block front, provided that that structure is  
11          within one hundred feet of the side lot line of the  
12          lot and that both front yards face the same street.
- 13          5.    In no case shall the height limit established  
14          according to these height averaging provisions be  
15          greater than forty feet.
- 16          6.    Lots using height averaging to establish a height  
17          limit shall be eligible for the pitched roof provi-  
18          sions of Section 23.44.12B.

19    C.    Additional height on sloped lots

- 20          1.    In certain zones, additional height shall be permitted  
21          on sloped lots at the rate of one foot for each six  
22          percent of slope. For the purpose of this provision,  
23          the slope shall be measured from the exterior wall  
24          with the greatest average elevation at existing  
25          grade, to the exterior wall with the lowest average  
26          elevation at existing grade. The slope shall be the  
27          difference between the existing grade average eleva-  
28          tions of the two walls, expressed as a percentage of  
            the horizontal distance between the two walls.

1           2.    This additional height shall be permitted on any wall  
2                   of the structure, provided that no wall shall project  
3                   more than the height limit of the zone above the  
4                   greatest existing grade elevation along the exterior  
5                   walls.

6           3.    Structures on sloped lots shall also be eligible for  
7                   the pitched roof provisions applicable in the zone.

8   D.   Height measurement techniques in interim downtown zones

9  
10   1.   Determine the major street property line, which shall  
11       be the lot's longest street property line. When the  
12       lot has two or more street lot lines of equal length,  
13       the applicant shall choose the major street property  
14       line.

15   2.   Determine the slope of the lot along the entire  
16       length of the major street property line.

17   3.   The maximum height shall be measured as follows:

18       a.   When the slope of the major street property line  
19           is less than or equal to seven and one half  
20           percent, the elevation of maximum height shall  
21           be determined by adding the maximum permitted  
22           height to the existing grade elevation at the  
23           midpoint of the major street property line. On  
24           a through lot, the elevation of maximum height  
25           shall apply only to the half of the lot nearest  
26           the major street property line. On the other  
27           half of a through lot, the elevation of maximum  
28           height shall be determined by the above method

1           using the street lot line opposite and parallel  
2           to the major street property line as depicted in  
3           Exhibit 86.06.06B.

4           b. When the slope of the major street property line  
5           exceeds seven and one half percent, the major  
6           street property line shall be divided into four  
7           or fewer equal segments no longer than one  
8           hundred thirty feet in length. The elevation of  
9           maximum height shall be determined by adding the  
10           maximum permitted height to the existing grade  
11           elevation at the midpoint of each segment. On a  
12           through lot, the elevation of maximum height  
13           shall apply only to the half of the lot nearest  
14           the major street property line. On the other  
15           half of a through lot, the elevation of maximum  
16           height shall be determined by the above method  
17           using the street lot line opposite and parallel  
18           to the major street property line, as depicted in  
19           Exhibit 86.06C.

20           c. For lots with more than one street frontage,  
21           where there is no street property line which is  
22           essentially parallel to the major street  
23           property line, when a measurement has been made  
24           for the portion of the block containing the  
25           major street property line, the next measurement  
26           shall be taken from the longest remaining street  
27           lot line.



1           2. No parts of the structure, other than those specifi-  
2           cally exempted or excepted under the provisions of  
3           the zone shall extend beyond the elevation of  
4           maximum height.

5           3. Underground portions of structures are not included  
6           in height calculations. The height of structures  
7           shall be calculated from the point at which the sides  
8           meet the surface of the ground.

9           Section 26. Chapter 23.86 is amended to add new Sections  
10          23.86.24, 23.86.26, 23.86.28, and 23.86.30 to read as follows:

11          Section 23.86.24   Minimum Facade Height

12  
13          A. When a minimum facade height is required in interim down-  
14             town zones, the height of the facade shall be measured  
15             from the elevation of the street property line at the  
16             sidewalk as depicted in Exhibit 86.24A. Areaways, stair-  
17             ways, and other excavations at the property line shall not  
18             be considered in measuring the elevation of the street  
19             property line. When sidewalk widening is required  
20             according to Section 23.49.16, the height of the facade  
21             shall be measured from the elevation of the line  
22             establishing the new sidewalk width, rather than the  
23             street property line.

24          B. When different minimum facade heights are established at  
25             the corner of a lot, the higher minimum height shall  
26             continue to be provided around the corner for a distance  
27             equal to the higher minimum height required as depicted in  
28             Exhibit 86.24B.

1 Section 23.86.26 Facade Transparency

2 A. In zones where a certain percentage of the street facade  
3 is required to be transparent, transparency shall be  
4 measured in an area between two feet and eight feet above  
5 the elevation of the property line at the sidewalk, as  
6 depicted in Exhibit 86.26A. Areaways, stairways, and  
7 other excavations at the property line shall not be con-  
8 sidered in measuring the elevation of the street property  
9 line. When sidewalk widening is required according to  
10 Section 23.49.16, the elevation of the lines establishing  
11 the new sidewalk width shall be used rather than the  
street property line.

12 B. When transparency is required for facades which abut  
13 bonused public open spaces, the measurement of facade  
14 transparency shall be from the elevation of the public  
15 open space.

16 Section 23.86.28 Blank Facades

17 In zones where blank facades are required to be limited, the  
18 following provisions shall be used to determine the percent  
19 and length of blank facades. Any portion of a facade which is  
20 not transparent shall be considered to be a blank facade.

21 A. Percent of blank facades

- 22
- 23 1. Blank facades shall be measured in an area between  
24 two feet and eight feet above the elevation of the  
25 property line at the sidewalk as depicted in Exhibit  
26 86.28A. Areaways, stairways, and other excavations at  
27 the property line shall not be considered in measuring  
28

1 the elevation of the street property line. When  
2 sidewalk widening is required according to Section  
3 23.49.16, the elevation of the line establishing the  
4 new sidewalk width shall be used rather than the  
5 street property line.

6 2. When the blank facade is limited for facades which  
7 abut bonused public open spaces, the measurement of  
8 facade transparency shall be from the elevation of  
9 the public open space.

10 B. Length of blank facades

11 The length of a blank facade located within the area  
12 established in Subsection A of this section shall be  
13 measured between the closest points of adjacent transparent  
14 areas, at five feet above the elevation of the property  
15 line at the sidewalk. Garage doors shall not be counted  
16 in determining the length of blank facades, as depicted in  
17 Exhibit 86.28A.

18 Section 23.86.30 Common Recreation Area

19 Certain zones require that a minimum common recreation area be  
20 provided for residential uses. When a common recreation area  
21 is required, the following provisions shall apply:

22 A. An outdoor area, which is not part of a street park or  
23 publicly owned open space, shall qualify as a common  
24 recreation area if the ground surface of the area is  
25 permeable and is landscaped with grass, ground cover,  
26 bushes, and/or trees; provided that patios, paved areas  
27  
28

1 designed for recreation, and pedestrian access which meets  
2 the Washington State Rules for Barrier-Free Design shall  
3 also be considered common recreation area.

4 B. Driveways, parking areas, and pedestrian access, except  
5 for pedestrian access meeting the Washington State Rules  
6 and Regulations for Barrier-Free Design, shall not be  
7 counted as common recreation area.

8 C. Development standards in downtown zones specify a minimum  
9 contiguous area for common recreation area. Areas smaller  
10 than the minimum contiguous area specified shall not be  
11 counted toward fulfilling the common recreation area  
12 requirements. Driveways and parking areas, paved or  
13 unpaved, shall be considered to separate common recreation  
14 areas they bisect. Pedestrian access areas shall not be  
15 considered to break the contiguity of common recreation  
16 areas on each side.

17 D. For an area to be considered a common recreation area, it  
18 must have a minimum area and minimum horizontal dimensions  
19 as established for downtown zones. For the purpose of  
20 measuring the horizontal dimensions of the common  
21 recreation area, the following provisions shall apply:

- 22 1. In rectangular or square areas, each exterior dimen-  
23 sion of the area shall meet the minimum dimension as  
24 depicted in Exhibit 86.30A;
- 25 2. In irregularly shaped areas in which all lines inter-  
26 sect at or approximately at ninety degree angles, an  
27 area which is not less than sixty percent of the  
28

1 minimum dimension in width and does not extend  
2 further than sixty percent of the minimum dimension  
3 from a contiguous rectangular or square area of which  
4 all sides meet or exceed the minimum dimension, may  
5 be included as required common recreation area, as  
6 depicted in Exhibit 86.30B.

7 3. In triangular areas, all exterior dimensions of the  
8 area shall meet or exceed the minimum dimension as  
9 depicted in Exhibit 86.30C.

10 4. In circular areas, the diameter of the circle shall  
11 meet the minimum dimension; for semi-circular areas,  
12 the radius of the area shall meet the minimum dimen-  
13 sion as depicted in Exhibit 86.30D.

14 5. When the shape of the area is so unusual that the above  
15 provisions cannot be applied, for example, when the  
16 shape is curvilinear, the Director shall determine  
17 when common recreation area requirements have been met.

18 6. When a portion of a lot is reserved for a vehicular  
19 access easement to another lot, no land within the  
20 limits of the easement shall be included in the  
21 calculation of the common recreation area required,  
22 except when a portion of the structure containing  
23 common recreation area is constructed over the ease-  
24 ment.  
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Approved by me this 21<sup>st</sup> day of September, 1984.

Charles Royce  
Mayor

Filed by me this 21<sup>st</sup> day of September, 1984.

ATTEST: Jim Hill  
City Comptroller and City Clerk

By: Grant Dull  
Deputy

(SEAL)

Published \_\_\_\_\_

1 Section 23.49.42 Interim Downtown Office Core 1,  
2 Transfer of Development Rights

3 A. Development rights may be transferred to lots in the  
4 I-DOCl zone from lots located in the same block,  
5 in accordance with the following requirements:

6 1. The maximum floor area that may be transferred to a  
7 lot in the I-DOCl zone from a lot in the same block  
8 shall be limited to:

9 a. The base FAR of the sending lot minus any  
10 existing floor area on the sending lot, when the  
11 sending lot is located in an I-DOCl, <sup>or</sup> I-DOC2, ~~or~~  
12 ~~I-DRC~~ zone; or

13 b. A FAR of six minus any existing floor area on  
14 the sending lot, when the sending lot is located  
15 in the <sup>an I-DRC or</sup> I-DMC zone.

16 2. The maximum FAR permitted on a receiving lot in  
17 I-DOCl zones through the transfer of development  
18 rights from a sending lot or lots on the same down-  
19 town block shall be fifteen, except that when the  
20 sending lot or lots contain low income housing and  
21 the provisions of subsections <sup>B.1.d and B.1.e</sup> B2 are met, the maximum  
22 FAR shall be twenty.

23 B. Development rights may be transferred to lots in the  
24 I-DOCl zone from sending lots in Interim Downtown Zones  
25 containing low income housing or designated Seattle  
26 Landmarks as provided below:

27 1. Transfer from low income housing  
28



- 1 a. Development rights may not be transferred from  
2 low income housing unless a FAR of thirteen has  
3 been achieved on the receiving lot through the  
4 use of bonuses for public benefit features.
- 5 b. The amount of floor area that may be transferred  
6 to a receiving lot in the I-DOCl zone from a  
7 sending lot containing low income housing shall  
8 be limited to:
- 9 (1) The base FAR of the sending lot minus any  
10 existing floor area on the sending lot when  
11 the sending lot is located in <sup>an</sup> a I-DOCl~~x~~ or  
12 I-DOC2, ~~or~~ I-DRC zone.
- 13 (2) A FAR of six minus any existing floor area  
14 on the sending lot when the sending lot is  
15 located in <sup>an I-DRC or</sup> the I-DMC zone.
- 16 c. The maximum floor area that may be transferred  
17 from a lot containing low income housing shall  
18 be seven times the area of the receiving lot.
- 19 d. The low income housing on the sending lot shall  
20 be certified by the Director of Community  
21 Development as meeting the Transfer of  
22 Development Rights Housing Program Guidelines.
- 23 e. The structure on the sending lot shall have the  
24 greater of fifty percent of total floor area, or  
25 the floor area in use as low-income housing as  
26 of January 1, 1983, in use as low-income housing  
27 for a period of at least twenty years from the  
28

1 date that the Director of the Department of  
2 Community Development certifies that the  
3 structure is in conformance with the Transfer of  
4 Development Rights Housing Program Guidelines.

5 2. Transfer from designated Seattle Landmarks

6 a. The amount of floor area that may be transferred  
7 to a receiving lot in the I-DOC1 zone from a  
8 sending lot on which a landmark is located shall  
9 be limited to:

10 (1) The base FAR of the sending lot minus any  
11 existing floor area on the sending lot when  
12 the sending lot is located in <sup>an</sup> ~~an~~ I-DOC1,  
13 ~~I-DOC2,~~ or I-DRC <sup>or I-DMC</sup> zone.

14 (2) An FAR of six minus any existing floor area  
15 on the sending lot when the sending lot is  
16 located in the I-DMC zone.

17 b. The maximum amount of floor area which may be  
18 transferred from ~~a~~ landmarks shall be five times  
19 the area of the receiving lot.

20 c. The Landmark on the sending lot shall be  
21 restored and maintained as required by the  
22 Seattle Landmarks Board.  
23  
24  
25  
26  
27  
28

1 Section 23.49.72 Interim Downtown Office Core 2, Transfer of  
2 Development Rights

3 A. Development rights may be transferred to lots in the  
4 I-DOC2 zone from lots located in the same block in accord-  
5 ance with the following requirements:

6 1. The maximum floor area that may be transferred to a  
7 lot in the I-DOC2 zone from a lot in the same block  
8 shall be limited to:

9 a. The base FAR of the sending lot minus any  
10 existing floor area on the sending lot, when the  
11 sending lot is located in an I-DOC1, I-DOC2, <sup>or</sup> ~~or~~  
12 I-DRC zone.

13 b. A FAR of six minus any existing floor area on  
14 the sending lot, when the sending lot is located  
15 in <sup>an I-DRC or</sup> the I-DMC zone.

16 2. The maximum FAR permitted on a receiving lot in the  
17 I-DOC2 zones through the transfer of development  
18 rights from a sending lot or lots on the same down-  
19 town block shall be eleven, except that when the  
20 sending lot or lots contain low income housing and  
21 the provisions of subsections <sup>B.1.d and B.1.e</sup> ~~B.2~~ are met, the maximum  
22 FAR shall be fourteen.

23 B. Development rights may be transferred to lots in  
24 I-DOC2 zone from sending lots in Interim Downtown Zones  
25 containing low income housing or designated Seattle  
26 Landmarks in accordance with the following requirements:  
27  
28

1 1. Transfer from low income housing

2 a. Development rights may not be transferred from  
3 low income housing unless a FAR of ten has been  
4 achieved on the receiving lot through the use of  
5 bonuses for public benefit features.

6 b. The amount of floor area that may be transferred  
7 to a receiving lot in the I-DOC2 zone from a  
8 sending lot containing low income housing shall  
9 be limited to:

10 (1) The base FAR of the sending lot minus any  
11 existing floor area on the sending lot when  
12 the sending lot is located in an I-DOC1, ~~or~~  
13 I-DOC2, ~~or I-DMC~~ zone.

14 (2) An FAR of six minus any existing floor area  
15 on the sending lot when the sending lot is  
16 located in <sup>an I-DMC or</sup> the I-DMC zone.

17 c. The maximum floor area that may be transferred  
18 from a lot <sup>or lots</sup> containing low income housing shall  
19 be three times the area of the receiving lot.

20 d. The low income housing on the sending lot shall  
21 be certified by the Director of Community  
22 Development as meeting the Transfer of  
23 Development Rights Housing Program Guidelines.

24 e. The structure on the sending lot shall have the  
25 greater of fifty percent of total floor area, or  
26 the floor area in use as low-income housing as  
27  
28

1 of January 1, 1983, in use as low-income housing  
2 for a period of at least twenty years from the  
3 date that the Director of the Department of  
4 Community Development certifies that the  
5 structure is in conformance with the Transfer of  
6 Development Rights Housing Program Guidelines.

7 2. Transfer from designated Seattle Landmarks

8 a. The amount of floor area that may be transferred  
9 to a receiving lot in the I-DOC2 zone from a  
10 sending lot on which a Landmark is located shall  
11 be limited to:

12 (1) The base FAR of the sending lot minus any  
13 existing floor area on the sending lot when  
14 the sending lot is located in <sup>an</sup> ~~I-DOC1,~~  
15 ~~I-DOC2,~~ <sup>or I-DMC</sup> or I-DRC <sub>Λ</sub> zone.

16 (2) An FAR of six minus any existing floor area  
17 on the sending lot when the sending lot is  
18 located in the I-DMC zone.

19 b. The maximum amount of floor area which may be  
20 transferred from a landmark shall be three times  
21 the area of the receiving lot.

22 c. The Landmark on the sending lot shall be  
23 restored and maintained as required by the  
24 Seattle Landmarks Board.

1 Section 23.49.102 Interim Downtown Retail Core,  
2 Transfer of Development Rights

3 A. Transfer of development rights within the same downtown  
4 block

5 1. Development rights may be transferred to lots in the  
6 I-DRC zone from any lot in the same block.

7 2. The maximum floor area that may be transferred to a  
8 lot in the I-DRC zone from a lot in the same downtown  
9 block shall be <sup>six</sup> ~~five~~ minus any existing floor area on  
10 the sending lot.

11 3. The maximum floor area which may be transferred from  
12 a sending lot shall be two times the area of the  
13 receiving lot.

14 B. Transfer of development rights between different downtown  
15 blocks

16 1. Development rights from a sending lot on a different  
17 downtown block shall not be transferred to receiving  
18 lots in the I-DRC zone.

19 2. Development rights from sending lots in the I-DRC  
20 zone which contain low income housing or designated  
21 Seattle Landmarks may be transferred to receiving

22 lots in the I-DOC1, I-DOC2, and I-DMC zones, <sup>in</sup>  
23 accordance with the provisions for between block  
24 transfer of development rights of the receiving site.

25 C. Transfer of development rights agreements

26 1. The fee owners of sending and receiving lots shall  
27 execute a deed or an agreement which shall be  
28 recorded with the title to both lots.

1           6. The housing on the sending lot shall be retained at  
2           the required affordable sale or rent levels  
3           established in subsections A2 and A3 of this section  
4           for a minimum of twenty years from the date that the  
5           Director of the Department of Community Development  
6           certifies that the structure conforms to the Transfer  
7           of Development Rights Housing Program Guidelines.

8           6. The floor area which may be transferred to a  
9           receiving lot in the I-DMC zone from a sending lot on  
10          the same downtown block shall be limited to a FAR of  
11          six minus the existing floor area on the sending lot.

12          7. The maximum FAR that may be transferred to a  
13          receiving lot in the I-DMC zone shall be two times  
14          the area of the receiving lot.

15    B. Transfer of development rights between lots on different  
16    blocks in the I-DMC zone

17          1. The transfer of development rights to receiving lots  
18          in the I-DMC zone from sending lots on different  
19          blocks within interim downtown zones, which contain  
20          designated Seattle Landmarks or low income housing  
21          structures, shall be permitted according to the  
22          provisions of this subsection.

23          2. Transfer from low income housing

24            a. The floor area that may be transferred from any  
25            sending lot located in the I-DOC1, I-DOC2, <sup>and</sup> and  
26            I-DRC zones shall be limited to the floor area  
27            permitted by the base FAR of the sending lot  
28            minus the floor area of the structure on the  
          sending lot.





1 3. Transfers from designated Seattle Landmarks

2 a. The floor area that may be transferred from any  
3 sending lot located in I-DOC1, I-DOC2, or I-DRC  
4 zones shall be limited to the floor area  
5 permitted by the base FAR of the sending lot  
6 minus the floor area of the structure on the  
7 sending lot.

8 b. The floor area that may be transferred from any  
9 sending lot located in the I-DMC zone shall be  
10 limited to a maximum FAR of six minus the floor  
11 area of the structure on the sending lot. In  
12 the I-DMC zone, only landmark structures on lots  
13 located south of Virginia Street shall qualify  
14 as sending lots.

15 c. The maximum floor area that may be transferred  
16 <sup>to receiving</sup> from a lot upon which is located a landmark  
17 <sup>in the I-DMC zone</sup> structure shall be two times the area of the  
18 receiving lot.

19 d. The Landmark on the sending lot shall be  
20 restored and maintained as required by the  
21 Seattle Landmarks Board.

22 C. Transfer of development rights agreements

23 1. The fee owners of sending and receiving lots shall  
24 execute a deed or other agreement, which shall be  
25 recorded with the title to both lots.

26 2. The agreement or deed shall be for a term which:  
27  
28

# 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. 111926**  
.....

was published on **September 25, 1984**  
.....  
.....

*B. Blair*  
.....  
Subscribed and sworn to before me on

**September 25, 1984**  
.....  
*Barbara A. Jones*  
.....  
Notary Public for the State of Washington,  
residing in Seattle.

TIME AND DATE STAMP

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THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY  
THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:



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**FOR CITY COUNCIL PRESIDENT USE ONLY**

COMMITTEE(S) REFERRED TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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PRESIDENT'S SIGNATURE

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CITY OF SEATTLE

1985 APR 29 AM 8:39

COMPTROLLER AND CITY CLERK

THE CITY OF SEATTLE

LAW DEPARTMENT

MUNICIPAL BUILDING . SEATTLE, WASHINGTON 98104

AREA CODE 206 TELEPHONE 625-2402

DOUGLAS N. JEWETT, CITY ATTORNEY

April 26, 1985

Gregory Dudiak  
Book Publishing Company  
201 Westlake Avenue North  
Seattle, WA 98109

Re: Seattle Municipal Code

Dear Gregory:

This letter is to answer your questions on the Land Use Code contained in your April 9 and April 15, 1985 letters.

I spoke with Mark Stumpf of your office on April 23 and he indicated that the first two questions in your April 9 letter refer to Ordinance 112134 rather than Ordinance 111926.

Therefore, following your number format:

1. Ordinance 112134, page 72, part I, the unnumbered section shall be given the section number of 23.49.198 with the catchline "Chapter 23.66 provisions apply."
2. Ordinance 112134, page 85, line 16 at Section 23.49.223 will be given the catchline "Chapter 23.66 provisions apply."
3. This question was answered in my April 10, 1985 letter to you.
4. Although the subsection scheme contained in Ordinance 111926 at sections 23.49.046, 23.49.076 and 23.49.094 vary from specification, please publish the scheme as it appears in the ordinance.
5. Ordinance 111926, page 87, the bonus ratio for Shopping Atrium should read "6 or 8."
6. Ordinance 112134 at sections 23.66.302, 23.66.304, 23.66.306 and 23.66.310, the subsections may be editorially lettered.
7. Maps A through F for Ordinance 112134 are enclosed.

Gregory Dudiak

Page 2

April 26, 1985

Referring to your April 15 letter regarding maps and exhibits for Ordinance 111926, I have enclosed another "cleaner" set of these. I spoke with Mark Stumpf on April 24 and I indicated to him that if these were not clean enough for reproduction, I will try to track down the originals to send to you.

Exhibits missing from this set are 49.18A and 49.18B. Joyce Kling from the Department of Construction and Land Use told me during our conversation on April 24th, that these exhibits were inadvertently omitted from the ordinance when it was introduced and passed by the City. They have decided not to amend the ordinance to include these exhibits, due to the probability the ordinance will be repealed this summer. Please make an editor's note that copies of these exhibits may be obtained from the Department of Construction and Land Use.

Regarding Exhibits 49.76A-E, these exhibits are identical to Exhibits 49.46A-E and 49.132A-E. Please print these exhibits once, and mark them as follows:

Exhibit 49.46A, 49.76A and 49.132A -  
Maximum Facade Height

Exhibit 49.46B, 49.76B and 49.132B -  
Exception to Maximum Setback Limits

Exhibit 49.46C, 49.76C and 49.132C -  
Application of Maximum Setback Limits

Exhibit 49.46D, 49.76D and 49.132D -  
Maximum Length of Setback

Exhibit 49.46E, 49.76E and 49.132E -  
Maximum Setback at Intersections

Referring to your question on Exhibit 84.08B. In my letter of November 16, 1984, I asked you to make many technical corrections to Ordinance 111926. Pertinent to Exhibits 84.04 and 84.08B were the technical corrections.

Page 129, line 20, §23.84.02B, "84.04A" should be "84.04A1".

Page 129, line 22, §23.84.0213, "84.04B" should be "84.04A2".

Gregory Dudiak  
Page 3  
April 26, 1985

The exhibits also need technical corrections:

Exhibit 84.04 should be "84.04A1".  
Exhibit 84.08B should be "84.04A2".

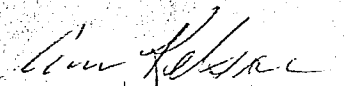
Exhibit 54.24A is contained within the body of the ordinance on page 106.

✓ Please make another technical correction to Ordinance 111926, page 120, line 25: delete "feet-" at the end of the line.

Thank you for your attention to these matters.

Very truly yours,

DOUGLAS N. JEWETT  
City Attorney

By   
ANN KELSON  
Paralegal

MAK:bb

enc.

cc: Joyce Kling  
✓ City Clerk

November 16, 1984

Margaret Bustion  
Book Publishing Company  
201 Westlake Avenue North  
Seattle, WA 98109

Attention: Karen

Re: Seattle Municipal Code  
Ordinance 111926-Interim Downtown Zoning Code

Dear Ms. Bustion:

The attached is a list of technical corrections to be made to Ordinance 111926 transmitted to you on September 25, 1984. For your information and as I mentioned to Karen, the Interim Downtown Zoning Code will probably only be in effect through the Summer of 1985.

Thank you for your attention to this matter. If you have any questions, please contact me at 625-2110.

Very truly yours,

DOUGLAS N. JEWETT  
City Attorney

By

ANN KELSON  
Paralegal

AK:nd

<u>Page</u>	<u>Section</u>	<u>Line</u>	<u>Correction</u>
3	23.49.04C	23	"23.04.10(D)" should be "23.04.01D"
7	23.49.10D	25	"mechancial" should be "mechanical"
11	23.49.18B	8	Should be "Upper level setbacks for view corridors. . ."
11	23.49.18B	12	Third chart heading should be "Distance of setback from street property <u>line</u> "
11	23.49.18B	15½	Should be "Second and Third <u>Avenues West. . .</u> "
14	23.49.24E	22	Should be "that <u>the</u> Director. . ."
22	23.49.32B2	27	"23.49.34" should be "23,49.3 <u>6</u> "
23	23.49.34E	11	"recycling collecting" should be "recycling <u>collection</u> "
26	23.49.40A2a	13	"section" should be " <u>Section</u> "
27	23.49.40A2c	2	"23.80" should be "23. <u>84</u> "
27	23.49.40A2c	2	(( <del>Design Terms</del> ) <u>Interim Public Benefit Features</u> )
30	23.49.42B1e	26 & 27	delete hyphen between "low" and "income"
40	23.49.46D2a	1	Should be "features <u>that</u> have . . ."



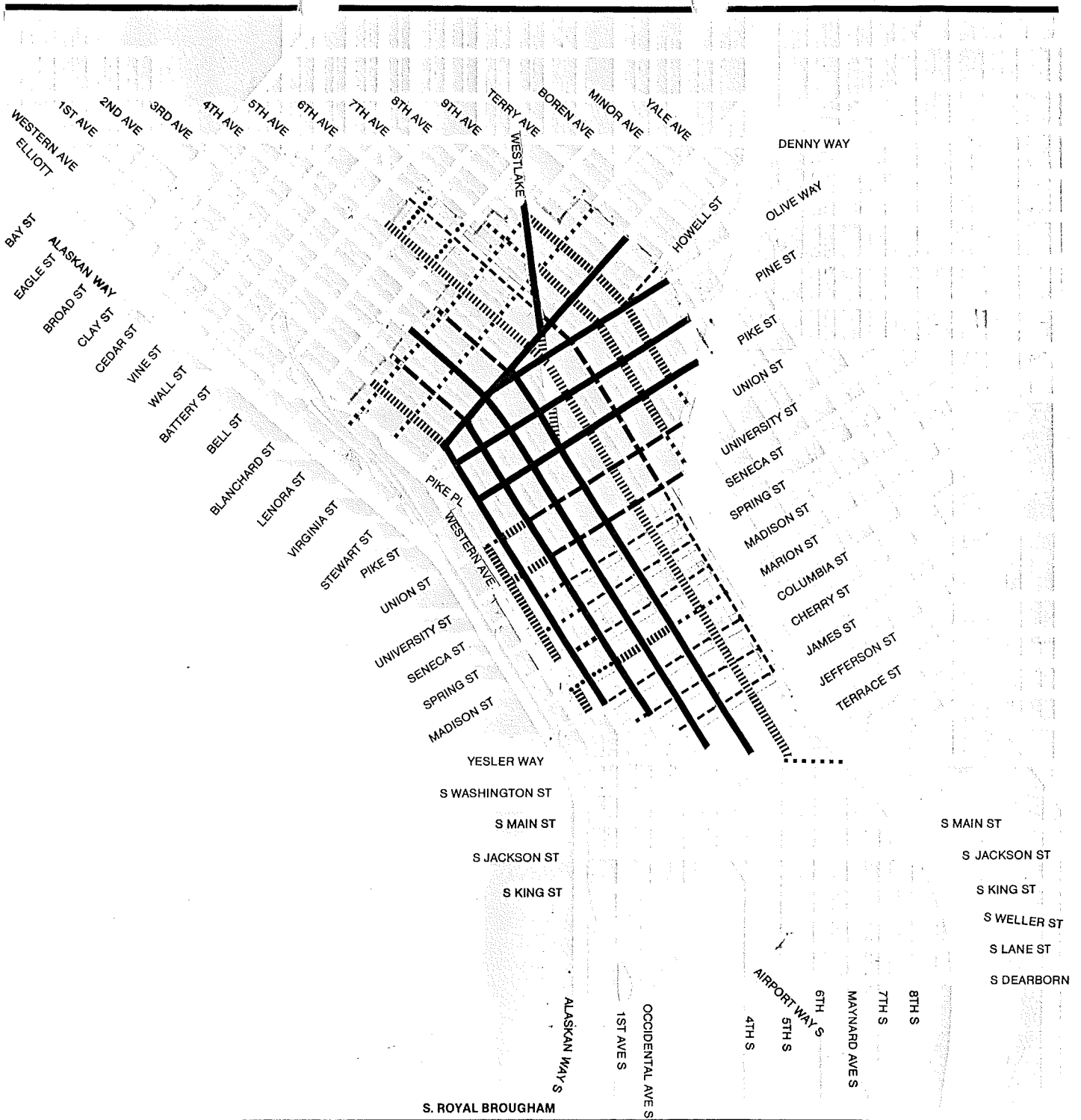
Margaret Bustion  
11/16/84  
Page three





<u>Page</u>	<u>Section</u>	<u>Line</u>	<u>Correction</u>
40	23.49.46D3	14,24, 27	Subsections (1), (2) and (3) should be Subsections (a), (b) and (c).
48	23.49.70A2a	8	"subsection" should be "section, a FAR. . ."
50	23.49.72A1a	12	"Zone." should be "zone; <u>or</u> "
51	23.49.72B1c	18	(( <del>from</del> )) <u>to</u> a lot (( <del>of</del> )) <u>from</u> lots containing . . .
52	23.49.72B2b	20	"landmark" should be " <u>Landmark</u> "
53	23.49.72C2A	7	"landmark" should be " <u>Landmark</u> "
58	23.49.76B2a	7	factor (( <del>times</del> )) by the width. . .
59	23.49.76C3	19	"Energy code" should be " <u>Energy Code</u> "
63	23.49.78A3	13	Fourth chart heading should be "Lots greater <u>than</u> 40,000 square feet in size"
64	23.49.78B1	7	Third chart heading should be "Lots with two or more (( <del>street</del> )) street frontages"
64	23.49.78B1	8	Fourth chart heading should be "Lots greater <u>than</u> 40,000 square feet in size"
75	23.49.100	7	"Housing Bonus Guideline" should be " <u>Housing Bonus Guidelines</u> "

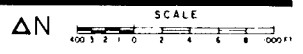
<u>Page</u>	<u>Section</u>	<u>Line</u>	<u>Correction</u>
75	23.49.100A	13	"23.80 should be "23.8 <u>4</u> "
75	23.49.100A	13	(( <del>Design Terms</del> )) <u>Interim Public</u> <u>Benefit Features</u>
85	23.49.124	16	Title should be " <u>Interim</u> Downtown Mixed Commercial"
87	23.49.126B1	6	"23.80" should be "23.8 <u>4</u> "
87	23.49.126B1	6,7	(( <del>Design Terms</del> )) <u>Interim Public</u> <u>Benefit Features</u>
88	23.49.128A5	24	"retainn" should be "retain"
89	23.49.128A6	8	Second section "6" should be " <u>7</u> "
93	23.49.130B1	12	"23.49.136" should be "23.49. <u>126</u> "
97	23.49.132B2a	7	factor (( <del>times</del> )) by the width . . .
100	23.49.132D3a	8	"exceed" should be "ex <u>ceed</u> "
129	23.84.02B	20	"84.04A" should be "84.04A <u>1</u> "
129	23.84.02B	22	"84.04B" should be "84.04A <u>2</u> "
131	23.84.06C	9	"civil" should be "civ <u>ic</u> "
132	23.84.08	18	". . . day care home)." should be ". . . day care home.)"
139	23.84.25M	20	Subsections 2 and 3 on page 140
140			should be moved to page 139, line 20 under "Manufacturing, Light"
141	23.84.25M	13	Museum (( <del>Revised</del> ))
145	23.84.25P	13	Should be ". . . craft work <u>.</u> "

Margaret Bustion  
11/16/84  
Page five

<u>Page</u>	<u>Section</u>	<u>Line</u>	<u>Correction</u>
151	23.84.36S	2	"off-premises" should be "off-premise"
154	23.84.48Z	6,7	Should be " <u>IDOC1</u> , <u>IDOC2</u> , <u>IDRC</u> and <u>IDMC</u> ."
156	23.86.06B2e	26	"23.86.06A" should be 23.86.06 <u>B</u> "
160	23.86.06D	1,5	Subsections 2 and 3 should be subsections 4 and 5
162	23.86.28B	12	"Subsection A" should be " <u>subsection A</u> "

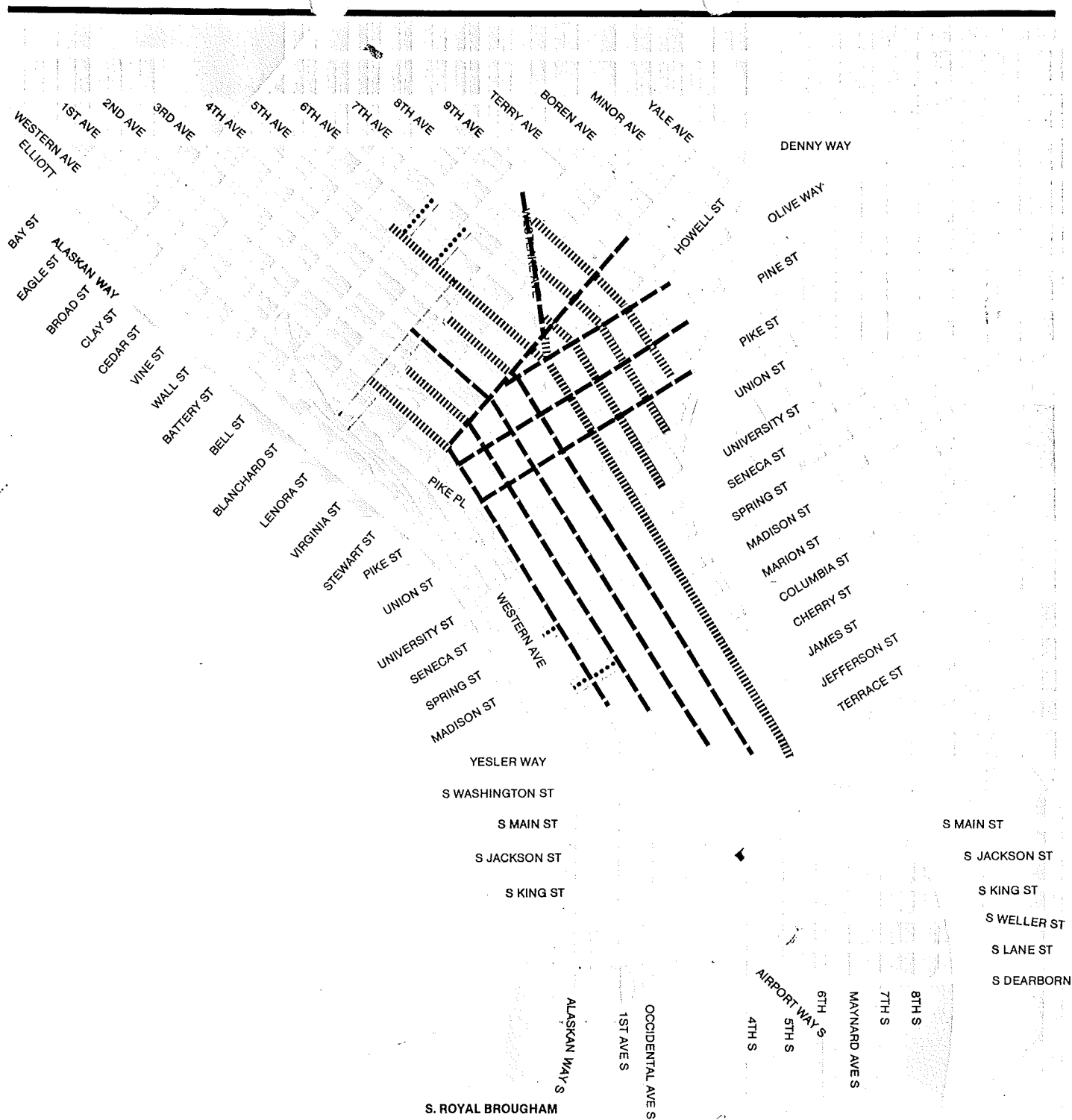


-  Major Transit Street
-  Class I Pedestrian Streets/Major Traffic
-  Class I Pedestrian Streets/Minor Traffic
-  Class II Pedestrian Streets/Major Traffic
-  Class II Pedestrian Streets/Minor Traffic
-  Street Parks
-  Local Traffic Streets



**Map I A**  
Interim  
Downtown  
Zones

**Traffic Street Classifications**

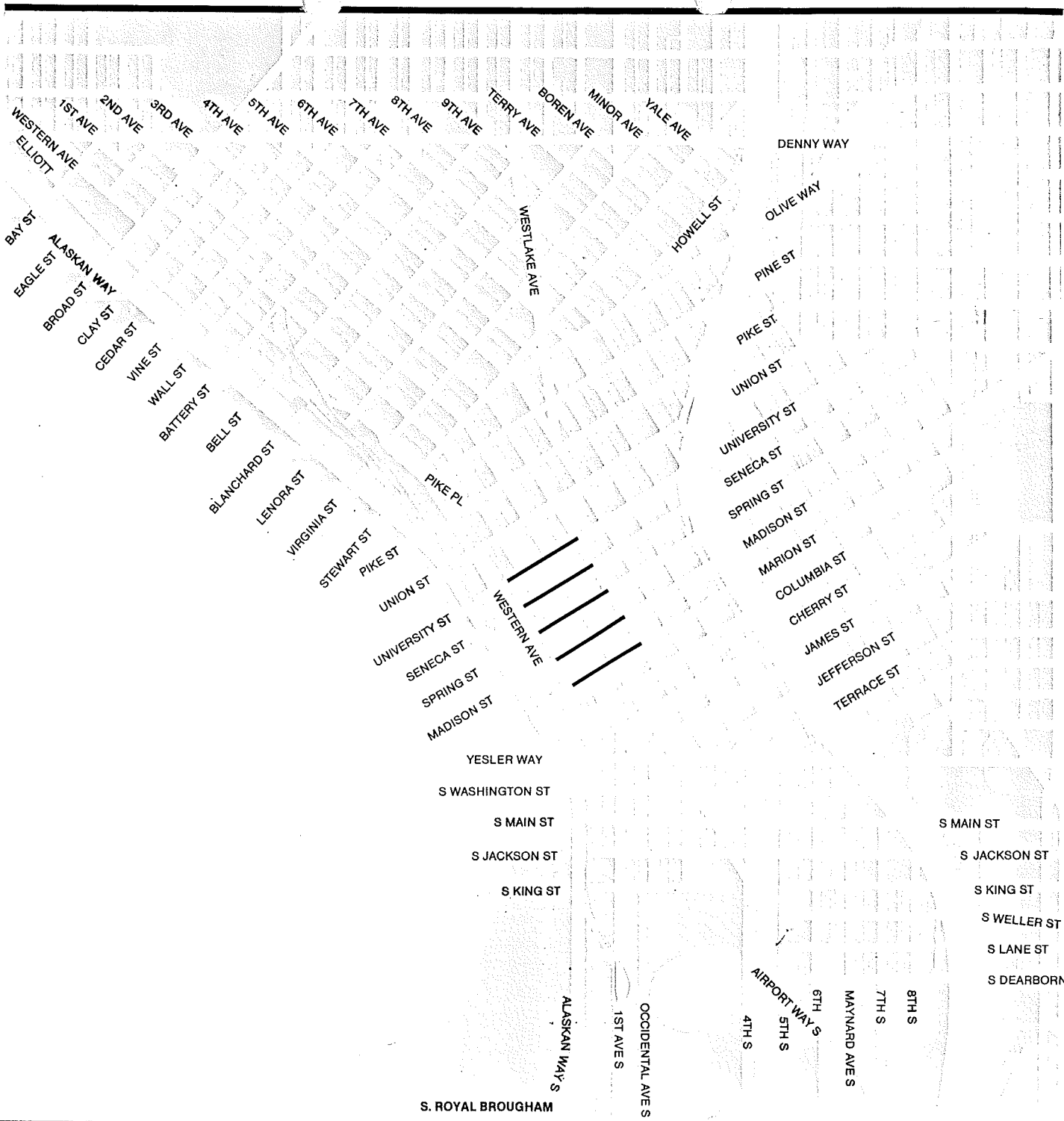


△ N SCALE 100 2 1 0 2 4 6 8 000 FT

- ⋯ Variable
- ▭ 12'
- ▨ 15'
- ▧ 18'

**Map I B**  
**Interim**  
**Downtown**  
**Zones**

**Sidewalk Widths**

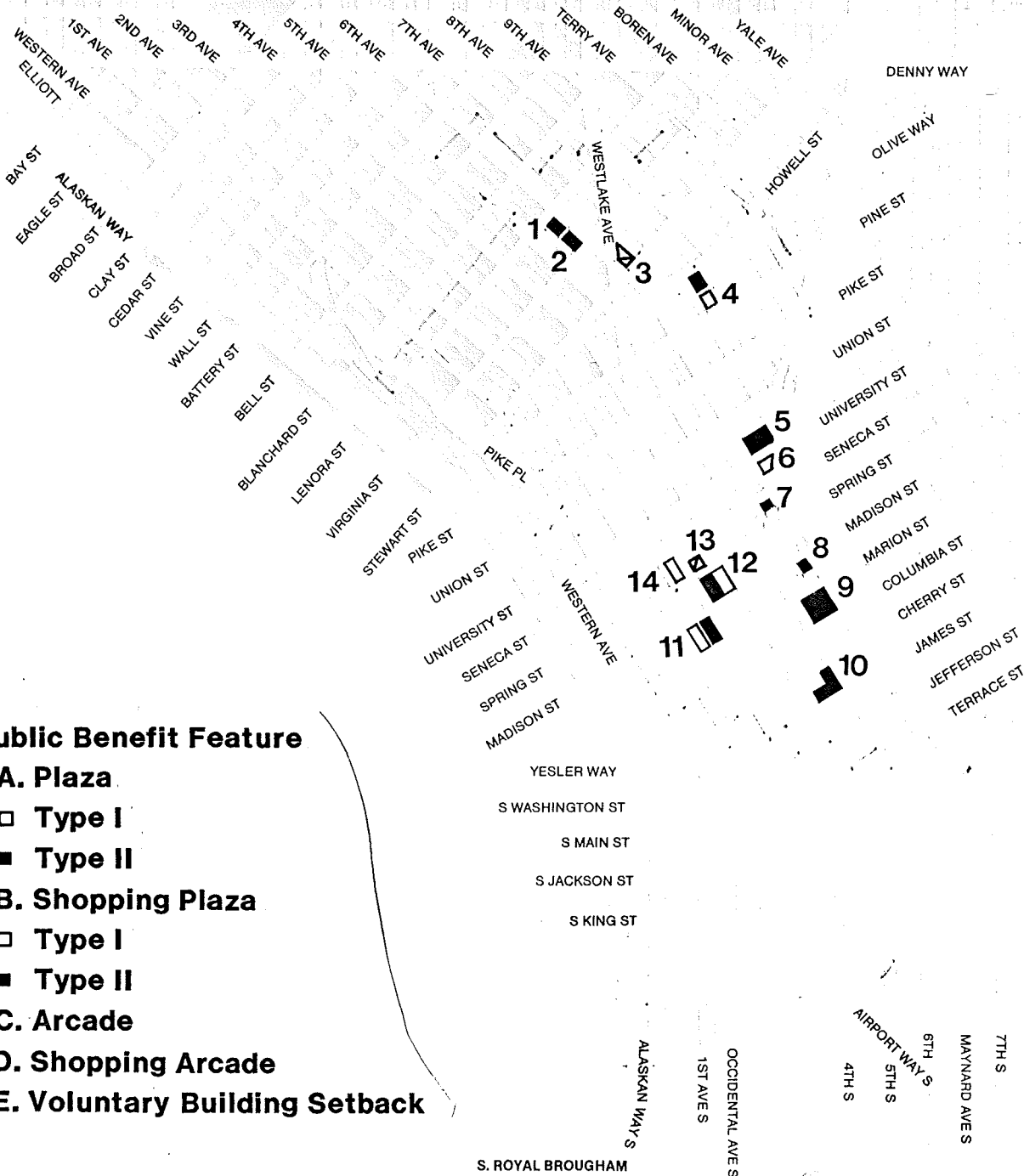


 **View Corridors**

# Map I C

## Interim Downtown Zones

**View Corridors**



**Public Benefit Feature**

**A. Plaza**

- Type I
- Type II

**B. Shopping Plaza**

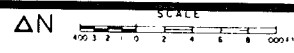
- Type I
- Type II

**C. Arcade**

**D. Shopping Arcade**

**E. Voluntary Building Setback**

YESLER WAY  
 S WASHINGTON ST  
 S MAIN ST  
 S JACKSON ST  
 S KING ST  
 ALASKAN WAY S  
 OCCIDENTAL AVE S  
 1ST AVE S  
 AIRPORT WAY S  
 4TH S  
 5TH S  
 6TH S  
 MAYNARD AVE S  
 7TH S  
 8TH S  
 S DEARBORN



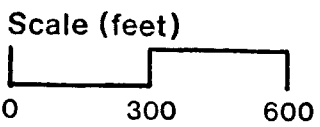
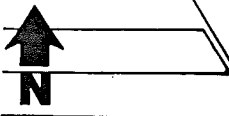
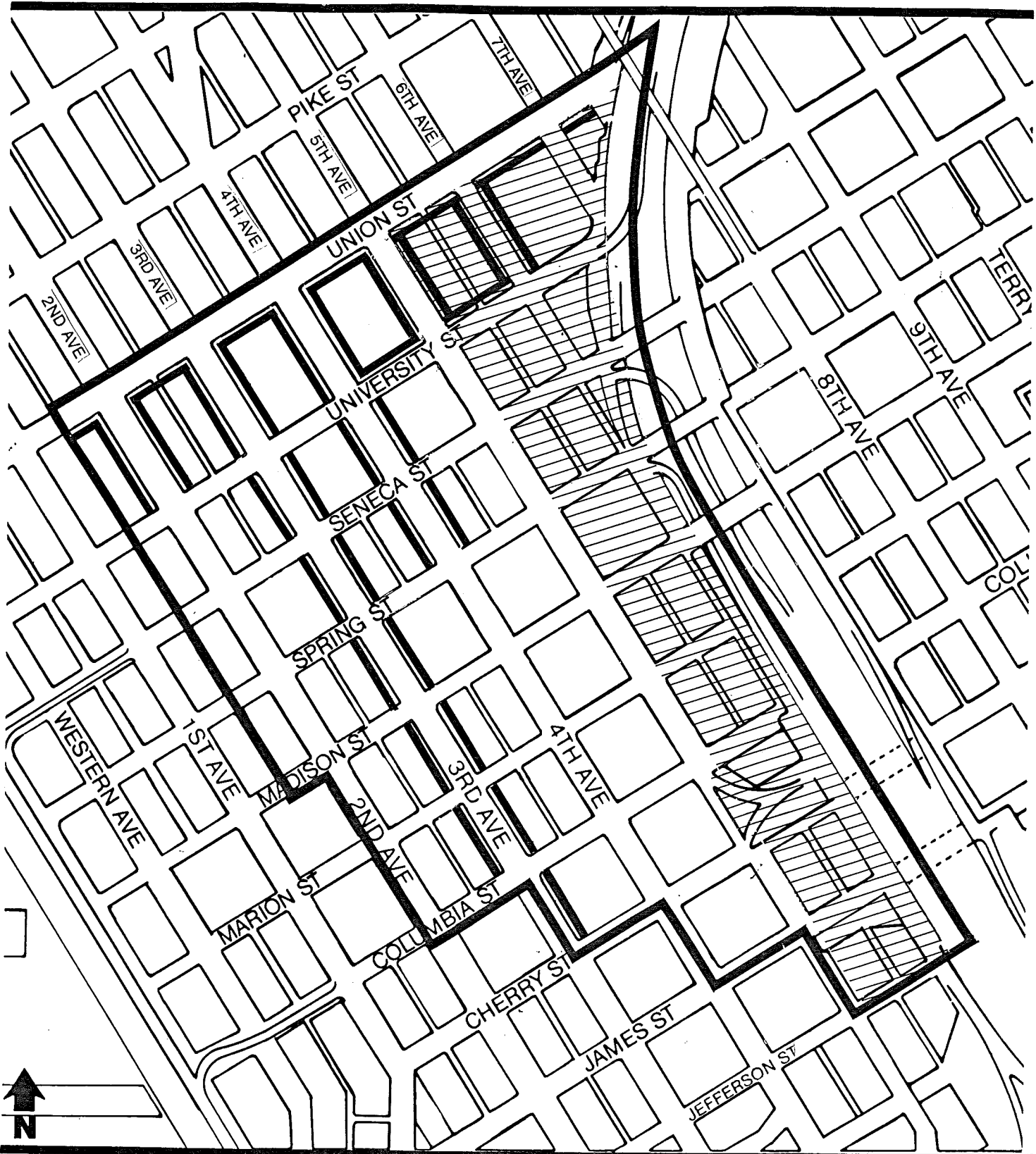
1. United Airlines Building A,C,E
2. Westin Building A,D
3. Plaza 600 Building C,E
4. 1600 Bell Plaza A,C,E
5. One Union Square A,E
6. Park Place A,D
7. Crowne Plaza Hotel A,D

8. Madison Hotel A,C,D,E
9. Seafirst Fifth Avenue Plaza A,B,C,D,E
10. Columbia Center A,B,C,D
11. First Interstate Center A,B,C,D,E
12. Seattle First National Bank A,C
13. Northern Life Building C
14. 1111 Third Avenue Building B,C,D

Map I D

Interim  
Downtown  
Zones

**Existing Public Benefit Features**



- Street Level Uses Required
- Long Term Garages

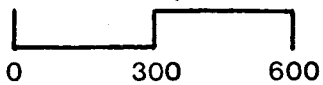
**Map IIA**  
 Interim  
 Downtown  
 Office  
 Core-1

**Principal Use Parking / Required Street Level Uses**





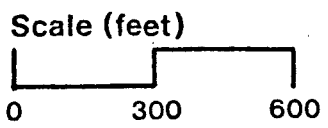
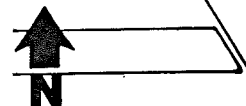
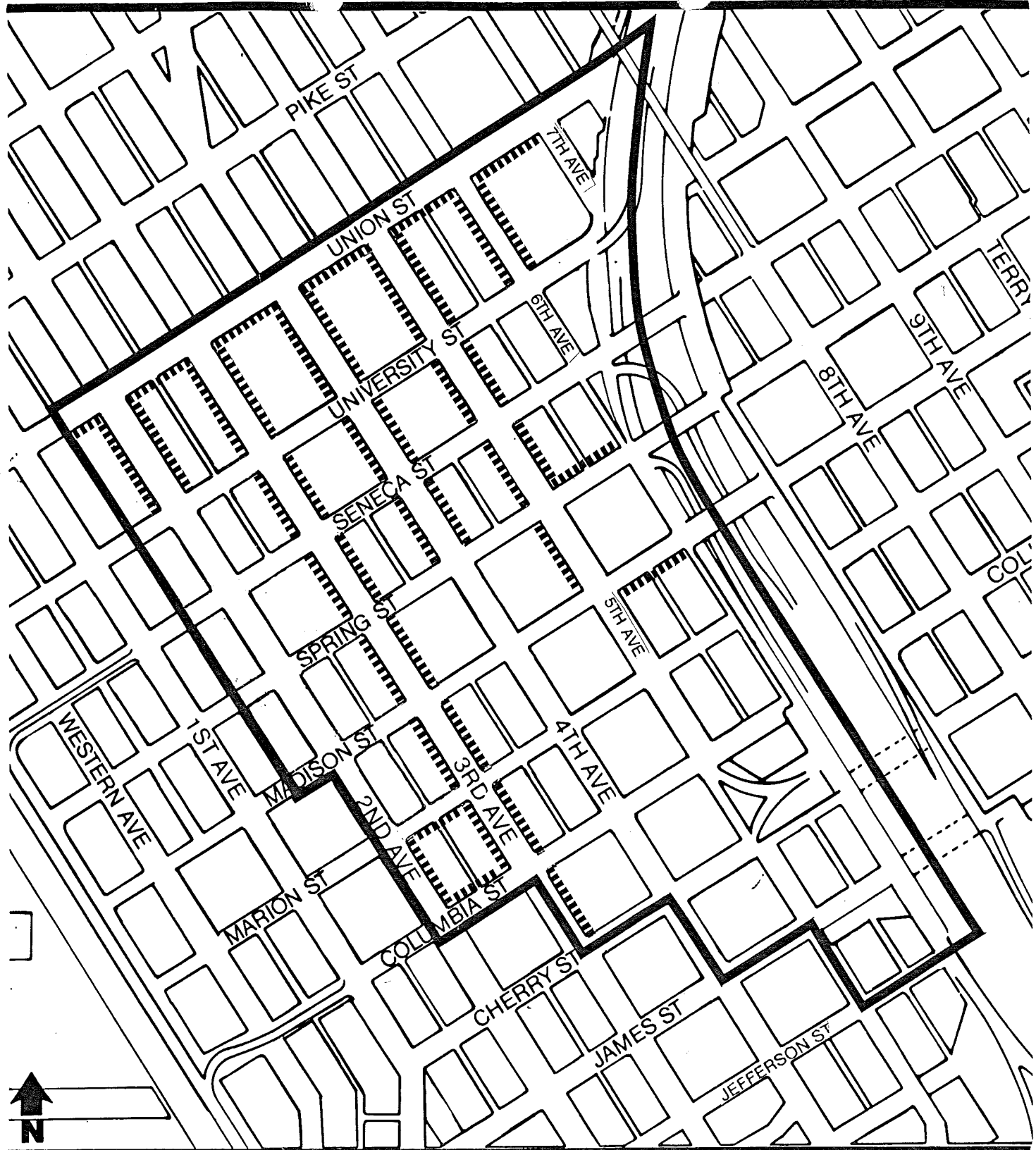
Scale (feet)



**Public Benefit Features**

-  **Hillside Terrace**
-  **Hillclimb Assist**
-  **Shopper Amenities**
-  **Retail Shopping Bonus**
-  **Short Term Parking**
-  **Transit Tunnel Access**

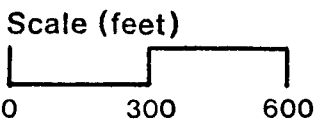
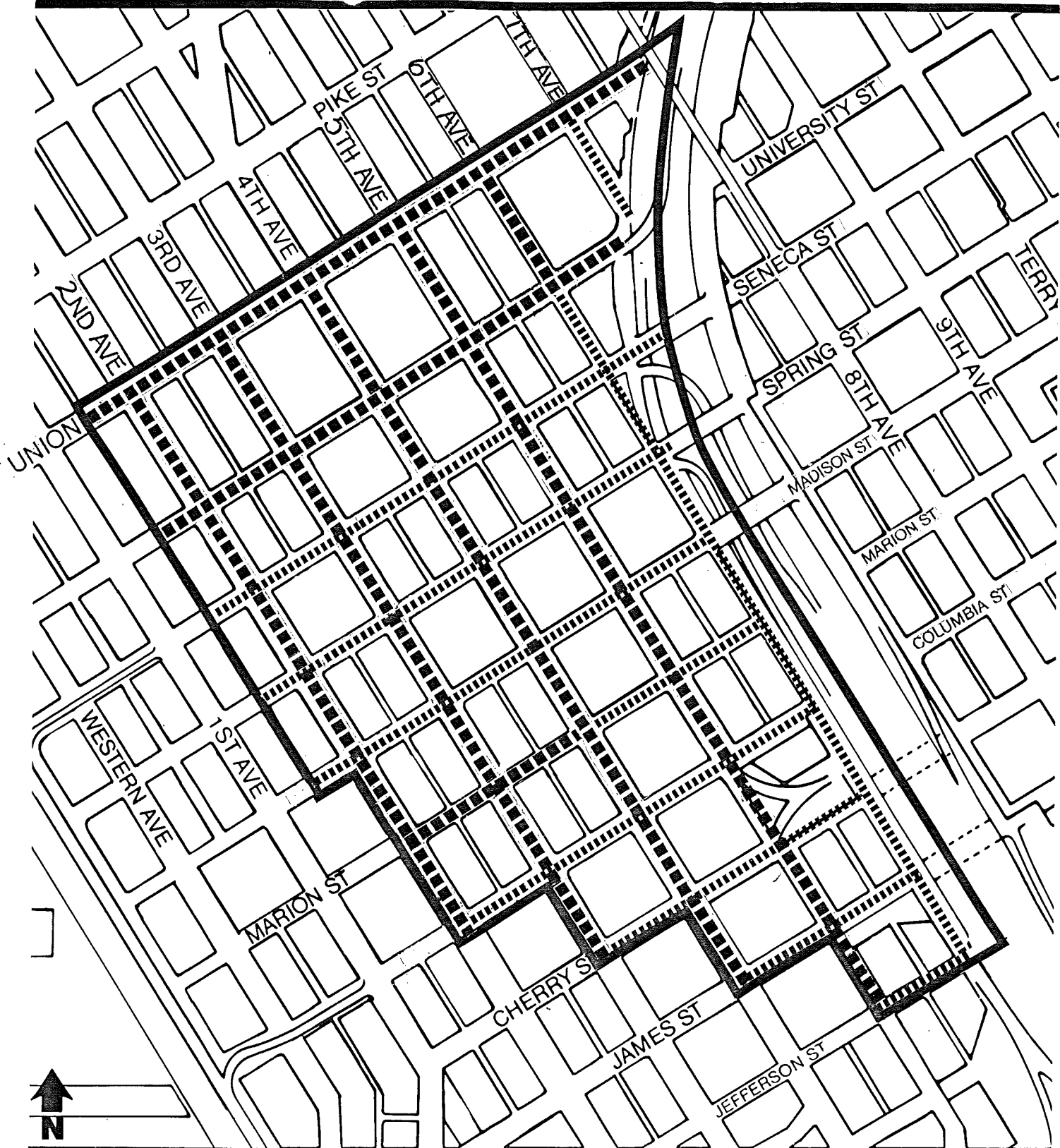
**Map IIB**  
 Interim  
 Downtown  
 Office  
 Core-1





 Property Line Facades Required

Property Line Facades

**Map IIC**  
 Interim  
 Downtown  
 Office  
 Core-1



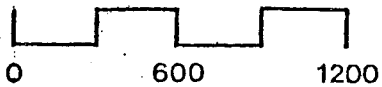
 **Class I**  
 **Class II**

**Map IID**  
 Interim  
 Downtown  
 Office  
 Core-1

**Pedestrian Street Classifications**



Scale (feet)

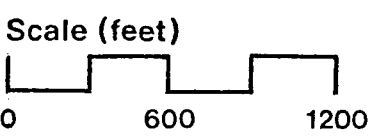
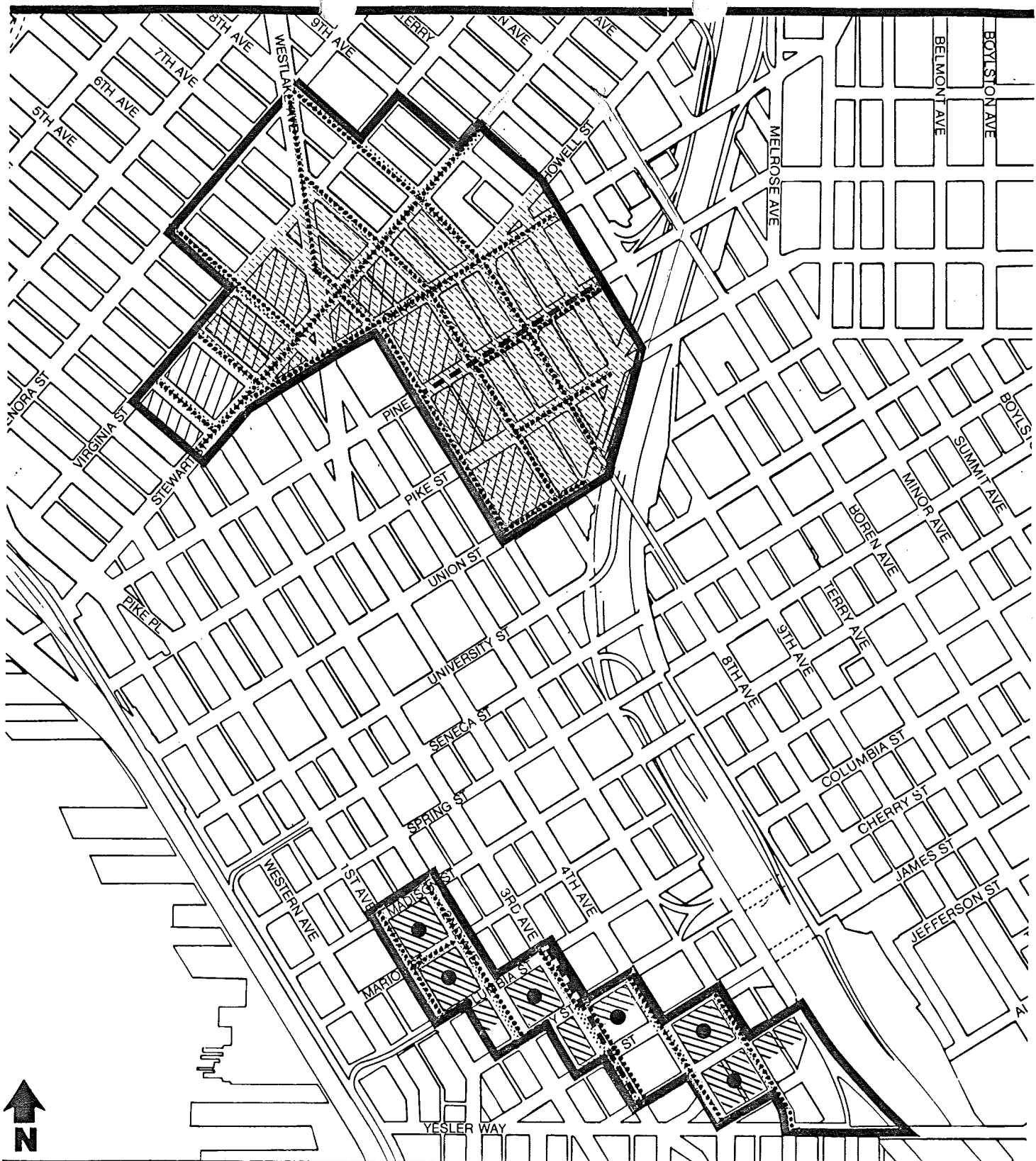


-  Street Level Uses Required
-  Short and Long Term Garages
-  Surface Parking Areas and Short and Long Term Garages

Principal Use Parking / Required Street Level Uses

**Map IIIA**

Interim  
Downtown  
Office  
Core-2



**Public Benefit Features**

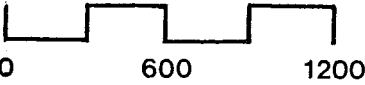
-  **Hillside Terrace**
-  **Hillclimb Assist**
-  **Shopper Amenities**
-  **Retail Shopping Bonus**
-  **Short Term Parking**
-  **Transit Tunnel Access**

**Map IIIB**  
 Interim  
 Downtown  
 Office  
 Core-2





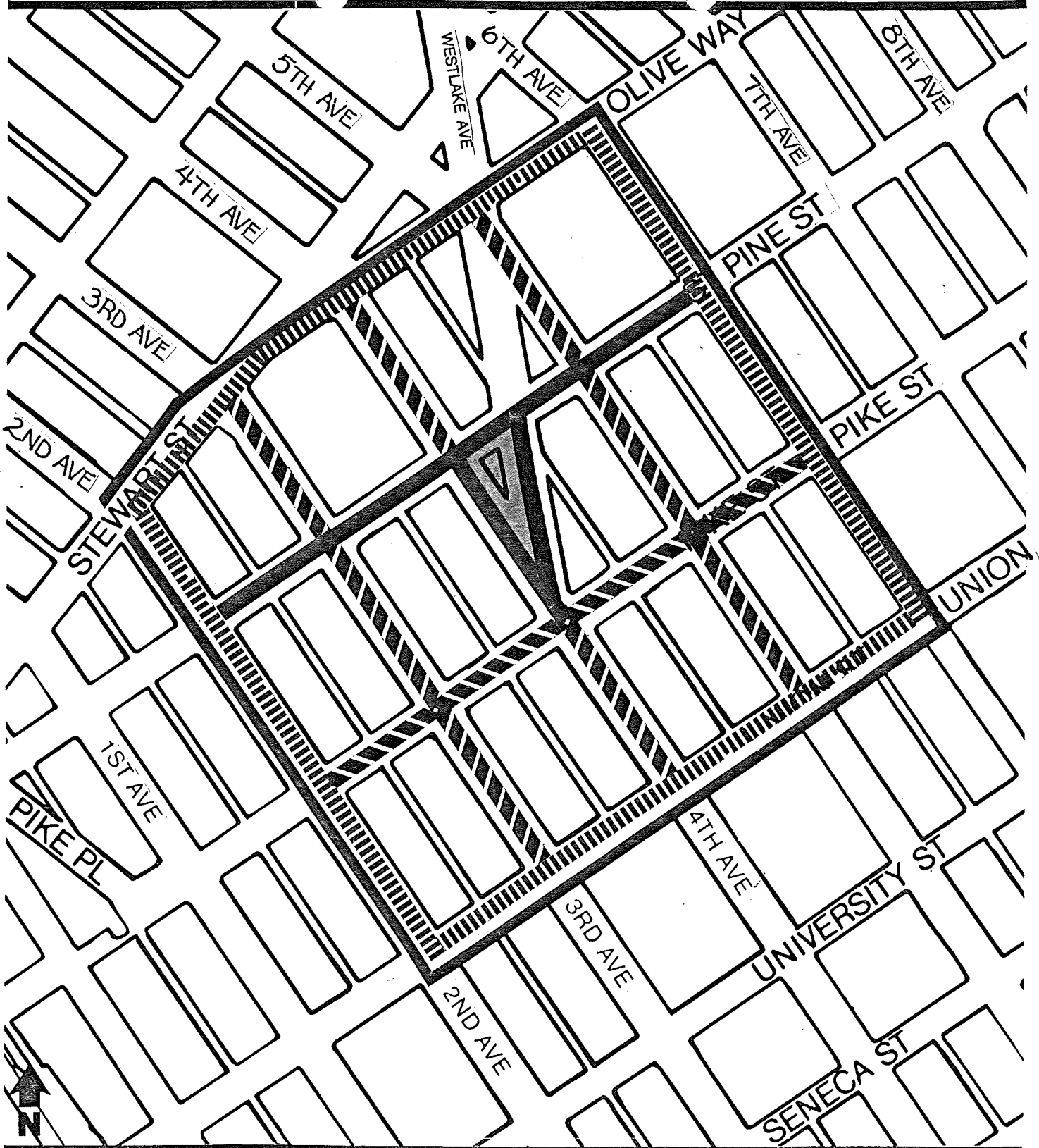
Scale (feet)



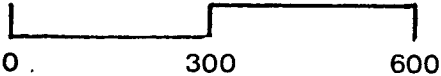
-  Class I
-  Class II
-  Street Park




**Pedestrian Street Classifications**

**Map IIID**  
 Interim  
 Downtown  
 Office  
 Core-2



Scale (feet)



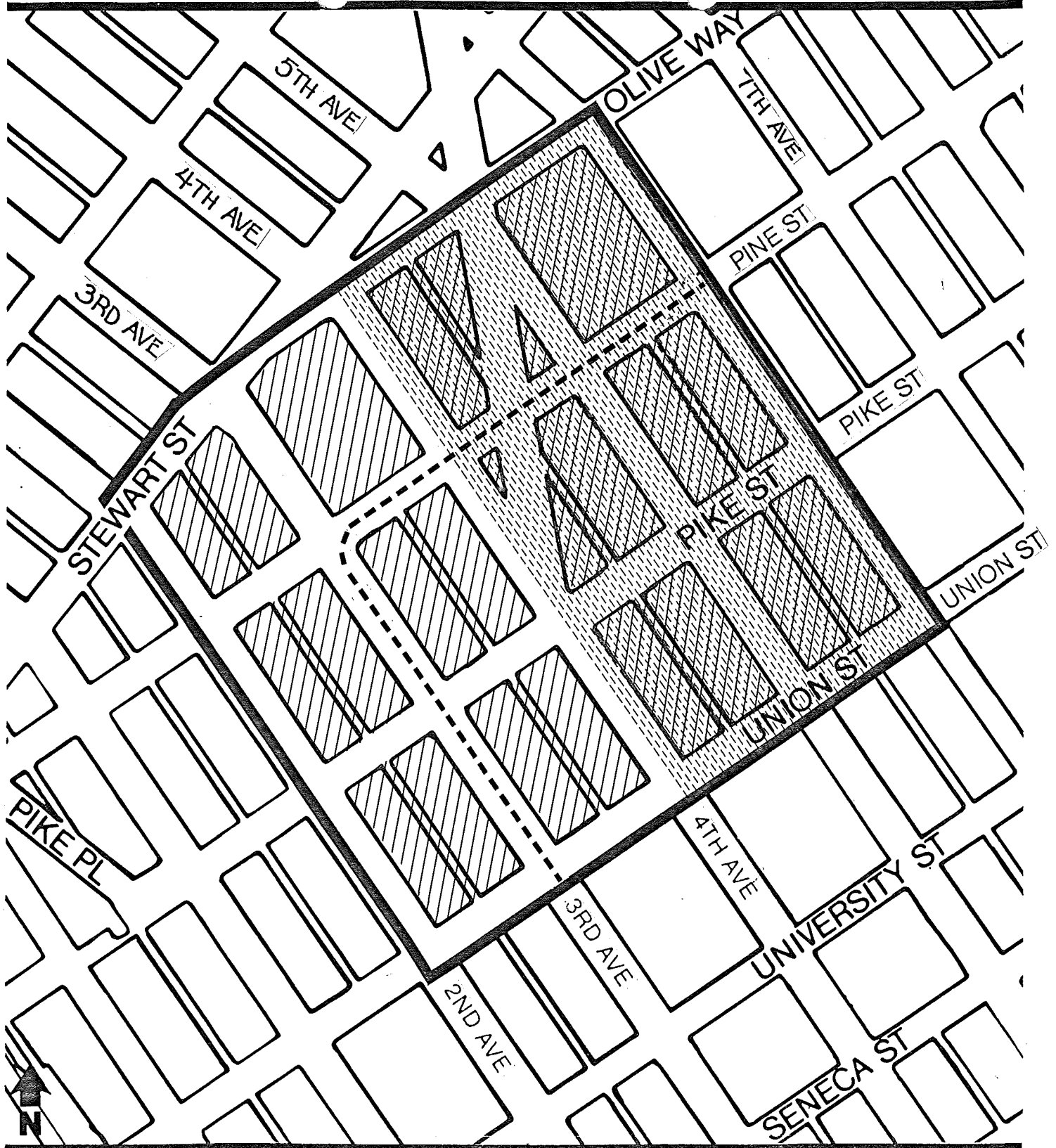
-  Priority 1
-  Priority 2
-  Priority 3

### Map IVA

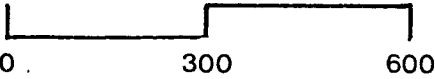
Interim  
Downtown  
Retail  
Core

**Priority for Minimizing Impacts of  
Major Retail Store Bonus on Streets and Public Spaces**





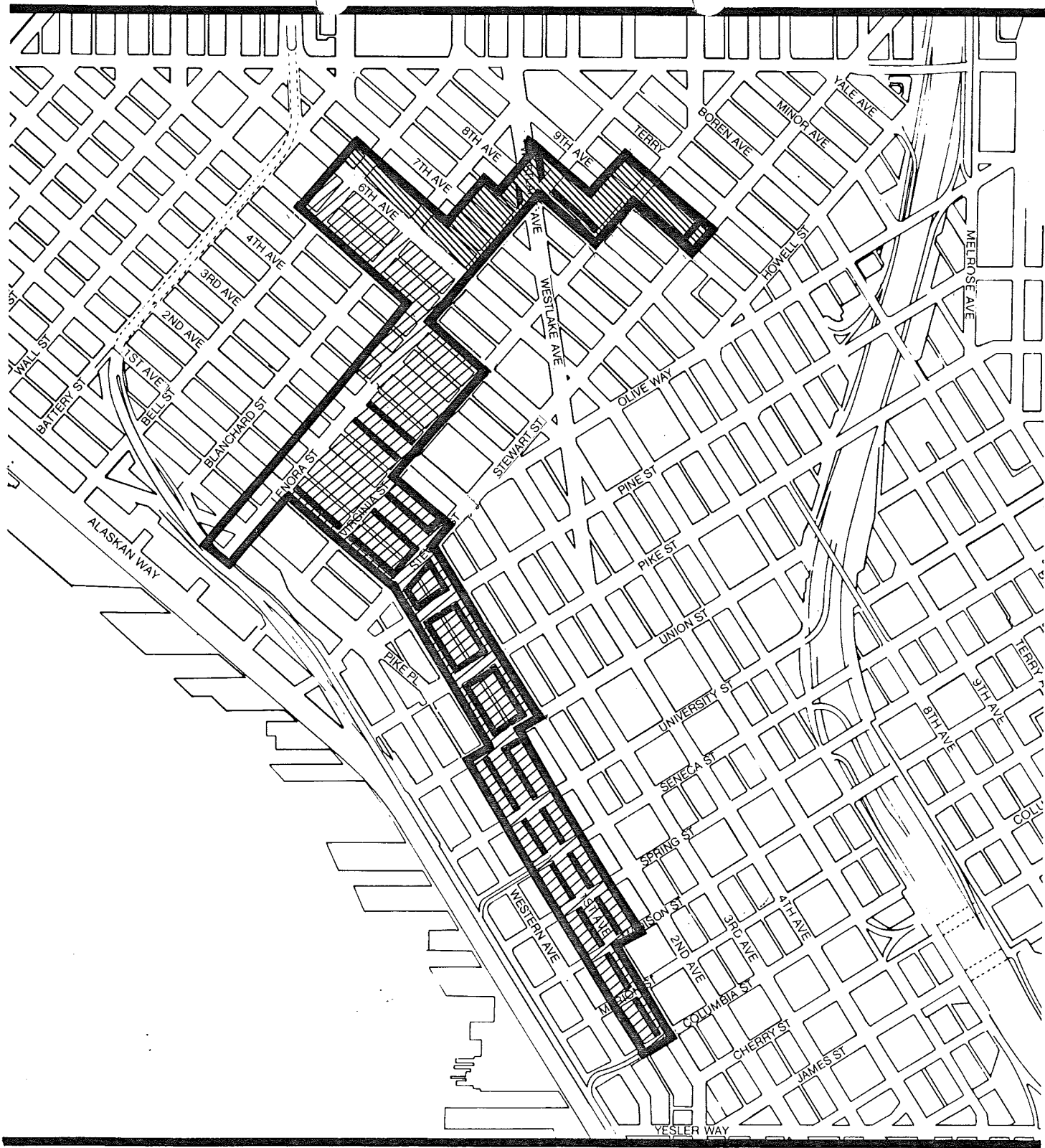
Scale (feet)



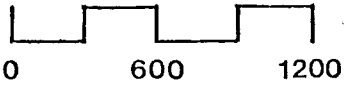
Public Benefit Features

-  **Shopper Amenities**
-  **Short Term Parking**
-  **Transit Tunnel Access**

**Map IV B**  
 Interim  
 Downtown  
 Retail  
 Core



Scale (feet)



-  Street Level Uses Required
-  Short Term Garages
-  Surface Parking Areas and Short and Long Term Garages

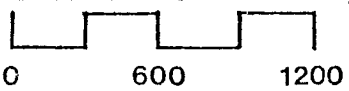
Principal Use Parking / Required Street Level Uses





Map V A

Interim  
Downtown  
Mixed  
Commercial



Scale (feet)



-  Hillclimb Assist
-  Hillside Terrace
-  Shopper Amenities
-  Retail Shopping Bonus

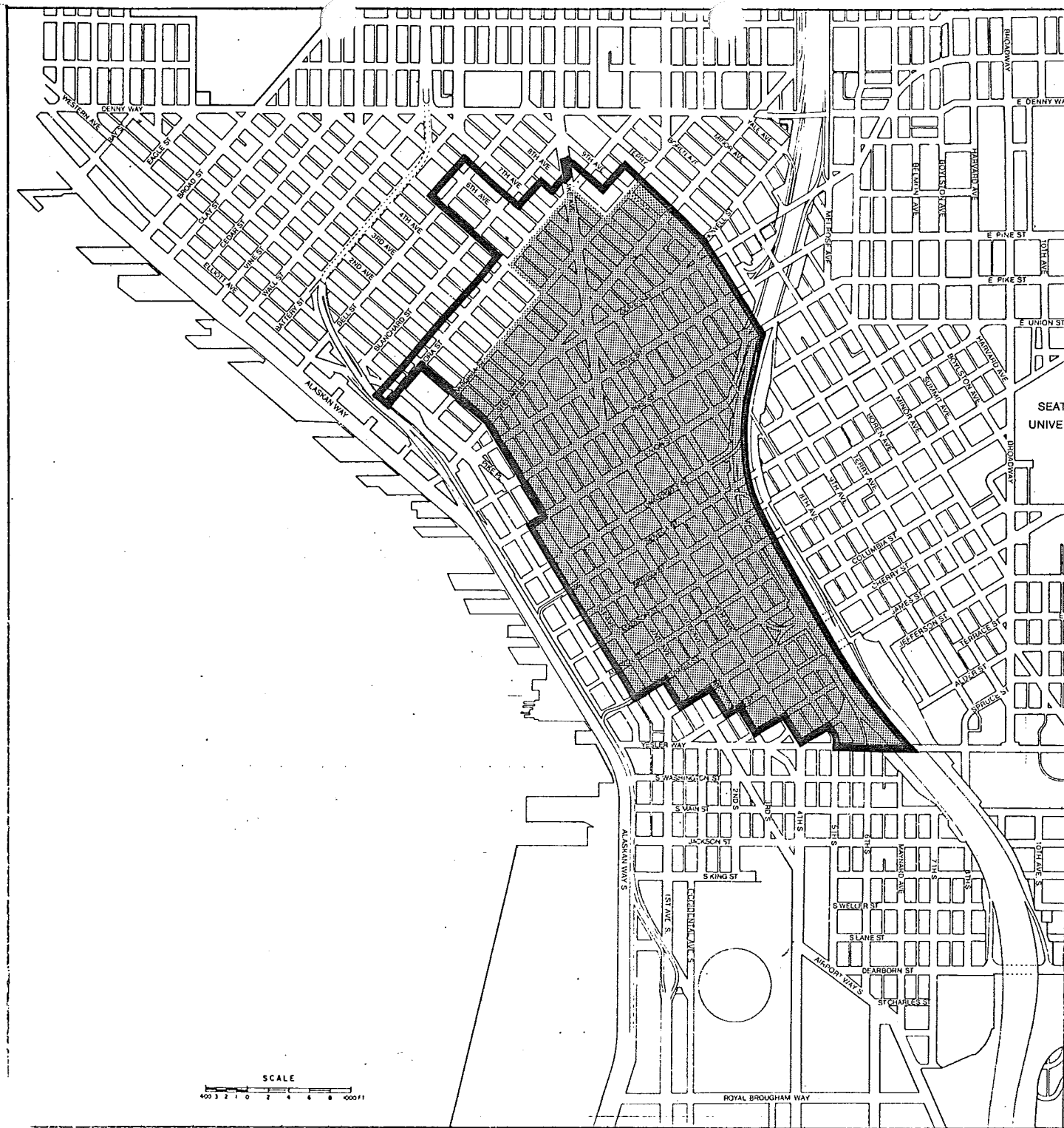
Public Benefit Features

**Map VB**

Interim  
Downtown  
Mixed  
Commercial







-  **High Transit Access**
-  **Moderate Transit Access**

**Transit Access**

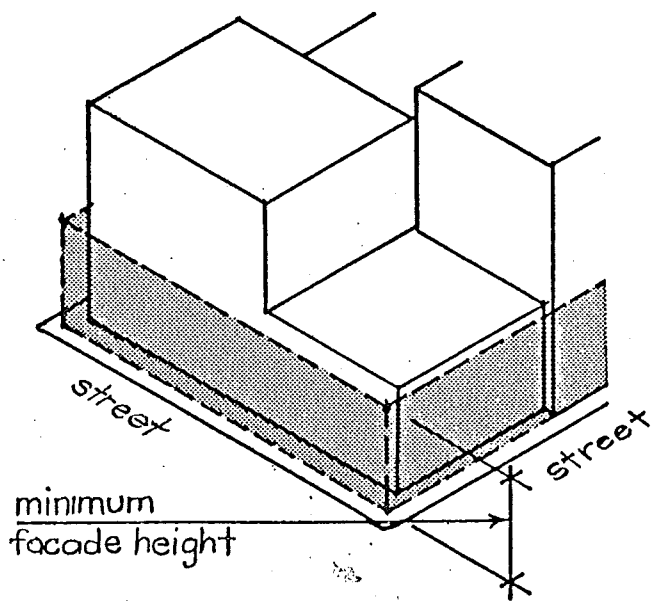


EXHIBIT 49.46A MINIMUM FACADE HEIGHT

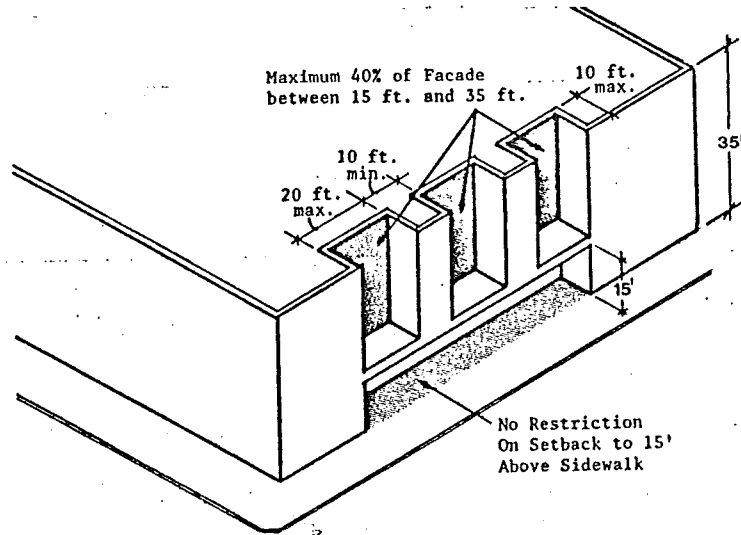


EXHIBIT 49.46B EXCEPTION TO  
MAXIMUM SETBACK LIMITS



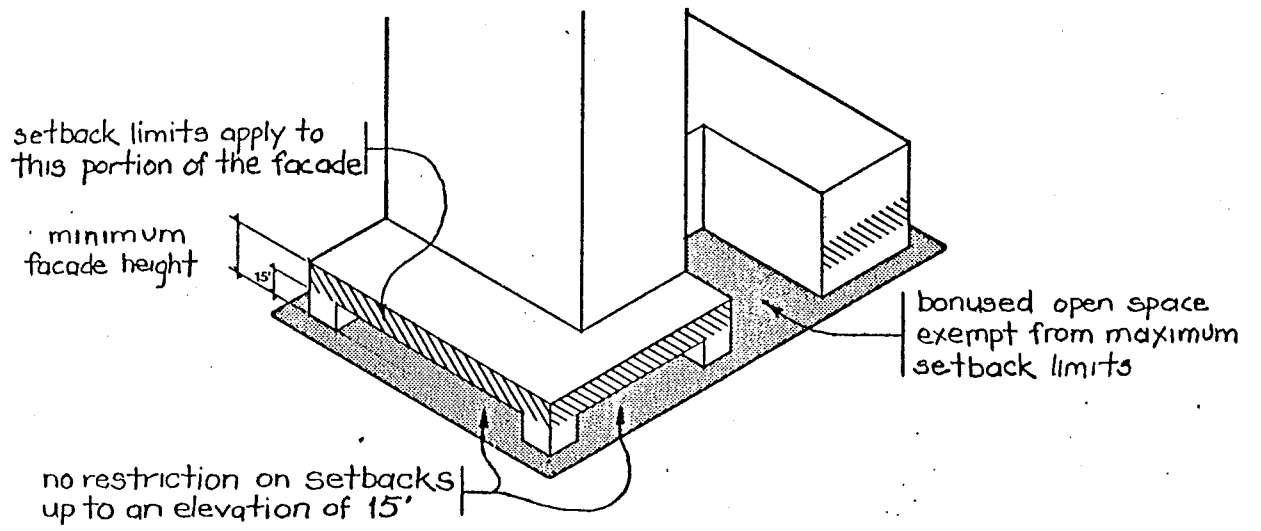


EXHIBIT 49.46C APPLICATION OF MAXIMUM SETBACK LIMITS

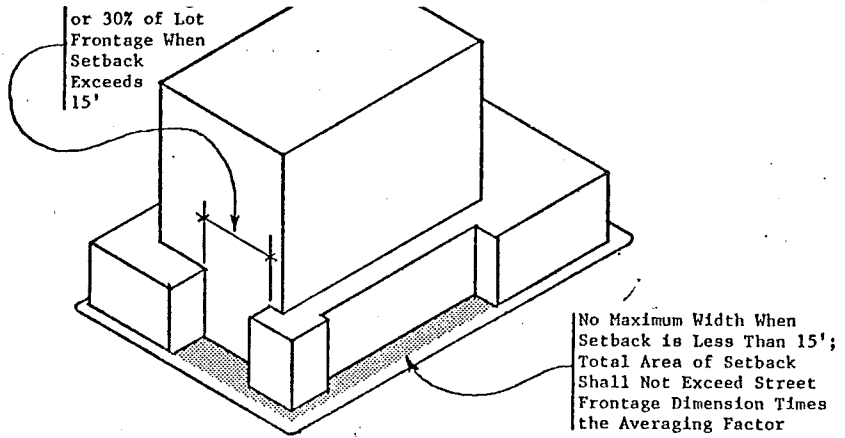


EXHIBIT 49.46D MAXIMUM LENGTH OF SETBACK

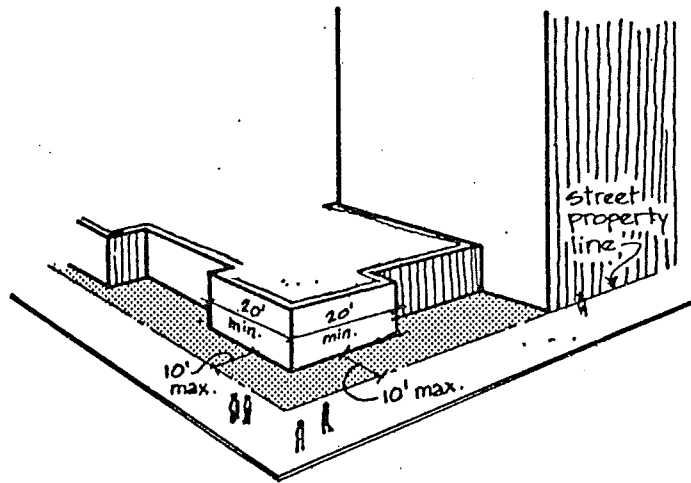


EXHIBIT 49.46E MAXIMUM SETBACK AT INTERSECTIONS

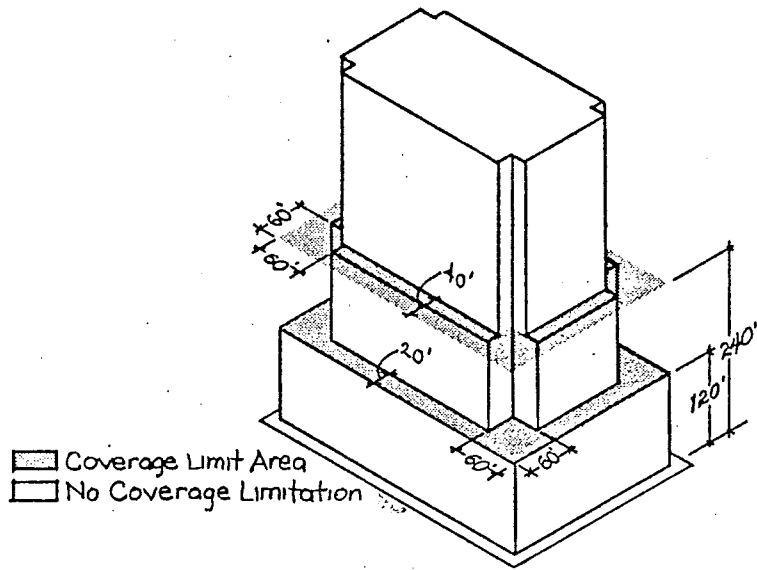


EXHIBIT 49.48A COVERAGE LIMIT AREA

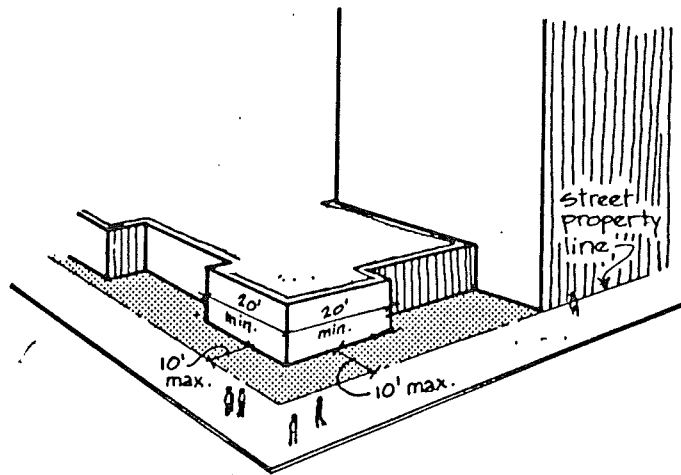


EXHIBIT 49.76E MAXIMUM SETBACK AT INTERSECTIONS

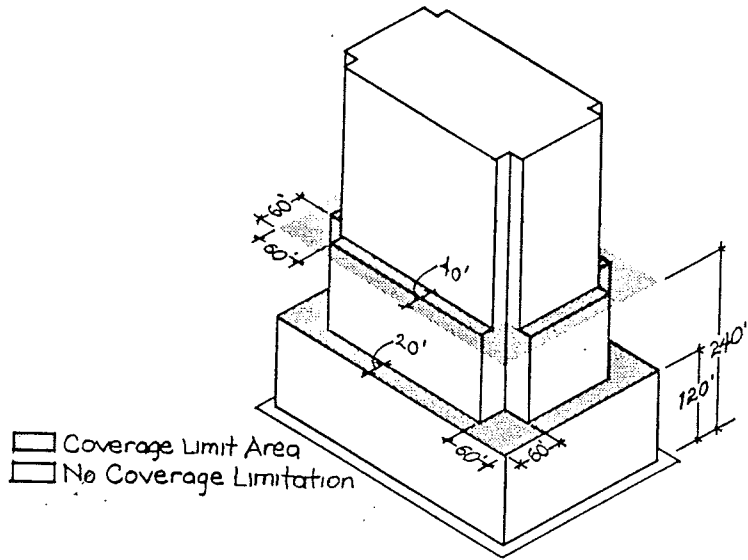


EXHIBIT 49.78A COVERAGE LIMIT AREA

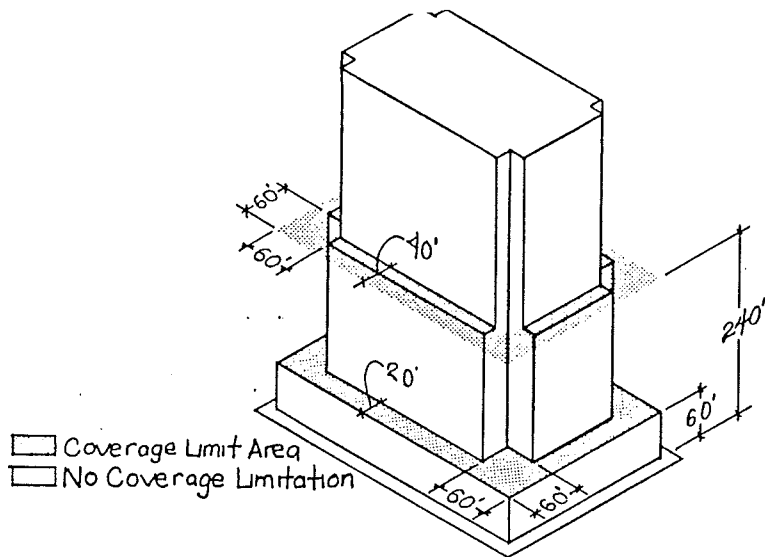


EXHIBIT 49.94A COVERAGE LIMIT OPTION WITH  
MAJOR RETAIL STORE BONUS

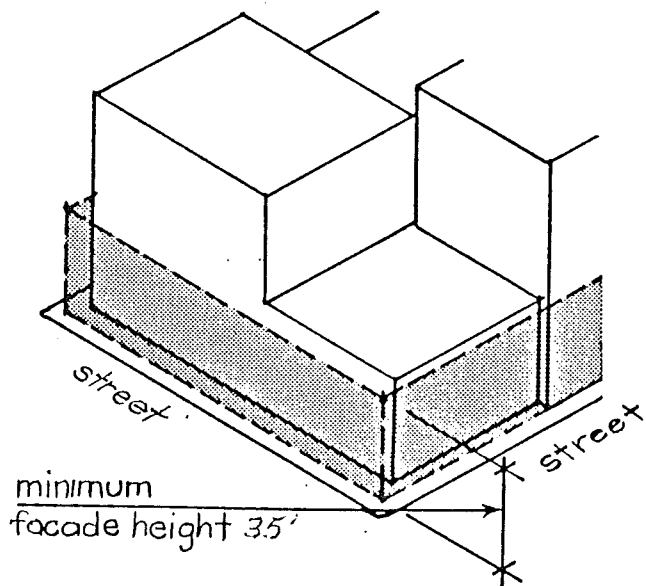
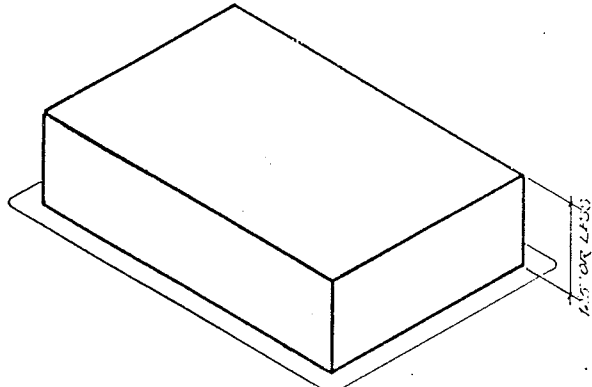
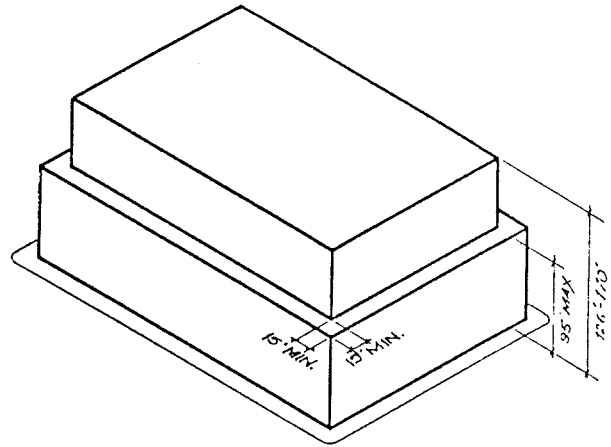


EXHIBIT 49.106A MINIMUM FACADE HEIGHT

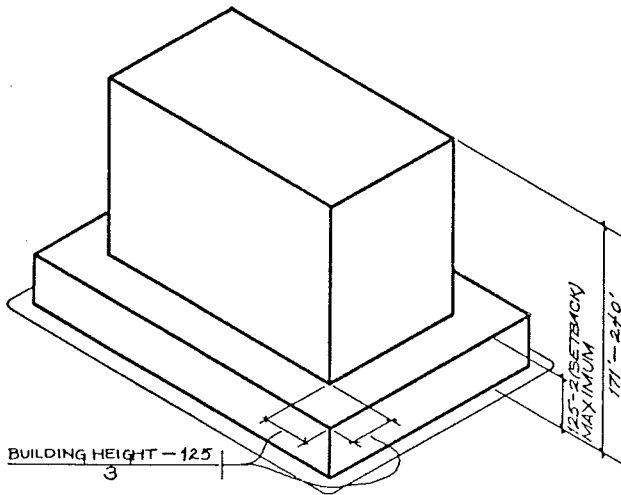




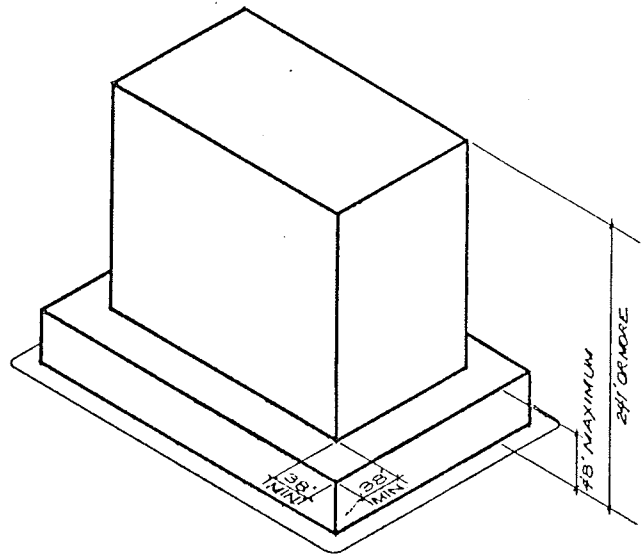
BUILDING HEIGHT 125' OR LESS  
(NO REQUIRED UPPER LEVEL SETBACK)



BUILDING HEIGHT 126' TO 170'



BUILDING HEIGHT 171' TO 240'



BUILDING HEIGHT OVER 241'

EXHIBIT 49.106B UPPER LEVEL SETBACKS IN  
THE DOWNTOWN RETAIL CORE

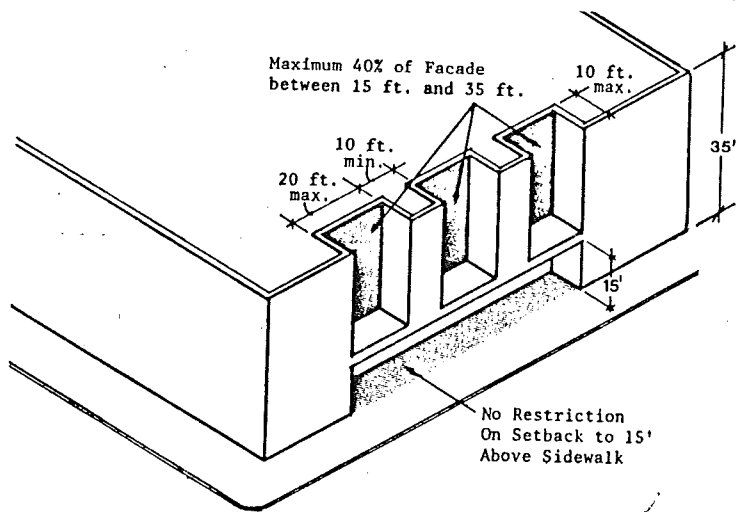


EXHIBIT 49.106C EXCEPTION TO  
MAXIMUM SETBACK LIMITS

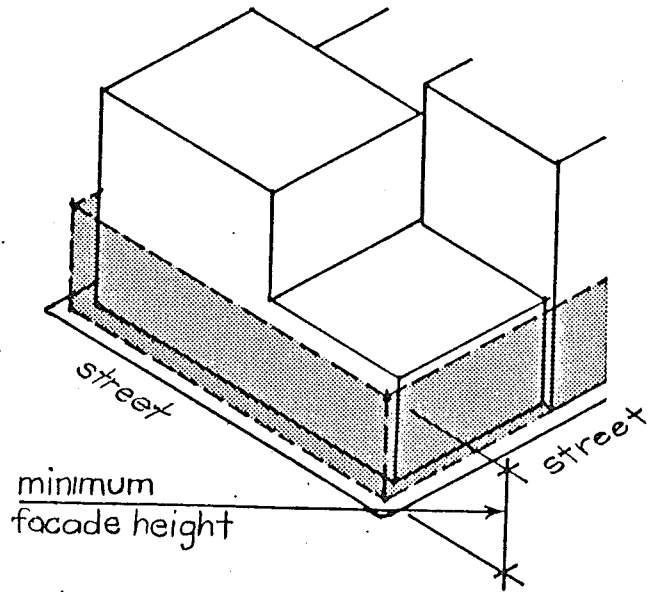


EXHIBIT 49.132A MINIMUM FACADE HEIGHT

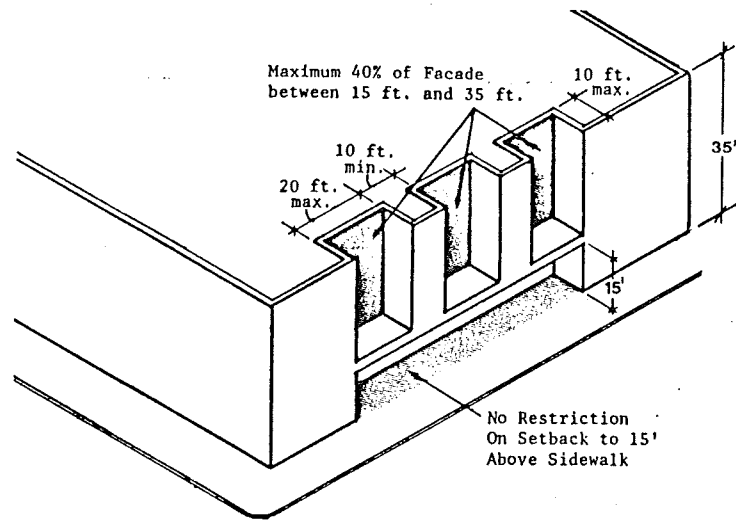


EXHIBIT 49.132B EXCEPTION TO  
MAXIMUM SETBACK LIMITS

setback limits apply to this portion of the facade

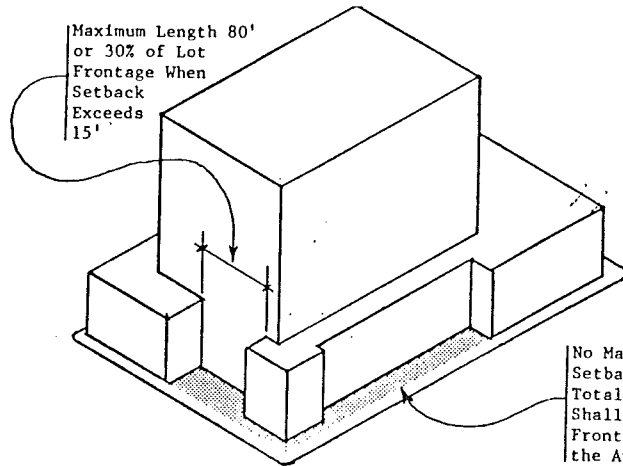
minimum facade height

15'

bonused open space exempt from maximum setback limits

no restriction on setbacks up to an elevation of 15'

### EXHIBIT 49.132C APPLICATION OF MAXIMUM SETBACK LIMITS



### EXHIBIT 49.132D MAXIMUM LENGTH OF SETBACK

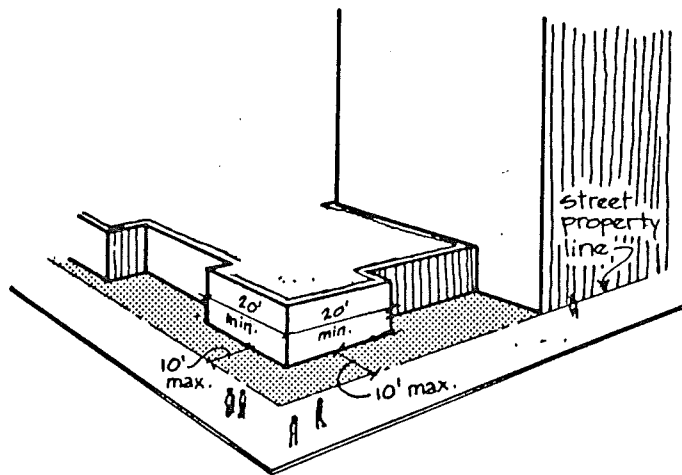


EXHIBIT 49.132E MAXIMUM SETBACK AT INTERSECTIONS

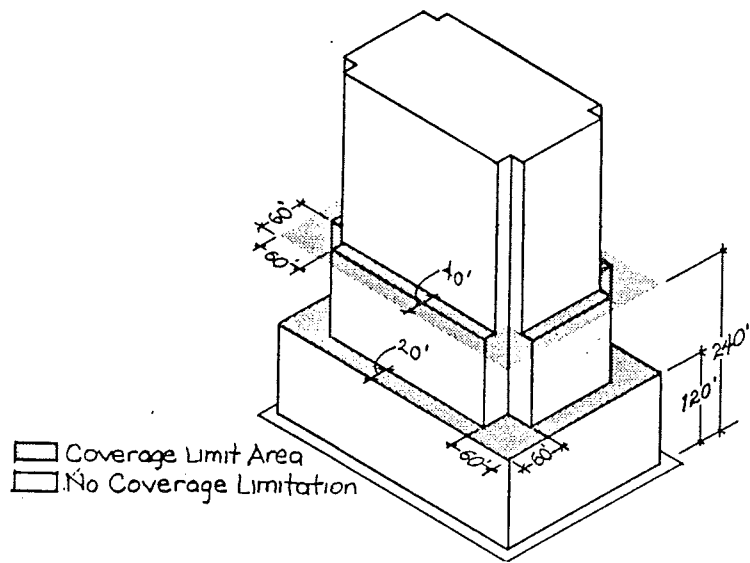
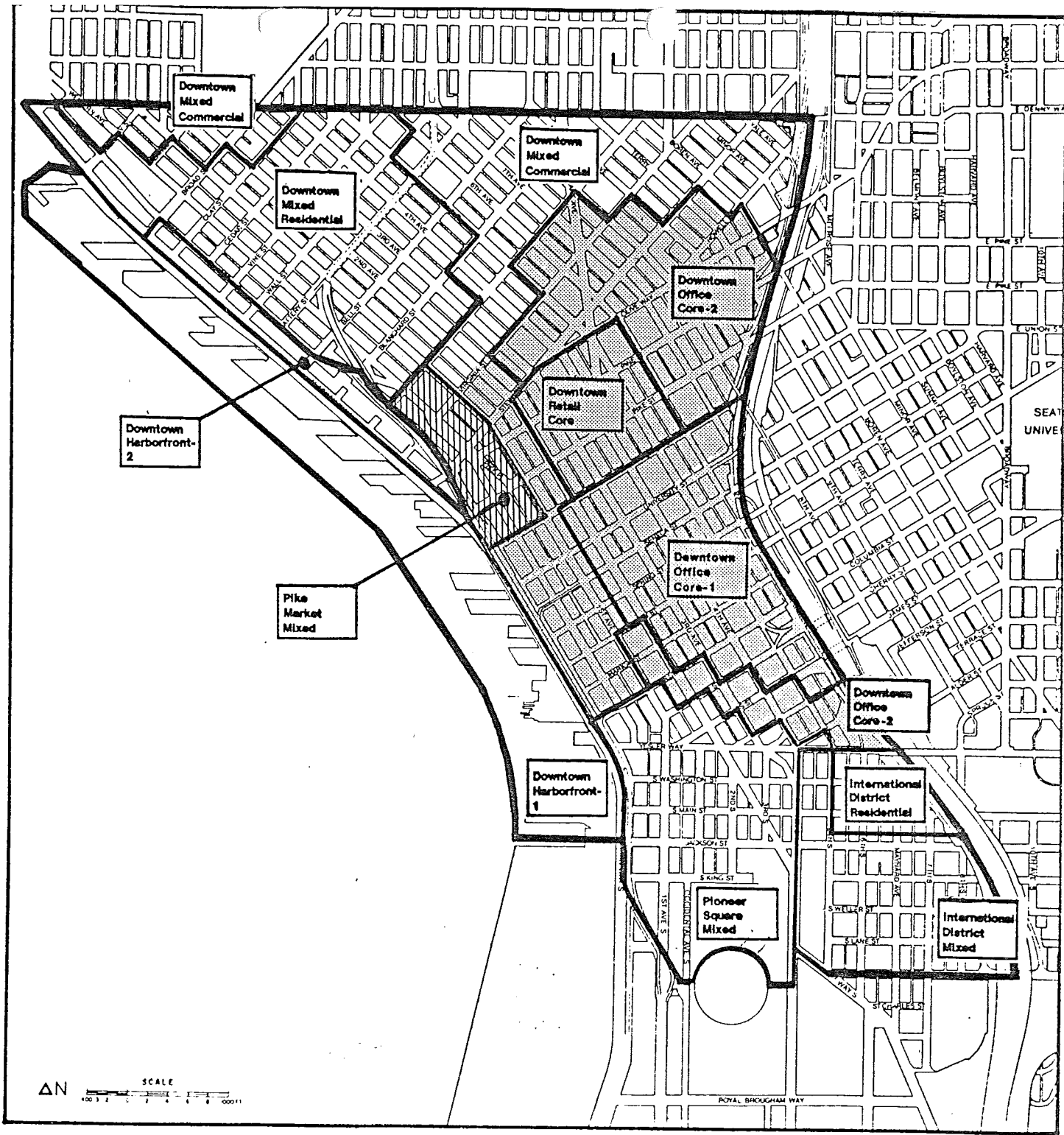





EXHIBIT 49.134A COVERAGE LIMIT AREA



-  Areas with High Transit Access
-  Areas with Moderate Transit Access
-  No Parking Required

**Transit  
Access  
Map**



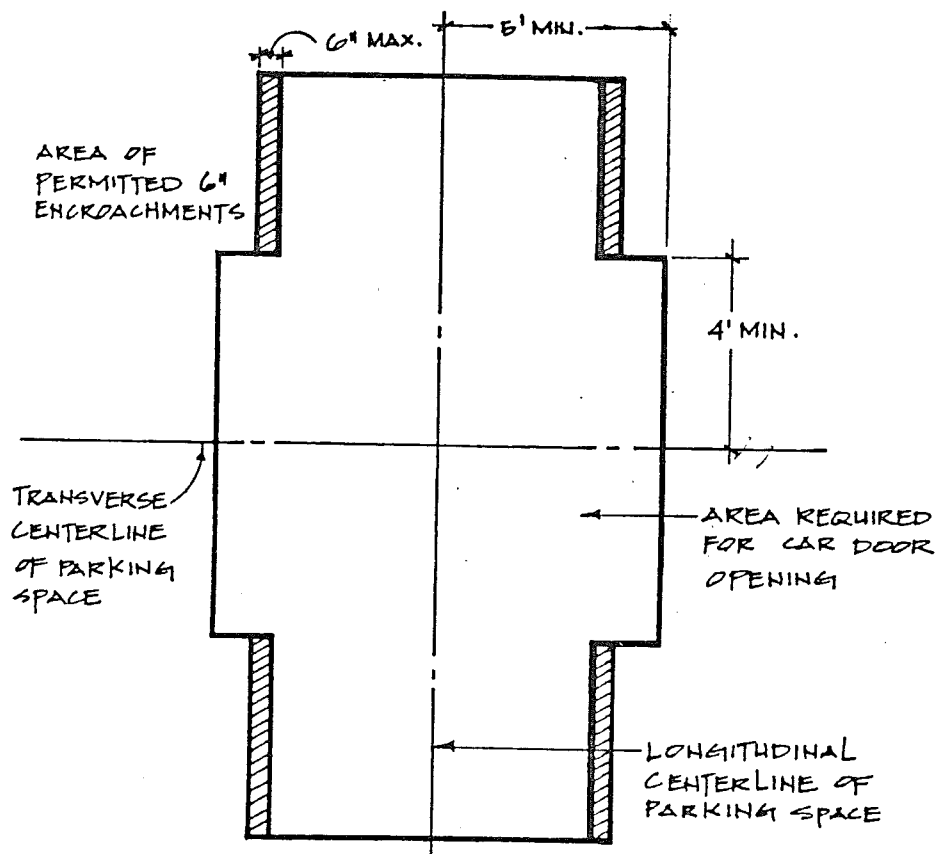
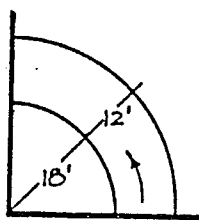
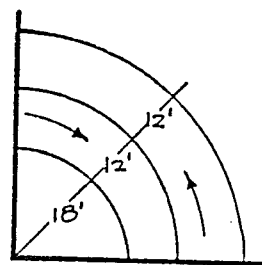


EXHIBIT 54.30A ENCROACHMENTS INTO REQUIRED PARKING SPACE



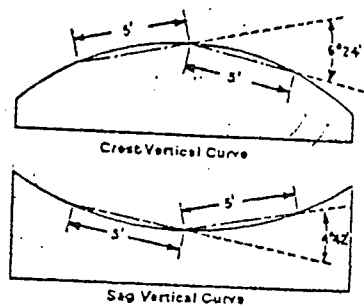
ONE WAY TRAFFIC



TWO WAY TRAFFIC

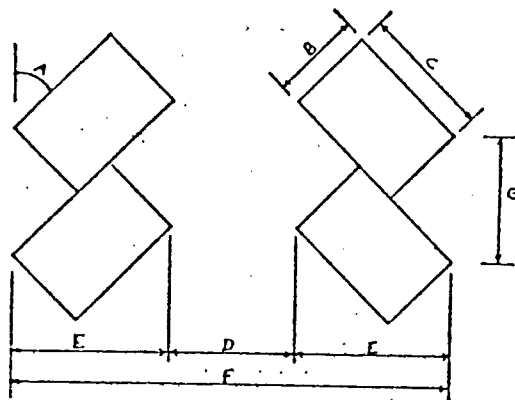
EXHIBIT 54.30B TURNING PATH RADII

EXHIBIT 54.30C  
MAXIMUM GRADE CURVATURES



A	B	C	D	E	F	G
PARKING ANGLE	STALL WIDTH	STALL LENGTH	* AISLE WIDTH	CURB DEPTH PER CAR	UNIT WIDTH	CURB LENGTH PER CAR
0°	7.5	180	100	7.5	250	180
	8.0	200	100	80	260	200
	8.5	240	120	85	290	240
45°	7.5	150	110	15.91	42.82	1061
	8.0	160	130	16.97	46.90	113
	8.5	190	130	19.44	51.88	12.02
60°	7.5	150	130	16.74	46.48	8.66
	8.0	160	150	17.86	50.72	9.24
	8.5	190	175	20.70	58.90	9.82
75°	7.5	150	165	16.43	49.36	7.76
	8.0	160	185	17.52	53.54	8.25
	8.5	190	200	20.55	61.10	8.80
90°	7.5	150	200	15.0	50.0	7.5
	8.0	160	220	16.0	54.0	8.0
	8.5	190	240	19.0	62.0	8.5

\* REQUIRED AISLE WIDTH IS FOR ONE WAY TRAFFIC ONLY. IF TWO WAY TRAFFIC IS PROPOSED, THEN THE MINIMUM AISLE WIDTH SHALL BE 20.00' OR GREATER.



THE FOLLOWING EQUATIONS MAY BE USED TO COMPUTE DIMENSIONS FOR PARKING ANGLES OTHER THAN THOSE PROVIDED IN THE CHART ABOVE:

$$E = C \sin A + B \cos A$$

$$G = B / \sin A$$

NOTE: AISLE WIDTHS SHALL BE PROVIDED AS REQUIRED FOR THE NEXT GREATER PARKING ANGLE SHOWN IN THE CHART ABOVE.

## EXHIBIT 54.30D PARKING AISLE DIMENSIONS

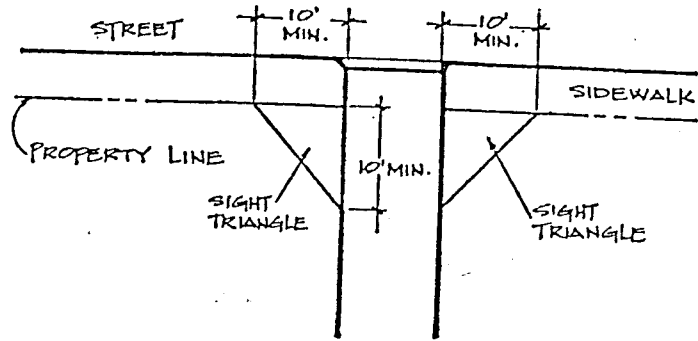


EXHIBIT 54.30E SIGHT TRIANGLE

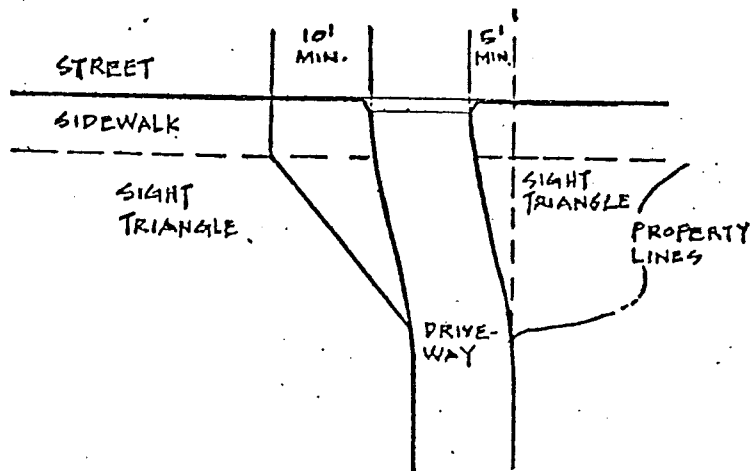


EXHIBIT 54.30F SIGHT TRIANGLE EXCEPTION

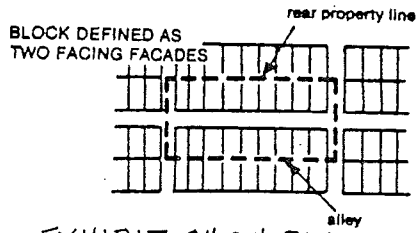


EXHIBIT 84.04 BLOCK DEFINITION

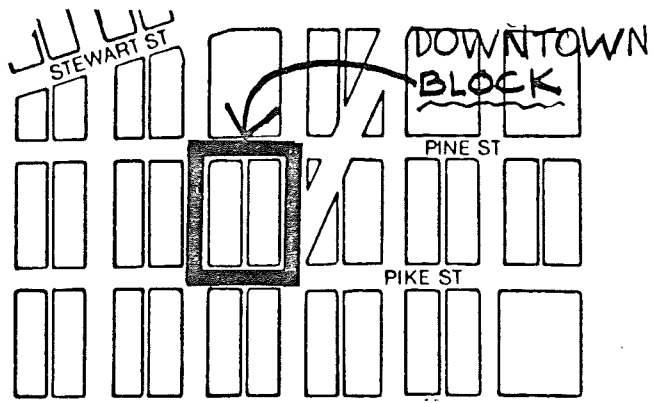
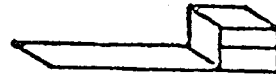


EXHIBIT 84.08B DOWNTOWN BLOCK DEFINITION

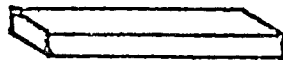
FAR 0.5



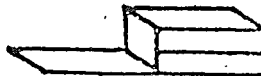
2 STORIES



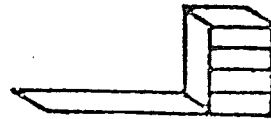
FAR 1.0



2 STORIES

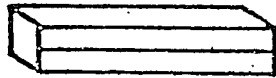


4 STORIES

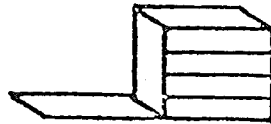


FAR 2.0

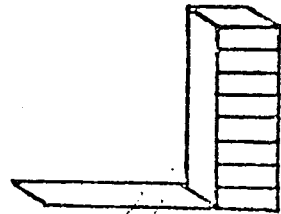
2 STORIES



4 STORIES



8 STORIES



ENTIRE LOT AREA

$\frac{1}{4}$  LOT AREA

$\frac{1}{4}$  LOT AREA

EXHIBIT 84.12A FLOOR AREA RATIO

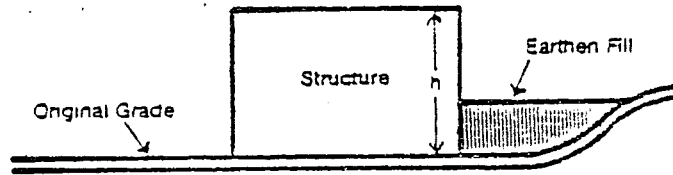
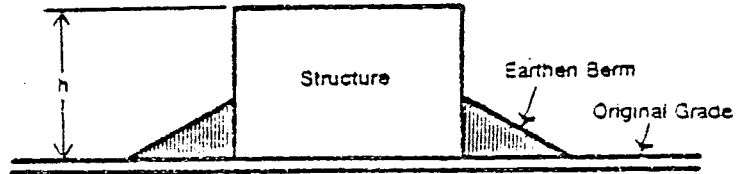
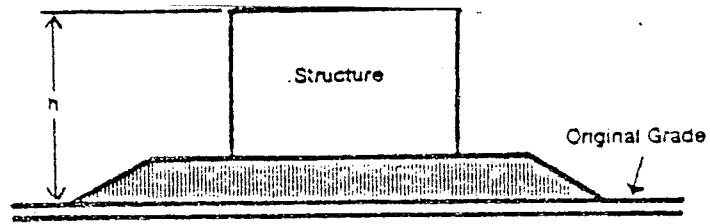


EXHIBIT 86.06A Artificial Grades and Fills Which Gain a Height Advantage or Hide True Height Are Not Permitted



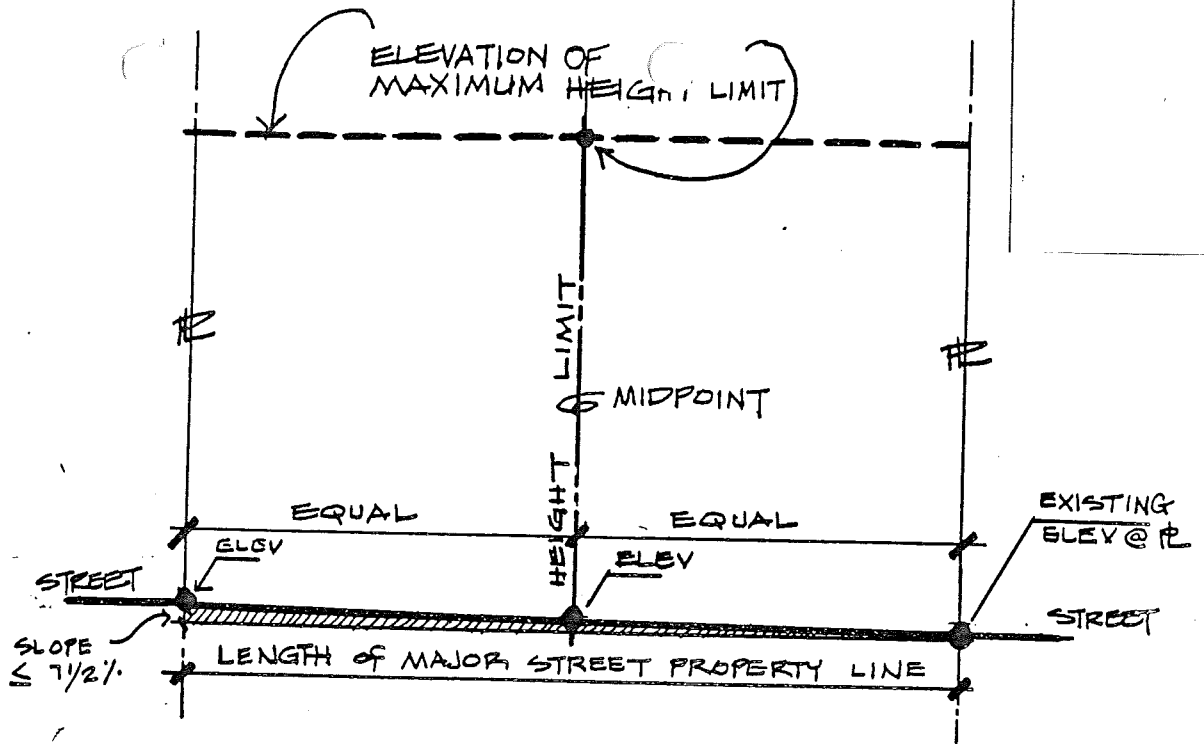


EXHIBIT 86.06B MAXIMUM HEIGHT-SLOPE LESS THAN OR EQUAL TO 7 1/2%

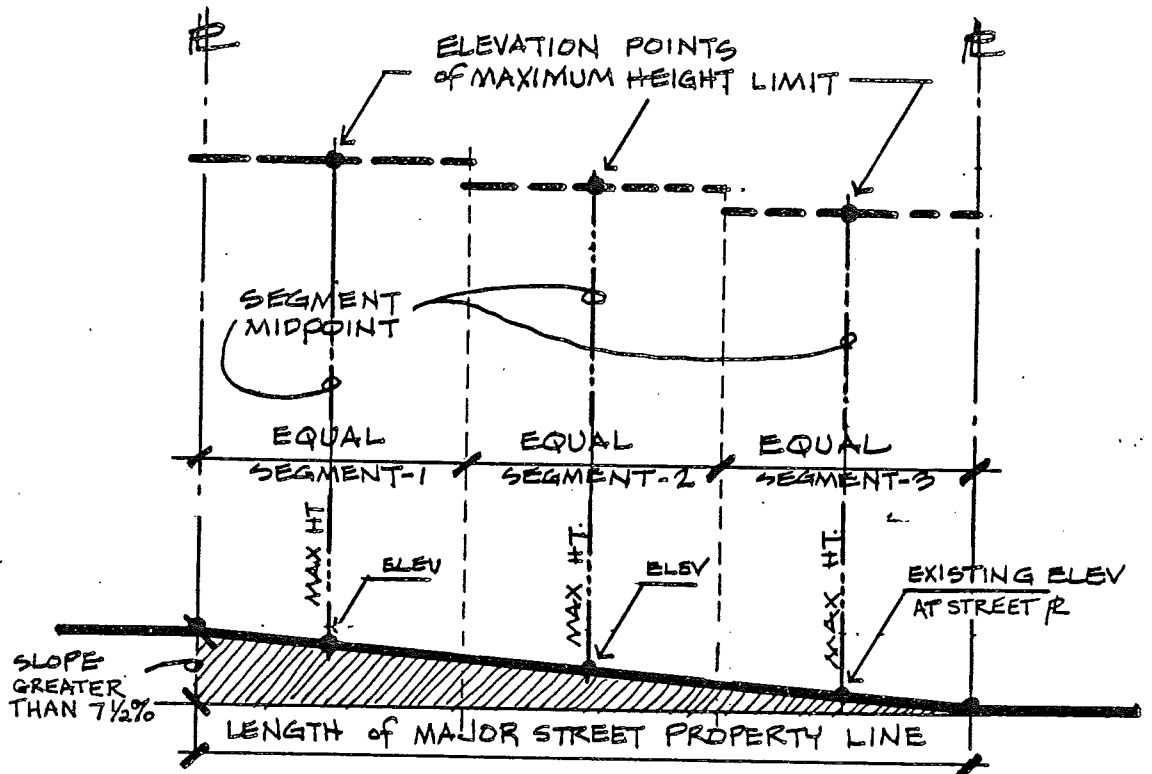


EXHIBIT 86.06C MAXIMUM HEIGHT-SLOPE GREATER THAN 7 1/2%

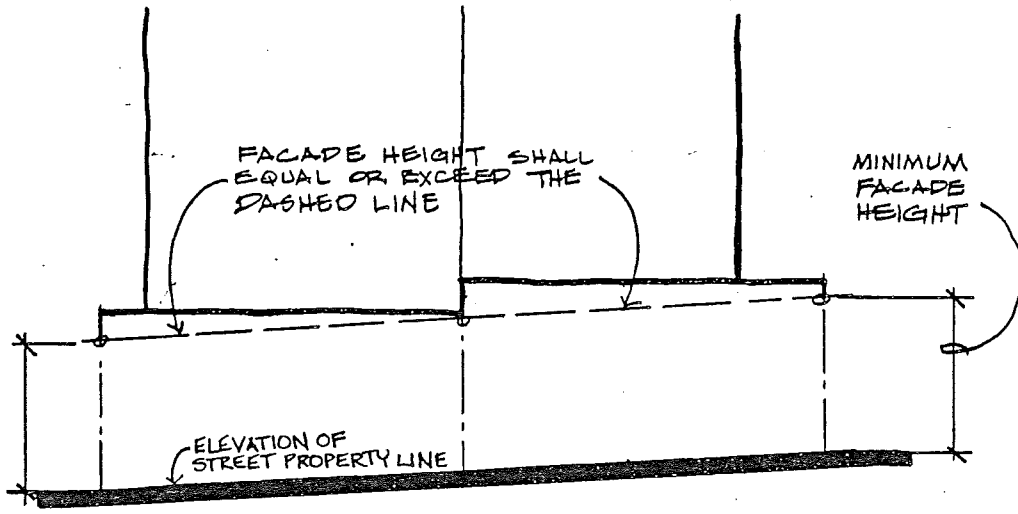


EXHIBIT 86.24A MINIMUM FACADE HEIGHT

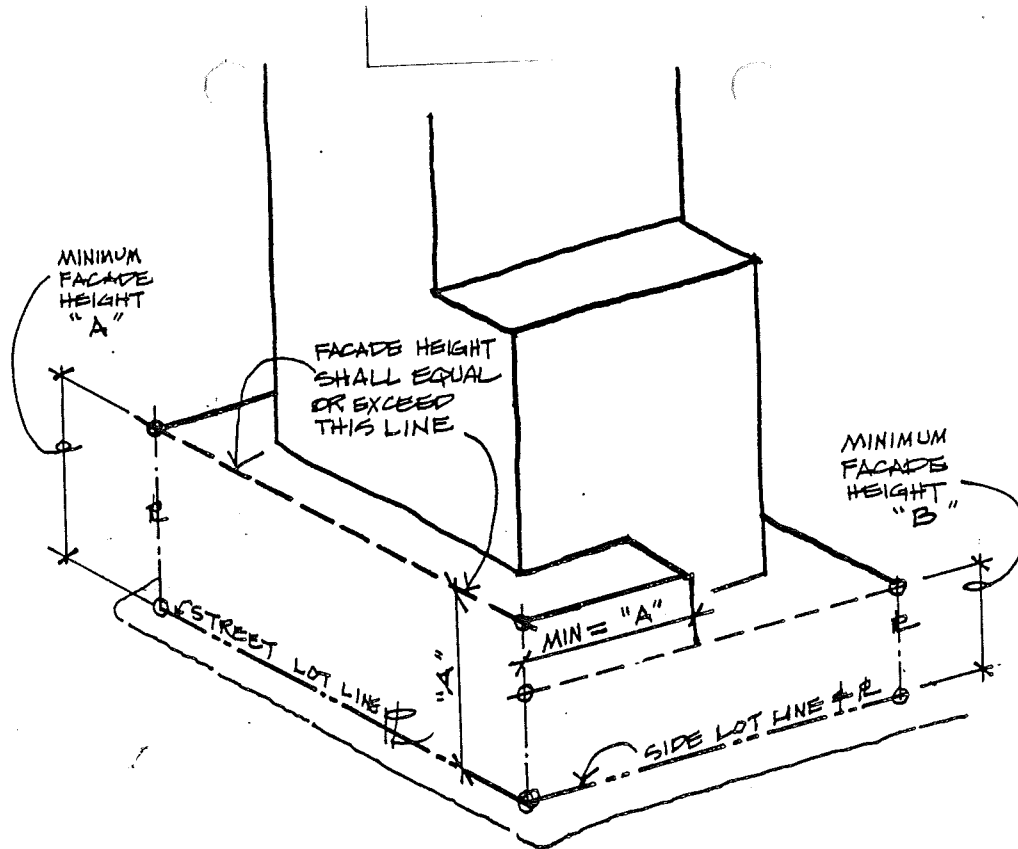


EXHIBIT 86.24B MINIMUM FACADE HEIGHT AT CORNERS

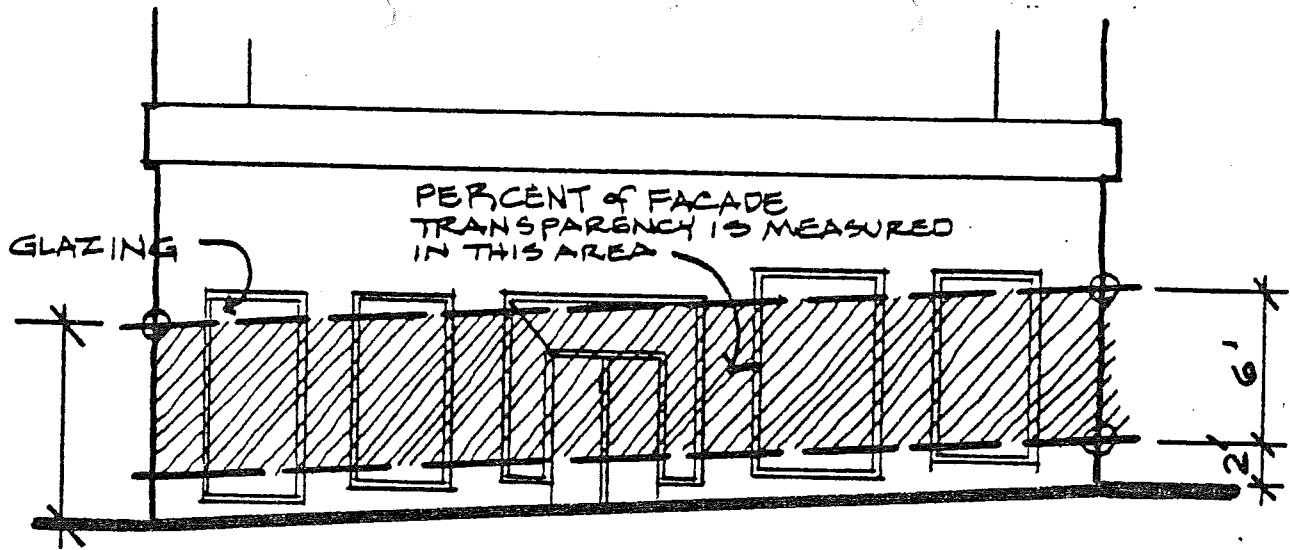


EXHIBIT 86.26A STREET FACADE TRANSPARENCY

23.86.28 Blank Facades

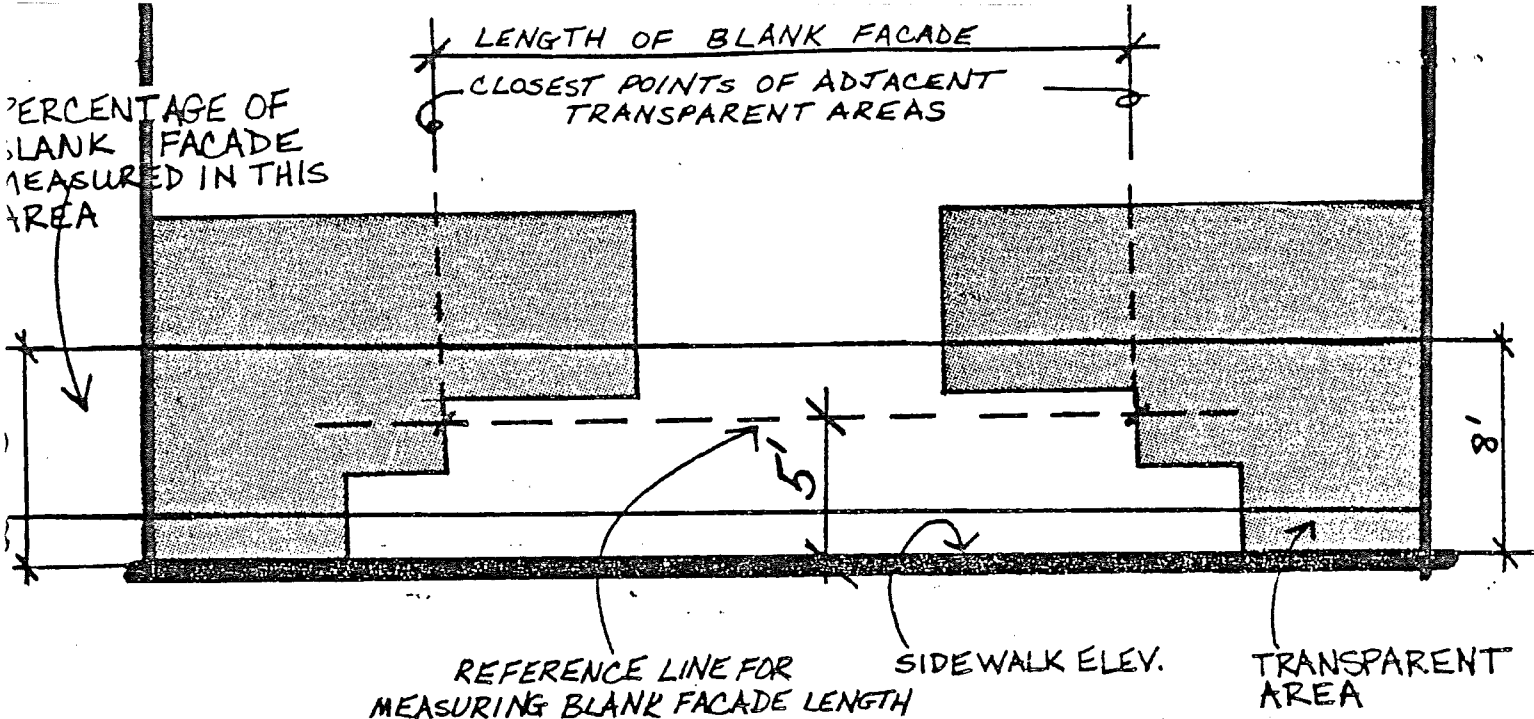
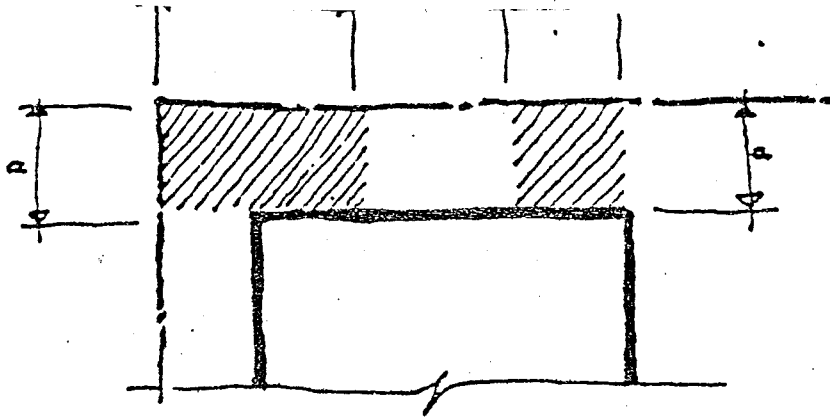


EXHIBIT 86.28A PERCENT OF + LENGTH OF BLANK FACADES



"a" - Equal to or greater than minimum required dimension for square or rectangular areas.

EXHIBIT 86.30A

Measurement of Rectangular Open Spaces

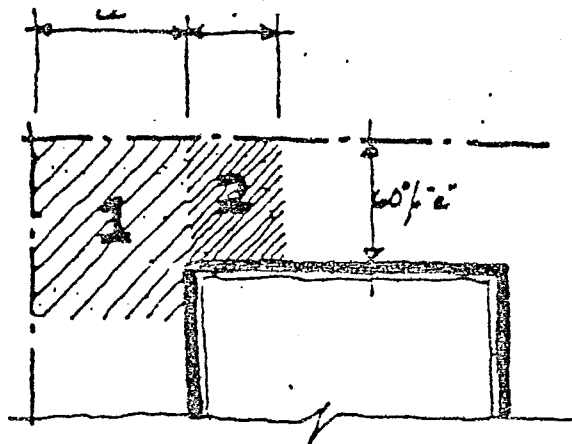


EXHIBIT 86.30B

Measurement of Irregular Open Spaces

"a" = Minimum horizontal dimension of open space as established in each zone.

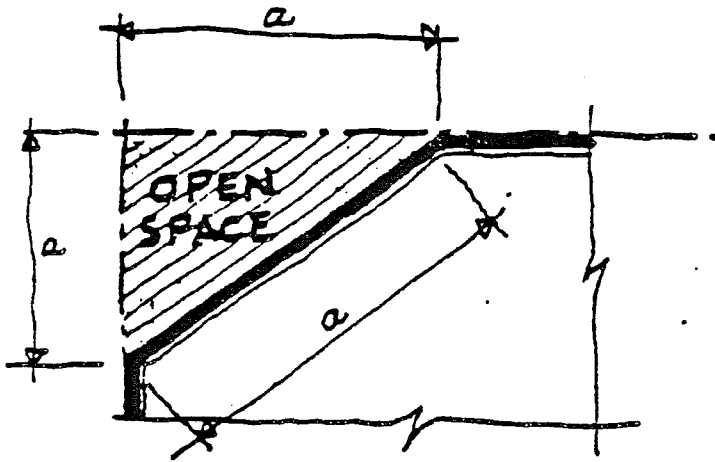
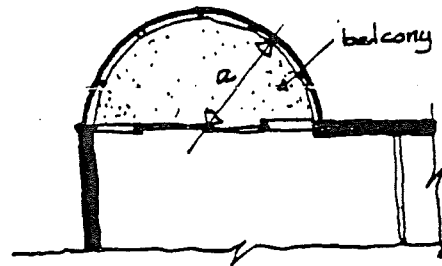
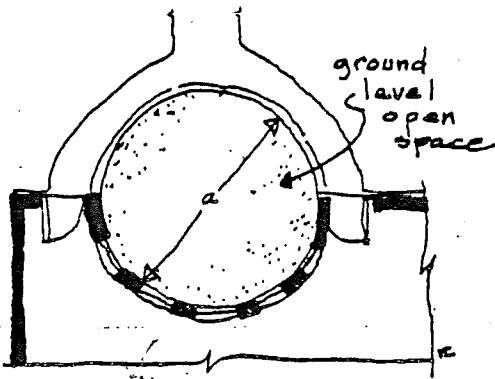


EXHIBIT 86.30C

Measurement of  
Triangular  
Open Spaces

"a" = Minimum horizontal  
dimension of open  
space as established  
in each zone.

EXHIBIT 86.30D - Measurement  
of Circular Open Spaces



Examples of Circular and Semi-circular  
open spaces

"a" = Minimum horizontal dimension of  
open space as established in  
each zone.