

21  
ORDINANCE No. 113263

*Law Department*

*W* COUNCIL BILL No. 105891

The City of

AN ORDINANCE relating to Land Use and Zoning; amending Sections 23.34.084, 23.40.020, 23.44.022, 23.44.034, 23.45.106, 23.45.184, 23.47.004, 23.47.006, 23.47.010, 23.47.011, 23.47.012, 23.47.014, 23.47.016, 23.47.018, 23.47.022, 23.47.024, 23.47.028, 23.47.030, 23.47.032, 23.47.036, 23.47.038, 23.47.042, 23.47.044, 23.47.050, 23.54.015, 23.54.020, 23.54.030, 23.55.032, 23.84.002, 23.84.004, 23.84.014, 23.84.016, 23.84.020, 23.84.025, 23.84.026, 23.84.028, 23.84.032, 23.84.036, 23.84.044, 23.84.048, 23.86.004, and adding new Sections 23.44.035, 23.45.104, and 23.47.015 to correct errors and omissions in provisions relating to the Commercial zones adopted by Ordinances 112777, 112830, and 113051.

Honorable President:

Your Committee on \_\_\_\_\_

to which was referred the within Cou  
report that we have considered the s

COMPROLLER FILE No. \_\_\_\_\_

Introduced: <b>NOV 24 1986</b>	By: <b>EXECUTIVE REQUEST</b>
Referred: <b>NOV 24 1986</b>	To: <i>Land Use</i>
Referred:	To:
Referred:	To:
Reported: <b>DEC 29 1986</b>	Second Reading: <b>DO PASS</b>
Third Reading: <b>DEC 29 1986</b>	Signed: <b>DEC 29 1986</b>
Presented to Mayor: <b>DEC 29 1986</b>	Approved: <b>JAN 6 1987</b>
Returned to City Clerk: <b>JAN 6 1987</b>	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

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Department

# The City of Seattle--Legislative Department

## REPORT OF COMMITTEE

Date Reported  
and Adopted

President:

Committee on

LAND USE

as referred the within Council Bill No.

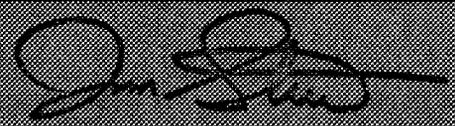
105891

we have considered the same and respectfully recommend that the same:

DO PASS

12/19/86

VOTE 5-0



Committee Chair

ORDINANCE 113263

1  
2 AN ORDINANCE relating to Land Use and Zoning; amending Sections 23.34.084,  
3 23.40.020, 23.44.022, 23.44.034, 23.45.106, 23.45.184, 23.47.004,  
4 23.47.006, 23.47.010, 23.47.011, 23.47.012, 23.47.014, 23.47.016,  
5 23.47.018, 23.47.022, 23.47.024, 23.47.028, 23.47.030, 23.47.032,  
6 23.47.036, 23.47.038, 23.47.042, 23.47.044, 23.47.050, 23.54.015,  
7 23.54.020, 23.54.030, 23.55.032, 23.84.002, 23.84.004, 23.84.014,  
8 23.84.016, 23.84.020, 23.84.025, 23.84.026, 23.84.028, 23.84.032,  
9 23.84.036, 23.84.044, 23.84.048, 23.86.004, and adding new Sections  
10 23.44.035, 23.45.104, and 23.47.015 to correct errors and omissions in  
11 provisions relating to the Commercial zones adopted by Ordinances  
12 112777, 112830, and 113051.

13 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

14 Section 1. That Section 23.34.084 of the Seattle Municipal Code is  
15 amended to read as follows:

16 **23.34.084 Locational Criteria - Neighborhood Commercial Area Heights**

17 In reviewing a proposal to rezone the height in a neighborhood commercial  
18 area, the Goals of the Land Use Policies for Neighborhood Commercial Areas  
19 adopted by Resolution 27156, particularly Goals A-1, A-4, A-7, A-8, B-2,  
20 B-3, B-4, B-5, B-9, B-10 and B-12, the general rezone criteria contained in  
21 Section (~~23.34.028~~) 23.34.008, and the following criteria should be  
22 considered:

23 \* \* \*

24 Section 2. That subsection A of Section 23.40.020 of the Seattle  
25 Municipal Code is amended to read as follows:

26 **23.40.020 Variances**

27 A. Variances may be sought from the provisions of Title 24 or the  
28 provisions of Subtitle IV, Parts 2 and 3 of this Land Use Code, as  
applicable except for the establishment of a use which is otherwise not  
permitted in the zone in which it is proposed(~~(-)~~), for maximum height  
which is shown on the Official Land Use Map, or from the provisions of  
Section 23.55.014A.

1 Applications for prohibited variances shall not be accepted for filing.

2 \* \* \*

3  
4 Section 3. That subsection L of Section 23.44.022 of the Seattle  
5 Municipal Code is amended to read as follows:

6 **23.44.022 Institutions**

7 \* \* \*

8 L. Parking and Loading Berth Requirements

9  
10 1. Quantity and Location of Offstreet Parking

11 a. Use of transportation modes such as public transit, vanpools,  
12 carpools and bicycles to reduce the use of single occupancy vehicles shall  
13 be encouraged.

14 b. Parking shall be required as provided in Chapter 23.54.

15  
16 c. The Director may modify the parking and loading requirements  
17 of Section 23.((0))54.015, Required Parking, and the requirements of  
18 Section 23.44.016, Parking Location and Access, on a case-by-case basis  
19 using the information contained in the transportation plan prepared  
20 pursuant to subsection M. The modification shall be based on adopted City  
policies and shall:

21 - provide a demonstrable public benefit such as, but not  
22 limited to, reduction of traffic on residential streets, preservation of  
23 residential structures, and reduction of noise, odor, light and glare; and

24 - not cause undue traffic through residential streets nor  
25 create a serious safety hazard.







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ZONES  

NC1	NC2	NC3	C1	C2
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3.	Animal Services <sup>1</sup>					
	- Animal health services	P	P	P	P	P
	- Kennels	X	X	X	X	P
	- Animal shelters	X	X	X	X	X
4.	Automotive Retail Sales & Services					
	- Gas stations	P	P	P	P	P
	- Sales and rental of motorized vehicles	X	P	P	P	P
	- Vehicle repair, minor	P	P	P	P	P
	- Vehicle repair, major	X	P	P	P	P
	- Car wash	X	P	P	P	P
	- Towing services	X	X	X	P	P
	- Automotive parts or accessory sales	P	P	P	P	P
5.	Marine Retail Sales & Services					
	- Sales and rental of large boats	X	P	P	P	P
	- Vessel repair, minor	P	P	P	P	P
	- Vessel repair, major	X	X	X	S	S
	- Marine service station	P	P	P	P	P
	- Dry storage of boats	X	P	P	P	P
	- Recreational marinas	S	S	S	S	S
	- Commercial moorage	S	S	S	S	S
	- Sale of boat parts or accessories	P	P	P	P	P
6.	Eating & Drinking Establishments					
	- Restaurants without cocktail lounges	P	P	P	P	P
	- Restaurants with cocktail lounges	X	P	P	P	P
	- Fast food restaurant (750 square feet and under)	P	P	P	P	P
	- Fast food restaurant (over 750 square feet)	CU	CU	CU	CU	CU
	- Tavern	CU	CU	P	P	P
	- Brewpub	CU	CU	P	P	P
7.	Lodging					
	- Hotel	X	X	P	P	P
	- Motel	X	X	P	P	P
	- Bed and breakfast	P <sup>2</sup>	P <sup>2</sup>	P	P	P
8.	Mortuary Services	X	P	P	P	P
9.	<u>Existing cemeteries</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
B.	Principal Use Parking	X	P	P	P	P

P - Permitted  
X - Prohibited  
CU - Administrative Conditional Use

<sup>1</sup> The keeping of animals for other than business purposes shall be regulated by Section 23.47.026  
<sup>2</sup> In existing structures only

ZONES				
NC1	NC2	NC3	C1	C2

C. Non-Household Sales & Service

1. Business Support Services	P	P	P	P	P
2. Business Incubator	P	P	P	P	P
3. Sales, Service & Rental of Office Equipment	X	P	P	P	P
4. Sales, Service & Rental of Commercial Equipment & Construction Materials	X	X	P	P	P
5. Sale of Heating Fuel	X	X	P	P	P
6. Heavy Commercial Services	X	X	X	P	P
- Construction services	X	X	X	P	P
- Commercial laundries	X	X	X	P	P

D. Offices

1. Customer Service Office	P	P	P	P	P
2. Administrative Office	P	P	P	P	P

E. Entertainment

1. Places of Public Assembly					
- Performing arts theater	X	P	P	P	P
- Spectator sports facility	X	P	P	P	P
- Lecture & meeting halls	X	P	P	P	P
- Motion picture theater	X	P	P	P	P
- Adult motion picture theater	X	X	X	X	X
- Adult panorams	X	X	X	X	X
2. Participant Sports and Recreation					
- Indoor	P	P	P	P	P
- Outdoor	X	X	X	P	P

F. Wholesale Showroom

	X	X	P	P	P
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G. Mini-Warehouse

	X	X	P	P	P
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H. Warehouse

	X	X	P	P	P
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I. Outdoor Storage

	X	X	X	P	P
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J. Transportation Facilities

1. Personal Transportation Services	X	X	P	P	P
2. Passenger Terminals	X	X	P	P	P
3. Cargo Terminals	X	X	X	S	P
4. Bus Base	X	X	X	CCU <sup>3</sup>	CCU <sup>3</sup>
5. Helistops	X	X	CCU <sup>4</sup>	CCU <sup>4</sup>	CCU <sup>4</sup>
6. Heliports	X	X	X	X	X
7. Airport, Landbased	X	X	X	X	X
8. Airport, Waterbased	X	X	X	X	S

P - Permitted

X - Prohibited

CU - Administrative Conditional Use

CCU - Council Conditional Use

S - Permitted only in the Shoreline District, when permitted by the Seattle Shoreline Master Program

<sup>3</sup> New bus bases accommodating 150 or fewer buses or existing bus bases seeking to expand

<sup>4</sup> Permitted only as an accessory use according to Section 23.47.006

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ZONES				
NC1	NC2	NC3	C1	C2

K. Food Processing & Craft Work					
1. Food Processing for Human Consumption	P	P	P	P	P
2. Custom & Craft Work	P	P	P	P	P
L. Research and Development Laboratories	P	P	P	P	P

II. SALVAGE AND RECYCLING

A. Recycling Collection Station	P	P	P	P	P
B. Recycling Center	X	X	X	P	P
C. Salvage yard	X	X	X	X	X

III. UTILITIES

A. Utility Service Uses	P	P	P	P	P
B. Communication Utility	CU	CU	CU	P	P
C. Solid Waste Transfer Station	X	X	X	X	X
D. Power Plants	X	X	X	X	X
E. Sewage Treatment Plants	X	X	X	X	X

IV. MANUFACTURING

A. Light Manufacturing	X	P	P	P	P
B. General Manufacturing	X	X	X	P	P
C. Heavy Manufacturing	X	X	X	X	X

V. HIGH IMPACT USES

	X	X	X	X	X
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VI. INSTITUTIONS

A. Institute for Advanced Study	P	P	P	P	P
B. Private Club	P	P	P	P	P
C. Day Care Center	P	P	P	P	P
D. Museum	P	P	P	P	P
E. School, Elementary or Secondary	P	P	P	P	P
F. College	P	P	P	P	P
G. Community Center	P	P	P	P	P
H. Community Club	P	P	P	P	P
I. Vocational or Fine Arts School	P	P	P	P	P
J. Hospital	P	P	P	P	P
K. Religious Facility	P	P	P	P	P
L. University	P	P	P	P	P

VII. PUBLIC FACILITIES

A. Jails	X	X	X	X	X
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- P - Permitted
- X - Prohibited
- CU - Administrative Conditional Use
- S - Permitted only in the Shoreline District when permitted by the Seattle Shoreline Master Program

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ZONES				
NC1	NC2	NC3	C1	C2

VIII. PARK & POOL/RIDE LOT

A. Park & Pool Lots	P <sup>5</sup>	P	P	P	P
B. Park & Ride Lots	X	X	CU	CU	CU

IX. RESIDENTIAL

A. Single Family Dwelling Units	P	P	P	P	CU
B. Multi-Family Structures	P	P	P	P	CU
C. Special Residences	P	P	P	P	CU
D. Floating Homes	S	S	S	S	S
E. Mobile Home Park	X	X	X	P	CU
F. Boarding Homes	P	P	P	P	CU
G. Artist Studio/Dwelling	P	P	P	P	CU
H. Caretaker's Quarters	P	P	P	P	P

X. OPEN SPACE

A. Parks	P	P	P	P	P
B. Playgrounds	P	P	P	P	P

XI. AGRICULTURAL USES

A. Animal Husbandry	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	P
B. Horticultural Uses	P	P	P	P	P
C. Aquaculture	P	P	P	P	P

- P - Permitted
- X - Prohibited
- CU - Administrative Conditional Use
- S - Permitted only in the Shoreline District when permitted by the Seattle Shoreline Master Program

<sup>5</sup> Permitted only on parking lots existing at least five years prior to the proposed establishment of the park and pool lot.  
<sup>6</sup> Permitted only as an accessory use.

1 Section 8. That subsections B and C of Section 23.47.006 of the  
2 Seattle Municipal Code are amended to read as follows:

3 23.47.006 Conditional Uses

4 \* \* \*

5  
6 B. The following uses identified as administrative conditional uses on  
7 Chart A of Section 23.47.004, may be permitted by the Director when the  
8 provisions of this subsection and subsection A are met.

9 1. Fast food restaurants which have a gross floor area greater than  
10 seven hundred fifty square feet (~~and~~) are identified as heavy traffic  
11 generators and may be permitted as a conditional use according to the  
12 following criteria:

13 a. The design of the structure, including architectural  
14 treatment, signage, landscaping and lighting, is compatible with other  
15 structures in the vicinity; and

16 b. Appropriate litter control measures are provided; and

17 c. The applicant, if required by the Director, prepares an  
18 analysis of traffic, circulation, and parking impacts and demonstrates that  
19 the use does not:

20 (1) Cause significant additional traffic to circulate  
21 through adjacent residential neighborhoods; or

22 (2) Disrupt the pedestrian character of an area by  
23 significantly increasing the potential for pedestrian-vehicle conflicts; or

24 (3) Create traffic or access problems which will require the  
25 expenditure of City funds to mitigate; or  
26

1 (4) Interfere with peak hour transit operations, by causing  
2 auto traffic to cross a designated high occupancy vehicle lane adjacent to  
3 the lot; or

4 (5) Cause cars waiting to use the facility to queue across  
5 the sidewalk or onto the street; or

6 (6) Interrupt established retail or service frontage  
7 designed to serve pedestrians.

8 d. In addition to the criteria in subsections a, b and c, in  
9 pedestrian designated zones the use shall not:

10 (1) Include a drive-in facility; or

11 (2) Provide any accessory parking; or

12 (3) Attract a significant number of customers who drive to  
13 the pedestrian district for the primary purpose of patronizing the  
14 business.  
15

16 This shall be determined by a transportation analysis of  
17 travel modes and patterns of customers of similar businesses in the same or  
18 similar commercial areas which shall be prepared by a traffic consultant  
19 retained by the applicant. The Director shall review the application and  
20 the transportation analysis in conjunction with the Director of  
21 Engineering.

22 e. Fast food restaurants which are drive-in businesses shall  
23 also comply with the provisions of Section 23.47.028, Standards for  
24 Drive-In Businesses.

25 2. Taverns and brewpubs in NC1 and NC2 zones may be permitted as  
26 conditional uses. A tavern or brewpub in an NC1 or NC2 zone shall be  
27 evaluated according to the following criteria:  
28

1 a. The size of the tavern or brewpub, design of the structure,  
2 signing and illumination shall be compatible with the character of the  
3 commercial area and other structures in the vicinity, particularly in areas  
4 where a distinct and definite pattern or style has been established.

5 b. The location, access, and design of parking shall be  
6 compatible with adjacent residential zones.

7 c. Special consideration shall be given to the location and  
8 design of the doors and windows of taverns and brewpubs to ensure that  
9 noise standards will not be exceeded. The Director may require additional  
10 setbacks and/or restrict openings on lots which abut residential zones.

11 d. Taverns and brewpubs shall not generate traffic which creates  
12 traffic congestion or further aggravates spillover parking on residential  
13 streets. ~~((or traffic congestion.))~~

14 3. Communication utilities

15 a. Communication utilities in NC1, NC2 and NC3 zones may be  
16 permitted as conditional uses according to the following criteria:

17 (1) The proposed communication utility will satisfy a public  
18 necessity or will be an integral element in the communication network~~((+))~~;  
19 or

20 (2) The proposed communication utility will expand an  
21 existing facility and avoid the need to construct a new communication  
22 utility.

23 (3) The requirements of Chapter 23.64, Airport Height  
24 District, are met.

25 (4) Rooftop communications utilities shall be setback a  
26 minimum of ten feet from all lot lines.  
27

1           b. The Director may permit departures from the development  
2 standards of Subchapter II of this chapter for communications utilities  
3 permitted by this subsection 3, if the departure is required by  
4 technological necessity or the regulatory provisions of governmental  
5 agencies.

6           4. Park and ride lots in NC3, C1 and C2 zones may be permitted as  
7 conditional uses.

8           a. Conditional Use Criteria:

9           (1) The park and ride lot shall have direct vehicular access  
10 to a designated arterial improved to City standards.

11           (2) If the proposed park and ride lot is located on a lot  
12 containing accessory parking for other uses, there shall be no substantial  
13 conflict in the principal operating hours of the park and ride lot and the  
14 other uses.

15           b. Mitigating measures

16           Landscaping and screening in addition to that required for  
17 surface parking areas, noise mitigation, vehicular access controls, signage  
18 restrictions, and other measures may be required to provide comfort and  
19 safety for pedestrians and bicyclists and to insure the compatibility of  
20 the park and ride lot with the surrounding area.

21           5. Residential uses authorized as conditional uses in C2 zones may be  
22 permitted according to the following criteria:

23           a. Availability of suitable land for C2 activities: Residential  
24 uses shall generally be discouraged in areas which have limited vacant land  
25 and where, due to terrain and large parcel size, land is particularly  
26 suitable for commercial rather than residential development.  
27

1           b. Relationship to transportation systems: Residential uses  
2 shall generally be discouraged in areas with direct access to major  
3 transportation systems such as freeways, state routes and freight rail  
4 lines.

5           c. Compatibility with surrounding areas: Residential uses shall  
6 not be allowed in close proximity to industrial areas and/or in areas where  
7 non-residential uses may create a nuisance or adversely affect the  
8 desirability of the area for living purposes.

9           d. Residential uses required to obtain a shoreline conditional  
10 use shall not be required to obtain an administrative conditional use.

11           6. Change of one nonconforming use to another

12           a. A nonconforming use may be converted by an administrative  
13 conditional use authorization to a use not otherwise permitted in the zone  
14 based on the following factors:

15                   (1) New uses shall be limited to those first permitted in  
16 the next more intensive zone;

17                   (2) The relative impacts of size, parking, traffic, light,  
18 glare, noise, odor and similar impacts of the two uses, and how these  
19 impacts could be mitigated.

20           b. The Director must find that the new nonconforming use is no  
21 more detrimental to property in the zone and vicinity than the existing  
22 nonconforming use.

23           C. The following uses, identified as Council Conditional Uses on Chart A  
24 of Section 23.47.004 may be permitted by the Council when the provisions of  
25 this subsection and subsection A are met.  
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27  
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1           1. New bus bases for one hundred and fifty or fewer buses, or  
2 existing bus bases which are proposed to be expanded to accommodate  
3 additional buses, in C1 or C2 zones

4           a. Conditional use criteria

5                   (1) The bus base has vehicular access suitable for use by  
6 buses to a designated arterial improved to City standards; and

7                   (2) The lot is of sufficient size so that the bus base  
8 includes adequate buffer space from the surrounding area.

9           b. Mitigating measures may include, but are not limited to

10                   (1) Noise mitigation measures, such as keeping maintenance  
11 building doors closed except when buses are entering or exiting; acoustic  
12 barriers; and noise-reducing operating procedures, shall be required when  
13 necessary.  
14

15                   (2) An employee ridesharing program established and promoted  
16 to reduce the impact of employee vehicles on streets in the vicinity of the  
17 bus base.

18                   (3) Landscaping and screening, noise and odor mitigation,  
19 vehicular access controls, and other measures may be required to insure the  
20 compatibility of the bus base with the surrounding area and to mitigate any  
21 adverse impacts.

22           2. Helistops in NC3, C1 and C2 zones as accessory uses according to  
23 the following standards and criteria:

24           a. The helistop is located so as to minimize impacts on the  
25 surrounding area.

26           b. The lot is of sufficient size that the operations of the  
27 helistop are buffered from the surrounding area.  
28

1 c. The helistop is a necessary element of the service provided  
2 by the business establishment to which it is accessory.

3 d. Open areas and landing pads are hard surfaced.

4 e. The helistop meets all Federal requirements including those  
5 for safety, glide angles and approach lanes.

6  
7 3. In all commercial zones, permitted public projects not meeting  
8 development standards may be permitted by the Council if the following  
9 criteria are satisfied:

10 a. The project provides unique services which are not provided  
11 to the community by the private sector, such as police and fire stations;  
12 and

13 b. The proposed location is required to meet specific public  
14 service delivery needs; and

15 c. The waiver or modification to the development standards is  
16 necessary to meet specific public service delivery needs; and

17 d. The relationship of the project to the surrounding area has  
18 been considered in the design, siting, landscaping and screening of the  
19 facility.

20  
21 Section 9. That Section 23.47.010 of the Seattle Municipal Code is  
22 amended to read as follows:

23 **23.47.010 Maximum Size of Non-Residential Use**

24 A. Maximum size regulations shall apply (~~to uses and~~) to individual  
25 business establishments according to Chart B.

CHART B

Non-Residential Uses Subject to Maximum Size Limit	ZONE				
	NC1*	NC2*	NC3*	C1	C2
Non-residential use including institutions & public facilities unless otherwise specified	4000 square feet	15,000 square feet	N.M.S.L.	N.M.S.L.	N.M.S.L.
Medical services	10,000 square feet	15,000 square feet	N.M.S.L.	N.M.S.L.	N.M.S.L.
Multi-purpose convenience store	10,000 square feet	25,000 square feet	N.M.S.L.	N.M.S.L.	N.M.S.L.
Food processing & craft work	4000 sq. ft.	5000 sq. ft.	10,000 sq. ft.	N.M.S.L.	N.M.S.L.
Light manufacturing	X	5000 s.f.	10,000s.f.	N.M.S.L.	N.M.S.L.
Fast food restaurant <sup>1</sup>	750 s.f. 4000 s.f.	750s.f. 8000 s.f.	750s.f. N.M.S.L.	750s.f. N.M.S.L.	750s.f. N.M.S.L.
Fuel sales Sales, service & rental of commercial equipment & construction materials Passenger terminals	X	X	25,000 square feet	N.M.S.L.	N.M.S.L.
Indoor participant sports & recreation	4000 sq. ft.	15,000 sq. ft.	25,000 sq. ft.	N.M.S.L.	N.M.S.L.
General Manufacturing	X	X	X	15,000s.f.	N.M.S.L.
Wholesale showroom Warehouse	X	X	15,000 sq. ft.	25,000 sq. ft.	N.M.S.L.
Mini-warehouses	X	X	15,000s.f.	40,000s.f.	N.M.S.L.

N.M.S.L. - No Maximum Size Limitations

\* - Increases in maximum size limits may be allowed for operating business establishments according to provisions of subsection G.

X - Does not apply, use not permitted in zone

<sup>1</sup> Fast food restaurants larger than 750 square feet are conditional uses

B. The size limits for specific outdoor activities shall be as provided in Section 23.47.011, Outdoor Activities.

1 C. Maximum size shall be calculated by taking the gross floor area of a  
2 structure(s) or portion of a structure(s) occupied by a single use or  
3 business establishment((-)), except that any gross floor area used for  
4 accessory parking shall be exempted from maximum size calculation.

5 D. In NC1 and NC2 zones, any area used for outdoor sales shall also be  
6 included in determining the maximum size of a business establishment. In  
7 NC1, NC2 and NC3 zones, any area used for the outdoor display of rental  
8 equipment shall also be included in determining the maximum size of a  
9 business establishment.

10 E. Maximum size of combined uses within a business establishment

11 Business establishments which include more than one type of use shall  
12 be permitted provided each use is permitted, and:

13 1. The size of each use within a business establishment does not  
14 exceed the size limit for (~~the~~) that individual use.

15 2. The total size of the business establishment does not exceed the  
16 maximum size allowed for the type of use with the largest size limit. When  
17 one of the uses has no maximum size limit, the business establishment shall  
18 have no maximum size limit.

19 F. Split zoned lots

20 1. The total size of a business establishment and the total size of  
21 each use within a business establishment occupying portions of a lot in  
22 more than one zone shall not exceed the maximum size allowed in the zone  
23 with the larger size limit.

24 2. The total size of that portion of a business establishment or of a  
25 use within a business establishment in each zone shall not exceed the  
26 maximum size allowed for that business establishment or use in that zone.  
27

1 G. Increases in maximum size limits

2 1. Increases in maximum size limits may be allowed for operating  
3 business establishments or uses as special exceptions according to the  
4 following:

5 a. Operating business establishments or uses in NC1 zones may be  
6 expanded up to a maximum of ten thousand square feet.

7  
8 b. Operating business establishments or uses in NC2 zones which  
9 are limited to a maximum size of five thousand square feet may be expanded  
10 to a maximum size of ten thousand square feet and operating business  
11 establishments or uses which are limited to a maximum size of fifteen  
12 thousand square feet may be expanded to a maximum size of twenty-five  
13 thousand square feet.

14 c. Operating business establishments or uses in NC3 zones which  
15 are limited to a maximum of ten thousand or fifteen ((may not exceed  
16 twenty)) thousand square feet may be expanded to a maximum size of twenty  
17 thousand square feet.

18 2. The decision to permit, condition or deny an increase in size  
19 shall be based upon an assessment of the following factors:

20 a. The impacts of the ((existing)) operating business  
21 establishment and the anticipated impacts if an increase in size were  
22 permitted.

23 b. The availability of commercial space in the zone for uses  
24 which contribute to the function and desired characteristics of the zone,  
25 according to the Land Use Policies for Neighborhood Commercial Areas.

26 c. The number of business establishments present in the zone  
27 that are similar to the business establishment for which expansion is  
28 proposed.

1 d. The compatibility of the operating business establishment  
2 with the character and scale of the business district and the surrounding  
3 neighborhood.

4 e. The length of time the business establishment has been  
5 operating.

6 Section 10. That subsections B and F of Section 23.47.011 of the  
7 Seattle Municipal Code are amended to read as follows:

8 **23.47.011 Outdoor Activities**

9  
10 \* \* \*

11 B. In certain zones ((~~⊕~~)) outdoor sales areas and outdoor display areas for  
12 rental equipment shall be included in determining the maximum size of  
13 business establishments or uses as provided in Section 23.47.010D Maximum  
14 Size of Non-Residential Use.

15 \* \* \*

16  
17 F. Outdoor ((~~Storage of Recyclable Materials~~)) Recycling Collection  
18 Stations

19 Outdoor ((~~storage of recyclable materials~~)) recycling collection stations  
20 shall be limited to the following:

21 1. NC1 Zones: Ten percent of lot area or five hundred square feet,  
22 whichever is less.

23 2. NC2 and NC3 Zones: Ten percent of lot area or one thousand square  
24 feet, whichever is less.

25 3. C1 and C2 Zones: Ten percent of lot area or one thousand square feet,  
26 whichever is less, provided that larger ((~~storage areas~~)) outdoor recycling  
27 collection stations may be allowed if they comply with the screening and  
28 landscaping standards for outdoor storage.

\* \* \*

1 Section 11. That Section 23.47.012 of the Seattle Municipal Code is  
2 amended to read as follows:

3 **23.47.012 Structure Height and Floor Area Ratio**

4 **A. Maximum Height**

5  
6 The maximum structure height for commercial zones shall be thirty feet,  
7 forty feet, sixty-five feet, eighty-five feet, one hundred twenty-five  
8 feet, or one hundred sixty feet, as designated on the Official Land Use  
9 Map, Chapter 23.32.

10 **B. Floor Area Ratios**

11 Floor area ratios (FARs) are hereby established for structures in zones  
12 with eighty-five foot, one hundred twenty-five foot and one hundred sixty  
13 foot maximum height limits according to Chart C. Structures sixty-five  
14 feet in height or less in these zones shall not be subject to floor area  
15 ratio provisions. For the purposes of this Section, a mixed use structure  
16 is a building containing a residential use, excluding caretaker's quarters,  
17 and at least one other type of use.

18 ((~~1. Zones with eighty-five foot height limits~~))

19 ((~~a. For structures greater than sixty-five feet in height which~~  
20 ~~are not mixed use structures, the maximum FAR shall not exceed four and~~  
21 ~~one-half.~~))

22 ((~~b. For mixed use structures greater than sixty-five feet in~~  
23 ~~height, the maximum FAR shall not exceed six. The maximum FAR of any~~  
24 ~~single type of use within the structure shall not exceed four and~~  
25 ~~one-half.~~))

26 ((~~2. Zones with one hundred and twenty-five foot height limits~~))

27 ((~~a. For structures greater than sixty-five feet in height which~~  
28 ~~are not mixed use structures, the maximum FAR shall not exceed five.~~))

1 ((b. For mixed use structures greater than sixty-five feet in  
 2 height, the maximum FAR shall not exceed six. The maximum FAR of any  
 3 single type of use within the structure shall not exceed five.))

4 ((3. Zones with one hundred sixty foot height limits))

5 ((a. For structures greater than sixty-five feet in height which  
 6 are not mixed use structures, the maximum FAR shall not exceed five.))

7 ((b. For mixed use structures greater than sixty-five feet in  
 8 height, the maximum FAR shall not exceed seven. The maximum FAR of any  
 9 single type of use within the structure shall not exceed five.))

10 CHART C  
 11 PERMITTED FLOOR AREA RATIO (FAR)

STRUCTURES HIGHER THAN 65 FEET	HEIGHT LIMIT ZONES		
	85'	125'	160'
MIXED USE STRUCTURE TOTAL	<u>6</u>	<u>6</u>	<u>7</u>
ANY SINGLE USE WITHIN A MIXED USE STRUCTURE	<u>4.5</u>	<u>5</u>	<u>5</u>
SINGLE PURPOSE STRUCTURE	<u>4.5</u>	<u>5</u>	<u>5</u>

12  
13  
14  
15  
16  
17  
18  
19  
20 ((4-))C. Exemptions from FAR calculations

21 The following areas shall be exempted from FAR calculations:

22 ((a-))1. All gross floor area below grade.

23 ((b-))2. All gross floor area used for accessory parking.

24 ((C-))D. Split Zoned Lots

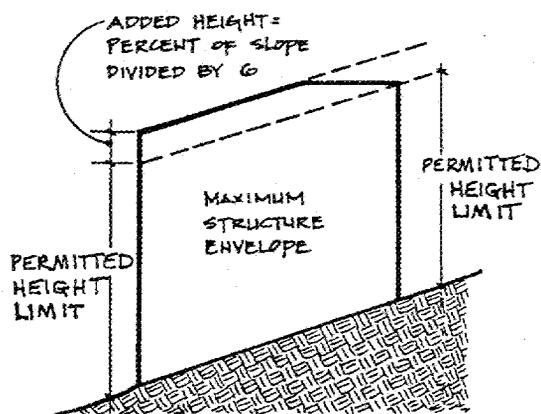
25  
26 When a lot is subject to more than one height and FAR limit, the height  
 27 and FAR limits for each zone shall apply to the portion of the lot located  
 28 in that zone.

1 ((D-))E. Mixed Use Requirement

2 Any residential structure which is proposed to exceed eighty-five feet  
3 in height in zones with one hundred twenty-five and one hundred sixty foot  
4 height limits shall have a minimum of forty percent of the gross floor area  
5 of the structure at street level in commercial use. Commercial uses shall  
6 have street level frontage.

7 ((E-))F. Sloped Lots

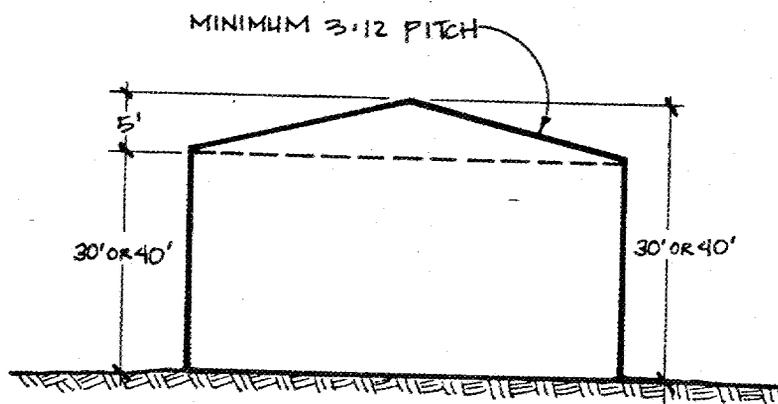
8 On sloped lots, additional height shall be permitted along the lower  
9 elevation of the structure footprint, at the rate of one foot for each six  
10 percent of slope, to a maximum additional height of five feet, Exhibit  
11 47.012A.



12  
13  
14  
15  
16  
17  
18  
19 Exhibit 47.12A Height Limits on Sloped Lots

1 ((F-))G. Pitched Roofs

2 The ridge of pitched roofs may extend up to five feet above the maximum  
3 height limit in zones with height limits of thirty or forty feet. All  
4 parts of the roof above the height limit shall be pitched at a rate of not  
5 less than three to twelve, Exhibit 47.012B. No portion of a shed roof  
6 shall be permitted to extend beyond the height limit under this provision.  
7



14 **Exhibit 47.12B Pitched Roof Height Exception**

15

16 ((G-))H. Rooftop Features

17 1. Radio and television receiving aerials excluding dish antennae;  
18 communication utilities, including transmission towers; ham radio towers;  
19 smokestacks; chimneys; flagpoles; and spires for religious institutions are  
20 exempt from height controls, except as regulated in Chapter 23.64, Airport  
21 Height District, provided they are a minimum of ten feet from any side or  
22 rear lot line.

23 2. Open railings, planters, skylights, clerestories, greenhouses,  
24 dish antennae, parapets, and firewalls may extend four feet above the  
25 maximum height limit with unlimited rooftop coverage.  
26

1           3. Solar collectors

2           a. In zones with height limits of thirty or forty feet, solar  
3 collectors may extend up to four feet above the maximum height limit, with  
4 unlimited rooftop coverage.

5           b. In zones with height limits of sixty-five feet or more, solar  
6 collectors may extend up to seven feet above the maximum height limit, with  
7 unlimited rooftop coverage.

8           4. The following rooftop features may extend up to fifteen feet above  
9 the maximum height limit, so long as the combined total coverage of all  
10 features listed in this subsection does not exceed twenty percent of the  
11 roof area or twenty-five percent of the roof area if the total includes  
12 screened mechanical equipment:

13           a. Solar collectors;

14           b. Stair and elevator penthouses;

15           c. Mechanical equipment;

16           d. Play equipment and open mesh fencing which encloses it, so  
17 long as the fencing is at least fifteen feet from the roof edge; and  
18

19           e. Dish antennae.  
20

21           5. In order to protect solar access for property to the north, the  
22 applicant shall either locate the rooftop features listed below at least  
23 ten feet from the north edge of the roof, or provide shadow diagrams to  
24 demonstrate that the proposed location of such rooftop features would shade  
25 property to the north on January 21 at noon no more than would a structure  
26 built to maximum permitted bulk:  
27  
28

- solar collectors
- planters
- clerestories
- greenhouses
- dish antennae
- non-firewall parapets
- play equipment.

1  
2  
3  
4  
5 ~~((H.))~~I. Solar Retrofits

6 The Director may permit the retrofitting of solar collectors on  
7 conforming or nonconforming structures existing on ~~((the effective date of~~  
8 ~~this Land Use Code))~~ June 9, 1986 as a special exception pursuant to  
9 Chapter 23.76, Procedures for Master Use Permits and Council Land Use  
10 Decisions. Such a retrofit may be permitted even if it exceeds established  
11 height limits, if the following conditions are met:

- 12 1. There is no feasible alternative solution to placing the  
13 collector(s) on the roof;
- 14 2. The positioning of such collector(s) minimizes view blockage and  
15 shading of property to the north, while still providing adequate solar  
16 access for the collectors; and
- 17 3. Such collector(s) meet minimum energy standards administered by  
18 the Director.

19  
20 ~~((I.))~~J. Freestanding Antennae and Transmission Towers

- 21 1. Amateur radio devices

22 The maximum height of an amateur radio tower for sending and/or  
23 receiving signals shall be no more than fifty feet ~~((above existing grade))~~  
24 in zones where the maximum height limit does not exceed fifty feet. Cages  
25 and antennae may extend to a maximum additional fifteen feet. In zones  
26 with a maximum height limit which exceeds fifty feet the maximum height of  
27 the tower shall not exceed the maximum height allowed for all structures.  
28

1           2. The maximum height of television receiving aerials shall be no  
2 more than fifty feet in zones where the maximum height limit does not  
3 exceed fifty feet. In zones with a maximum height limit which exceeds  
4 fifty feet the maximum height of the aerial shall not exceed the maximum  
5 height allowed for all structures.

6 ~~((2-))~~3. Dish antennae shall not exceed the height limit of the zone in  
7 which they are located.

8 ~~((3-))~~4. Communication utilities shall be exempt from height controls,  
9 except for the requirements of Chapter 23.64, Airport Height District.

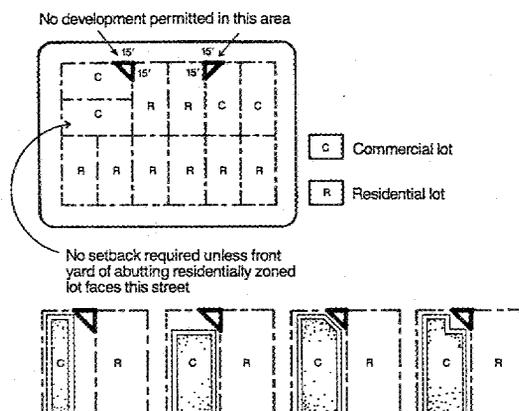
10           Section 12. That Section 23.47.014 of the Seattle Municipal Code is  
11 amended to read as follows:

12 **23.47.014 Setback Requirements**

13  
14 A. For the purposes of this Section, portions of structures shall include  
15 those features listed in Section 23.47.012H, Rooftop Features.

16 ~~((A-))~~B. Setbacks for structures containing non-residential uses

17  
18           1. A setback shall be required on lots which abut the intersection of  
19 a side and front lot line of a residentially zoned lot. The required  
20 setback shall be a triangular area. Two sides of the triangle shall extend  
21 fifteen feet from the intersection of the street property line and the  
22 property line abutting the residentially zoned lot. The third side shall  
23 connect these two sides with a diagonal line across the lot, Exhibits  
24 47.014A and B.



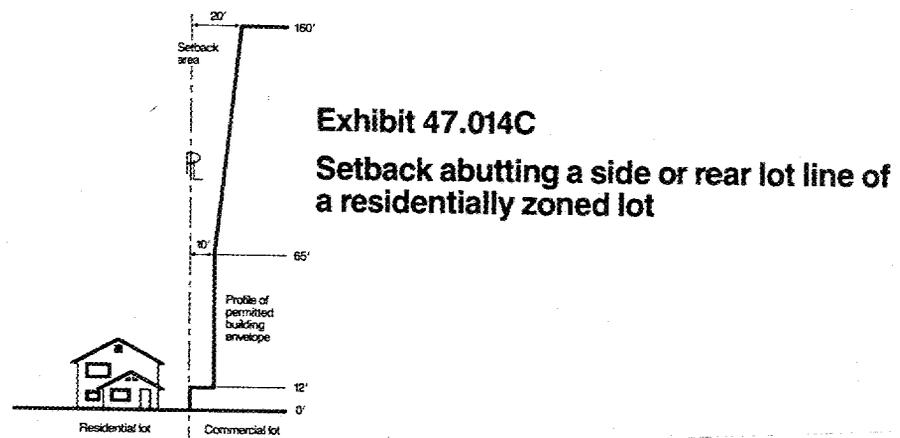
25  
26  
27  
28  
**Exhibit 47.014A & B**  
**Setback abutting a side or rear lot line of**  
**a residentially zoned lot**

1           2. A setback shall be required along any lot line which abuts a side  
2 or rear lot line of a residentially zoned lot, or which is across an alley  
3 from a residentially zoned lot, as follows:

4           a. Zero feet for portions of structures twelve feet in height or  
5 lower; and

6           b. Ten feet for portions of structures above twelve feet in  
7 height to a maximum of sixty-five feet; and

8           c. For portions of structures above sixty-five feet in height,  
9 an additional one foot of setback shall be required for every ten feet in  
10 excess of sixty-five feet, Exhibit 47.014C.



18           3. Full alley width may be counted as part of the required setback.

19           4. No entrance, window, or other opening shall be permitted closer  
20 than five feet to a residentially zoned lot.

21           5. A five foot setback shall be required from all street property  
22 lines where street trees are required and it is not feasible to plant them  
23 in accordance with City standards. The setback shall be landscaped  
24 according to Section 23.47.016, Screening and Landscaping Standards.

25           ~~(B-)~~C. Setback requirements for structures containing only residential  
26 uses

27           1. Setbacks shall be required along side lot lines which abut lots in  
28 a residential zone, according to the following:

1 a. For residential structures up to forty feet in height, the  
2 required side setback shall be five feet. This side setback may be  
3 averaged along the entire structure depth, but shall at no point be less  
4 than three feet.

5 b. For residential structures forty to sixty-five feet in  
6 height, the required side setback shall be eight feet. This side setback  
7 may be averaged along the entire structure depth, but shall at no point be  
8 less than five feet.

9 c. Residential structures which exceed sixty-five feet in height  
10 shall be set back eight feet for that portion of the structure up to  
11 sixty-five feet, and shall be set back according to subsection A2c for that  
12 portion of the structure which exceeds sixty-five feet.

13 2. Setbacks shall be required along rear lot lines which abut or are  
14 across an alley from a lot in a residential zone, according to the  
15 following:

16 a. Zero feet for portions of structures twelve feet in height or  
17 lower; and

18 b. Ten feet for portions of structures above twelve feet in  
19 height to a maximum of sixty-five feet; and

20 c. For portions of structures above sixty-five feet in height,  
21 an additional one foot of setback shall be required for every ten feet in  
22 excess of sixty-five feet, Exhibit 47.014C.

23  
24 3. A five foot setback shall be provided along all street lot lines  
25 of a mobile home park. The setback shall be landscaped according to the  
26 provisions of Section 23.47.016B6.

27 ~~((G-))~~D. Structures in required setbacks

1           1. Decks and balconies with open railings, may extend into the  
2 required setback, but shall not be permitted within five feet of a  
3 residentially zoned lot, except as provided in subsection C6.

4           2. Eaves, cornices, and gutters projecting no more than eighteen  
5 inches from the structure facade shall be permitted in required setbacks.

6           3. Ramps or other devices necessary for access for the disabled and  
7 elderly, which meet Washington State Rules and Regulations for Barrier-Free  
8 Design, are permitted in required setbacks.

9           4. Uncovered, unenclosed pedestrian bridges, necessary for access and  
10 less than five feet in width, are permitted in required setbacks.

11           5. Permitted fences, free-standing walls, bulkheads, and other  
12 similar structures, no greater than six feet in height, are permitted in  
13 required setbacks.

14           6. Decks which are accessory to residential uses and which average no  
15 more than eighteen inches above existing or finished grade, whichever is  
16 lower, may project into required setbacks. Such decks shall not be  
17 permitted within five feet of any lot line, unless they abut a permitted  
18 fence or free-standing wall, and are at least three feet below the top of  
19 the fence or wall. The fence or wall shall be no higher than six feet.

20           7. Underground structures are permitted in all setbacks.

21           8. Solar collectors are permitted in required setbacks, according to  
22 the following provisions:

23           a. Detached solar collectors shall be permitted in required  
24 setbacks. Such collectors shall be no closer than five feet to any other  
25 principal or accessory structures, and no closer than three feet to any lot  
26 line which abuts a residentially zoned lot.  
27

1           b. Sunshades which provide shade for solar collectors which meet  
2 the minimum energy standards administered by the Director may project into  
3 southern front or rear setbacks. Those which begin at eight feet or more  
4 above finished grade may be no closer than three feet from the property  
5 line. Sunshades which are between finished grade and eight feet above  
6 finished grade shall be no closer than five feet to the property line.

7 ~~((D-))~~E. Setback requirements for specific uses or structures

8           1. Farm animals and structures housing them shall be located at least  
9 fifty feet from any residentially zoned lot.

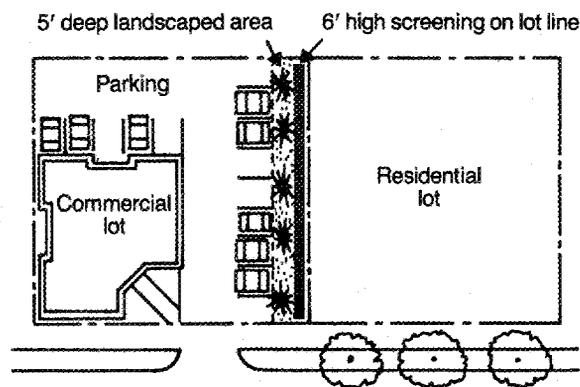
10           2. Beehives shall not be located within twenty-five feet of any  
11 property line except when located eight feet or more above the grade  
12 immediately adjacent to the subject lot or when situated less than eight  
13 feet above the adjacent existing grade and behind a solid fence or hedge  
14 six feet high, parallel to any property line within twenty-five feet of a  
15 hive and extending at least twenty-five feet beyond the hive in both  
16 directions.

17           3. Parking occupying the street level frontage of a structure shall  
18 be set back at least five feet from all street lot lines and from all  
19 residentially zoned lots and landscaped according to the requirements of  
20 Section 23.47.016, Screening and Landscaping Standards.

21           4. Where access to a loading berth is from an alley, and truck  
22 loading is parallel to the alley, a setback of twelve feet shall be  
23 required for the loading berth, measured from the centerline of the alley,  
24 Exhibit 47.014D. This setback shall be maintained up to a height of  
25 sixteen feet.



1 required. A five foot deep landscaped area shall be required inside the  
2 screening, Exhibit 47.016A.



3  
4  
5  
6  
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8  
9  
10 **Exhibit 47.016A**

11 **Screening of surface parking areas abutting  
a residentially zoned lot**

12 b. When a surface parking area is across an alley from a lot in  
13 a residential zone, six foot high screening along the alley shall be  
14 required. A five foot deep landscaped area shall be required inside the  
15 screening. The Director may reduce or waive the screening and landscaping  
16 requirement for part or all of the lot abutting the alley, or may waive  
17 only the landscaping requirement, when required parking can only be  
18 provided at the rear lot line and the alley is necessary to provide aisle  
19 space. In making the determination to waive or reduce the landscaping and  
20 screening requirements, the Director shall consider the following criteria:

21 (1) Whether the lot width and depth permits a workable plan  
22 for the building and parking which would preserve the screening and  
23 landscaping; and

24 (2) Whether the character of use across the alley, such as  
25 multi-family parking structures, make the screening and landscaping less  
26 necessary; and

27 (3) Whether the property is located in a pedestrian-  
28 designated zone and therefore access to parking from the street is not  
feasible or is undesirable; and

1 (4) Whether a topographic break between the alley and the  
2 residential zone makes screening less necessary.

3 c. Surface parking areas for ten or fewer cars shall be screened  
4 by three foot high screening along the street lot line, and, when across a  
5 street from a residentially zoned lot, street trees shall be provided.

6 d. Surface parking areas for more than ten cars shall be  
7 screened by three foot high screening and street trees along the street lot  
8 line.

9 e. Surface parking areas ((for twenty cars or more which serve  
10 single purpose residential developments, and all surface parking areas))  
11 for more than fifty cars, shall provide three foot high screening and  
12 street trees along street lot lines, as well as interior landscaping.

13 2. Parking within or under structures

14 a. When parking occupies any portion of the street level  
15 frontage of a structure up to a height of eight feet above sidewalk grade,  
16 the portion of the structure containing the parking shall be required to  
17 have a five-foot deep landscaped area along street lot lines ((and all lot  
18 lines abutting a residential zone.)) In addition, the parking shall be  
19 screened by:

20 (1) the facade of the structure; or

21 (2) six-foot high screening between the structure and the  
22 landscaped area, and street trees, Exhibit 47.016B.

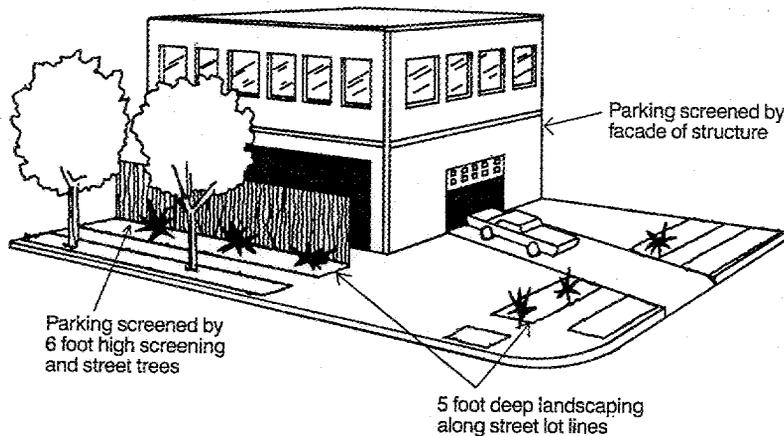


Exhibit 47.016B  
Screening of parking within or under a structure

1           b. A five foot setback shall be required along all property  
2 lines abutting a residential zone for any portion of the ground level of a  
3 structure which contains parking. The portion of the structure containing  
4 the parking shall be screened by the facade of the structure or the  
5 setback(s) shall be landscaped according to Section 23.47.016A3 and six foot  
6 high screening along the abutting property line(s) shall be provided.

7           ~~((b.))~~c. ~~((For each permitted curbcut, the))~~ When access is through a  
8 street facing facade, ((may)) the facade shall contain one garage door, not  
9 to exceed the maximum width allowed for the curbcut.

10           ~~((e.))~~d. The perimeter of each floor of parking which is eight feet or  
11 more above sidewalk grade shall have an opaque screen at least three and  
12 one-half feet high.

13           3. Drive-in businesses

14           a. Drive-in businesses, including gas stations, abutting or  
15 across an alley from a residentially zoned lot shall provide six foot high  
16 screening along the abutting or alley lot lines. A five foot deep  
17 landscaped area inside the screening shall be required when the drive-in  
18 portion of the business or its ~~((access area))~~ queuing lanes abut~~((s))~~ a  
19 lot in a residential zone.

20           b. Drive-in businesses other than gas stations in which the  
21 drive-in portion of the business or its queuing lanes is across the street  
22 from a residentially zoned lot shall provide three foot high screening for  
23 the drive-in portion and street trees.

24           c. Gas stations shall provide three foot high screening and  
25 street trees along street lot lines ~~((and street trees))~~ in all NC1, NC2,  
26 and NC3 zones. In C1 and C2 zones, three foot high screening and street  
27 trees shall only be required when a gas station is across the street from a  
28 residentially zoned lot.

1 4. Outdoor sales and outdoor display of rental equipment

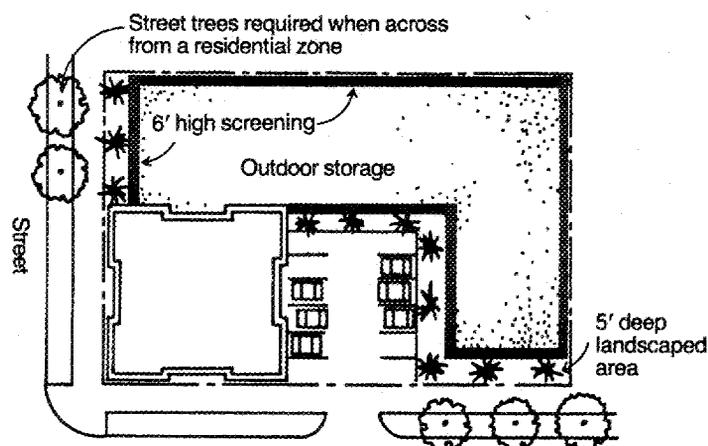
2 a. When an outdoor sales area or outdoor display of rental  
3 equipment area is abutting or across an alley from a residentially zoned  
4 lot, six foot high screening shall be provided along the abutting or alley  
5 lot lines.

6 b. When an outdoor sales area or outdoor display of rental  
7 equipment is across the street from a residentially zoned lot, street trees  
8 and three foot high screening along the street lot line shall be provided.

9 5. Outdoor storage

10 a. C1 zones

11  
12 Outdoor storage shall be screened by a structure's facade or  
13 by six foot high screening between the storage area and all property lines.  
14 A five foot deep landscaped area shall be provided between all street lot  
15 lines and the six foot high screening. When an open storage area is across  
16 the street from a residentially zoned lot, street trees shall also be  
17 required between the open storage area and the residentially zoned lot,  
18 Exhibit 47.016C.



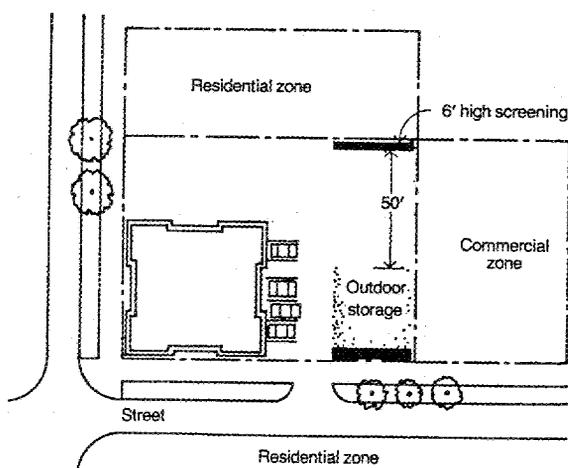
25 **Exhibit 47.016C**

26 **Screening of open storage areas in C1 zones**

1           b. C2 zones

2           (1) When an outdoor storage area is across the street from a  
3 residentially zoned lot it shall be screened from the street by the facade  
4 of a structure, or by six foot high screening along the street lot lines  
5 and street trees.

6           (2) When a lot containing outdoor storage abuts a  
7 residentially zoned lot, the outdoor storage area shall set back fifty feet  
8 from abutting residentially zoned lot lines and be screened by a  
9 structure's facade or by six foot high screening between the outdoor  
10 storage and all abutting property lines, Exhibit 47.016D.



18           **Exhibit 47.016D**  
19           **Screening of open storage areas in C2 zones**

20           c. Outdoor dry storage of boats

21           Screening shall be required for the outdoor dry storage of  
22 boats in the Shoreline District according to the provisions for outdoor  
23 storage in C1 zones, subsection B5a, unless the dry storage of boats is  
24 located in a C2 zone, in which case screening shall be required according  
25 to the provisions for outdoor storage in C2 zones, subsection B5b.

26           6. Mobile home parks

27           Mobile home parks shall be screened by six foot high screening  
28 along all non-street lot lines. A five foot deep landscaped area shall be  
provided along all street lot lines of a mobile home park. A five foot

1 planting strip with street trees may be provided instead of the five foot  
2 deep landscaped area.

3 7. Lots within the Shoreline District

4 On lots within the Shoreline District where view corridors are  
5 required, the height of screening may be reduced and the location and type  
6 of required landscaping may be modified so that view corridors are not  
7 obstructed.

8 C. Blank facades

9 1. In all NC1, NC2 and NC3 zones, and in C1 and C2 zones, when across  
10 from a residentially zoned lot, street trees shall be required along blank  
11 facades greater than fifty feet in width. If it is not feasible to plant  
12 street trees, a five-foot deep landscaped area shall be provided along  
13 street property lines.

14 ~~((1-))~~2. Blank facade requirements shall apply to the area of the  
15 facade between two feet and eight feet above the sidewalk.

16 ~~((2-))~~3. Any portion of a facade which is not transparent shall be  
17 considered to be a blank facade. Clear or lightly tinted glass in windows,  
18 doors, and display windows shall be considered transparent. Transparent  
19 areas shall allow views into the structure or into display windows from the  
20 outside.

21 ~~((3-))~~4. ~~((Any blank facade segments))~~ Portions of ((the)) a facade of  
22 a structure ((shall be)) which are separated by transparent areas of at  
23 least two feet in width shall be considered separate facade segments for  
24 the purposes of this subsection.

25 ~~((4. Street trees shall be required along blank facades greater than~~  
26 ~~fifty feet in width which are across the street from a lot in a residential~~  
27 ~~zone-))~~

1           (~~5. If it is not feasible to plant street trees, a five foot deep~~  
2 landscaped area shall be provided along street property lines.)

3 D. Access through required screening and landscaping

4           Breaks in required screening shall be permitted to provide pedestrian  
5 and vehicular access.(~~(; vehicular access through required screening shall~~  
6 ~~also be permitted.)~~) Breaks in required screening for vehicular access  
7 shall not exceed the width of permitted curb cuts.

8           Section 15. That Section 23.47.018 of the Seattle Municipal Code is  
9 amended to read as follows:

10 **23.47.018 Noise Standards**

11  
12 A. All permitted manufacturing, fabricating, repairing, refuse compacting  
13 and recycling activities shall be conducted wholly within an enclosed  
14 structure in an NC1, NC2 or NC3 zone. In a C1 or C2 zone, location within  
15 an enclosed structure shall be required only when the lot is located within  
16 fifty feet of a residential zone, except when required as a condition for  
17 permitting a major noise generator according to subsection B.

18 B. Major noise generators

19           1. The following uses or devices shall be considered major noise  
20 generators:

- 21           Light and general manufacturing  
22           Major vessel repair  
23           Aircraft repair shops  
24           Major vehicle repair  
25           Exterior heat exchangers, and other similar devices  
26           (e.g., ventilation, air-conditioning,  
27           refrigeration)  
28           Cargo terminals  
            Recycling centers  
            Other similar uses.

            2. When a major noise generator is proposed, and when an existing  
major noise generator is proposed to be expanded, a report from an

1 acoustical consultant shall be required to describe the measures to be  
2 taken by the applicant in order to meet noise standards for the area. Such  
3 measures may include, for example, the provision of buffers, reduction in  
4 hours of operation, relocation of mechanical equipment, increased setbacks  
5 and use of specified construction techniques or building materials.  
6 Measures to be used shall be specified on the plans. After a permit has  
7 been issued, any measures which were required by the permit to limit noise  
8 shall be maintained.

9 Section 16. That subsection D of Section 23.47.022 of the Seattle  
10 Municipal Code is amended to read as follows:

11 **23.47.022 Light and Glare Standards**

12 \* \* \*

13 D. Glare diagrams which clearly identify potential adverse glare impacts  
14 on residential zones and on arterials shall be required when:

15 1. Any structure proposed to have facades of reflective coated glass  
16 or other highly reflective material, and/or new structures or expansion of  
17 existing structures greater than sixty-five feet (~~or greater~~) in height  
18 which have more than thirty percent of the facades comprised of clear or  
19 tinted glass, and

20 2. The facade(s) surfaced or comprised of such materials either:

21 a. Are oriented towards and are less than two hundred feet from  
22 any residential zone, and/or

23 b. Are oriented towards and are less than four hundred feet from  
24 a major arterial with more than fifteen thousand vehicle trips per day,  
25 according to Engineering Department data.  
26  
27  
28

1           3. When glare diagrams are required, the Director may require  
2 modification of the plans to mitigate adverse impacts, using methods  
3 including but not limited to the following:

- 4           a. Minimizing the percentage of exterior facade that is composed  
5 of glass;
- 6           b. Using exterior glass of low reflectance;
- 7           c. Tilting glass areas to prevent glare which could affect  
8 arterials, pedestrians or surrounding structures;
- 9           d. Alternating glass and non-glass materials on the exterior  
10 facade; and
- 11           e. Changing the orientation of the structure.

12           Section 17. That Section 23.47.024 of the Seattle Municipal Code is  
13 amended to read as follows:  
14

15 **23.47.024 Open Space Standards for Residential Uses**  
16

17 A. Usable open space shall be required for all structures containing  
18 residential ((units)) uses, according to Chart ((C))D:

19           **CHART ((C))D: USABLE OPEN SPACE REQUIREMENTS**

20

Structure Type	Height of Structure		
	40' or less	41' to 85'	86' to 160'
21 Single purpose 22 residential ((use)) 23 <u>structures</u>	25% of lot area	35% of lot area	Single purpose residential not allowed
24 At least 40% to 25 79% of structure's gross floor area at street level in commercial use	20% of lot area	30% of lot area	40% of lot area
26 80% or more of 27 structure's gross floor area at street level in 28 commercial use	15% of lot area	20% of lot area	30% of lot area

1 B. For the purposes of this Section, structures containing less than forty  
2 percent of gross floor area at street level in commercial use shall be  
3 considered single purpose residential structures.

4 ~~((B.))~~C. Except as provided in subsection ~~((C))~~ D, required usable open  
5 space may be at ground level, or may be provided above ground in the form  
6 of balconies, decks, solarium, greenhouses, or roof gardens.

7 ~~((C.))~~D. In NC1 and NC2 zones, single purpose residential developments  
8 shall provide at least sixty percent of the required usable open space at  
9 ground level.

10 ~~((D.))~~E. Balconies and decks provided above ground as open space shall have  
11 a minimum area of sixty square feet and no horizontal dimension shall be  
12 less than six feet.

13 ~~((E.))~~F. Usable open space at ground level, and roof gardens, solarium, and  
14 greenhouses provided above ground as open space shall have a minimum area  
15 of two hundred fifty square feet. No horizontal dimension shall be less  
16 than ten feet.

17 ~~((F.))~~G. Required usable open space is permitted at the front, sides, or  
18 rear of the structure.

19 ~~((G.))~~H. Parking areas, driveways and pedestrian access, except for  
20 pedestrian access meeting the Washington State Rules and Regulations for  
21 Barrier-Free Design, shall not be counted as open space.

22  
23 Section 18. That Section 23.47.028 of the Seattle Municipal Code is  
24 amended to add a new subsection E, to read as follows:

25 **23.47.028 Standards for Drive-in Businesses**

26 \* \* \*

1 E. Drive-in businesses shall provide screening and landscaping according  
2 to the requirements of Section 23.47.016, Screening and Landscaping  
3 Standards.

4 Section 19. That subsections B and C of Section 23.47.030 of the  
5 Seattle Municipal Code are amended to read as follows:

6 **23.47.030 Required Parking**

7 \* \* \*

8  
9 B. In pedestrian-designated zones, parking shall also be provided  
10 according to the requirements of ((Section ~~23.54.015~~, unless otherwise  
11 provided in)) Section 23.47.044, Required Parking in Pedestrian-Designated  
12 Zones.

1 C. Loading berth requirements

2 ~~((1.))~~ Loading berths shall be required for certain commercial uses  
3 according to the requirements of Section 23.54.030.

4 ~~((2. Existing deficits in the number of required loading berths shall  
5 be allowed to continue if a change of use occurs, except when the change is  
6 to a food processing or manufacturing use, warehouse, or cargo terminal.))~~

7  
8 Section 20. That subsection B of Section 23.47.032 of the Seattle  
9 Municipal Code is amended to read as follows:

10 **23.47.032 Parking Location and Access**

11 \* \* \*

12 B. Location of parking in NC1, NC2 and NC3 Zones

13  
14 ~~((1.))~~ Parking which is located outside a structure shall maintain the  
15 following relationships to lot lines and structures~~((--))~~: ~~((In all cases  
16 parking located outside a structure shall be screened as provided in  
17 Section 23.47.016B.))~~

18 1. Side and rear lot lines

19 Parking may be located between a structure and a side or rear lot  
20 line, Exhibit 47.032B.

21 2. ~~((a.))~~ Front lot lines

22  
23 a. When a lot fronts on two or more streets, parking may be  
24 located between the structure and the lot line on the street with the  
25 fewest lineal feet of commercially zoned frontage.

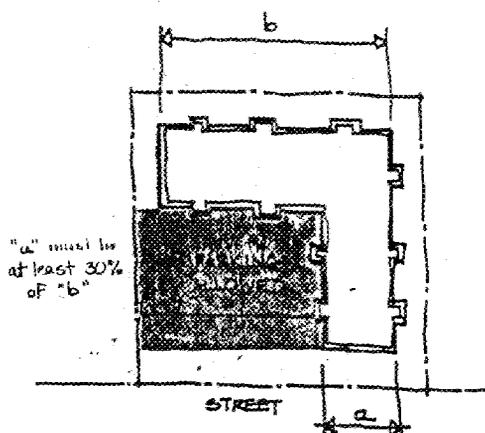
26 b. When a lot fronts on two or more streets on which the lineal  
27 feet of commercially zoned frontage is equal, the Director shall determine  
28 the front lot line for the purposes of location of parking. In making a  
determination, the Director shall consider the following criteria:

1           (1) The extent to which parking along a street would disrupt  
2 an established commercial street's pedestrian-oriented character or  
3 commercial continuity;

4           (2) The potential for pedestrian and automobile conflicts;

5           (3) The relative traffic capacity of a street as an  
6 indicator of a street's role as a principal commercial street along which  
7 parking would be prohibited.

8           ((1))c. Parking may be located between the front lot line and a  
9 portion of a structure where the parking is also located between a side lot  
10 line, other than a street side lot line, and a portion of the same  
11 structure which is equal to at least thirty percent of the total width of  
12 the structure, Exhibit 47.032A.



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20 Exhibit 47.32A Parking in Front of the Structure When Beside a Portion  
of the Structure

21           d. On waterfront lots in the Shoreline District, parking may be  
22 located between the structure and the front lot line, if necessary, to  
23 prevent blockage of view corridors or to keep parking away from the edge of  
24 the water as required by the Shoreline Master Program.

25           ((2))e. The Director may permit parking in front of structures  
26 in NC2 zones as a special exception if the Director finds that while most  
27 of the characteristics of an NC2 area are present, the development of a  
28

1 pedestrian oriented shopping area is very unlikely and the placement of  
2 parking on the side or in back of commercial structures is infeasible or  
3 undesirable. Such a conclusion would be appropriate only where all or most  
4 of the following circumstances are present.

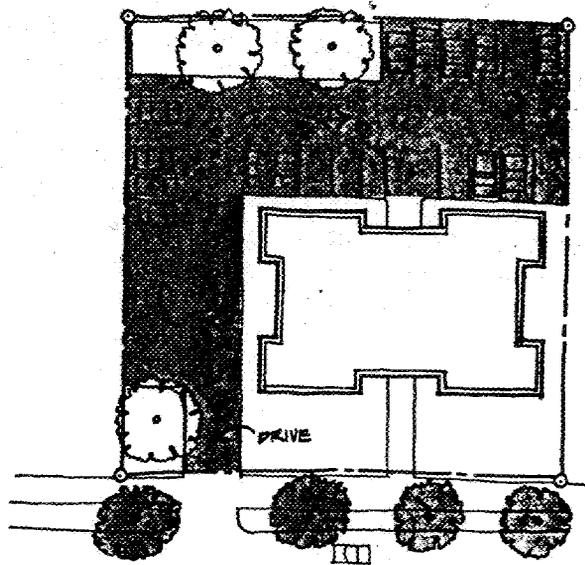
5 ((--))(1) There are extensive curbcuts, a lack of sidewalks,  
6 intense auto traffic and/or a pattern of parking in front of businesses  
7 which creates an unfriendly environment for pedestrians, increasing the  
8 likelihood that customers will drive from one business establishment to  
9 another;

10 ((--))(2) The lots are narrow and alley access is infeasible,  
11 so that a disproportionate amount of the lot would have to be devoted to a  
12 driveway if parking is not located in front;

13 ((--))(3) The zone in which the lot is located lacks strong  
14 edges to buffer adjacent low density residential areas from parking areas.

15 ((b. Side and rear lot lines))

16 ((Parking may be located to the rear of a structure or between  
17 a structure and a side lot line, Exhibit 47.032B.))



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**Exhibit 47.32B Parking Permitted Between the Structure and Rear and Side Lot Lines**

1 ((e-))3. Parking may be located between any structures on the same lot.

2 4. In all cases parking shall be screened as provided in Section  
3 23.47.016B.

4 ((2. For through lots parking may be located between the structure and  
5 the front lot line on the block front with the fewest lineal feet of  
6 commercial frontage located within ten feet of the street property line.))

7 ((3.)) On waterfront lots in the Shoreline District, parking may be  
8 located between the structure and the front lot line if necessary to  
9 prevent blockage of view corridors or to keep parking away from the edge of  
10 the water as required by the Shoreline Master Program.))

11 \* \* \*

12  
13 Section 21. That subsection A is amended and subsection D is added to  
14 Section 23.47.036 of the Seattle Municipal Code to read as follows:

15 **23.47.036 Standards for Nonconforming Uses**

16 A. Continuation of nonconforming uses

17  
18 1. Any ((legally established)) nonconforming use existing on ((the  
19 effective date of this Section)) June 9, 1986 may be continued subject to  
20 the provisions of this Section.

21 2. Any nonconforming use which has been discontinued for more than  
22 twelve consecutive months shall not be reestablished, recommenced, or  
23 changed to another use not otherwise permitted in the zone pursuant to  
24 Section 23.47.006B6. A use shall be considered discontinued when:

25 a. A permit to change the use of the property or structure has  
26 been issued and acted upon; or



1 prohibited from expanding or extending in any manner which increases the  
2 extent of nonconformity, or creates additional nonconformity, except as  
3 otherwise required by law, as necessary to improve access for the elderly  
4 and disabled or as specifically permitted for nonconforming uses and  
5 nonconforming structures elsewhere in this Code.

6 \* \* \*

7 Section 23. That subsection D of Section 23.47.042 of the Seattle  
8 Municipal Code is amended to read as follows:

9 **23.47.042 Uses in Pedestrian-Designated Zones**

10 \* \* \*

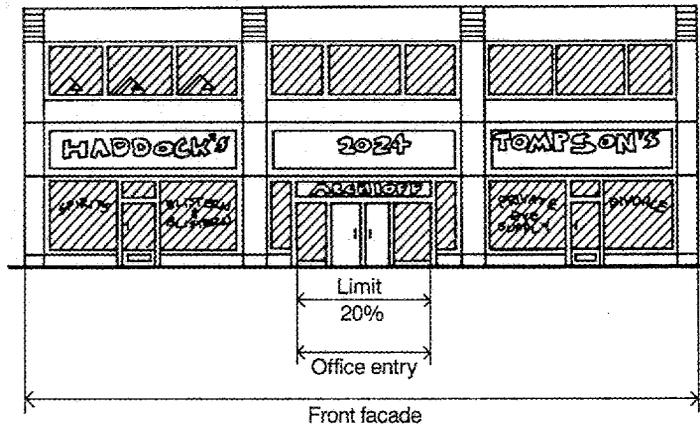
11 D. Street level uses required

12  
13 1. Street level uses shall be required along the principal pedestrian  
14 street front and shall be limited to the following retail sales and service  
15 and office uses if permitted in the underlying commercial zone:

- 16 Personal and household retail sales and service uses  
17 Eating and drinking establishments  
18 Customer service offices  
19 Entertainment uses.

20  
21 ~~((2. Where street level uses are required, pedestrian access to office~~  
22 ~~or residential uses above or behind street level shall be permitted,~~  
23 ~~provided that the access does not exceed a maximum of twenty percent of the~~  
24 ~~width of the structure's front facade, Exhibit 47.042A.))~~

25 2. A minimum of eighty percent of each street frontage to which  
26 street level use requirements apply shall be occupied by uses listed in  
27 subsection D1. The remaining twenty percent of the street frontage may  
28 contain other permiss uses and/or pedestrian entrances, Exhibit 47.042A.



**Exhibit 47.042A**  
**Pedestrian access at street level**

3. Required street level uses shall be set back no more than ten feet from the street property line and shall occupy at least the first ten feet above sidewalk grade.

Section 24. That subsection E of Section 23.47.044 of the Seattle Municipal Code is repealed, as follows:

**23.47.044 Required Parking in Pedestrian-Designated Zones**

\* \* \*

((E. Parking requirements for residential uses shall be waived for lots in P1-designated zones which abut only a principal pedestrian street, and which do not abut an alley.))

Section 25. That Section 23.47.050 of the Seattle Municipal Code is amended to read as follows:

**23.47.050 Blank Facades in Pedestrian-Designated Zones**

A. Blank facades shall not exceed thirty feet in width in pedestrian-designated zones.

((A.)) B. Blank facade ((limits)) requirements shall apply to the area of the facade between two feet and eight feet above the sidewalk.

1 ((B-))C. Any portion of a facade which is not transparent shall be  
2 considered to be a blank facade. Clear or lightly tinted glass in windows,  
3 doors, and display windows shall be considered transparent. Transparent  
4 areas shall allow views into the structure or into display windows from the  
5 outside.

6 ((C. Blank facades shall not exceed thirty feet in width in pedestrian-  
7 designated zones.))

8 D. ((Any blank facade segments)) Portions of a ((the)) facade of a  
9 structure ((shall be)) which are separated by transparent areas of at least  
10 two feet in width shall be considered separate facade segments for the  
11 purposes of this subsection.

12 E. The total of all blank facade segments shall not exceed forty percent  
13 of the facade of the structure along the principal pedestrian street.

14 Section 26. That Section 23.54.015 of the Seattle Municipal Code is  
15 amended to read as follows:

16 **23.54.015 Required Parking**

17  
18 A. The minimum number of off-street parking spaces required for specific  
19 uses shall be based upon gross floor area, unless otherwise specified, as  
20 set forth in Chart A, except for uses located in downtown zones, which are  
21 regulated by Section 23.49.016, and in major institution zones, which are  
22 regulated by Section 23.48.018.

23 B. In the case of a use not specifically mentioned on Chart A, the  
24 requirements for off-street parking shall be determined by the Director.  
25 The Director's determination shall be based on the requirements for the  
26 most comparable uses.

1 C. Existing parking deficits of legally established uses shall be allowed  
2 to continue even if a change of use occurs. This provision shall not apply  
3 to a change of use to one defined as a heavy traffic generator.

4 D. In all zones except major institution and downtown zones, no parking  
5 shall be required for the first twenty-five hundred square feet of gross  
6 floor area of a structure containing nonresidential uses. This waiver  
7 shall not apply to structures or portions of structures occupied by fast  
8 food restaurants, motion picture theaters, administrative offices, or  
9 institutional uses. When two or more uses with different parking ratios  
10 occupy a structure, the twenty-five hundred square foot waiver shall be  
11 prorated based on the area occupied by the nonresidential uses for which  
12 the parking waiver is permitted.

13 E. Commercial uses permitted in Midrise and Highrise zones according to  
14 Section 23.45.110 shall have no parking requirement over that required for  
15 residential use in the same structure. Up to ten parking spaces per  
16 business establishment may be provided at the discretion of the applicant.

17 ~~(E.)~~F. Exceptions to the parking requirements set forth in this Section  
18 are provided in Section 23.54.020, Parking Quantity Exceptions, unless  
19 otherwise specified in Chart A.  
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CHART A

Use	Parking Requirement
Adult motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Adult panoram	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Airport, land-based (waiting area)	1 for each 100 square feet.
Airport, water-based (waiting area)	1 for each 100 square feet.
Animal services	1 for each 350 square feet.
Animal husbandry (retail area only)	1 for each 350 square feet.
Aquaculture (retail area only)	1 for each 350 square feet.
Artist's studio/dwelling	1 for each dwelling unit.
Automotive parts or accessory sales.	1 for each 350 square feet.
Ball courts	1 per court.
Bed & breakfast	1 for each dwelling, plus 1 for each sleeping room or suite.
Boarding house	1 for each 3 sleeping rooms or 1 for each 6 beds, whichever is greater.
Bowling alley	5 for each lane.
Brewpub	1 for each 200 square feet.
Bus base	1 for each 2000 square feet.
Business support services	1 for each 2000 square feet.
Business incubators	1 for each 1000 square feet.
Carwash	1 for each 2000 square feet.
Caretaker's quarters	1 for each dwelling unit.
Cargo terminal	1 for each 2000 square feet.
Cemetery	None

	Use	Parking Requirement
1		
2	Colleges <sup>1</sup>	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus
3		30 percent of the number of employees present at peak hour; plus
4		1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
5	Commercial laundries	1 for each 2000 square feet.
6	Commercial moorage	1 for each 140 lineal feet of moorage.
7	Communication utilities	1 for each 2000 square feet.
8	Community centers <sup>2</sup> and community clubs <sup>2</sup>	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or
9		1 for every 8 fixed seats for floor area containing fixed seats; or
10		1 for each 350 square feet, excluding ball courts.
11	Construction services	1 for each 2000 square feet.
12	Custom and craft work	1 for each 1000 square feet.
13	Dance halls (dance floor and table area)	1 for each 100 square feet.
14	Day care center <sup>2</sup>	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus
15		1 loading and unloading space for each 20 children.
16	Dry storage of boats	1 for each 2000 square feet.
17	Floating homes	1 for each dwelling unit.
18	Food processing for human consumption	1 for each 1000 square feet.
19	Gas station	1 for each 2000 square feet.
20	General retail sales and services	1 for each 350 square feet.
21	Ground floor businesses in multi-family zones	None, maximum of ten.

<sup>1</sup> When permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.

<sup>2</sup> When permitted in single family zones, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.

1	Use	Parking Requirement
2	Group homes <sup>3</sup>	1 for each 2 full-time staff members; plus 1 for each 5 residents; plus 1 for each vehicle operated in connection with the group home.
3		
4	Halfway houses <sup>4</sup>	1 for each 2 full-time staff members; plus 1 for each 5 residents; plus 1 for each vehicle operated in connection with the halfway house.
5		
6	Heavy commercial services	1 for each 2000 square feet.
7	Heliports (waiting area)	1 for each 100 square feet.
8	High impact uses	1 for each 1500 square feet or as determined by the Director.
9	Horticultural uses (retail area only)	1 for each 350 square feet.
10	Hospital <sup>5</sup>	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees; plus
11	Hotels	1 for each 6 beds. 1 for each 4 sleeping rooms or suites.
12	Institute for advanced study <sup>5</sup>	1 for each 1000 square feet of administrative offices and similar spaces; plus 1 for each 10 fixed seats in all auditoria and public assembly rooms, or 1 for each 100 square feet of public assembly area not containing fixed seats.
13		
14		
15	Kennel	1 for each 2000 square feet.
16		
17	Lecture and meeting hall	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
18		
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<sup>3</sup> When specified in single family zones, Section 23.44.020, and multi-family zones, Section 23.45.118, the Director may waive some or all of the parking requirement.

<sup>4</sup> When specified in single family zones, Section 23.44.020, and multi-family zones, Sections 23.45.086 and 23.45.118, the Director may waive some or all of the parking requirement.

<sup>5</sup> When permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.

	Use	Parking Requirement
1		
2	Major durables, sales, service, and rental	1 for each 2000 square feet.
3	Manufacturing, general	1 for each 1000 square feet.
4	Manufacturing, heavy	1 for each 1000 square feet.
5	Manufacturing, light	1 for each 1000 square feet.
6	Marine service station	1 for each 2000 square feet.
7	Medical services	1 for each 350 square feet.
8	Miniature golf	1 for each 2 holes.
9	Mini-warehouse	1 for each 30 storage units.
10	Mobile home park	1 for each mobile home.
11	Mortuary services	1 for each 350 square feet.
12	Motels	1 for each sleeping room or suite.
13	Motion picture theater	1 for each 8 fixed seats or
14		1 for each 100 square feet of spectator assembly area not containing fixed seats.
15	Multi-family structures except those listed below	1 for each dwelling unit.
16	Multi-family structures for low-income elderly	1 for each 6 dwelling units.
17	Multi-family structures for low-income disabled	1 for each 4 dwelling units.
18	Multi-purpose convenience store	1 for each 350 square feet.
19	Museum <sup>6</sup>	1 for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; or
20		1 for every 10 fixed seats for floor area containing fixed seats; plus
21		1 space for each 250 square feet of other gross floor area open to the public.
22	Non-household sales and services, except sales, service and rental of office equipment	1 for each 2000 square feet.
23	Nursing homes <sup>7</sup>	1 space for each 2 staff doctors; plus
24		1 additional space for each 3 employees; plus
25		1 for each 6 beds.

<sup>6</sup> When permitted in multi-family zones as a conditional use, the Director may modify the parking requirement pursuant to Section 23.45.122.

<sup>7</sup> When specified in single family zones, Section 23.44.020, and multi-family zones, Section 23.45.120, the Director may waive some or all of the parking requirements.

	Use	Parking Requirement
1		
2	Office, administrative	1 for each 1000 square feet.
3	Office, customer service	1 for each 350 square feet.
4	Outdoor storage	1 for each 2000 square feet.
5	Parks	None
6	Participant sports and recreation, indoor, unless otherwise specified	1 for each 350 square feet.
7	Participant sports and recreation, outdoor, unless otherwise specified	1 for each 350 square feet.
8	Passenger terminals (waiting area)	1 for each 100 square feet.
9	Performing arts theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
10	Personal transportation services	1 for each 2000 square feet.
11	Playgrounds	None
12	Power plants	1 for each 2000 square feet.
13	Private club <sup>8</sup>	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.
14		
15	Railroad rights-of-way	None
16	Recreational marinas	1 for each 75 lineal feet of moorage.
17	Recycling center	1 for each 2000 square feet.
18	Recycling collection station	None
19	Religious facility <sup>9</sup>	1 for each 80 square feet of all auditoria and public assembly rooms.
20	Research and development laboratory	1 for each 2000 square feet.
21	Restaurant	1 for each 200 square feet.
22	Restaurant, fast food	1 for each 100 square feet.

<sup>8</sup> When permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.

<sup>9</sup> When specified in single family zones, Section 23.44.022, and multi-family zones, Section 23.45.122, the Director may waive some or all of the parking requirement.

	Use	Parking Requirement
1		
2	Sales, service and rental of commercial equipment	1 for each 2000 square feet.
3	Sale and rental of large boats	1 for each 2000 square feet.
4	Sale and rental of motorized vehicles	1 for each 2000 square feet.
5	Sales, service and rental of office equipment	1 for each 350 square feet.
6	Sale of boat parts or accessories	1 for each 350 square feet.
7	Sale of heating fuel	1 for each 2000 square feet.
8	Salvage yard	1 for each 2000 square feet.
9	School, private elementary and secondary <sup>9</sup>	1 for each 80 square feet of all auditoria and public assembly rooms; or if no auditorium or assembly room, 1 for each staff member.
10	School, public elementary and secondary <sup>10,11</sup>	1 for each 80 square feet of all auditorium ( <del>and</del> ) or public assembly rooms, or 1 for every 8 fixed seats in auditoriums or public assembly rooms, containing fixed seats, for new public schools on a new or existing public school site.
11		
12	Sewage treatment plant	1 for each 2000 square feet.
13	Single family dwelling units	1 for each dwelling unit.
14	Skating rink (rink area)	1 for each 100 square feet.
15	Solid waste transfer station	1 for each 2000 square feet.
16	Specialty food stores	1 for each 350 square feet.
17	Spectator sports facility	1 for each 10 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.

<sup>10</sup> For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirement shall be determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if an auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Chart A for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is ten percent or less than that for the existing auditorium or other place of assembly, then no additional parking shall be required.

<sup>11</sup> Development standard departure may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.

	Use	Parking Requirement
1		
2	Sport range	1 for each 2 stations.
3	Swimming pool (water area)	1 for each 150 square feet.
4	Taverns	1 for each 200 square feet.
5	Universities <sup>12</sup>	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus
6		30 percent of the number of employees present at peak hour; plus
7		1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
8	Utility service uses	1 for each 2000 square feet.
9	<u>Vehicle repair, major</u>	<u>1 for each 2000 square feet.</u>
10	<u>Vehicle repair, minor</u>	<u>1 for each 2000 square feet.</u>
11	<u>Vessel repair, major</u>	<u>1 for each 2000 square feet.</u>
12	<u>Vessel repair, minor</u>	<u>1 for each 2000 square feet.</u>
13	Vocational or fine arts school	1 for each 2 faculty and full-time employees; plus
14		1 for each 5 students (based on the maximum number of students in attendance at any one time).
15	Warehouse	1 for each 2000 square feet.
16	Wholesale showroom	1 for each 2000 square feet.

<sup>12</sup> When permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.

~~((F.))~~ G. Except in downtown and major institution zones, off-street parking for fleet vehicles shall be provided separately, in addition to the minimum parking requirements.

~~((G.))~~ H. For non-school uses permitted to locate in a former or existing public school by a School Use Advisory Committee (SUAC), parking requirements shall be determined by the school use criteria, according to Chapter 23.78, Establishment of Criteria for Joint Use and Reuse of Schools.

~~((H.))~~ I. Bicycle parking

1. In L2, L3, MR, and HR zones, for apartments and terraced housing, spaces for bicycles shall be provided in a safe and convenient location, according to the following chart:

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<u>Number of Units</u>	<u>Number of Bicycle Spaces Required</u>
5-10	1
11-20	2
More than 20	1 for every 10 units.

2. Bicycle parking spaces shall be provided by all institutions in multi-family zones. The number of required bicycle parking spaces shall be five percent of the number of required vehicle spaces. All bicycle spaces should be sheltered from the weather, visible from the institution, and conveniently located.

3. Bicycle parking facilities, either off-street or in the street right-of-way, shall be provided in NC1, NC2, NC3 and C1 zones for any new use (~~structure, and for any structures remodeled after the effective date of this Chapter~~) which requires twenty or more automobile parking spaces according to Chart A. Automobile service stations, and other drive-in businesses except fast food restaurants, shall be exempted from this requirement. All bicycle parking facilities in the street right-of-way shall conform to Engineering Department standards.

~~((a. The requirement for bicycle parking may be waived for remodeling work when the parking is not allowed in the street right-of-way and no alternative location exists on the lot.))~~

~~((b.))~~a. The number of required bicycle parking spaces shall be ten percent of the number of required off-street auto parking spaces.

~~((c. Bicycle parking facilities shall be located on the lot or within eight hundred feet of the lot. Bicycle parking facilities shared by more than one use are encouraged. When located off-street, bicycle and automobile parking areas shall be separated by a barrier or painted lines.))~~

~~((d.))~~b. When any covered automobile parking is provided, all bicycle parking shall be covered.

1           4. Bicycle parking facilities accessory to non-residential uses shall  
2 be located on the lot or within eight hundred feet of the lot. Bicycle  
3 parking accessory to residential uses shall be located on-site. Bicycle  
4 parking facilities shared by more than one use are encouraged. When  
5 located off-street, bicycle and automobile parking areas shall be  
6 separated by a barrier or painted lines.

7 ~~((I.))~~J. Number of loading berths required

8           1. Every retail sales and service ~~((use))~~ business establishment,  
9 wholesale showroom, cargo terminal or railroad yard, hospital,  
10 manufacturing use, warehouse, mini-warehouse, or any similar ~~((use))~~  
11 business establishment, which has an aggregate gross floor area of ten  
12 thousand square feet or more, not including the floor area used for parking  
13 or stories used exclusively for mechanical equipment such as heating,  
14 ventilating, or airconditioning equipment, shall provide truck loading or  
15 unloading berths in accordance with the following table:

<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.

21  
22           2. Every auditorium, convention hall, exhibition hall, sports arena,  
23 hotel, office, restaurant, or any similar ~~((use))~~ business establishment,  
24 which has an aggregate gross floor area of forty thousand square feet or  
25 more, not including the floor area used for parking or stories used  
26 exclusively for mechanical equipment such as heating, ventilating, or  
27 air-conditioning equipment, shall provide off-street truck loading or  
28 unloading berths in accordance with the following table:

1  
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<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.

3. Existing deficits in the number of required loading berths shall be allowed to continue if a change of use occurs, except when the change is to a food processing or manufacturing use, warehouse, or cargo terminal.

Section 27. That subsections A and H of Section 23.54.020 of the Seattle Municipal Code are amended to read as follows:

**23.54.020 Parking Quantity Exceptions**

The parking quantity exceptions set forth in this Section shall apply in all zones except downtown zones, which are regulated by Section 23.49.016, and major institution zones, which are regulated by Section 23.48.018.

A. Adding units to existing structures in multi-family and neighborhood commercial zones

1. For the purposes of this Section, existing structures shall be those structures which were established under permit, or for which a permit has been granted and has not expired, or are substantially underway in accordance with Section 23.04.010D, as of the effective date of the applicable chapter of this Land Use Code, as follows:

a. In multi-family zones, August 10, 1982;

b. In commercial zones, ((the effective date of the NC chapter of the Code. [Ed. note:])) June 9, 1986(([ ])).



1           ~~((1.))~~a. No reductions to the parking requirement shall be made if the  
2 proposed ~~((uses))~~ business establishments have already received a reduction  
3 through the provisions for shared parking, subsection G.

4           ~~((2.))~~b. The ~~((commercial uses))~~ business establishments for which the  
5 application is being made for cooperative parking shall be located within  
6 eight hundred feet of the parking, and the parking shall be located in a  
7 commercial or residential-commercial zone.

8           ~~((3.))~~c. The reductions to parking permitted through cooperative  
9 parking shall be determined as a percentage of the minimum parking  
10 requirement as modified by the reductions permitted in subsections A  
11 through F.

12           ~~((4.))~~d. An agreement providing for the cooperative use of parking  
13 shall be filed with the Director when the facility or area is established  
14 as cooperative parking. Cooperative parking privileges shall continue in  
15 effect only as long as the agreement to use the cooperative parking remains  
16 in force. If the agreement is no longer in force, then parking shall be  
17 provided as otherwise required by this Chapter. New ~~((uses))~~ business  
18 establishments seeking to meet parking requirements by becoming part of an  
19 existing cooperative arrangement shall provide the Director with an  
20 amendment to the agreement stating their inclusion in the cooperative  
21 parking facility or area.

22           Section 28. That Exhibit 54.30D of subsection D is amended to add two  
23 footnotes and subsection E of Section 23.54.030 of the Seattle Municipal  
24 Code is amended to read as follows:

25 **23.54.030 Parking Space Standards**

26           On lots subject to this Code, all parking spaces provided shall meet  
27 the following standards whether or not the spaces are required by this  
28 Code:

\* \* \*

1 D. Driveways

2 Driveway requirements for residential and nonresidential uses are  
3 described below. When a driveway is used for both residential and  
4 nonresidential parking, it shall meet the standards for nonresidential uses  
5 described in subsection D2.

6 1. Residential uses

7 a. Driveways shall be at least ten feet wide. Driveways with a  
8 turning radius of more than thirty-five degrees shall conform to the  
9 minimum turning path radius shown in Exhibit 54.030B.

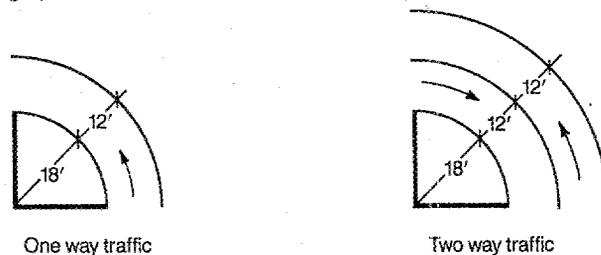


Exhibit 54.030B Turning path radius

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

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

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

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

d. Except for driveways serving one single family dwelling, driveways more than one hundred feet in length which serve thirty or fewer parking spaces shall either:

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

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

8 e. Driveways serving more than thirty parking spaces shall  
9 provide a minimum ten-foot-wide driveway for one-way traffic or a minimum  
10 twenty-foot-wide driveway for two-way traffic.

11 2. Nonresidential uses

12 a. Driveway widths

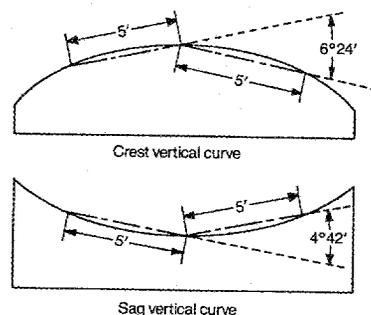
13 (1) The minimum width of driveways for one-way traffic shall  
14 be twelve feet and the maximum width shall be fifteen feet.

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

17 b. Driveways shall conform to the minimum turning path radius  
18 shown in Exhibit 54.030B.

19 3. Maximum grade curvature for all driveways shall not exceed the  
20 curvature shown in Exhibit 54.030C.

21 **Exhibit 54.030C**  
22 **Maximum grade curvatures**



4. Parking aisles

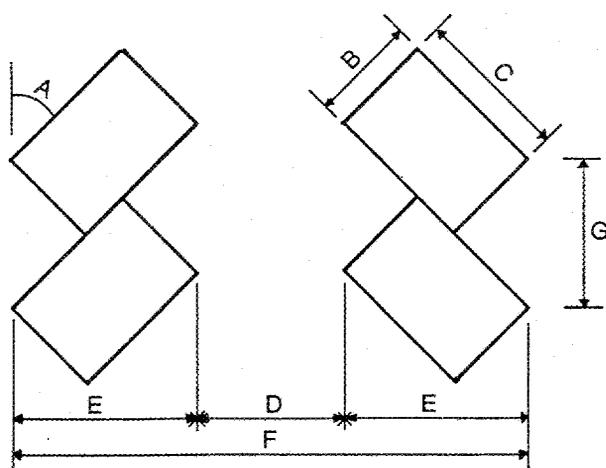
a. Parking aisles shall be provided according to the requirements of Exhibit 54.030D.

A Parking Angle	B Stall Width	C Stall Length	D Aisle Width <sup>1</sup>	E Curb Depth Per Car	F Unit Width <sup>1</sup>	G Curb Length Per Car
0°	7.5	18.0	10.0	7.5	25.0	18.0
	8.0	20.0	10.0	8.0	26.0	20.0
	8.5	24.0	12.0	8.5	29.0	24.0
45°	7.5	15.0	11.0	15.91	42.82	10.61
	8.0	16.0	13.0	16.97	46.90	11.3
	8.5	19.0	13.0	19.44	51.88	12.02
60°	7.5	15.0	13.0	16.74	46.48	8.66
	8.0	16.0	15.0	17.86	50.72	9.24
	8.5	19.0	17.5	20.70	58.90	9.82
75°	7.5	15.0	16.5	16.43	49.36	7.76
	8.0	16.0	18.5	17.52	53.54	8.25
	8.5	19.0	20.0	20.55	61.10 <sup>3</sup>	8.80
90°	7.5	15.0	20.0	15.0	50.0	7.5
	8.0	16.0	22.0	16.0	54.0	8.0
	8.5	19.0 <sup>2</sup>	24.0 <sup>2</sup>	19.0	62.0 <sup>3</sup>	8.5

<sup>1</sup> Required aisle width is for one way traffic only. If two way traffic is proposed, then the minimum aisle width shall be 20 feet or greater.

<sup>2</sup> When lot width is less than 43 feet, 40 feet may be substituted for a two way aisle and a single row of cars at 90° to the aisle, provided that the minimum width of the parking stalls shall be 9½ feet.

<sup>3</sup> 60 feet may be substituted for required unit width on lots where the available width is in 60 foot whole multiples, provided that the minimum width of the parking stalls shall be 9½ feet.



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 54.030D Parking aisle dimensions**

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

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

1 E. Curb cuts

2 Curb cut requirements shall be determined by whether the parking served  
3 by the curb cut is for residential or nonresidential use, and by the zone  
4 in which the use is located. When a curb cut is used for more than one  
5 use, the requirements for the use with the largest curb cut requirements  
6 shall apply.

7 1. Residential uses in single family and multi-family zones and  
8 single purpose residential uses in all other zones

9 a. For lots not located on an arterial with more than fifteen  
10 thousand vehicle trips per day according to Engineering Department data,  
11 the number of curb cuts permitted shall be according to the following  
12 chart:

13

14 <u>Street or Easement</u> <u>Frontage of the Lot</u>	<u>Number of Curb</u> <u>Cuts Permitted</u>
15 0 - 80 feet	1
81 - 160 feet	2
161 - 240 feet	3
241 - 320 feet	4

17

18 For lots with frontage in excess of three hundred twenty  
19 feet, the pattern established in the chart shall be continued.

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

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

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28

<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 23.54.030D1, the combined frontage of the two lots shall be considered one in determining the maximum number of permitted curb cuts.

2. Nonresidential uses in single family and multi-family zones, and all uses, except single purpose residential uses, in all other zones

a. Number of curb cuts

(1) In RC, NC1, NC2, NC3, and Major Institution zones, a maximum of two curb cuts for one-way traffic or one curb cut for two-way traffic shall be permitted on lots with street frontage of eighty feet or less. On lots with street frontage of more than eighty feet, up to two two-way curb cuts shall be permitted for each two hundred forty feet of street frontage.

(2) In C1 and C2 zones, the Director of Engineering shall review and make a recommendation on the number and location of curb cuts.

1 (3) In downtown zones, a maximum of two curb cuts for  
2 one-way traffic at least forty feet apart, or one curb cut for two-way  
3 traffic, shall be permitted on each street front where access is permitted  
4 by Section 23.49.018. No curb cut shall be located within forty feet of an  
5 intersection. These standards may be modified by the Director on lots with  
6 steep slopes or other special conditions, the minimum necessary to provide  
7 vehicular and pedestrian safety and facilitate a smooth flow of traffic, in  
8 accordance with the Downtown Land Use Policies.

9 (4) For public schools, the minimum number of curb cuts  
10 determined necessary by the Director shall be permitted.

11 b. Curb cut widths

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

14 (2) For two-way traffic the minimum width of curb cuts shall  
15 be twenty-two feet, and the maximum width shall be twenty-five feet, except  
16 that the maximum width may be increased to thirty feet when truck and auto  
17 access are combined.

18 (3) For public schools, the maximum width of curb cuts shall  
19 be twenty-five feet. Development standard departure may be granted or  
20 required pursuant to the procedures and criteria set forth in Chapter  
21 23.79.

22 (4) When one of the following conditions apply, the  
23 Director, in consultation with the Seattle Engineering Department, may  
24 require a curb cut of up to thirty feet in width, if it is found that a  
25 wider curb cut is necessary for safe access:

26 i. The abutting street has a single lane on the side  
27 which abuts the lot; or

1                    ii. The curb lane abutting the lot is less than eleven  
2 feet wide; or

3                    iii. The proposed development is located on an arterial  
4 with an average daily traffic volume of over seven thousand vehicles; or

5                    iv. Off-street loading space is required according to  
6 subsection 23.54.015H.

7  
8                    c. The entrances to all garages accessory to nonresidential uses  
9 and the entrances to all principal use parking garages shall be at least  
10 six feet nine inches high.

11                    3. Curb cut flare

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

14                    \* \* \*

15  
16                    Section 29. That subsection A of Section 23.55.032 of the Seattle  
17 Municipal Code is amended to read as follows:

18                    **23.55.032 Sign Overlay District in Commercial Zones**

19                    A. Sign overlay districts may be established by rezone in all commercial  
20 zones according to (~~through~~) the process established for rezones in  
21 Chapter 23.76, Procedures for Master Use Permits and Council Land Use  
22 Decisions.

23                    \* \* \*

1 Section 30. That the following subsection of Section 23.84.002 "A" of the  
2 Seattle Municipal Code is amended to read as follows:

3 23.84.002 "A"

4 \* \* \*

5  
6 Automotive retail sales and service

7 A Retail Sales and Service Use which includes ones or more of the  
8 following uses:

9 1. Automotive parts and accessories sales - An Automotive Retail  
10 Sales and Service Use in which goods are rented or sold primarily for use  
11 in motorized vehicles but excluding gas stations.

12 2. Car wash - An Automotive Retail Sales and Service Use in which  
13 facilities are provided for washing motorized vehicles.

14 3. Gas station - An Automotive Retail Sales and Service Use in which  
15 fuel for motorized vehicles is sold, and in which accessory uses including  
16 but not limited to towing by no more than two tow trucks, minor automobile  
17 repair, or rental of vehicles under 10,000 pounds gross vehicle weight may  
18 also be provided. Facilities for washing no more than one car at a time or  
19 for the collection of used motor oil shall also be considered accessory to  
20 a gas station.

21 4. Sales and rental of motorized vehicles - An Automotive Retail  
22 Sales and Service Use in which motorized vehicles, such as cars, trucks,  
23 buses, recreational vehicles or motorcycles, or related non-motorized  
24 vehicles, such as trailers, are rented or sold.

25 5. Towing service - An Automotive Retail Sales and Service Use in  
26 which more than two tow trucks are employed in the hauling of motorized  
27 vehicles, and where vehicles may be impounded, stored, or sold, but not  
28 disassembled or junked.



1 Business incubator

2 See Non-household sales and services.

3  
4 ((A non-household Sales and Service Use operated in one or more  
5 structures offering space, logistical support and business planning and  
6 operational support to a number of start-up retail, service or  
7 manufacturing businesses each of which will each be located in the  
8 incubator setting for a period of less than five years.))

9 \* \* \*

10 Business support service

11 See Non-household sales and services.

12  
13 ((A non-household Sales and Service Use in which services are provided  
14 primarily for businesses, institutions, and/or government agencies, rather  
15 than for households, in a setting other than an office. Examples include  
16 but are not limited to blueprint companies, medical laboratories, assaying  
17 services, and microfilming and copying services.))

18 Section 32. That Section 23.84.014 "G" of the Seattle Municipal Code  
19 is amended to add a subsection to read as follows:

20 23.84.014 "G"

21 \* \* \*

22 General retail sales and services

23 See Personal and house retail sales and services.

24 \* \* \*

25 Section 33. That the following subsection of Section 23.84.016 "H" of  
26 the Seattle Municipal Code is amended to read as follows:

27 23.84.016 "H"

28 \* \* \*

1 Heavy commercial services

2 See Non-household sales and services.

3  
4 ((A Non-Household Sales and Service Use which is not a business support  
5 service, and which does not sell or rent office or other commercial  
6 equipment, heating fuel or construction materials. Examples include  
7 commercial laundries and construction and building maintenance services.

8 1. Commercial laundry - A Heavy Commercial Service in which items  
9 such as clothing and linens are cleaned. This definition includes cleaning  
10 for hospitals, restaurants, hotels and diaper cleaning services, as well as  
11 rug and dry cleaning plants where on premises retail services to individual  
12 households are incidental to the operation of the plant.

13 2. Construction services - A Heavy Commercial Service in which  
14 contracting services, including the final processing of building materials  
15 such as the mixing of concrete or the heating of asphalt, are provided; or  
16 in which construction equipment, is stored, either in conjunction with an  
17 office or as a separate use.))

18 \* \* \*

19 Section 34. That Section 23.84.020 "J" of the Seattle Municipal Code  
20 is amended to add a subsection to read as follows:

21 23.84.020 "J"

22 \* \* \*

23 Junk storage

24 The temporary or permanent storage outdoors of junk, waste, discarded,  
25 salvaged or used materials or inoperable vehicles or vehicle parts. This  
26 definition shall include but not be limited to the storage of used lumber,  
27 scrap, metal, tires, household garbage, furniture, and inoperable  
28 machinery.

\* \* \*

1 Section 35. That the following subsections of Section 23.84.025 "M" of  
2 the Seattle Municipal Code are amended to read as follows:

3 23.84.025 "M"

4 \* \* \*

5  
6 Major durables sales, ~~((and))~~ service and rental

7 See Personal and household retail sales and service.

8 \* \* \*

9  
10 Marine retail sales and service

11 A Retail Sales and Service Use which includes one or more of the  
12 following uses:

13 1. Commercial moorage - A Marine Retail Sales and Service Use in  
14 which a system of piers, buoys, or floats is used to provide moorage,  
15 primarily for commercial vessels except barges, for sale or rent, usually  
16 on a monthly or yearly basis. Minor vessel repair, haulout, dry boat  
17 storage, tugboat dispatch offices, and other services are also often  
18 provided.

19 2. Dry storage of boats - A Marine Retail Sales and Service Use, in  
20 which space on a lot on dry land, or inside a building overwater or on dry  
21 land, is rented or sold to the public or to members of a yacht or boating  
22 club for the purpose of storing boats. Sometimes referred to as dry  
23 storage.

24 3. ~~((Major - v))~~ Vessel repair, major - A Marine Retail Sales and  
25 Service Use in which ferrous hulls are repaired; or in which boats and  
26 ships sixty-five feet or more in length are converted, rebuilt, painted,  
27 repaired, or dismantled. Associated activities may include welding and  
28 sandblasting.

1           4.    (~~Minor v~~) Vessel repair, minor - A Marine Retail Sales and  
2 Service Use in which one or more of the following activities takes place:

- 3                   a.    General boat engine and equipment repair;  
4                   b.    The replacement of new or reconditioned parts;  
5                   c.    Repair of nonferrous boat hulls under sixty-five feet in  
6 length;  
7                   d.    Painting and detailing; and  
8                   e.    Rigging and outfitting;

9 but not including any operation included in the definition of "vessel  
10 repair, major."

11           5.    Marine service station - A Marine Retail Sales and Service Use in  
12 which fuel for boats is sold, and where accessory uses including but not  
13 limited to towing or minor vessel repair may also be provided.

14           6.    Recreational marina - A Marine Retail Sales and Service Use, in  
15 which a system of piers, buoys or floats is used to provide moorage,  
16 primarily for pleasure craft, for sale or rent usually on a monthly or  
17 yearly basis. Minor vessel repair, haulout, dry boat storage, and other  
18 services are also often provided.

19           7.    Sale of boat parts or accessories - A Marine Retail Sales and  
20 Service Use in which goods are rented or sold primarily for use on boats  
21 and ships but excluding uses in which fuel for boats and ships is the  
22 primary item sold. Examples of goods sold include navigational  
23 instruments, marine hardware and paints, nautical publications, nautical  
24 clothing such as foulweather gear, marine engines, and boats less than  
25 sixteen feet in length.



1           a. Commercial laundry - A Heavy Commercial Service in which  
2 items such as clothing and linens are cleaned. This definition includes  
3 cleaning for hospitals, restaurants, hotels and diaper cleaning services,  
4 as well as rug and dry cleaning plants where on premises retail services to  
5 individual households are incidental to the operation of the plant.

6           b. Construction services - A Heavy Commercial Service in which  
7 contracting services, including the final processing of building materials  
8 such as the mixing of concrete or the heating of asphalt, are provided; or  
9 in which construction equipment, is stored, either in conjunction with an  
10 office or as a separate use.

11           4. Sales, service and rental of commercial equipment and construction  
12 materials - A non-household sales and service use in which commercial  
13 equipment not used in offices, such as building construction, farm,  
14 restaurant, or industrial equipment, is rented or sold; and/or in which  
15 building materials, farm supplies or industrial supplies are sold.  
16 Generally these uses carry a wide variety of one type of product, rather  
17 than a wide variety of products. Sales may either be retail or wholesale,  
18 and are generally made to businesses rather than to individual households.

19           5. Sales, service and rental of office equipment - A Non-Household  
20 Sales and Service Use in which office equipment or furniture, such as file  
21 cabinets, desks, or word processors, is rented or sold; and/or in which  
22 office supplies, such as business forms, are sold. Sales may either be  
23 retail or wholesale, and are generally made to businesses rather than  
24 individual households.

25           6. Sale of heating fuel - A Non-Household Sales and Service Use in  
26 which heating fuel, such as wood, oil, or coal is sold.

27                           \* \* \*

1 Section 37. That the following subsection of Section 23.84.028 "O" of  
2 the Seattle Municipal Code is amended to read as follows:

3 23.84.028 "O"

4 \* \* \*

5  
6 Outdoor storage

7 A Commercial Use, in which an outdoor area is used for the long term  
8 (more than seventy-two hours) retention of materials, containers and/or  
9 equipment, whether such materials or equipment are to be bought, sold,  
10 repaired, stored, incinerated, recycled, or discarded. Outdoor storage  
11 areas are not accessible to the public unless an agent of the business is  
12 present. Outdoor parking areas for two or more fleet vehicles of more than  
13 ten thousand pounds gross vehicle weight shall also be considered outdoor  
14 storage. Temporary outdoor storage of construction equipment and materials  
15 associated with an active permit to demolish or erect a structure and  
16 automotive retail sales areas where motorized vehicles are stored for the  
17 purpose of direct sale to the ultimate consumer shall not be considered  
18 outdoor storage.

19 \* \* \*

20 Section 38. That the following subsection of Section 23.84.032 "R" of  
21 the Seattle Municipal Code is amended to read as follows:

22 23.84.032 "R"

23 \* \* \*

24 Retail sales and service

25 A Commercial Use in which goods are rented or sold at retail to the  
26 general public for direct consumption and not for resale, or in which  
27 services are provided to individuals and/or households. Merchandise may be  
28

1 bought as well as sold and may be processed as long as the items processed  
2 are sold only on the premises, and production is incidental or subordinate  
3 to the selling, rental, or repair of goods. See the following:

4 Personal and household retail sales and services  
5 Medical services  
6 Animal services  
7 Automotive retail sales and service  
8 Marine retail sales and services  
9 Eating and drinking establishments  
10 Lodging  
11 Mortuary services.

12 \* \* \*

13 Section 39. That the following subsections of Section 23.84.036 "S" of  
14 the Seattle Municipal Code are amended or added to read as follows:

15 23.84.036 "S"

16 \* \* \*

17 Sales, service and rental of office equipment

18 See Non-household sales and services.

19 ((A Non-Household Sales and Service Use in which office equipment or  
20 furniture, such as file cabinets, desks, or word processors, is rented or  
21 sold; and/or in which office supplies, such as business forms, are sold.  
22 Sales may either be retail or wholesale, and are generally made to  
23 businesses rather than individual households.))

24 \* \* \*

25 Sale of heating fuel

26 See Non-household sales and services.

27 ((A Non-Household Sales and Service Use in which heating fuel, such as  
28 wood, oil, or coal is sold.))

1 Sales and rental of commercial equipment and construction materials

2 See Non-household sales and services.

3 ((A non-household sales and service use in which commercial equipment  
4 not used in offices, such as building construction, farm, restaurant, or  
5 industrial equipment, is rented or sold; and/or in which building  
6 materials, farm supplies or industrial supplies are sold. Generally these  
7 uses carry a wide variety of one type of product, rather than a wide  
8 variety of products. Sales may either be retail or wholesale, and are  
9 generally made to businesses rather than to individual households.))

10 Salvage and recycling

11 A business establishment in which discarded or salvaged materials are  
12 collected, stored, transferred, sold, or reused.

13  
14 1. Recycling Collection Station - A Salvage and Recycling Use in  
15 which weather resistant containers are provided for the collection of the  
16 following ((~~secondhand goods and~~)) recyclable materials only: glass,  
17 aluminum cans, tin cans, and paper; and/or fully enclosed containers  
18 are provided for the collection of secondhand goods for processing at  
19 another location.

20 2. Recycling Center - A Salvage and Recycling Use in which recyclable  
21 materials are collected, stored, and/or processed, ((including but not  
22 limited to)) by crushing, breaking, sorting and/or packaging  
23 ((operations)), but not including any use which is defined as a salvage  
24 yard.

25 3. Salvage Yard - A Salvage and Recycling Use in which junk, waste,  
26 discarded or salvaged materials are bought, sold, exchanged, stored, baled,  
27 packed, disassembled, or handled, including automobile wrecking yards,  
28 house wrecking yards, and places or yards for storage of salvaged house

1 wrecking and structural steel materials and equipment. A "salvage yard"  
2 shall not be construed to include such activity when conducted entirely  
3 within an enclosed building, nor pawnshops and establishments for the sale,  
4 purchase, or storage of used furniture and household equipment, used cars  
5 in operable condition, used or salvaged machinery in operable condition or  
6 the processing of used, discarded or salvaged materials as a minor part of  
7 manufacturing operations.

8 Salvage yard

9 See Salvage and recycling.

10 \* \* \*

11 Sign

12  
13 Any medium, including structural and component parts, which is used or  
14 intended to be used to attract attention to the subject matter for  
15 advertising, identification or informative purposes.

16 \* \* \*

17 Sign, combination

18  
19 Any sign incorporating any combination of the features of freestanding,  
20 projecting, and roof signs. The individual requirements of roof,  
21 projecting and pole signs shall be applied for combination signs  
22 incorporating any or all of the requirements specified in this Code.

23 \* \* \*

24 Sign, electric

25  
26 Any sign containing electrical wiring, but not including signs  
27 illuminated by an exterior light source.

28 \* \* \*

1 Sign, ground

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

4 \* \* \*

5  
6 Sign, marquee

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

8 \* \* \*

9  
10 Sign, off-premise directional

11 An off-premise sign used to direct pedestrian or vehicular traffic to a  
12 facility, service, or business located on other premises within 1500  
13 feet of the sign. The message of such sign shall not include any reference  
14 to brand names of products or services whether or not available on such  
15 other premises; provided, that the name of the facility, service or  
16 business may be used.

17 Sign, on-premise directional

18 An on-premise incidental sign designed to direct pedestrian or  
19 vehicular traffic.

20  
21 Sign, pole

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

23 Sign, portable

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

27 \* \* \*

1 Sign, roof

2 A sign erected upon or above a roof or parapet of a building or  
3 structure.

4 Sign, rotating

5 A sign that revolves on a fixed axis.

6 \* \* \*

7  
8 Section 40. That the following subsection of Section 23.84.044 "W" of  
9 the Seattle Municipal Code is amended to read as follows:

10 **23.84.044 "W"**

11 \* \* \*

12 Warehouse

13  
14 A Commercial Use in which space is provided in an enclosed structure  
15 for the storage of goods produced off-site, for distribution or transfer  
16 to another location.

17 \* \* \*

18  
19 Section 41. That the following subsections of Section 23.84.048 "Z" of  
20 the Seattle Municipal Code are amended or added to read as follows:

21 **23.84.048 "Z"**

22 \* \* \*

23 Zone, commercial

24  
25 The following zones regulated by Title 23: NC1, NC2, NC3, C1 and C2.

26 \* \* \*

1 Zone, residential

2 The following zones regulated by Title 23: SF9600, SF7200, SF5000, L1,  
3 L2, L3, MR, HR, RC, DMR, and IDR; and the following zones regulated by  
4 Title 24: RD7200, RD5000, RM800, RMV150, and RMV200.

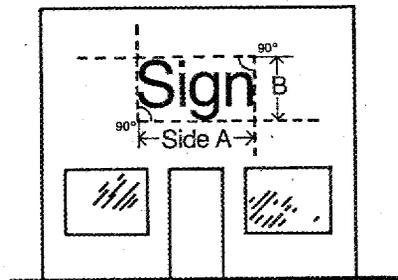
5 Section 42. That subsection A of Section 23.86.004 of the Seattle  
6 Municipal Code is amended to read as follows:

7 **23.86.004 Sign Measurements**

8 **A. Sign area**

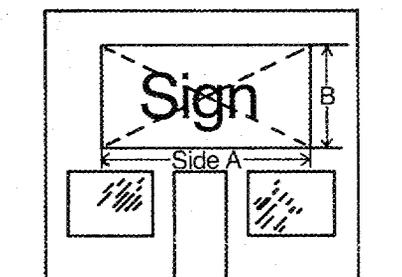
9  
10 1. For a sign which is an independent structure, the entire visible  
11 surface of the sign, exclusive of support devices, shall be included in  
12 area calculations. Only one face of a double faced sign shall be counted.

13  
14 2. For a sign painted or mounted directly on another structure, sign  
15 area shall be the area contained in the smallest rectangular area enclosing  
16 the graphic or worded message, measured by the projection of the legs of  
17 two right angles that are placed at opposite corners of the graphic and/or  
18 worded message, Exhibit 86.004A.



19 **Exhibit 86.004A**

20  
21  
22 3. Where a background color different from that of the face upon  
23 which a sign is located is used as part of the sign, the entire background  
24 area shall be included in area calculations, Exhibit 86.004B.



25  
26  
27  
28 **Exhibit 86.004B**

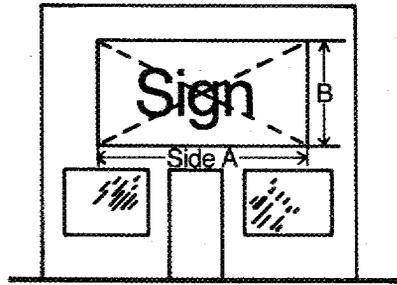


Exhibit 86.004B

1  
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4. Only message-conveying text shall be included. Decorative graphics not conveying a readily apparent message shall not be counted in the area of the sign.

5. For the purposes of measuring sign area for signs regulated by Section ((23.56.042)) 23.55.042, Signs Adjacent to Certain Public Highways, the following provisions shall also be used to calculate sign area:

a. Where freestanding business signs and business signs on the face of a building are visible on the same premises, the sum of the area of both types of signs visible from any place on the traveled way shall not exceed the area permitted on the face of the building, except as provided for gas station signs and in Section ((23.56.042E1)) 23.55.042E1.

b. Where a multi-faced sign is used, the greatest area visible from any place on the traveled way shall be measured.

6. In major institution zones, when signs with and without size limits are combined, the portion of the sign to which a size limit applies shall not exceed the applicable limit.

\* \* \*

1 Section 43. This ordinance shall take effect and be in force thirty  
2 days from and after its passage and approval, if approved by the Mayor;  
3 otherwise it shall take effect at the time it shall become a law under the  
4 provisions of the City Charter.

5 Passed by the City Council the 29th day of December..., 1986,  
6 and signed by me in open session in authentication of its passage this  
7 29th day of December....., 1986.

8  
9   
10 President..Pro..Tem...of the City Council

11  
12 Approved by me this 6th day of January....., 1987...

13  
14   
15 Acting Mayor

16  
17 Filed by me this 6th day of January....., 1987...

18  
19 Attest: Norward J. Brooks  
20 City Comptroller and City Clerk

21 (SEAL)

22  
23 Published \_\_\_\_\_ By Theresa Dunbar  
24 Deputy Clerk

THE CITY OF SEATTLE

LAW DEPARTMENT

MUNICIPAL BUILDING . SEATTLE, WASHINGTON 98104

AREA CODE 206 TELEPHONE 625-2402

DOUGLAS N. JEWETT, CITY ATTORNEY

FILED  
CITY OF SEATTLE

1987 APR 30 PM 3:18

COMPTROLLER AND CITY CLERK

April 29, 1987

Ⓢ

Gregory Dudiak  
Book Publishing Company  
201 Westlake Avenue North  
Seattle, Washington 98109

Re: Seattle Municipal Code

Dear Gregory:

This letter is in response to your letter of April 22, 1987.

1. Please correct the typographical error of mislettering appearing in Ordinance 113263, page 42, line 1. Subsection designation "E" should be "D". (This is in conformance with instructions in my letter of July 14, 1986.)

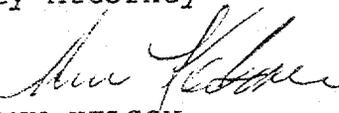
2. Please correct the typographical error of an incorrect reference appearing in Ordinance 113279, page 2, line 12/13. "Chapter 23.80" should be "Chapter 23.76."

Also during our telephone conversation this morning, we spoke about a fourth binder. The prices of the original binders were \$12 each for the 2 $\frac{1}{2}$ " 3-D ring and \$17 each for the 2" 3-post (see my letter of April 25, 1985.) Please let me know as soon as possible if these prices are still correct; then we'll discuss what the City would like to have included in the fourth binder.

Thank you!

Very truly yours,

DOUGLAS N. JEWETT  
City Attorney

By   
ANN KELSON  
Paralegal

MAK:bjw

cc: Dorothy McFarlane  
Guy Fletcher

**City of Seattle**  
 ORDINANCE 113263

AN ORDINANCE relating to Land Use and Zoning; amending Sections 23.34.084, 23.40.020, 23.44.022, 23.44.034, 23.45.106, 23.45.104, 23.47.004, 23.47.006, 23.47.018, 23.47.019, 23.47.011, 23.47.012, 23.47.014, 23.47.016, 23.47.018, 23.47.022, 23.47.024, 23.47.028, 23.47.030, 23.47.032, 23.47.036, 23.47.038, 23.47.042, 23.47.044, 23.47.050, 23.47.032, 23.54.020, 23.54.030, 23.55.032, 23.84.002, 23.84.004, 23.84.014, 23.84.016, 23.84.020, 23.84.025, 23.84.026, 23.84.028, 23.84.032, 23.84.036, 23.84.044, 23.84.048, 23.86.004, and adding new Sections 23.44.035, 23.45.104, and 23.47.015 to correct errors and omissions in provisions relating to the Commercial zones adopted by Ordinances 112777, 112830, and 113051.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 23.34.084 of the Seattle Municipal Code is amended to read as follows:

**23.34.084 Locational Criteria - Neighborhood Commercial Area Heights**

In reviewing a proposal to rezone the height in a neighborhood commercial area, the Goals of the Land Use Policies for Neighborhood Commercial Areas adopted by Resolution 27156, particularly Goals A-1, A-4, A-7, A-8, B-2, B-3, B-4, B-5, B-9, B-10 and B-12, the general rezone criteria contained in Section ((23.34.020)) 23.34.008, and the following criteria should be considered:

\*\*\*

Section 2. That subsection A of Section 23.40.020 of the Seattle Municipal Code is amended to read as follows:

**23.40.020 Variances**

A. Variances may be sought from the provisions of Title 24 or the provisions of Subtitle IV, Parts 2 and 3 of this Land Use Code, as applicable except for the establishment of a use which is otherwise not permitted in the zone in which it is proposed(=), for maximum height which is shown on the Official Land Use Map, or from the provisions of Section 23.55.014A.

Applications for prohibited variances shall not be accepted for filing.

\*\*\*

Section 3. That subsection L of Section 23.44.022 of the Seattle Municipal Code is amended to read as follows:

**23.44.022 Institutions**

\*\*\*

**L. Parking and Loading Berth Requirements**

**1. Quantity and Location of Offstreet Parking**

a. Use of transportation modes such as public transit, vanpools, carpools and bicycles to reduce the use of single occupancy vehicles shall be encouraged.

b. Parking shall be required as provided in Chapter 23.54.

c. The Director may modify the parking and loading requirements of Section 23.((4))54.015, Required Parking, and the requirements of Section 23.44.016, Parking Location and Access, on a case-by-case basis using the information contained in the transportation plan prepared pursuant to subsection M. The modification shall be based on adopted City policies and shall:

- provide a demonstrable public benefit such as, but not

similar impacts of the two uses.

2. A single residential unit accessory to the nonconforming use, such as a caretaker's or proprietor's unit, may be converted along with the rest of the nonconforming use provided that it is the only residential use in the structure and comprises less than half of the total floor area of the structure.

3. Parking requirements for the use permitted under this subsection shall be those listed in Section ((24.64.100)) 23.54.015 listing parking requirements by use or, if not listed, as determined under Section ((24.64.000)) 23.54.015B authorizing the Director's determination of the requirement. If the number of spaces required for the new use is greater than the number of spaces specified for the existing use at Section ((24.64.100)) 23.54.015, or, if not specified, as determined under Section ((24.64.000)) 23.54.015B, then the number of spaces provided shall be the difference of the two requirements, except as provided in subsection C4.

4. If the new use is permitted, the Director may require additional mitigating measures including but not limited to landscaping, sound barriers or fences, mounding or berming, adjustments to yards or parking standards, design modification, or setting hours of operation.

\*\*\*

Section 7. That Chart A of Section 23.47.004 of the Seattle Municipal Code is amended to read as follows:

**23.47.004 Permitted and Prohibited Uses**

\*\*\*

USES: CHART A

	ZONES			
	NC1	NC2	NC3	C1

**I. COMMERCIAL USE**

**A. Retail Sales & Services**

<b>1. Personal &amp; Household Retail Sales &amp; Services</b>					
- Multi-purpose convenience stores	P	P	P	P	P
- General retail sales and service	P	P	P	P	P
- Major durables sales, service and rental	P	P	P	P	P
- Specialty food stores	P	P	P	P	P
<b>2. Medical Services</b>	P	P	P	P	P
<b>3. Animal Services</b>					
- Animal health services	P	P	P	P	P
- Kennels	X	X	X	X	X
- Animal shelters	X	X	X	X	X
<b>4. Automotive Retail Sales &amp; Services</b>					
- Gas stations	P	P	P	P	P
- Sales and rental of motorized vehicles	X	P	P	P	P
- Vehicle repair, minor	P	P	P	P	P
- Vehicle repair, major	X	P	P	P	P
- Car wash	X	X	X	X	P
- Towing services	X	X	X	X	P
- Automotive parts or accessory sales	P	P	P	P	P
<b>5. Marine Retail Sales &amp; Services</b>					
- Sales and rental of large boats	X	P	P	P	P
- Vessel repair, minor	X	X	X	X	P
- Vessel repair, major	P	P	P	P	P
- Marine service station	X	P	P	P	P
- Dry storage of boats	X	X	X	X	P
- Recreational marinas	S	S	S	S	S
- Commercial moorage	S	S	S	S	S
- Sale of boat parts or accessories	P	P	P	P	P
<b>6. Eating &amp; Drinking Establishments</b>					
- Restaurants without cocktail lounges	P	P	P	P	P
- Restaurants with cocktail lounges	X	P	P	P	P
- Fast food restaurant (750 square feet and under)	P	P	P	P	P
- Fast food restaurant (over 750 square feet)	CU	CU	CU	CU	CU
- Tavern	CU	CU	P	P	P
- Brewpub	CU	CU	P	P	P
<b>7. Lodging</b>					



Seattle City Council

Memorandum

#4

CB 105891

Date: December 18, 1986

To: Land Use Committee

From: Frank Kirk

Handwritten initials 'FK' in black ink, positioned to the right of the 'From:' field.

Subject: CB 105891 - NCA Cleanup Amendment

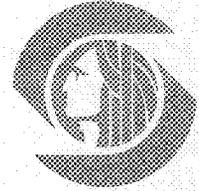
The proposed ordinance clarifies and makes corrections to the neighborhood commercial chapter of the Land Use Code. I have reviewed all of the changes and find that none are substantive and all are consistent with the NCA policies adopted by the Council.

Recommend do pass.

FK:gp

REC'D OML NOV 0. 1986

Seattle  
Department of Construction and Land Use



Holly Miller, Director  
Charles Royer, Mayor

534110

CB105891

M E M O R A N D U M

November 3, 1986

To: Sam Smith, President, Seattle City Council  
via Jim Ritch, Acting Director  
Office of Management and Budget

From: Holly Miller, Director *Holly Miller*

Subject: Neighborhood Commercial "Clean-up" Amendment

Attached is a proposed ordinance which clarifies and makes corrections to the commercial chapter of the Land Use Code. A Director's Report which summarizes the proposal is also attached. The changes are all within the scope and intent of the adopted Neighborhood Commercial Area Land Use Policies and should have no effect on the City's budget. If you have any questions about the proposed ordinance, please call John Skelton at 2781.

JS:vg

Attachments

November 3, 1986

DIRECTOR'S REPORT

The Department of Construction and Land Use (DCLU) is recommending several minor amendments to the Neighborhood Commercial Chapter (23.47) of the Land Use Code, and other chapters of the Land Use Code which contain provisions applicable to uses in commercial zones or which were changed when commercial zones were added to Title 23 in June, 1986. The proposed changes are consistent with the adopted Land Use Policies for Neighborhood Commercial Areas. The environmental assessment of these provisions is contained in the Environmental Impact Statement for the Neighborhood Commercial Area Policies and Code. The amendments are summarized below in the order of their appearance in the proposed ordinance.

- Section
1. ✓ Changes incorrectly cited reference.
  2. ✓ Clarifies that variances may not be sought for changes to the maximum height limits of a zone as depicted on the Official Land Use Map, or from the provisions regulating off-premise advertising signs.
  3. ✓ Corrects the section on parking requirements for institutions in single family zones to clarify that both parking quantity and location may be modified as part of a conditional use decision.
  4. ✓ Adds a section in single family zones to allow communication utilities as Council conditional uses. They were inadvertently excluded due to changes to the definition of Utility Service Uses.
  5. ✓ Same as 4 above, except applicable to multi-family zones.
  6. ✓ Changes incorrect references.
  7. ✓ Amends Chart A to show that existing cemeteries are permitted uses in commercial zones.
  8. ✓ Amends section on conditional uses in commercial zones for clarity and to include brewpubs as conditional uses which were inadvertently omitted from the subsection on taverns.
  9. ✓ Clarifies how maximum size of use provisions apply to business establishments and amends language allowing an increase in size of use for operating business establishments in NC3 zones to eliminate confusion.

- Section 10. ✓ Clarifies language and changes the reference to outdoor storage of recyclable materials to outdoor recycling collection stations which is a defined term.
11. ✓ Replaces language on Floor Area Ratio with a chart. Also clarifies language regulating freestanding antennae and transmission towers to include a maximum height limit for television receiving aerials consistent with that required for amateur radio towers.
12. ✓ Clarifies language to include rooftop features as portions of a structure's facade which are also required to be set back from a property line.
13. ✓ The Code provision covering view corridor setbacks for shoreline lots has been moved to its own section.
14. ✓ Clarifies that interior landscaping is only required for parking lots for more than fifty cars and clarifies the screening and landscaping requirements for parking occupying the ground floor of a structure to make the requirement consistent with adopted policy. Other language is amended to clarify or ensure consistent use of terminology.
- ✓ 15. Amends major noise generators to add recycling centers to the list of major noise generators.
- ✓ 16. Clarifies that glare diagrams are required for structures greater than sixty-five feet in height, not sixty-five feet or greater.
- ✓ 17. Amends section for clarification and to ensure that any structure containing less than forty percent of gross floor area at street level in commercial use would be considered a single purpose residential structure for the purpose of calculating required open space.
- ✓ 18. Corrects numbering and adds a cross reference to screening and landscaping requirement for drive-in businesses.
- ✓ 19. Clarifies language and moves provision for the grandfathering of loading spaces to Chapter 23.54 which contains the requirements for parking and loading spaces.

- Section
20. Clarifies the requirements for the location of parking in NC1, 2, and 3 zones, particularly when a lot fronts on two or more streets. Provides criteria for a Director's determination of a front lot line, for the purposes of location of parking, when lineal footage of commercially zoned frontage is equal on two or more streets.
  21. Amends the provisions for nonconforming uses to add a provision ensuring that any use previously permitted outright and now permitted only as a conditional use would from now on be subject to the provisions for that particular conditional use.
  22. Clarifies language on nonconforming structures to be consistent with terminology for nonconforming structures used elsewhere in Title 23.
  23. Clarifies language requiring eighty percent of a building's frontage to be occupied by a required street-level use and makes it consistent with similar language used elsewhere in the Land Use Code.
  24. Eliminates the waiver of parking for residential uses which abut only a principal pedestrian street, along which access is restricted. This provision has been superseded by allowing access to parking for residential use in such circumstances.
  25. Clarifies language on blank facades in pedestrian designated zones.
  26. Amends parking requirements to add language related to parking requirements for commercial uses permitted in Midrise and Highrise zones and clarify the provisions relating to bicycle parking. Parking requirements were added for uses which were inadvertently left off the parking requirements chart.
  27. Clarifies the language permitting cooperative parking.
  28. Clarifies that curb cut requirements for residential uses in residential zones also apply to single purpose residential uses in commercial zones; and reinstates the provision allowing less backup space in designing parking for 40 and 60 foot wide lots when wider parking stalls are provided, which was inadvertently dropped from the exhibit showing required parking aisles. Also

reinstates the conditions under which the Director may allow wider curb cuts than otherwise permitted, which were inadvertently omitted from the text of the code.

- Section
29. Amends wording permitting the establishment of a sign overlay district to make clear that establishing such a district requires a rezone subject to the rezone procedures of Chapter 23.76.
  30. Amends the definition of gas station to include the collection of used motor oil as accessory to a gas station.
  31. See #39.
  32. Adds a reference to the definition of general retail sales and services.
  33. See #39.
  34. Adds a definition of junk storage to ensure that the City continues to have the authority to cite homeowners with excessive junk stored on lots in residential areas. This authority was questioned when the commercial chapter of Title 23 was adopted with a new term of salvage yard substituted for the more common junkyard term used previously. Since a salvage yard is considered a commercial use we needed to reinstate a more general term for the storage of junk in non-commercial areas.
  35. Adds a reference to the definition of major durables, sales, service and rental.
  36. See #39.
  37. Clarifies the definition of outdoor storage.
  38. Adds a reference to definitions making up the general category of retail sales and services.
  39. Reorganizes definitions constituting non-household sales and services to ensure consistency with the general organization of commercial definitions; and refines the definitions of salvage and recycling for clarification; and adds sign definitions which were inadvertently omitted from the code.

- Section 40. Amends the definition of warehouse to clarify that a warehouse is for the storage of goods produced off-site, not the storage of goods produced on-site.
41. Adds the definition of commercial zone which was inadvertently omitted from the original code text.
42. Amends incorrect references in the new sign Chapter 23.55.

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Use	Parking Requirement
Sales, service and rental of commercial equipment	1 for each 2000 square feet.
Sale and rental of large boats	1 for each 2000 square feet.
Sale and rental of motorized vehicles	1 for each 2000 square feet.
Sales, service and rental of office equipment	1 for each 350 square feet.
Sale of boat parts or accessories	1 for each 350 square feet.
Sale of heating fuel	1 for each 2000 square feet.
Salvage yard	1 for each 2000 square feet.
School, private elementary and secondary <sup>9</sup>	1 for each 80 square feet of all auditoria and public assembly rooms; or
	if no auditorium or assembly room,
	1 for each staff member.
School, public elementary and secondary <sup>10,11</sup>	1 for each 80 square feet of all auditorium and public assembly rooms,
	or 1 for every 8 fixed seats in auditoriums or public assembly rooms,
	containing fixed seats, for new public schools on a new or existing public school site.
Sewage treatment plant	1 for each 2000 square feet.
Single family dwelling units	1 for each dwelling unit.
Skating rink (rink area)	1 for each 100 square feet.
Solid waste transfer station	1 for each 2000 square feet.
Specialty food stores	1 for each 350 square feet.
Spectator sports facility	1 for each 10 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.

<sup>10</sup> For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirement shall be determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if an auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Chart A for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is ten percent or less than that for the existing auditorium or other place of assembly, then no additional parking shall be required.

<sup>11</sup> Development standard departure may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.

1 B. For the purposes of this Section, structures containing less than forty  
2 percent of gross floor area at street level in commercial use shall be  
3 considered single purpose residential structures.

4 ~~((B-))~~C. Except as provided in subsection C, required usable open space may  
5 be at ground level, or may be provided above ground in the form of  
6 balconies, decks, solarium, greenhouses, or roof gardens.

7 ~~((C-))~~D. In NC1 and NC2 zones, single purpose residential developments  
8 shall provide at least sixty percent of the required usable open space at  
9 ground level.

10 ~~((D-))~~E. Balconies and decks provided above ground as open space shall have  
11 a minimum area of sixty square feet and no horizontal dimension shall be  
12 less than six feet.

13 ~~((E-))~~F. Usable open space at ground level, and roof gardens, solarium, and  
14 greenhouses provided above ground as open space shall have a minimum area  
15 of two hundred fifty square feet. No horizontal dimension shall be less  
16 than ten feet.

17 ~~((F-))~~G. Required usable open space is permitted at the front, sides, or  
18 rear of the structure.

19 ~~((G-))~~H. Parking areas, driveways and pedestrian access, except for  
20 pedestrian access meeting the Washington State Rules and Regulations for  
21 Barrier-Free Design, shall not be counted as open space.

22  
23 Section 18. That Section 23.47.028 of the Seattle Municipal Code is  
24 amended to add a new subsection E, to read as follows:

25 **23.47.028 Standards for Drive-in Businesses**

26 \* \* \*



1 d. The compatibility of the operating business establishment  
2 with the character and scale of the business district and the surrounding  
3 neighborhood.

4 e. The length of time the business establishment has been  
5 operating.

6 Section 10. That subsections B and F of Section 23.47.011 of the  
7 Seattle Municipal Code is amended to read as follows:

8 **23.47.011 Outdoor Activities**

9  
10 \* \* \*

11 B. In certain zones ((~~Ø~~)) outdoor sales areas and outdoor display areas for  
12 rental equipment shall be included in determining the maximum size of  
13 business establishments or uses as provided in Section 23.47.010D Maximum  
14 Size of Non-Residential Use.

15 \* \* \*

16 F. Outdoor ((~~Storage of Recyclable Materials~~)) Recycling Collection  
17 Stations

18 Outdoor ((~~storage of recyclable materials~~)) recycling collection stations  
19 shall be limited to the following:

- 20
- 21 1. NC1 Zones: Ten percent of lot area or five hundred square feet,  
22 whichever is less.
  - 23 2. NC2 and NC3 Zones: Ten percent of lot area or one thousand square  
24 feet, whichever is less.
  - 25 3. C1 and C2 Zones: Ten percent of lot area or one thousand square feet,  
26 whichever is less, provided that larger ((~~storage areas~~)) outdoor recycling  
27 collection stations may be allowed if they comply with the screening and  
28 landscaping standards for outdoor storage.

\* \* \*  
- 19 -

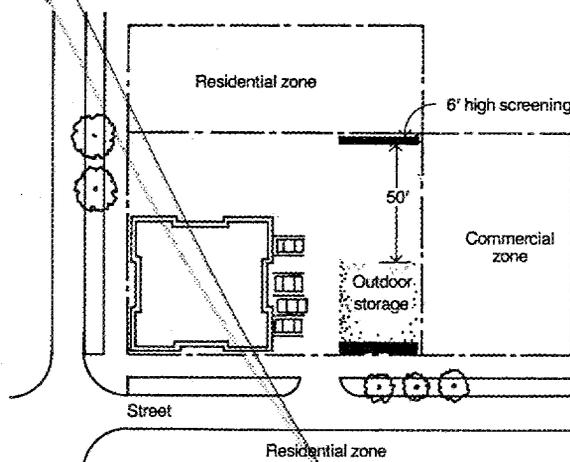




1                   b. C2 zones

2                   (1) When an outdoor storage area is across the street from a  
3 residentially zoned lot it shall be screened from the street by the facade  
4 of a structure, or by six foot high screening along the street lot lines  
5 and street trees.

6                   (2) When a lot containing outdoor storage abuts a  
7 residentially zoned lot, the outdoor storage area shall be screened by a  
8 structure's facade or by six foot high screening between the outdoor  
9 storage and all abutting property lines, Exhibit 47.016D.



18                   **Exhibit 47.016D**  
19                   **Screening of open storage areas in C2 zones**

20                   c. Outdoor dry storage of boats

21                   Screening shall be required for the outdoor dry storage of  
22 boats in the Shoreline District according to the provisions for outdoor  
23 storage in C1 zones, subsection B5a, unless the dry storage of boats is  
24 located in a C2 zone, in which case screening shall be required according  
25 to the provisions for outdoor storage in C2 zones, subsection B5b.

26                   6. Mobile home parks

27                   Mobile home parks shall be screened by six foot high screening  
28 along all non-street lot lines. A five foot deep landscaped area shall be  
provided along all street lot lines of a mobile home park. A five foot

1           ~~((1-))~~a. No reductions to the parking requirement shall be made if the  
2 proposed ~~((uses))~~ business establishments have already received a reduction  
3 through the provisions for shared parking, subsection G.

4           ~~((2-))~~b. The ~~((commercial uses))~~ business establishments for which the  
5 application is being made for cooperative parking shall be located within  
6 eight hundred feet of the parking, and the parking shall be located in a  
7 commercial or residential-commercial zone.

8           ~~((3-))~~c. The reductions to parking permitted through cooperative  
9 parking shall be determined as a percentage of the minimum parking  
10 requirement as modified by the reductions permitted in subsections A  
11 through F.

12           ~~((4-))~~d. An agreement providing for the cooperative use of parking  
13 shall be filed with the Director when the facility or area is established  
14 as cooperative parking. Cooperative parking privileges shall continue in  
15 effect only as long as the agreement to use the cooperative parking remains  
16 in force. If the agreement is no longer in force, then parking shall be  
17 provided as otherwise required by this Chapter. New ~~((uses))~~ business  
18 establishments seeking to meet parking requirements by becoming part of an  
19 existing cooperative arrangement shall provide the Director with an  
20 amendment to the agreement stating their inclusion in the cooperative  
21 parking facility or area.

22           Section 28. That Exhibit 54.300 of subsection D is amended to add two  
23 footnotes and subsection E of Section 23.54.030 of the Seattle Municipal  
24 Code is amended to read as follows:

25           **23.54.030 Parking Space Standards**

26           On lots subject to this Code, all parking spaces provided shall meet  
27 the following standards whether or not the spaces are required by this  
28 Code:

\* \* \*



1 Sales and rental of commercial equipment and construction materials

2 See Non-household sales and services.

3  
4 ((A non-household sales and service use in which commercial equipment  
5 not used in offices, such as building construction, farm, restaurant, or  
6 industrial equipment, is rented or sold; and/or in which building  
7 materials, farm supplies or industrial supplies are sold. Generally these  
8 uses carry a wide variety of one type of product, rather than a wide  
9 variety of products. Sales may either be retail or wholesale, and are  
10 generally made to businesses rather than to individual households.))

11 Salvage and recycling

12 A business establishment in which discarded or salvaged materials are  
13 collected, stored, transferred, sold, or reused.

14 1. Recycling Collection Station - A Salvage and Recycling Use in  
15 which weather resistant containers are provided for the collection of the  
16 following ((secondhand goods and)) recyclable materials only: glass,  
17 aluminum cans, tin cans, and newspapers; and/or fully enclosed containers  
18 are provided for the collection of secondhand goods for processing at  
19 another location.

20 2. Recycling Center - A Salvage and Recycling Use in which recyclable  
21 materials are collected, stored, and/or processed, ((including but not  
22 limited to)) by crushing, breaking, sorting and/or packaging  
23 ((operations)), but not including any use which is defined as a salvage  
24 yard.

25 3. Salvage Yard - A Salvage and Recycling Use in which junk, waste,  
26 discarded or salvaged materials are bought, sold, exchanged, stored, baled,  
27 packed, disassembled, or handled, including automobile wrecking yards,  
28 house wrecking yards, and places or yards for storage of salvaged house

JAN 22 2 19 PM '97  
BY THE DIVISION OF  
RECORDS & ELECTIONS  
KING COUNTY

ORDINANCE 113263

AN ORDINANCE relating to Land Use and Zoning; amending Sections 23.34.084, 23.40.020, 23.44.022, 23.44.034, 23.45.106, 23.45.184, 23.47.004, 23.47.006, 23.47.010, 23.47.011, 23.47.012, 23.47.014, 23.47.016, 23.47.018, 23.47.022, 23.47.024, 23.47.028, 23.47.030, 23.47.032, 23.47.036, 23.47.038, 23.47.042, 23.47.044, 23.47.050, 23.54.015, 23.54.020, 23.54.030, 23.55.032, 23.84.002, 23.84.004, 23.84.014, 23.84.016, 23.84.020, 23.84.025, 23.84.026, 23.84.028, 23.84.032, 23.84.036, 23.84.044, 23.84.048, 23.86.004, and adding new Sections 23.44.035, 23.45.104, and 23.47.015 to correct errors and omissions in provisions relating to the Commercial zones adopted by Ordinances 112777, 112830, and 113051.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 23.34.084 of the Seattle Municipal Code is amended to read as follows:

23.34.084 Locational Criteria - Neighborhood Commercial Area Heights

In reviewing a proposal to rezone the height in a neighborhood commercial area, the Goals of the Land Use Policies for Neighborhood Commercial Areas adopted by Resolution 27156, particularly Goals A-1, A-4, A-7, A-8, B-2, B-3, B-4, B-5, B-9, B-10 and B-12, the general rezone criteria contained in Section ((23.34.028)) 23.34.008, and the following criteria should be considered:

\* \* \*

Section 2. That subsection A of Section 23.40.020 of the Seattle Municipal Code is amended to read as follows:

23.40.020 Variances

A. Variances may be sought from the provisions of Title 24 or the provisions of Subtitle IV, Parts 2 and 3 of this Land Use Code, as applicable except for the establishment of a use which is otherwise not permitted in the zone in which it is proposed((-)), for maximum height which is shown on the Official Land Use Map, or from the provisions of Section 23.55.014A.

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1 Applications for prohibited variances shall not be accepted for filing.

2 \* \* \*

3  
4 Section 3. That subsection L of Section 23.44.022 of the Seattle  
5 Municipal Code is amended to read as follows:

6 23.44.022 Institutions

7 \* \* \*

8 L. Parking and Loading Berth Requirements

9  
10 1. Quantity and Location of Offstreet Parking

11 a. Use of transportation modes such as public transit, vanpools,  
12 carpools and bicycles to reduce the use of single occupancy vehicles shall  
13 be encouraged.

14 b. Parking shall be required as provided in Chapter 23.54.

15  
16 c. The Director may modify the parking and loading requirements  
17 of Section 23.((0))54.015, Required Parking, and the requirements of  
18 Section 23.44.016, Parking Location and Access, on a case-by-case basis  
19 using the information contained in the transportation plan prepared  
20 pursuant to subsection M. The modification shall be based on adopted City  
21 policies and shall:

22 - provide a demonstrable public benefit such as, but not  
23 limited to, reduction of traffic on residential streets, preservation of  
24 residential structures, and reduction of noise, odor, light and glare; and

25 - not cause undue traffic through residential streets nor  
26 create a serious safety hazard.

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1 Section 6. That subsection C of Section 23.45.184 of the Seattle  
2 Municipal Code is amended to read as follows:

3 23.45.184 Changes To and From Nonconforming Uses  
4

5 \* \* \*

6 C. Except as provided in Subsection B, a nonconforming use may be  
7 converted by an administrative conditional use authorization to a use not  
8 otherwise permitted in the zone, subject to the following conditions:

9 1. The Director must find that the new use is no more detrimental to  
10 property in the zone and vicinity than the existing use. This  
11 determination shall be based on the following factors:

12 a. The zones in which both the existing use and the new use are  
13 allowed;

14 b. The number of employees and clients associated with the  
15 proposed use;

16 c. The relative parking, traffic, light, glare, noise, odor and  
17 similar impacts of the two uses.  
18

19 2. A single residential unit accessory to the nonconforming use, such  
20 as a caretaker's or proprietor's unit, may be converted along with the rest  
21 of the nonconforming use provided that it is the only residential use in  
22 the structure and comprises less than half of the total floor area of the  
23 structure.  
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ZONES  

NC1	NC2	NC3	C1	C2
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3.	Animal Services <sup>1</sup>					
	- Animal health services	P	P	P	P	P
	- Kennels	X	X	X	X	P
	- Animal shelters	X	X	X	X	X
4.	Automotive Retail Sales & Services					
	- Gas stations	P	P	P	P	P
	- Sales and rental of motorized vehicles	X	P	P	P	P
	- Vehicle repair, minor	P	P	P	P	P
	- Vehicle repair, major	X	P	P	P	P
	- Car wash	X	P	P	P	P
	- Towing services	X	X	X	P	P
	- Automotive parts or accessory sales	P	P	P	P	P
5.	Marine Retail Sales & Services					
	- Sales and rental of large boats	X	P	P	P	P
	- Vessel repair, minor	P	P	P	P	P
	- Vessel repair, major	X	X	X	S	S
	- Marine service station	P	P	P	P	P
	- Dry storage of boats	X	P	P	P	P
	- Recreational marinas	S	S	S	S	S
	- Commercial moorage	S	S	S	S	S
	- Sale of boat parts or accessories	P	P	P	P	P
6.	Eating & Drinking Establishments					
	- Restaurants without cocktail lounges	P	P	P	P	P
	- Restaurants with cocktail lounges	X	P	P	P	P
	- Fast food restaurant (750 square feet and under)	P	P	P	P	P
	- Fast food restaurant (over 750 square feet)	CU	CU	CU	CU	CU
	- Tavern	CU	CU	P	P	P
	- Brewpub	CU	CU	P	P	P
7.	Lodging					
	- Hotel	X	X	P	P	P
	- Motel	X	X	P	P	P
	- Bed and breakfast	p <sup>2</sup>	p <sup>2</sup>	P	P	P
8.	Mortuary Services	X	P	P	P	P
9.	<u>Existing cemeteries</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
B.	Principal Use Parking	X	P	P	P	P

P - Permitted  
 X - Prohibited  
 CU - Administrative Conditional Use

<sup>1</sup> The keeping of animals for other than business purposes shall be regulated by Section 23.47.026

<sup>2</sup> In existing structures only

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ZONES				
NC1	NC2	NC3	C1	C2

C. Non-Household Sales & Service

1. Business Support Services	P	P	P	P	P
2. Business Incubator	P	P	P	P	P
3. Sales, Service & Rental of Office Equipment	X	P	P	P	P
4. Sales, Service & Rental of Commercial Equipment & Construction Materials	X	X	P	P	P
5. Sale of Heating Fuel	X	X	P	P	P
6. Heavy Commercial Services	X	X	X	P	P
- Construction services	X	X	X	P	P
- Commercial laundries	X	X	X	P	P

D. Offices

1. Customer Service Office	P	P	P	P	P
2. Administrative Office	P	P	P	P	P

E. Entertainment

1. Places of Public Assembly					
- Performing arts theater	X	P	P	P	P
- Spectator sports facility	X	P	P	P	P
- Lecture & meeting halls	X	P	P	P	P
- Motion picture theater	X	P	P	P	P
- Adult motion picture theater	X	X	X	X	X
- Adult panorams	X	X	X	X	X
2. Participant Sports and Recreation					
- Indoor	P	P	P	P	P
- Outdoor	X	X	X	P	P

F. Wholesale Showroom

	X	X	P	P	P
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G. Mini-Warehouse

	X	X	P	P	P
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H. Warehouse

	X	X	P	P	P
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I. Outdoor Storage

	X	X	X	P	P
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J. Transportation Facilities

1. Personal Transportation Services	X	X	P	P	P
2. Passenger Terminals	X	X	P	P	P
3. Cargo Terminals	X	X	X	S	P
4. Bus Base	X	X	X	CCU <sup>3</sup>	CCU <sup>3</sup>
5. Helistops	X	X	CCU <sup>4</sup>	CCU <sup>4</sup>	CCU <sup>4</sup>
6. Heliports	X	X	X	X	X
7. Airport, Landbased	X	X	X	X	X
8. Airport, Waterbased	X	X	X	X	S

- P - Permitted
- X - Prohibited
- CU - Administrative Conditional Use
- CCU - Council Conditional Use
- S - Permitted only in the Shoreline District, when permitted by the Seattle Shoreline Master Program

<sup>3</sup> New bus bases accommodating 150 or fewer buses or existing bus bases seeking to expand  
<sup>4</sup> Permitted only as an accessory use according to Section 23.47.006

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ZONES				
NC1	NC2	NC3	C1	C2

K. Food Processing & Craft Work					
1. Food Processing for Human Consumption	P	P	P	P	P
2. Custom & Craft Work	P	P	P	P	P
L. Research and Development Laboratories	P	P	P	P	P

II. SALVAGE AND RECYCLING

A. Recycling Collection Station	P	P	P	P	P
B. Recycling Center	X	X	X	P	P
C. Salvage yard	X	X	X	X	X

III. UTILITIES

A. Utility Service Uses	P	P	P	P	P
B. Communication Utility	CU	CU	CU	P	P
C. Solid Waste Transfer Station	X	X	X	X	X
D. Power Plants	X	X	X	X	X
E. Sewage Treatment Plants	X	X	X	X	X

IV. MANUFACTURING

A. Light Manufacturing	X	P	P	P	P
B. General Manufacturing	X	X	X	P	P
C. Heavy Manufacturing	X	X	X	X	X

V. HIGH IMPACT USES

	X	X	X	X	X
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VI. INSTITUTIONS

A. Institute for Advanced Study	P	P	P	P	P
B. Private Club	P	P	P	P	P
C. Day Care Center	P	P	P	P	P
D. Museum	P	P	P	P	P
E. School, Elementary or Secondary	P	P	P	P	P
F. College	P	P	P	P	P
G. Community Center	P	P	P	P	P
H. Community Club	P	P	P	P	P
I. Vocational or Fine Arts School	P	P	P	P	P
J. Hospital	P	P	P	P	P
K. Religious Facility	P	P	P	P	P
L. University	P	P	P	P	P

VII. PUBLIC FACILITIES

A. Jails	X	X	X	X	X
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- P - Permitted
- X - Prohibited
- CU - Administrative Conditional Use
- S - Permitted only in the Shoreline District when permitted by the Seattle Shoreline Master Program

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ZONES  

NC1	NC2	NC3	C1	C2
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VIII. PARK & POOL/RIDE LOT

A. Park & Pool Lots	P <sup>5</sup>	P	P	P	P
B. Park & Ride Lots	X	X	CU	CU	CU

IX. RESIDENTIAL

A. Single Family Dwelling Units	P	P	P	P	CU
B. Multi-Family Structures	P	P	P	P	CU
C. Special Residences	P	P	P	P	CU
D. Floating Homes	S	S	S	S	S
E. Mobile Home Park	X	X	X	P	CU
F. Boarding Homes	P	P	P	P	CU
G. Artist Studio/Dwelling	P	P	P	P	CU
H. Caretaker's Quarters	P	P	P	P	P

X. OPEN SPACE

A. Parks	P	P	P	P	P
B. Playgrounds	P	P	P	P	P

XI. AGRICULTURAL USES

A. Animal Husbandry	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	P
B. Horticultural Uses	P	P	P	P	P
C. Aquaculture	P	P	P	P	P

- P - Permitted
- X - Prohibited
- CU - Administrative Conditional Use
- S - Permitted only in the Shoreline District when permitted by the Seattle Shoreline Master Program

<sup>5</sup> Permitted only on parking lots existing at least five years prior to the proposed establishment of the park and pool lot.  
<sup>6</sup> Permitted only as an accessory use.

1 Section 8. That subsections B and C of Section 23.47.006 of the  
2 Seattle Municipal Code are amended to read as follows:

3 23.47.006 Conditional Uses

4 \* \* \*

5  
6 B. The following uses identified as administrative conditional uses on  
7 Chart A of Section 23.47.004, may be permitted by the Director when the  
8 provisions of this subsection and subsection A are met.

9 1. Fast food restaurants which have a gross floor area greater than  
10 seven hundred fifty square feet (~~and~~) are identified as heavy traffic  
11 generators and may be permitted as a conditional use according to the  
12 following criteria:

13 a. The design of the structure, including architectural  
14 treatment, signage, landscaping and lighting, is compatible with other  
15 structures in the vicinity; and

16 b. Appropriate litter control measures are provided; and

17 c. The applicant, if required by the Director, prepares an  
18 analysis of traffic, circulation, and parking impacts and demonstrates that  
19 the use does not:

20 (1) Cause significant additional traffic to circulate  
21 through adjacent residential neighborhoods; or

22 (2) Disrupt the pedestrian character of an area by  
23 significantly increasing the potential for pedestrian-vehicle conflicts; or

24 (3) Create traffic or access problems which will require the  
25 expenditure of City funds to mitigate; or  
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1 (4) Interfere with peak hour transit operations, by causing  
2 auto traffic to cross a designated high occupancy vehicle lane adjacent to  
3 the lot; or

4 (5) Cause cars waiting to use the facility to queue across  
5 the sidewalk or onto the street; or

6 (6) Interrupt established retail or service frontage  
7 designed to serve pedestrians.

8 d. In addition to the criteria in subsections a, b and c, in  
9 pedestrian designated zones the use shall not:

10 (1) Include a drive-in facility; or

11 (2) Provide any accessory parking; or

12 (3) Attract a significant number of customers who drive to  
13 the pedestrian district for the primary purpose of patronizing the  
14 business.  
15

16 This shall be determined by a transportation analysis of  
17 travel modes and patterns of customers of similar businesses in the same or  
18 similar commercial areas which shall be prepared by a traffic consultant  
19 retained by the applicant. The Director shall review the application and  
20 the transportation analysis in conjunction with the Director of  
21 Engineering.

22 e. Fast food restaurants which are drive-in businesses shall  
23 also comply with the provisions of Section 23.47.028, Standards for  
24 Drive-In Businesses.

25 2. Taverns and brewpubs in NC1 and NC2 zones may be permitted as  
26 conditional uses. A tavern or brewpub in an NC1 or NC2 zone shall be  
27 evaluated according to the following criteria:  
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1 a. The size of the tavern or brewpub, design of the structure,  
2 signing and illumination shall be compatible with the character of the  
3 commercial area and other structures in the vicinity, particularly in areas  
4 where a distinct and definite pattern or style has been established.

5 b. The location, access, and design of parking shall be  
6 compatible with adjacent residential zones.

7 c. Special consideration shall be given to the location and  
8 design of the doors and windows of taverns and brewpubs to ensure that  
9 noise standards will not be exceeded. The Director may require additional  
10 setbacks and/or restrict openings on lots which abut residential zones.

11 d. Taverns and brewpubs shall not generate traffic which creates  
12 traffic congestion or further aggravates spillover parking on residential  
13 streets. ~~((or traffic congestion.))~~

14 3. Communication utilities

15 a. Communication utilities in NC1, NC2 and NC3 zones may be  
16 permitted as conditional uses according to the following criteria:

17 (1) The proposed communication utility will satisfy a public  
18 necessity or will be an integral element in the communication network~~((+))~~;  
19 or  
20

21 (2) The proposed communication utility will expand an  
22 existing facility and avoid the need to construct a new communication  
23 utility.

24 (3) The requirements of Chapter 23.64, Airport Height  
25 District, are met.

26 (4) Rooftop communications utilities shall be setback a  
27 minimum of ten feet from all lot lines.  
28

1           b. The Director may permit departures from the development  
2 standards of Subchapter II of this chapter for communications utilities  
3 permitted by this subsection 3, if the departure is required by  
4 technological necessity or the regulatory provisions of governmental  
5 agencies.

6           4. Park and ride lots in NC3, C1 and C2 zones may be permitted as  
7 conditional uses.

8           a. Conditional Use Criteria:

9                   (1) The park and ride lot shall have direct vehicular access  
10 to a designated arterial improved to City standards.

11                   (2) If the proposed park and ride lot is located on a lot  
12 containing accessory parking for other uses, there shall be no substantial  
13 conflict in the principal operating hours of the park and ride lot and the  
14 other uses.

15           b. Mitigating measures

16                   Landscaping and screening in addition to that required for  
17 surface parking areas, noise mitigation, vehicular access controls, signage  
18 restrictions, and other measures may be required to provide comfort and  
19 safety for pedestrians and bicyclists and to insure the compatibility of  
20 the park and ride lot with the surrounding area.

21           5. Residential uses authorized as conditional uses in C2 zones may be  
22 permitted according to the following criteria:

23           a. Availability of suitable land for C2 activities: Residential  
24 uses shall generally be discouraged in areas which have limited vacant land  
25 and where, due to terrain and large parcel size, land is particularly  
26 suitable for commercial rather than residential development.  
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1           b. Relationship to transportation systems: Residential uses  
2 shall generally be discouraged in areas with direct access to major  
3 transportation systems such as freeways, state routes and freight rail  
4 lines.

5           c. Compatibility with surrounding areas: Residential uses shall  
6 not be allowed in close proximity to industrial areas and/or in areas where  
7 non-residential uses may create a nuisance or adversely affect the  
8 desirability of the area for living purposes.

9           d. Residential uses required to obtain a shoreline conditional  
10 use shall not be required to obtain an administrative conditional use.

11           6. Change of one nonconforming use to another

12           a. A nonconforming use may be converted by an administrative  
13 conditional use authorization to a use not otherwise permitted in the zone  
14 based on the following factors:

15                   (1) New uses shall be limited to those first permitted in  
16 the next more intensive zone;

17                   (2) The relative impacts of size, parking, traffic, light,  
18 glare, noise, odor and similar impacts of the two uses, and how these  
19 impacts could be mitigated.

20           b. The Director must find that the new nonconforming use is no  
21 more detrimental to property in the zone and vicinity than the existing  
22 nonconforming use.

23           C. The following uses, identified as Council Conditional Uses on Chart A  
24 of Section 23.47.004 may be permitted by the Council when the provisions of  
25 this subsection and subsection A are met.  
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1           1. New bus bases for one hundred and fifty or fewer buses, or  
2 existing bus bases which are proposed to be expanded to accommodate  
3 additional buses, in C1 or C2 zones

4           a. Conditional use criteria

5                   (1) The bus base has vehicular access suitable for use by  
6 buses to a designated arterial improved to City standards; and

7                   (2) The lot is of sufficient size so that the bus base  
8 includes adequate buffer space from the surrounding area.

9           b. Mitigating measures may include, but are not limited to

10                   (1) Noise mitigation measures, such as keeping maintenance  
11 building doors closed except when buses are entering or exiting; acoustic  
12 barriers; and noise-reducing operating procedures, shall be required when  
13 necessary.

14                   (2) An employee ridesharing program established and promoted  
15 to reduce the impact of employee vehicles on streets in the vicinity of the  
16 bus base.

17                   (3) Landscaping and screening, noise and odor mitigation,  
18 vehicular access controls, and other measures may be required to insure the  
19 compatibility of the bus base with the surrounding area and to mitigate any  
20 adverse impacts.

21           2. Helistops in NC3, C1 and C2 zones as accessory uses according to  
22 the following standards and criteria:

23           a. The helistop is located so as to minimize impacts on the  
24 surrounding area.

25           b. The lot is of sufficient size that the operations of the  
26 helistop are buffered from the surrounding area.  
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1 c. The helistop is a necessary element of the service provided  
2 by the business establishment to which it is accessory.

3 d. Open areas and landing pads are hard surfaced.

4 e. The helistop meets all Federal requirements including those  
5 for safety, glide angles and approach lanes.

6  
7 3. In all commercial zones, permitted public projects not meeting  
8 development standards may be permitted by the Council if the following  
9 criteria are satisfied:

10 a. The project provides unique services which are not provided  
11 to the community by the private sector, such as police and fire stations;  
12 and

13 b. The proposed location is required to meet specific public  
14 service delivery needs; and

15 c. The waiver or modification to the development standards is  
16 necessary to meet specific public service delivery needs; and

17 d. The relationship of the project to the surrounding area has  
18 been considered in the design, siting, landscaping and screening of the  
19 facility.

20  
21 Section 9. That Section 23.47.010 of the Seattle Municipal Code is  
22 amended to read as follows:

23 23.47.010 Maximum Size of Non-Residential Use

24 A. Maximum size regulations shall apply (~~to uses and~~) to individual  
25 business establishments according to Chart B.

CHART B

Non-Residential Uses Subject to Maximum Size Limit	ZONE				
	NC1*	NC2*	NC3*	C1	C2
Non-residential use including institutions & public facilities unless otherwise specified	4000 square feet	15,000 square feet	N.M.S.L.	N.M.S.L.	N.M.S.L.
Medical services	10,000 square feet	15,000 square feet	N.M.S.L.	N.M.S.L.	N.M.S.L.
Multi-purpose convenience store	10,000 square feet	25,000 square feet	N.M.S.L.	N.M.S.L.	N.M.S.L.
Food processing & craft work	4000 sq. ft.	5000 sq. ft.	10,000 sq. ft.	N.M.S.L.	N.M.S.L.
Light manufacturing	X	5000 s.f.	10,000s.f.	N.M.S.L.	N.M.S.L.
Fast food restaurant <sup>1</sup>	750 s.f. 4000 s.f.	750s.f. 8000 s.f.	750s.f. N.M.S.L.	750s.f. N.M.S.L.	750s.f. N.M.S.L.
Fuel sales Sales, service & rental of commercial equipment & construction materials Passenger terminals	X	X	25,000 square feet	N.M.S.L.	N.M.S.L.
Indoor participant sports & recreation	4000 sq. ft.	15,000 sq. ft.	25,000 sq. ft.	N.M.S.L.	N.M.S.L.
General Manufacturing	X	X	X	15,000s.f.	N.M.S.L.
Wholesale showroom Warehouse	X	X	15,000 sq. ft.	25,000 sq. ft.	N.M.S.L.
Mini-warehouses	X	X	15,000s.f.	40,000s.f.	N.M.S.L.

N.M.S.L. - No Maximum Size Limitations

\* - Increases in maximum size limits may be allowed for operating business establishments according to provisions of subsection G.

X - Does not apply, use not permitted in zone

<sup>1</sup> Fast food restaurants larger than 750 square feet are conditional uses

B. The size limits for specific outdoor activities shall be as provided in Section 23.47.011, Outdoor Activities.

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1 C. Maximum size shall be calculated by taking the gross floor area of a  
2 structure(s) or portion of a structure(s) occupied by a single use or  
3 business establishment((-)), except that any gross floor area used for  
4 accessory parking shall be exempted from maximum size calculation.

5 D. In NC1 and NC2 zones, any area used for outdoor sales shall also be  
6 included in determining the maximum size of a business establishment. In  
7 NC1, NC2 and NC3 zones, any area used for the outdoor display of rental  
8 equipment shall also be included in determining the maximum size of a  
9 business establishment.

10 E. Maximum size of combined uses within a business establishment

11 Business establishments which include more than one type of use shall  
12 be permitted provided each use is permitted, and:

13 1. The size of each use within a business establishment does not  
14 exceed the size limit for ((the)) that individual use.

15 2. The total size of the business establishment does not exceed the  
16 maximum size allowed for the type of use with the largest size limit. When  
17 one of the uses has no maximum size limit, the business establishment shall  
18 have no maximum size limit.

19 F. Split zoned lots

20 1. The total size of a business establishment and the total size of  
21 each use within a business establishment occupying portions of a lot in  
22 more than one zone shall not exceed the maximum size allowed in the zone  
23 with the larger size limit.

24 2. The total size of that portion of a business establishment or of a  
25 use within a business establishment in each zone shall not exceed the  
26 maximum size allowed for that business establishment or use in that zone.  
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1 G. Increases in maximum size limits

2 1. Increases in maximum size limits may be allowed for operating  
3 business establishments or uses as special exceptions according to the  
4 following:

5 a. Operating business establishments or uses in NC1 zones may be  
6 expanded up to a maximum of ten thousand square feet.

7 b. Operating business establishments or uses in NC2 zones which  
8 are limited to a maximum size of five thousand square feet may be expanded  
9 to a maximum size of ten thousand square feet and operating business  
10 establishments or uses which are limited to a maximum size of fifteen  
11 thousand square feet may be expanded to a maximum size of twenty-five  
12 thousand square feet.

13 c. Operating business establishments or uses in NC3 zones which  
14 are limited to a maximum of ten thousand or fifteen ((~~may not exceed~~  
15 ~~twenty~~)) thousand square feet may be expanded to a maximum size of twenty  
16 thousand square feet.

17 2. The decision to permit, condition or deny an increase in size  
18 shall be based upon an assessment of the following factors:

19 a. The impacts of the ((~~existing~~)) operating business  
20 establishment and the anticipated impacts if an increase in size were  
21 permitted.

22 b. The availability of commercial space in the zone for uses  
23 which contribute to the function and desired characteristics of the zone,  
24 according to the Land Use Policies for Neighborhood Commercial Areas.

25 c. The number of business establishments present in the zone  
26 that are similar to the business establishment for which expansion is  
27 proposed.  
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1 d. The compatibility of the operating business establishment  
2 with the character and scale of the business district and the surrounding  
3 neighborhood.

4 e. The length of time the business establishment has been  
5 operating.

6 Section 10. That subsections B and F of Section 23.47.011 of the  
7 Seattle Municipal Code are amended to read as follows:

8 23.47.011 Outdoor Activities

9  
10 \* \* \*

11 B. In certain zones ((~~θ~~)) outdoor sales areas and outdoor display areas for  
12 rental equipment shall be included in determining the maximum size of  
13 business establishments or uses as provided in Section 23.47.010D Maximum  
14 Size of Non-Residential Use.

15 \* \* \*

16 F. Outdoor ((~~Storage of Recyclable Materials~~)) Recycling Collection  
17 Stations

18 Outdoor ((~~storage of recyclable materials~~)) recycling collection stations  
19 shall be limited to the following:

- 20
- 21 1. NC1 Zones: Ten percent of lot area or five hundred square feet,  
22 whichever is less.
  - 23 2. NC2 and NC3 Zones: Ten percent of lot area or one thousand square  
24 feet, whichever is less.
  - 25 3. C1 and C2 Zones: Ten percent of lot area or one thousand square feet,  
26 whichever is less, provided that larger ((~~storage areas~~)) outdoor recycling  
27 collection stations may be allowed if they comply with the screening and  
28 landscaping standards for outdoor storage.

\* \* \*

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1 Section 11. That Section 23.47.012 of the Seattle Municipal Code is  
2 amended to read as follows:

3 23.47.012 Structure Height and Floor Area Ratio

4 A. Maximum Height

5  
6 The maximum structure height for commercial zones shall be thirty feet,  
7 forty feet, sixty-five feet, eighty-five feet, one hundred twenty-five  
8 feet, or one hundred sixty feet, as designated on the Official Land Use  
9 Map, Chapter 23.32.

10 B. Floor Area Ratios

11 Floor area ratios (FARs) are hereby established for structures in zones  
12 with eighty-five foot, one hundred twenty-five foot and one hundred sixty  
13 foot maximum height limits according to Chart C. Structures sixty-five  
14 feet in height or less in these zones shall not be subject to floor area  
15 ratio provisions. For the purposes of this Section, a mixed use structure  
16 is a building containing a residential use, excluding caretaker's quarters,  
17 and at least one other type of use.

18 ~~((1. Zones with eighty-five foot height limits))~~

19 ~~((a. For structures greater than sixty-five feet in height which  
20 are not mixed use structures, the maximum FAR shall not exceed four and  
21 one-half.))~~

22 ~~((b. For mixed use structures greater than sixty-five feet in  
23 height, the maximum FAR shall not exceed six. The maximum FAR of any  
24 single type of use within the structure shall not exceed four and  
25 one-half.))~~

26 ~~((2. Zones with one hundred and twenty-five foot height limits))~~

27 ~~((a. For structures greater than sixty-five feet in height which  
28 are not mixed use structures, the maximum FAR shall not exceed five.))~~

1 ((b. For mixed use structures greater than sixty-five feet in  
 2 height, the maximum FAR shall not exceed six. The maximum FAR of any  
 3 single type of use within the structure shall not exceed five.))

4 ((3. Zones with one hundred sixty foot height limits))

5 ((a. For structures greater than sixty-five feet in height which  
 6 are not mixed use structures, the maximum FAR shall not exceed five.))

7 ((b. For mixed use structures greater than sixty-five feet in  
 8 height, the maximum FAR shall not exceed seven. The maximum FAR of any  
 9 single type of use within the structure shall not exceed five.))

10 CHART C  
 11 PERMITTED FLOOR AREA RATIO (FAR)

STRUCTURES HIGHER THAN 65 FEET	HEIGHT LIMIT ZONES		
	85'	125'	160'
MIXED USE STRUCTURE TOTAL ANY SINGLE USE WITHIN A MIXED USE STRUCTURE	$\frac{6}{4.5}$	$\frac{6}{5}$	$\frac{7}{5}$
SINGLE PURPOSE STRUCTURE	4.5	5	5

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 19 ((4.))C. Exemptions from FAR calculations

20 The following areas shall be exempted from FAR calculations:

21 ((a.))1. All gross floor area below grade.

22 ((b.))2. All gross floor area used for accessory parking.

23  
 24  
 25 ((c.))D. Split Zoned Lots

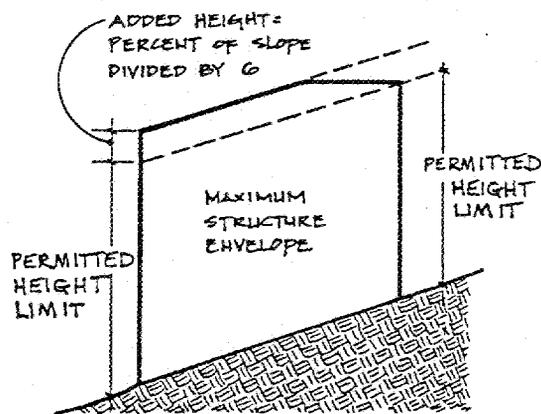
26 When a lot is subject to more than one height and FAR limit, the height  
 27 and FAR limits for each zone shall apply to the portion of the lot located  
 28 in that zone.

1 ((D-))E. Mixed Use Requirement

2 Any residential structure which is proposed to exceed eighty-five feet  
3 in height in zones with one hundred twenty-five and one hundred sixty foot  
4 height limits shall have a minimum of forty percent of the gross floor area  
5 of the structure at street level in commercial use. Commercial uses shall  
6 have street level frontage.

7 ((E-))F. Sloped Lots

8 On sloped lots, additional height shall be permitted along the lower  
9 elevation of the structure footprint, at the rate of one foot for each six  
10 percent of slope, to a maximum additional height of five feet, Exhibit  
11 47.012A.

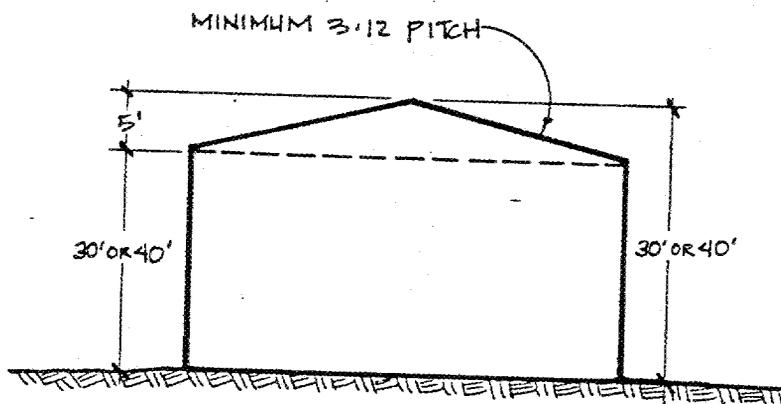


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19 Exhibit 47.12A Height Limits on Sloped Lots

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1 ((F.))G. Pitched Roofs

2 The ridge of pitched roofs may extend up to five feet above the maximum  
3 height limit in zones with height limits of thirty or forty feet. All  
4 parts of the roof above the height limit shall be pitched at a rate of not  
5 less than three to twelve, Exhibit 47.012B. No portion of a shed roof  
6 shall be permitted to extend beyond the height limit under this provision.



14 Exhibit 47.12B Pitched Roof Height Exception

15  
16 ((G.))H. Rooftop Features

17 1. Radio and television receiving aerials excluding dish antennae;  
18 communication utilities, including transmission towers; ham radio towers;  
19 smokestacks; chimneys; flagpoles; and spires for religious institutions are  
20 exempt from height controls, except as regulated in Chapter 23.64, Airport  
21 Height District, provided they are a minimum of ten feet from any side or  
22 rear lot line.

23 2. Open railings, planters, skylights, clerestories, greenhouses,  
24 dish antennae, parapets, and firewalls may extend four feet above the  
25 maximum height limit with unlimited rooftop coverage.

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1           3. Solar collectors

2           a. In zones with height limits of thirty or forty feet, solar  
3 collectors may extend up to four feet above the maximum height limit, with  
4 unlimited rooftop coverage.

5           b. In zones with height limits of sixty-five feet or more, solar  
6 collectors may extend up to seven feet above the maximum height limit, with  
7 unlimited rooftop coverage.

8           4. The following rooftop features may extend up to fifteen feet above  
9 the maximum height limit, so long as the combined total coverage of all  
10 features listed in this subsection does not exceed twenty percent of the  
11 roof area or twenty-five percent of the roof area if the total includes  
12 screened mechanical equipment:

13           a. Solar collectors;

14           b. Stair and elevator penthouses;

15           c. Mechanical equipment;

16           d. Play equipment and open mesh fencing which encloses it, so  
17 long as the fencing is at least fifteen feet from the roof edge; and  
18

19           e. Dish antennae.  
20

21           5. In order to protect solar access for property to the north, the  
22 applicant shall either locate the rooftop features listed below at least  
23 ten feet from the north edge of the roof, or provide shadow diagrams to  
24 demonstrate that the proposed location of such rooftop features would shade  
25 property to the north on January 21 at noon no more than would a structure  
26 built to maximum permitted bulk:  
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- solar collectors
- planters
- clerestories
- greenhouses
- dish antennae
- non-firewall parapets
- play equipment.

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5 ((H-))I. Solar Retrofits

6 The Director may permit the retrofitting of solar collectors on  
7 conforming or nonconforming structures existing on ((the effective date of  
8 this Land Use Code)) June 9, 1986 as a special exception pursuant to  
9 Chapter 23.76, Procedures for Master Use Permits and Council Land Use  
10 Decisions. Such a retrofit may be permitted even if it exceeds established  
11 height limits, if the following conditions are met:

- 12 1. There is no feasible alternative solution to placing the  
13 collector(s) on the roof;
- 14 2. The positioning of such collector(s) minimizes view blockage and  
15 shading of property to the north, while still providing adequate solar  
16 access for the collectors; and
- 17 3. Such collector(s) meet minimum energy standards administered by  
18 the Director.

19  
20 ((I-))J. Freestanding Antennae and Transmission Towers

- 21 1. Amateur radio devices

22 The maximum height of an amateur radio tower for sending and/or  
23 receiving signals shall be no more than fifty feet ((above existing grade))  
24 in zones where the maximum height limit does not exceed fifty feet. Cages  
25 and antennae may extend to a maximum additional fifteen feet. In zones  
26 with a maximum height limit which exceeds fifty feet the maximum height of  
27 the tower shall not exceed the maximum height allowed for all structures.  
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1           2. The maximum height of television receiving aerials shall be no  
2 more than fifty feet in zones where the maximum height limit does not  
3 exceed fifty feet. In zones with a maximum height limit which exceeds  
4 fifty feet the maximum height of the aerial shall not exceed the maximum  
5 height allowed for all structures.

6 ~~((2-))~~3. Dish antennae shall not exceed the height limit of the zone in  
7 which they are located.

8 ~~((3-))~~4. Communication utilities shall be exempt from height controls,  
9 except for the requirements of Chapter 23.64, Airport Height District.

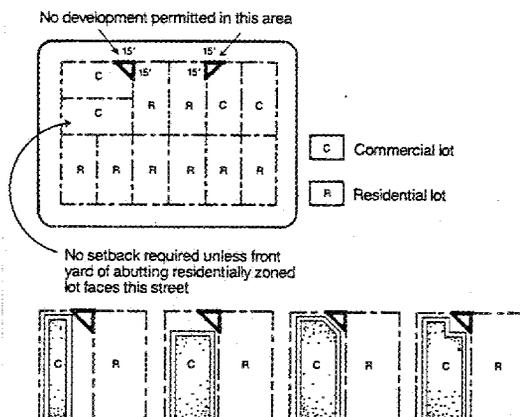
10           Section 12. That Section 23.47.014 of the Seattle Municipal Code is  
11 amended to read as follows:

12 **23.47.014 Setback Requirements**

13  
14 A. For the purposes of this Section, portions of structures shall include  
15 those features listed in Section 23.47.012H, Rooftop Features.

16 ~~((A-))~~B. Setbacks for structures containing non-residential uses

17  
18           1. A setback shall be required on lots which abut the intersection of  
19 a side and front lot line of a residentially zoned lot. The required  
20 setback shall be a triangular area. Two sides of the triangle shall extend  
21 fifteen feet from the intersection of the street property line and the  
22 property line abutting the residentially zoned lot. The third side shall  
23 connect these two sides with a diagonal line across the lot, Exhibits  
24 47.014A and B.



25  
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**Exhibit 47.014A & B**  
**Setback abutting a side or rear lot line of**  
**a residentially zoned lot**

CS 19.2



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1 a. For residential structures up to forty feet in height, the  
2 required side setback shall be five feet. This side setback may be  
3 averaged along the entire structure depth, but shall at no point be less  
4 than three feet.

5 b. For residential structures forty to sixty-five feet in  
6 height, the required side setback shall be eight feet. This side setback  
7 may be averaged along the entire structure depth, but shall at no point be  
8 less than five feet.

9 c. Residential structures which exceed sixty-five feet in height  
10 shall be set back eight feet for that portion of the structure up to  
11 sixty-five feet, and shall be set back according to subsection A2c for that  
12 portion of the structure which exceeds sixty-five feet.

13 2. Setbacks shall be required along rear lot lines which abut or are  
14 across an alley from a lot in a residential zone, according to the  
15 following:

16 a. Zero feet for portions of structures twelve feet in height or  
17 lower; and

18 b. Ten feet for portions of structures above twelve feet in  
19 height to a maximum of sixty-five feet; and

20 c. For portions of structures above sixty-five feet in height,  
21 an additional one foot of setback shall be required for every ten feet in  
22 excess of sixty-five feet, Exhibit 47.014C.

23 3. A five foot setback shall be provided along all street lot lines  
24 of a mobile home park. The setback shall be landscaped according to the  
25 provisions of Section 23.47.016B6.

26 ~~((C.))~~D. Structures in required setbacks  
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1. Decks and balconies with open railings, may extend into the required setback, but shall not be permitted within five feet of a residentially zoned lot, except as provided in subsection C6.

2. Eaves, cornices, and gutters projecting no more than eighteen inches from the structure facade shall be permitted in required setbacks.

3. Ramps or other devices necessary for access for the disabled and elderly, which meet Washington State Rules and Regulations for Barrier-Free Design, are permitted in required setbacks.

4. Uncovered, unenclosed pedestrian bridges, necessary for access and less than five feet in width, are permitted in required setbacks.

5. Permitted fences, free-standing walls, bulkheads, and other similar structures, no greater than six feet in height, are permitted in required setbacks.

6. Decks which are accessory to residential uses and which average no more than eighteen inches above existing or finished grade, whichever is lower, may project into required setbacks. Such decks shall not be permitted within five feet of any lot line, unless they abut a permitted fence or free-standing wall, and are at least three feet below the top of the fence or wall. The fence or wall shall be no higher than six feet.

7. Underground structures are permitted in all setbacks.

8. Solar collectors are permitted in required setbacks, according to the following provisions:

a. Detached solar collectors shall be permitted in required setbacks. Such collectors shall be no closer than five feet to any other principal or accessory structures, and no closer than three feet to any lot line which abuts a residentially zoned lot.

1           b. Sunshades which provide shade for solar collectors which meet  
2 the minimum energy standards administered by the Director may project into  
3 southern front or rear setbacks. Those which begin at eight feet or more  
4 above finished grade may be no closer than three feet from the property  
5 line. Sunshades which are between finished grade and eight feet above  
6 finished grade shall be no closer than five feet to the property line.

7 ~~((D-))~~E. Setback requirements for specific uses or structures

8           1. Farm animals and structures housing them shall be located at least  
9 fifty feet from any residentially zoned lot.

10           2. Beehives shall not be located within twenty-five feet of any  
11 property line except when located eight feet or more above the grade  
12 immediately adjacent to the subject lot or when situated less than eight  
13 feet above the adjacent existing grade and behind a solid fence or hedge  
14 six feet high, parallel to any property line within twenty-five feet of a  
15 hive and extending at least twenty-five feet beyond the hive in both  
16 directions.

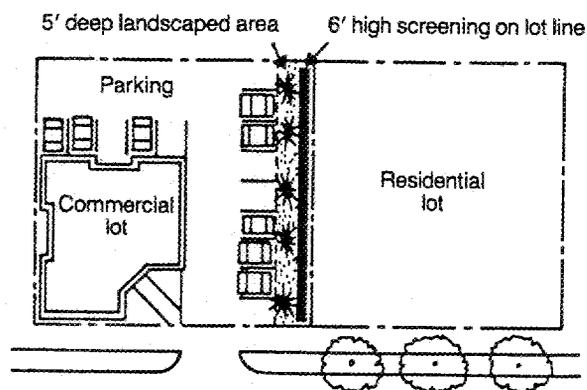
17           3. Parking occupying the street level frontage of a structure shall  
18 be set back at least five feet from all street lot lines and from all  
19 residentially zoned lots and landscaped according to the requirements of  
20 Section 23.47.016, Screening and Landscaping Standards.

21           4. Where access to a loading berth is from an alley, and truck  
22 loading is parallel to the alley, a setback of twelve feet shall be  
23 required for the loading berth, measured from the centerline of the alley,  
24 Exhibit 47.014D. This setback shall be maintained up to a height of  
25 sixteen feet.

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1 required. A five foot deep landscaped area shall be required inside the  
2 screening, Exhibit 47.016A.



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10 **Exhibit 47.016A**  
11 **Screening of surface parking areas abutting**  
12 **a residentially zoned lot**

13 b. When a surface parking area is across an alley from a lot in  
14 a residential zone, six foot high screening along the alley shall be  
15 required. A five foot deep landscaped area shall be required inside the  
16 screening. The Director may reduce or waive the screening and landscaping  
17 requirement for part or all of the lot abutting the alley, or may waive  
18 only the landscaping requirement, when required parking can only be  
19 provided at the rear lot line and the alley is necessary to provide aisle  
20 space. In making the determination to waive or reduce the landscaping and  
21 screening requirements, the Director shall consider the following criteria:

22 (1) Whether the lot width and depth permits a workable plan  
23 for the building and parking which would preserve the screening and  
24 landscaping; and

25 (2) Whether the character of use across the alley, such as  
26 multi-family parking structures, make the screening and landscaping less  
27 necessary; and

28 (3) Whether the property is located in a pedestrian-  
designated zone and therefore access to parking from the street is not  
feasible or is undesirable; and

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1 (4) Whether a topographic break between the alley and the  
2 residential zone makes screening less necessary.

3 c. Surface parking areas for ten or fewer cars shall be screened  
4 by three foot high screening along the street lot line, and, when across a  
5 street from a residentially zoned lot, street trees shall be provided.

6 d. Surface parking areas for more than ten cars shall be  
7 screened by three foot high screening and street trees along the street lot  
8 line.

9 e. Surface parking areas ((for twenty cars or more which serve  
10 single purpose residential developments, and all surface parking areas))  
11 for more than fifty cars, shall provide three foot high screening and  
12 street trees along street lot lines, as well as interior landscaping.

13 2. Parking within or under structures

14 a. When parking occupies any portion of the street level  
15 frontage of a structure up to a height of eight feet above sidewalk grade,  
16 the portion of the structure containing the parking shall be required to  
17 have a five-foot deep landscaped area along street lot lines ((and all lot  
18 lines abutting a residential zone.)) In addition, the parking shall be  
19 screened by:

20 (1) the facade of the structure; or

21 (2) six-foot high screening between the structure and the  
22 landscaped area, and street trees, Exhibit 47.016B.

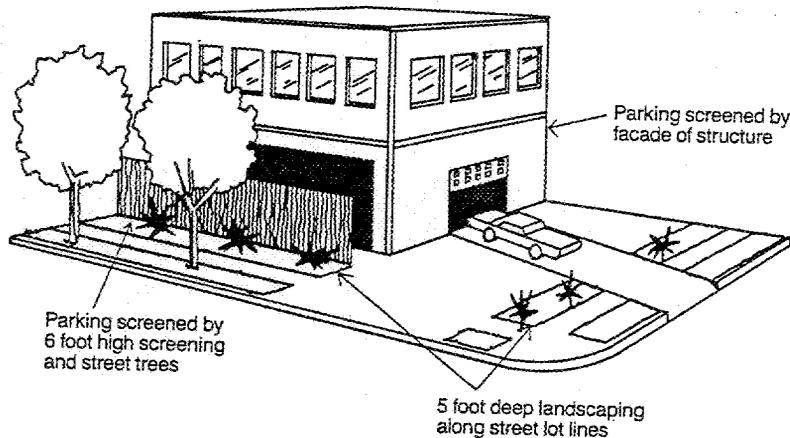


Exhibit 47.016B  
Screening of parking within or under a structure

CS 19.2

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1           b. A five foot setback shall be required along all property  
2 lines abutting a residential zone for any portion of the ground level of a  
3 structure which contains parking. The portion of the structure containing  
4 the parking shall be screened by the facade of the structure or the  
5 setback(s) shall be landscaped according to Section 23.47.016A3 and six foot  
6 high screening along the abutting property line(s) shall be provided.

7           ~~((b-))~~c. ~~((For each permitted curbcut, the))~~ When access is through a  
8 street facing facade, ((may)) the facade shall contain one garage door, not  
9 to exceed the maximum width allowed for the curbcut.

10           ~~((e-))~~d. The perimeter of each floor of parking which is eight feet or  
11 more above sidewalk grade shall have an opaque screen at least three and  
12 one-half feet high.

13           3. Drive-in businesses

14           a. Drive-in businesses, including gas stations, abutting or  
15 across an alley from a residentially zoned lot shall provide six foot high  
16 screening along the abutting or alley lot lines. A five foot deep  
17 landscaped area inside the screening shall be required when the drive-in  
18 portion of the business or its ~~((access area))~~ queuing lanes abut~~((s))~~ a  
19 lot in a residential zone.

20           b. Drive-in businesses other than gas stations in which the  
21 drive-in portion of the business or its queuing lanes is across the street  
22 from a residentially zoned lot shall provide three foot high screening for  
23 the drive-in portion and street trees.

24           c. Gas stations shall provide three foot high screening and  
25 street trees along street lot lines ~~((and street trees))~~ in all NC1, NC2,  
26 and NC3 zones. In C1 and C2 zones, three foot high screening and street  
27 trees shall only be required when a gas station is across the street from a  
28 residentially zoned lot.

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1 4. Outdoor sales and outdoor display of rental equipment

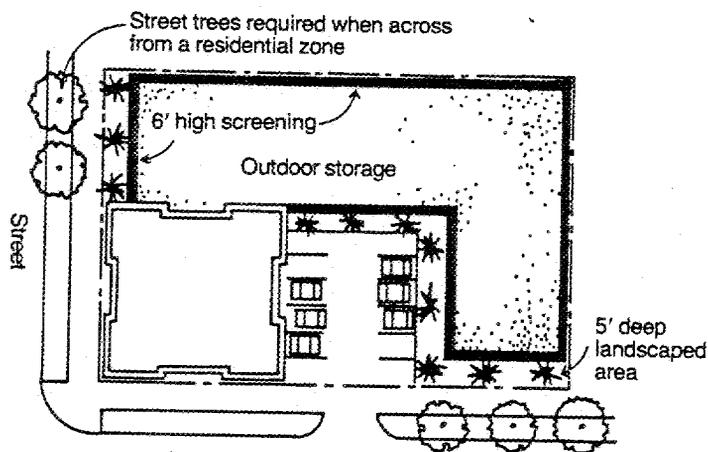
2 a. When an outdoor sales area or outdoor display of rental  
3 equipment area is abutting or across an alley from a residentially zoned  
4 lot, six foot high screening shall be provided along the abutting or alley  
5 lot lines.

6 b. When an outdoor sales area or outdoor display of rental  
7 equipment is across the street from a residentially zoned lot, street trees  
8 and three foot high screening along the street lot line shall be provided.

9 5. Outdoor storage

10 a. C1 zones

11  
12 Outdoor storage shall be screened by a structure's facade or  
13 by six foot high screening between the storage area and all property lines.  
14 A five foot deep landscaped area shall be provided between all street lot  
15 lines and the six foot high screening. When an open storage area is across  
16 the street from a residentially zoned lot, street trees shall also be  
17 required between the open storage area and the residentially zoned lot,  
18 Exhibit 47.016C.



25 Exhibit 47.016C

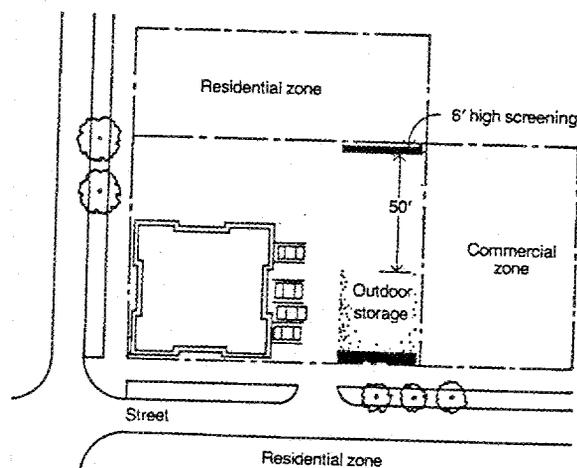
26 Screening of open storage areas in C1 zones

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1           b. C2 zones

2           (1) When an outdoor storage area is across the street from a  
3 residentially zoned lot it shall be screened from the street by the facade  
4 of a structure, or by six foot high screening along the street lot lines  
5 and street trees.

6           (2) When a lot containing outdoor storage abuts a  
7 residentially zoned lot, the outdoor storage area shall set back fifty feet  
8 from abutting residentially zoned lot lines and be screened by a  
9 structure's facade or by six foot high screening between the outdoor  
10 storage and all abutting property lines, Exhibit 47.016D.



18           Exhibit 47.016D  
19           Screening of open storage areas in C2 zones

20           c. Outdoor dry storage of boats

21           Screening shall be required for the outdoor dry storage of  
22 boats in the Shoreline District according to the provisions for outdoor  
23 storage in C1 zones, subsection B5a, unless the dry storage of boats is  
24 located in a C2 zone, in which case screening shall be required according  
25 to the provisions for outdoor storage in C2 zones, subsection B5b.

26           6. Mobile home parks

27           Mobile home parks shall be screened by six foot high screening  
28 along all non-street lot lines. A five foot deep landscaped area shall be  
provided along all street lot lines of a mobile home park. A five foot

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1 planting strip with street trees may be provided instead of the five foot  
2 deep landscaped area.

3 7. Lots within the Shoreline District

4 On lots within the Shoreline District where view corridors are  
5 required, the height of screening may be reduced and the location and type  
6 of required landscaping may be modified so that view corridors are not  
7 obstructed.

8 C. Blank facades

9 8701220949  
10 1. In all NC1, NC2 and NC3 zones, and in C1 and C2 zones, when across  
11 from a residentially zoned lot, street trees shall be required along blank  
12 facades greater than fifty feet in width. If it is not feasible to plant  
13 street trees, a five-foot deep landscaped area shall be provided along  
14 street property lines.

15 ~~((1-))~~2. Blank facade requirements shall apply to the area of the  
16 facade between two feet and eight feet above the sidewalk.

17 ~~((2-))~~3. Any portion of a facade which is not transparent shall be  
18 considered to be a blank facade. Clear or lightly tinted glass in windows,  
19 doors, and display windows shall be considered transparent. Transparent  
20 areas shall allow views into the structure or into display windows from the  
21 outside.

22 ~~((3-))~~4. ~~((Any blank facade segments))~~ Portions of ((the)) a facade of  
23 a structure ((shall be)) which are separated by transparent areas of at  
24 least two feet in width shall be considered separate facade segments for  
25 the purposes of this subsection.

26 ~~((4. Street trees shall be required along blank facades greater than~~  
27 ~~fifty feet in width which are across the street from a lot in a residential~~  
28 ~~zone-))~~

1 ((5. If it is not feasible to plant street trees, a five foot deep  
2 landscaped area shall be provided along street property lines.))

3 D. Access through required screening and landscaping

4 Breaks in required screening shall be permitted to provide pedestrian  
5 and vehicular access. ((~~vehicular access through required screening shall~~  
6 ~~also be permitted.~~)) Breaks in required screening for vehicular access  
7 shall not exceed the width of permitted curb cuts.

8 Section 15. That Section 23.47.018 of the Seattle Municipal Code is  
9 amended to read as follows:

10 23.47.018 Noise Standards

11 8701220949  
12 A. All permitted manufacturing, fabricating, repairing, refuse compacting  
13 and recycling activities shall be conducted wholly within an enclosed  
14 structure in an NC1, NC2 or NC3 zone. In a C1 or C2 zone, location within  
15 an enclosed structure shall be required only when the lot is located within  
16 fifty feet of a residential zone, except when required as a condition for  
17 permitting a major noise generator according to subsection B.

18 B. Major noise generators

19 1. The following uses or devices shall be considered major noise  
20 generators:

21 Light and general manufacturing  
22 Major vessel repair  
23 Aircraft repair shops  
24 Major vehicle repair  
25 Exterior heat exchangers, and other similar devices  
26 (e.g., ventilation, air-conditioning,  
27 refrigeration)  
28 Cargo terminals  
29 Recycling centers  
30 Other similar uses.

31 2. When a major noise generator is proposed, and when an existing  
32 major noise generator is proposed to be expanded, a report from an

1 acoustical consultant shall be required to describe the measures to be  
2 taken by the applicant in order to meet noise standards for the area. Such  
3 measures may include, for example, the provision of buffers, reduction in  
4 hours of operation, relocation of mechanical equipment, increased setbacks  
5 and use of specified construction techniques or building materials.

6 Measures to be used shall be specified on the plans. After a permit has  
7 been issued, any measures which were required by the permit to limit noise  
8 shall be maintained.

9 Section 16. That subsection D of Section 23.47.022 of the Seattle  
10 Municipal Code is amended to read as follows:

11 23.47.022 Light and Glare Standards

12 \* \* \*

13 D. Glare diagrams which clearly identify potential adverse glare impacts  
14 on residential zones and on arterials shall be required when:

15 1. Any structure proposed to have facades of reflective coated glass  
16 or other highly reflective material, and/or new structures or expansion of  
17 existing structures greater than sixty-five feet (~~or greater~~) in height  
18 which have more than thirty percent of the facades comprised of clear or  
19 tinted glass, and

20 2. The facade(s) surfaced or comprised of such materials either:

21 a. Are oriented towards and are less than two hundred feet from  
22 any residential zone, and/or

23 b. Are oriented towards and are less than four hundred feet from  
24 a major arterial with more than fifteen thousand vehicle trips per day,  
25 according to Engineering Department data.  
26  
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1 3. When glare diagrams are required, the Director may require  
2 modification of the plans to mitigate adverse impacts, using methods  
3 including but not limited to the following:

- 4 a. Minimizing the percentage of exterior facade that is composed  
5 of glass;
- 6 b. Using exterior glass of low reflectance;
- 7 c. Tilting glass areas to prevent glare which could affect  
8 arterials, pedestrians or surrounding structures;
- 9 d. Alternating glass and non-glass materials on the exterior  
10 facade; and
- 11 e. Changing the orientation of the structure.
- 12

13 Section 17. That Section 23.47.024 of the Seattle Municipal Code is  
14 amended to read as follows:

15 23.47.024 Open Space Standards for Residential Uses

16 A. Usable open space shall be required for all structures containing  
17 residential ((units)) uses, according to Chart ((C))D:

18 CHART ((C))D: USABLE OPEN SPACE REQUIREMENTS

19

Structure Type	Height of Structure		
	40' or less	41' to 85'	86' to 160'
20 <u>Single purpose residential ((use)) structures</u>	25% of lot area	35% of lot area	Single purpose residential not allowed
21 At least 40% to 79% of structure's gross floor area at street level in commercial use	20% of lot area	30% of lot area	40% of lot area
22 80% or more of structure's gross floor area at street level in commercial use	15% of lot area	20% of lot area	30% of lot area

23

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1 B. For the purposes of this Section, structures containing less than forty  
2 percent of gross floor area at street level in commercial use shall be  
3 considered single purpose residential structures.

4 ~~((B-))~~C. Except as provided in subsection ~~((C))~~ D, required usable open  
5 space may be at ground level, or may be provided above ground in the form  
6 of balconies, decks, solarium, greenhouses, or roof gardens.

7 ~~((C-))~~D. In NC1 and NC2 zones, single purpose residential developments  
8 shall provide at least sixty percent of the required usable open space at  
9 ground level.

10 ~~((D-))~~E. Balconies and decks provided above ground as open space shall have  
11 a minimum area of sixty square feet and no horizontal dimension shall be  
12 less than six feet.

13 ~~((E-))~~F. Usable open space at ground level, and roof gardens, solarium, and  
14 greenhouses provided above ground as open space shall have a minimum area  
15 of two hundred fifty square feet. No horizontal dimension shall be less  
16 than ten feet.

17 ~~((F-))~~G. Required usable open space is permitted at the front, sides, or  
18 rear of the structure.

19 ~~((G-))~~H. Parking areas, driveways and pedestrian access, except for  
20 pedestrian access meeting the Washington State Rules and Regulations for  
21 Barrier-Free Design, shall not be counted as open space.

22  
23 Section 18. That Section 23.47.028 of the Seattle Municipal Code is  
24 amended to add a new subsection E, to read as follows:

25 23.47.028 Standards for Drive-in Businesses

26 \* \* \*

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1 E. Drive-in businesses shall provide screening and landscaping according  
2 to the requirements of Section 23.47.016, Screening and Landscaping  
3 Standards.

4 Section 19. That subsections B and C of Section 23.47.030 of the  
5 Seattle Municipal Code are amended to read as follows:

6 23.47.030 Required Parking

7 \* \* \*

8  
9 B. In pedestrian-designated zones, parking shall also be provided  
10 according to the requirements of ((Section 23.54.015, unless otherwise  
11 provided in)) Section 23.47.044, Required Parking in Pedestrian-Designated  
12 Zones.  
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1 C. Loading berth requirements

2 ~~((1.))~~ Loading berths shall be required for certain commercial uses  
3 according to the requirements of Section 23.54.030.

4 ~~((2. Existing deficits in the number of required loading berths shall  
5 be allowed to continue if a change of use occurs, except when the change is  
6 to a food processing or manufacturing use, warehouse, or cargo terminal.))~~

7  
8 Section 20. That subsection B of Section 23.47.032 of the Seattle  
9 Municipal Code is amended to read as follows:

10 23.47.032 Parking Location and Access

11 \* \* \*

12  
13 B. Location of parking in NC1, NC2 and NC3 Zones

14 ~~((1.))~~ Parking which is located outside a structure shall maintain the  
15 following relationships to lot lines and structures~~((.))~~: ~~((In all cases  
16 parking located outside a structure shall be screened as provided in  
17 Section 23.47.016B.))~~

18 1. Side and rear lot lines

19 Parking may be located between a structure and a side or rear lot  
20 line, Exhibit 47.032B.

21 2. ~~((a.))~~ Front lot lines

22  
23 a. When a lot fronts on two or more streets, parking may be  
24 located between the structure and the lot line on the street with the  
25 fewest lineal feet of commercially zoned frontage.

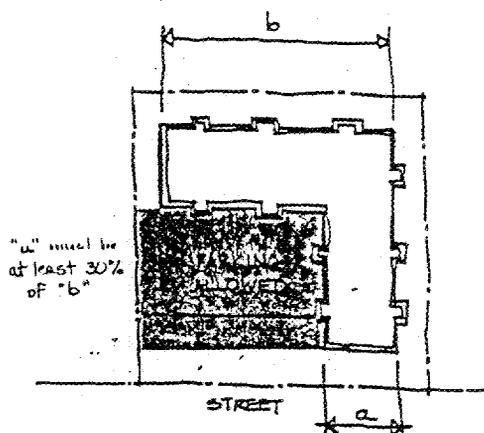
26 b. When a lot fronts on two or more streets on which the lineal  
27 feet of commercially zoned frontage is equal, the Director shall determine  
28 the front lot line for the purposes of location of parking. In making a  
determination, the Director shall consider the following criteria:

1                   (1) The extent to which parking along a street would disrupt  
2 an established commercial street's pedestrian-oriented character or  
3 commercial continuity;

4                   (2) The potential for pedestrian and automobile conflicts;

5                   (3) The relative traffic capacity of a street as an  
6 indicator of a street's role as a principal commercial street along which  
7 parking would be prohibited.

8                   ((1))c. Parking may be located between the front lot line and a  
9 portion of a structure where the parking is also located between a side lot  
10 line, other than a street side lot line, and a portion of the same  
11 structure which is equal to at least thirty percent of the total width of  
12 the structure, Exhibit 47.032A.



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20 Exhibit 47.32A Parking in Front of the Structure When Beside a Portion of the Structure

21                   d. On waterfront lots in the Shoreline District, parking may be  
22 located between the structure and the front lot line, if necessary, to  
23 prevent blockage of view corridors or to keep parking away from the edge of  
24 the water as required by the Shoreline Master Program.

25                   ((2))e. The Director may permit parking in front of structures  
26 in NC2 zones as a special exception if the Director finds that while most  
27 of the characteristics of an NC2 area are present, the development of a  
28

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	Use	Parking Requirement
1		
2	Office, administrative	1 for each 1000 square feet.
3	Office, customer service	1 for each 350 square feet.
4	Outdoor storage	1 for each 2000 square feet.
5	Parks	None
6	Participant sports and recreation, indoor, unless otherwise specified	1 for each 350 square feet.
7	Participant sports and recreation, outdoor, unless otherwise specified	1 for each 350 square feet.
8	Passenger terminals (waiting area)	1 for each 100 square feet.
9	Performing arts theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
10	Personal transportation services	1 for each 2000 square feet.
11	Playgrounds	None
12	Power plants	1 for each 2000 square feet.
13	Private club <sup>8</sup>	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.
14		
15	Railroad rights-of-way	None
16	Recreational marinas	1 for each 75 lineal feet of moorage.
17	Recycling center	1 for each 2000 square feet.
18	Recycling collection station	None
19	Religious facility <sup>9</sup>	1 for each 80 square feet of all auditoria and public assembly rooms.
20	Research and development laboratory	1 for each 2000 square feet.
21	Restaurant	1 for each 200 square feet.
22	Restaurant, fast food	1 for each 100 square feet.

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<sup>8</sup> When permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.

<sup>9</sup> When specified in single family zones, Section 23.44.022, and multi-family zones, Section 23.45.122, the Director may waive some or all of the parking requirement.

1	Use	Parking Requirement
2	Sport range	1 for each 2 stations.
3	Swimming pool (water area)	1 for each 150 square feet.
4	Taverns	1 for each 200 square feet.
5	Universities <sup>12</sup>	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus
6		30 percent of the number of employees present at peak hour; plus
7		1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
8	Utility service uses	1 for each 2000 square feet.
9	Vehicle repair, major	1 for each 2000 square feet.
10	Vehicle repair, minor	1 for each 2000 square feet.
11	Vessel repair, major	1 for each 2000 square feet.
12	Vessel repair, minor	1 for each 2000 square feet.
13	Vocational or fine arts school	1 for each 2 faculty and full-time employees; plus
14		1 for each 5 students (based on the maximum number of students in attendance at any one time).
15	Warehouse	1 for each 2000 square feet.
16	Wholesale showroom	1 for each 2000 square feet.

12 When permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.

16 ((F-))G. Except in downtown and major institution zones, off-street parking for fleet vehicles shall be provided separately, in addition to the minimum parking requirements.

19 ((G-))H. For non-school uses permitted to locate in a former or existing public school by a School Use Advisory Committee (SUAC), parking requirements shall be determined by the school use criteria, according to Chapter 23.78, Establishment of Criteria for Joint Use and Reuse of Schools.

24 ((H-))I. Bicycle parking

26 1. In L2, L3, MR, and HR zones, for apartments and terraced housing, spaces for bicycles shall be provided in a safe and convenient location, according to the following chart:

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<u>Number of Units</u>	<u>Number of Bicycle Spaces Required</u>
5-10	1
11-20	2
More than 20	1 for every 10 units.

2. Bicycle parking spaces shall be provided by all institutions in multi-family zones. The number of required bicycle parking spaces shall be five percent of the number of required vehicle spaces. All bicycle spaces should be sheltered from the weather, visible from the institution, and conveniently located.

3. Bicycle parking facilities, either off-street or in the street right-of-way, shall be provided in NC1, NC2, NC3 and C1 zones for any new use (~~structure, and for any structures remodeled after the effective date of this Chapter~~) which requires twenty or more automobile parking spaces according to Chart A. Automobile service stations, and other drive-in businesses except fast food restaurants, shall be exempted from this requirement. All bicycle parking facilities in the street right-of-way shall conform to Engineering Department standards.

~~((a. The requirement for bicycle parking may be waived for remodeling work when the parking is not allowed in the street right-of-way and no alternative location exists on the lot.))~~

~~((b.))~~a. The number of required bicycle parking spaces shall be ten percent of the number of required off-street auto parking spaces.

~~((c. Bicycle parking facilities shall be located on the lot or within eight hundred feet of the lot. Bicycle parking facilities shared by more than one use are encouraged. When located off-street, bicycle and automobile parking areas shall be separated by a barrier or painted lines.))~~

~~((d.))~~b. When any covered automobile parking is provided, all bicycle parking shall be covered.

1 pedestrian oriented shopping area is very unlikely and the placement of  
2 parking on the side or in back of commercial structures is infeasible or  
3 undesirable. Such a conclusion would be appropriate only where all or most  
4 of the following circumstances are present.

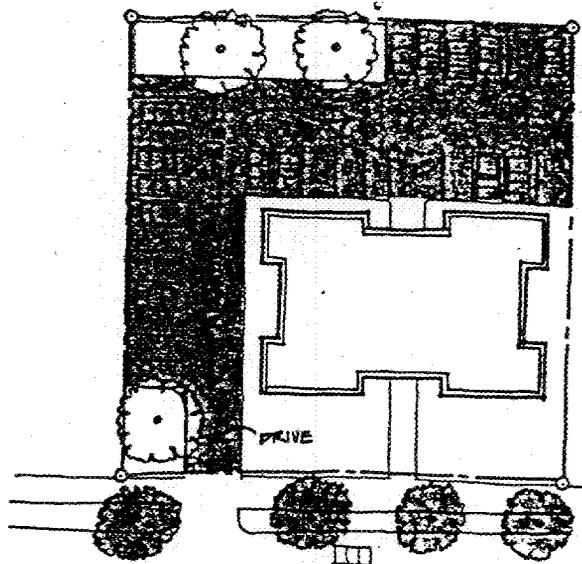
5 ((---))(1) There are extensive curbcuts, a lack of sidewalks,  
6 intense auto traffic and/or a pattern of parking in front of businesses  
7 which creates an unfriendly environment for pedestrians, increasing the  
8 likelihood that customers will drive from one business establishment to  
9 another;

10 ((---))(2) The lots are narrow and alley access is infeasible,  
11 so that a disproportionate amount of the lot would have to be devoted to a  
12 driveway if parking is not located in front;

13 ((---))(3) The zone in which the lot is located lacks strong  
14 edges to buffer adjacent low density residential areas from parking areas.

15 ((b. Side and rear lot lines))

16 ((Parking may be located to the rear of a structure or between  
17 a structure and a side lot line, Exhibit 47.032B.))



27 Exhibit 47.32B Parking Permitted Between the Structure and Rear and  
28 Side Lot Lines

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1 ((e-))3. Parking may be located between any structures on the same lot.

2 4. In all cases parking shall be screened as provided in Section  
3 23.47.016B.

4 ((2. For through lots parking may be located between the structure and  
5 the front lot line on the block front with the fewest lineal feet of  
6 commercial frontage located within ten feet of the street property line.))

7 ((3.)) On waterfront lots in the Shoreline District, parking may be  
8 located between the structure and the front lot line if necessary to  
9 prevent blockage of view corridors or to keep parking away from the edge of  
10 the water as required by the Shoreline Master Program.))

11 \* \* \*

12  
13 Section 21. That subsection A is amended and subsection D is added to  
14 Section 23.47.036 of the Seattle Municipal Code to read as follows:

15 23.47.036 Standards for Nonconforming Uses

16 A. Continuation of nonconforming uses

17  
18 1. Any ((legally established)) nonconforming use existing on ((the  
19 effective date of this Section)) June 9, 1986 may be continued subject to  
20 the provisions of this Section.

21 2. Any nonconforming use which has been discontinued for more than  
22 twelve consecutive months shall not be reestablished, recommenced, or  
23 changed to another use not otherwise permitted in the zone pursuant to  
24 Section 23.47.006B6. A use shall be considered discontinued when:

25 a. A permit to change the use of the property or structure has  
26 been issued and acted upon; or

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1 prohibited from expanding or extending in any manner which increases the  
2 extent of nonconformity, or creates additional nonconformity, except as  
3 otherwise required by law, as necessary to improve access for the elderly  
4 and disabled or as specifically permitted for nonconforming uses and  
5 nonconforming structures elsewhere in this Code.

6 \* \* \*

7 Section 23. That subsection D of Section 23.47.042 of the Seattle  
8 Municipal Code is amended to read as follows:

9 23.47.042 Uses in Pedestrian-Designated Zones

10 \* \* \*

11 D. Street level uses required

12 1. Street level uses shall be required along the principal pedestrian  
13 street front and shall be limited to the following retail sales and service  
14 and office uses if permitted in the underlying commercial zone:

15 Personal and household retail sales and service uses

16 Eating and drinking establishments

17 Customer service offices

18 Entertainment uses.

19  
20 ((2. Where street level uses are required, pedestrian access to office  
21 or residential uses above or behind street level shall be permitted,  
22 provided that the access does not exceed a maximum of twenty percent of the  
23 width of the structure's front facade, Exhibit 47.042A.))

24  
25 2. A minimum of eighty percent of each street frontage to which  
26 street level use requirements apply shall be occupied by uses listed in  
27 subsection D1. The remaining twenty percent of the street frontage may  
28 contain other permiss uses and/or pedestrian entrances, Exhibit 47.042A.

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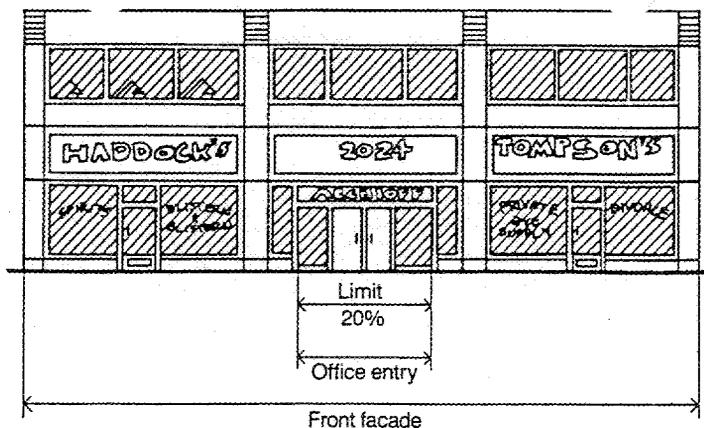


Exhibit 47.042A  
Pedestrian access at street level

3. Required street level uses shall be set back no more than ten feet from the street property line and shall occupy at least the first ten feet above sidewalk grade.

Section 24. That subsection E of Section 23.47.044 of the Seattle Municipal Code is repealed, as follows:

23.47.044 Required Parking in Pedestrian-Designated Zones

\* \* \*

~~((E. Parking requirements for residential uses shall be waived for lots in PI-designated zones which abut only a principal pedestrian street, and which do not abut an alley.))~~

Section 25. That Section 23.47.050 of the Seattle Municipal Code is amended to read as follows:

23.47.050 Blank Facades in Pedestrian-Designated Zones

A. Blank facades shall not exceed thirty feet in width in pedestrian-designated zones.

~~((A.))~~B. Blank facade ((limits)) requirements shall apply to the area of the facade between two feet and eight feet above the sidewalk.

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1 ((B-))C. Any portion of a facade which is not transparent shall be  
2 considered to be a blank facade. Clear or lightly tinted glass in windows,  
3 doors, and display windows shall be considered transparent. Transparent  
4 areas shall allow views into the structure or into display windows from the  
5 outside.

6 ((C- Blank facades shall not exceed thirty feet in width in pedestrian-  
7 designated zones.))

8 D. ((Any blank facade segments)) Portions of a ((the)) facade of a  
9 structure ((shall be)) which are separated by transparent areas of at least  
10 two feet in width shall be considered separate facade segments for the  
11 purposes of this subsection.

12 E. The total of all blank facade segments shall not exceed forty percent  
13 of the facade of the structure along the principal pedestrian street.

14 Section 26. That Section 23.54.015 of the Seattle Municipal Code is  
15 amended to read as follows:

16 **23.54.015 Required Parking**

17  
18 A. The minimum number of off-street parking spaces required for specific  
19 uses shall be based upon gross floor area, unless otherwise specified, as  
20 set forth in Chart A, except for uses located in downtown zones, which are  
21 regulated by Section 23.49.016, and in major institution zones, which are  
22 regulated by Section 23.48.018.

23 B. In the case of a use not specifically mentioned on Chart A, the  
24 requirements for off-street parking shall be determined by the Director.  
25 The Director's determination shall be based on the requirements for the  
26 most comparable uses.  
27  
28

1 C. Existing parking deficits of legally established uses shall be allowed  
2 to continue even if a change of use occurs. This provision shall not apply  
3 to a change of use to one defined as a heavy traffic generator.

4 D. In all zones except major institution and downtown zones, no parking  
5 shall be required for the first twenty-five hundred square feet of gross  
6 floor area of a structure containing nonresidential uses. This waiver  
7 shall not apply to structures or portions of structures occupied by fast  
8 food restaurants, motion picture theaters, administrative offices, or  
9 institutional uses. When two or more uses with different parking ratios  
10 occupy a structure, the twenty-five hundred square foot waiver shall be  
11 prorated based on the area occupied by the nonresidential uses for which  
12 the parking waiver is permitted.

13 E. Commercial uses permitted in Midrise and Highrise zones according to  
14 Section 23.45.110 shall have no parking requirement over that required for  
15 residential use in the same structure. Up to ten parking spaces per  
16 business establishment may be provided at the discretion of the applicant.

17 ~~((E-))~~F. Exceptions to the parking requirements set forth in this Section  
18 are provided in Section 23.54.020, Parking Quantity Exceptions, unless  
19 otherwise specified in Chart A.  
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CHART A

Use	Parking Requirement
Adult motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Adult panoram	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Airport, land-based (waiting area)	1 for each 100 square feet.
Airport, water-based (waiting area)	1 for each 100 square feet.
Animal services	1 for each 350 square feet.
Animal husbandry (retail area only)	1 for each 350 square feet.
Aquaculture (retail area only)	1 for each 350 square feet.
Artist's studio/dwelling	1 for each dwelling unit.
Automotive parts or accessory sales.	1 for each 350 square feet.
Ball courts	1 per court.
Bed & breakfast	1 for each dwelling, plus 1 for each sleeping room or suite.
Boarding house	1 for each 3 sleeping rooms or 1 for each 6 beds, whichever is greater.
Bowling alley	5 for each lane.
Brewpub	1 for each 200 square feet.
Bus base	1 for each 2000 square feet.
Business support services	1 for each 2000 square feet.
Business incubators	1 for each 1000 square feet.
Carwash	1 for each 2000 square feet.
Caretaker's quarters	1 for each dwelling unit.
Cargo terminal	1 for each 2000 square feet.
Cemetery	None

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Use	Parking Requirement
Colleges <sup>1</sup>	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
Commercial laundries	1 for each 2000 square feet.
Commercial moorage	1 for each 140 lineal feet of moorage.
Communication utilities	1 for each 2000 square feet.
Community centers <sup>2</sup> and community clubs <sup>2</sup>	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 for every 8 fixed seats for floor area containing fixed seats; or 1 for each 350 square feet, excluding ball courts.
Construction services	1 for each 2000 square feet.
Custom and craft work	1 for each 1000 square feet.
Dance halls (dance floor and table area)	1 for each 100 square feet.
Day care center <sup>2</sup>	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children.
Dry storage of boats	1 for each 2000 square feet.
Floating homes	1 for each dwelling unit.
Food processing for human consumption	1 for each 1000 square feet.
Gas station	1 for each 2000 square feet.
General retail sales and services	1 for each 350 square feet.
Ground floor businesses in multi-family zones	None, maximum of ten.

<sup>1</sup> When permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.

<sup>2</sup> When permitted in single family zones, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.

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Use	Parking Requirement
Group homes <sup>3</sup>	1 for each 2 full-time staff members; plus 1 for each 5 residents; plus 1 for each vehicle operated in connection with the group home.
Halfway houses <sup>4</sup>	1 for each 2 full-time staff members; plus 1 for each 5 residents; plus 1 for each vehicle operated in connection with the halfway house.
Heavy commercial services	1 for each 2000 square feet.
Heliports (waiting area)	1 for each 100 square feet.
High impact uses	1 for each 1500 square feet or as determined by the Director.
Horticultural uses (retail area only)	1 for each 350 square feet.
Hospital <sup>5</sup>	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees; plus 1 for each 6 beds.
Hotels	1 for each 4 sleeping rooms or suites.
Institute for advanced study <sup>5</sup>	1 for each 1000 square feet of administrative offices and similar spaces; plus 1 for each 10 fixed seats in all auditoria and public assembly rooms, or 1 for each 100 square feet of public assembly area not containing fixed seats.
Kennel	1 for each 2000 square feet.
Lecture and meeting hall	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.

<sup>3</sup> When specified in single family zones, Section 23.44.020, and multi-family zones, Section 23.45.118, the Director may waive some or all of the parking requirement.

<sup>4</sup> When specified in single family zones, Section 23.44.020, and multi-family zones, Sections 23.45.086 and 23.45.118, the Director may waive some or all of the parking requirement.

<sup>5</sup> When permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.

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Use	Parking Requirement
Major durables, sales, service, and rental	1 for each 2000 square feet.
Manufacturing, general	1 for each 1000 square feet.
Manufacturing, heavy	1 for each 1000 square feet.
Manufacturing, light	1 for each 1000 square feet.
Marine service station	1 for each 2000 square feet.
Medical services	1 for each 350 square feet.
Miniature golf	1 for each 2 holes.
Mini-warehouse	1 for each 30 storage units.
Mobile home park	1 for each mobile home.
Mortuary services	1 for each 350 square feet.
Motels	1 for each sleeping room or suite.
Motion picture theater	1 for each 8 fixed seats or
	1 for each 100 square feet of spectator assembly area not containing fixed seats.
Multi-family structures except those listed below	1 for each dwelling unit.
Multi-family structures for low-income elderly	1 for each 6 dwelling units.
Multi-family structures for low-income disabled	1 for each 4 dwelling units.
Multi-purpose convenience store	1 for each 350 square feet.
Museum <sup>6</sup>	1 for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; or
	1 for every 10 fixed seats for floor area containing fixed seats; plus
	1 space for each 250 square feet of other gross floor area open to the public.
Non-household sales and services, except sales, service and rental of office equipment	1 for each 2000 square feet.
Nursing homes <sup>7</sup>	1 space for each 2 staff doctors; plus
	1 additional space for each 3 employees; plus
	1 for each 6 beds.

<sup>6</sup> When permitted in multi-family zones as a conditional use, the Director may modify the parking requirement pursuant to Section 23.45.122.

<sup>7</sup> When specified in single family zones, Section 23.44.020, and multi-family zones, Section 23.45.120, the Director may waive some or all of the parking requirements.

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Use	Parking Requirement
Sales, service and rental of commercial equipment	1 for each 2000 square feet.
Sale and rental of large boats Sale and rental of motorized vehicles	1 for each 2000 square feet. 1 for each 2000 square feet.
Sales, service and rental of office equipment	1 for each 350 square feet.
Sale of boat parts or accessories	1 for each 350 square feet.
Sale of heating fuel	1 for each 2000 square feet.
Salvage yard	1 for each 2000 square feet.
School, private elementary and secondary <sup>9</sup>	1 for each 80 square feet of all auditoria and public assembly rooms; or if no auditorium or assembly room, 1 for each staff member.
School, public elementary and secondary <sup>10,11</sup>	1 for each 80 square feet of all auditorium ((and)) or public assembly rooms, or 1 for every 8 fixed seats in auditoriums or public assembly rooms, containing fixed seats, for new public schools on a new or existing public school site.
Sewage treatment plant	1 for each 2000 square feet.
Single family dwelling units	1 for each dwelling unit.
Skating rink (rink area)	1 for each 100 square feet.
Solid waste transfer station	1 for each 2000 square feet.
Specialty food stores	1 for each 350 square feet.
Spectator sports facility	1 for each 10 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.

<sup>10</sup> For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirement shall be determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if an auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Chart A for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is ten percent or less than that for the existing auditorium or other place of assembly, then no additional parking shall be required.

<sup>11</sup> Development standard departure may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.

1           4. Bicycle parking facilities accessory to non-residential uses shall  
 2 be located on the lot or within eight hundred feet of the lot. Bicycle  
 3 parking accessory to residential uses shall be located on-site. Bicycle  
 4 parking facilities shared by more than one use are encouraged. When  
 5 located off-street, bicycle and automobile parking areas shall be  
 6 separated by a barrier or painted lines.

7 ~~((I.))~~J. Number of loading berths required

8           1. Every retail sales and service (~~(use))~~ business establishment,  
 9 wholesale showroom, cargo terminal or railroad yard, hospital,  
 10 manufacturing use, warehouse, mini-warehouse, or any similar (~~(use))~~  
 11 business establishment, which has an aggregate gross floor area of ten  
 12 thousand square feet or more, not including the floor area used for parking  
 13 or stories used exclusively for mechanical equipment such as heating,  
 14 ventilating, or airconditioning equipment, shall provide truck loading or  
 15 unloading berths in accordance with the following table:

Square Feet of Aggregate Gross Floor Area	Required Number of Berths
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.

21  
 22           2. Every auditorium, convention hall, exhibition hall, sports arena,  
 23 hotel, office, restaurant, or any similar (~~(use)) business establishment,~~  
 24 which has an aggregate gross floor area of forty thousand square feet or  
 25 more, not including the floor area used for parking or stories used  
 26 exclusively for mechanical equipment such as heating, ventilating, or  
 27 air-conditioning equipment, shall provide off-street truck loading or  
 28 unloading berths 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>
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.

3. Existing deficits in the number of required loading berths shall be allowed to continue if a change of use occurs, except when the change is to a food processing or manufacturing use, warehouse, or cargo terminal.

Section 27. That subsections A and H of Section 23.54.020 of the Seattle Municipal Code are amended to read as follows:

23.54.020 Parking Quantity Exceptions

The parking quantity exceptions set forth in this Section shall apply in all zones except downtown zones, which are regulated by Section 23.49.016, and major institution zones, which are regulated by Section 23.48.018.

A. Adding units to existing structures in multi-family and neighborhood commercial zones

1. For the purposes of this Section, existing structures shall be those structures which were established under permit, or for which a permit has been granted and has not expired, or are substantially underway in accordance with Section 23.04.010D, as of the effective date of the applicable chapter of this Land Use Code, as follows:

a. In multi-family zones, August 10, 1982;

b. In commercial zones, ~~((the effective date of the NC chapter of the Code. [Ed. note:]~~) June 9, 1986~~(([]))~~.



1 ((1-))a. No reductions to the parking requirement shall be made if the  
2 proposed ((uses)) business establishments have already received a reduction  
3 through the provisions for shared parking, subsection G.

4 ((2-))b. The ((commercial uses)) business establishments for which the  
5 application is being made for cooperative parking shall be located within  
6 eight hundred feet of the parking, and the parking shall be located in a  
7 commercial or residential-commercial zone.

8 ((3-))c. The reductions to parking permitted through cooperative  
9 parking shall be determined as a percentage of the minimum parking  
10 requirement as modified by the reductions permitted in subsections A  
11 through F.

12 ((4-))d. An agreement providing for the cooperative use of parking  
13 shall be filed with the Director when the facility or area is established  
14 as cooperative parking. Cooperative parking privileges shall continue in  
15 effect only as long as the agreement to use the cooperative parking remains  
16 in force. If the agreement is no longer in force, then parking shall be  
17 provided as otherwise required by this Chapter. New ((uses)) business  
18 establishments seeking to meet parking requirements by becoming part of an  
19 existing cooperative arrangement shall provide the Director with an  
20 amendment to the agreement stating their inclusion in the cooperative  
21 parking facility or area.

22 Section 28. That Exhibit 54.30D of subsection D is amended to add two  
23 footnotes and subsection E of Section 23.54.030 of the Seattle Municipal  
24 Code is amended to read as follows:

25 **23.54.030 Parking Space Standards**

26 On lots subject to this Code, all parking spaces provided shall meet  
27 the following standards whether or not the spaces are required by this  
28 Code:

\* \* \*

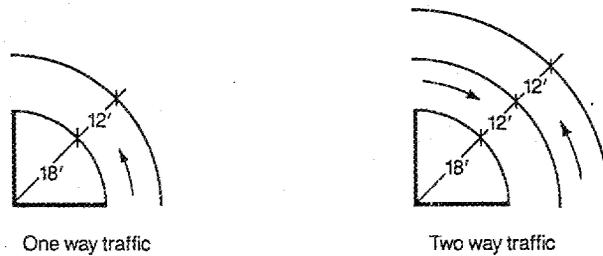
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1 D. Driveways

2 Driveway requirements for residential and nonresidential uses are  
3 described below. When a driveway is used for both residential and  
4 nonresidential parking, it shall meet the standards for nonresidential uses  
5 described in subsection D2.

6 1. Residential uses

7 a. Driveways shall be at least ten feet wide. Driveways with a  
8 turning radius of more than thirty-five degrees shall conform to the  
9 minimum turning path radius shown in Exhibit 54.030B.



14 Exhibit 54.030B Turning path radius

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

17 (1) The street is not an arterial as defined in Section  
18 11.18.010 of the Seattle Municipal Code; and

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

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

24 d. Except for driveways serving one single family dwelling,  
25 driveways more than one hundred feet in length which serve thirty or fewer  
26 parking spaces shall either:

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

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

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

2. Nonresidential uses

a. Driveway widths

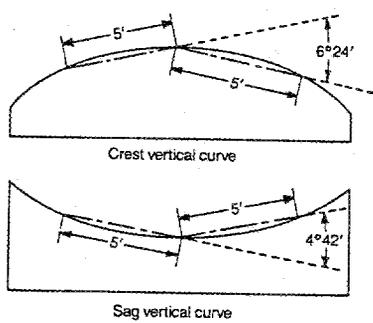
(1) The minimum width of driveways for one-way traffic shall be twelve feet and the maximum width shall be fifteen feet.

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

b. Driveways shall conform to the minimum turning path radius shown in Exhibit 54.030B.

3. Maximum grade curvature for all driveways shall not exceed the curvature shown in Exhibit 54.030C.

**Exhibit 54.030C**  
**Maximum grade curvatures**



4. Parking aisles

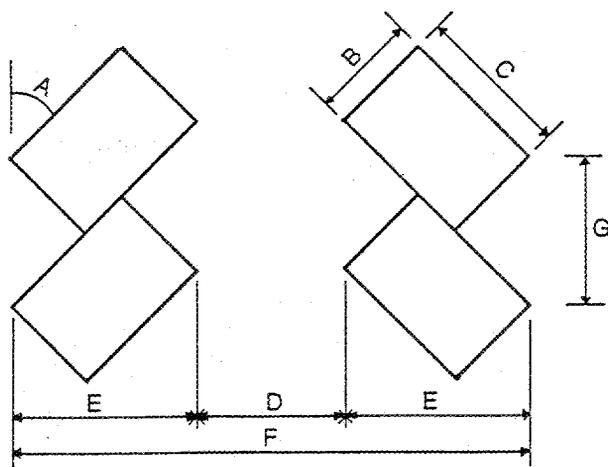
a. Parking aisles shall be provided according to the requirements of Exhibit 54.030D.

A Parking Angle	B Stall Width	C Stall Length	D Aisle Width <sup>1</sup>	E Curb Depth Per Car	F Unit Width <sup>1</sup>	G Curb Length Per Car
0°	7.5	18.0	10.0	7.5	25.0	18.0
	8.0	20.0	10.0	8.0	26.0	20.0
	8.5	24.0	12.0	8.5	29.0	24.0
45°	7.5	15.0	11.0	15.91	42.82	10.61
	8.0	16.0	13.0	16.97	46.90	11.3
	8.5	19.0	13.0	19.44	51.88	12.02
60°	7.5	15.0	13.0	16.74	46.48	8.66
	8.0	16.0	15.0	17.86	50.72	9.24
	8.5	19.0	17.5	20.70	58.90	9.82
75°	7.5	15.0	16.5	16.43	49.36	7.76
	8.0	16.0	18.5	17.52	53.54	8.25
	8.5	19.0	20.0	20.55	61.10 <sup>3</sup>	8.80
90°	7.5	15.0	20.0	15.0	50.0	7.5
	8.0	16.0	22.0	16.0	54.0	8.0
	8.5	19.0 <sup>2</sup>	24.0 <sup>2</sup>	19.0	62.0 <sup>3</sup>	8.5

<sup>1</sup> Required aisle width is for one way traffic only. If two way traffic is proposed, then the minimum aisle width shall be 20 feet or greater.

<sup>2</sup> When lot width is less than 43 feet, 40 feet may be substituted for a two way aisle and a single row of cars at 90° to the aisle, provided that the minimum width of the parking stalls shall be 9½ feet.

<sup>3</sup> 60 feet may be substituted for required unit width on lots where the available width is in 60 foot whole multiples, provided that the minimum width of the parking stalls shall be 9½ feet.



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 54.030D Parking aisle dimensions

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

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

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1 E. Curb cuts

2 Curb cut requirements shall be determined by whether the parking served  
3 by the curb cut is for residential or nonresidential use, and by the zone  
4 in which the use is located. When a curb cut is used for more than one  
5 use, the requirements for the use with the largest curb cut requirements  
6 shall apply.

7 1. Residential uses in single family and multi-family zones and  
8 single purpose residential uses in all other zones

9 a. For lots not located on an arterial with more than fifteen  
10 thousand vehicle trips per day according to Engineering Department data,  
11 the number of curb cuts permitted shall be according to the following  
12 chart:

13

14 <u>Street or Easement</u> <u>Frontage of the Lot</u>	<u>Number of Curb</u> <u>Cuts Permitted</u>
15 0 - 80 feet	1
81 - 160 feet	2
161 - 240 feet	3
241 - 320 feet	4

17 For lots with frontage in excess of three hundred twenty  
18 feet, the pattern established in the chart shall be continued.

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

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

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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 23.54.030D1, the combined frontage of the two lots shall be considered one in determining the maximum number of permitted curb cuts.

2. Nonresidential uses in single family and multi-family zones, and all uses, except single purpose residential uses, in all other zones

a. Number of curb cuts

(1) In RC, NC1, NC2, NC3, and Major Institution zones, a maximum of two curb cuts for one-way traffic or one curb cut for two-way traffic shall be permitted on lots with street frontage of eighty feet or less. On lots with street frontage of more than eighty feet, up to two two-way curb cuts shall be permitted for each two hundred forty feet of street frontage.

(2) In C1 and C2 zones, the Director of Engineering shall review and make a recommendation on the number and location of curb cuts.

1 (3) In downtown zones, a maximum of two curb cuts for  
2 one-way traffic at least forty feet apart, or one curb cut for two-way  
3 traffic, shall be permitted on each street front where access is permitted  
4 by Section 23.49.018. No curb cut shall be located within forty feet of an  
5 intersection. These standards may be modified by the Director on lots with  
6 steep slopes or other special conditions, the minimum necessary to provide  
7 vehicular and pedestrian safety and facilitate a smooth flow of traffic, in  
8 accordance with the Downtown Land Use Policies.

9 (4) For public schools, the minimum number of curb cuts  
10 determined necessary by the Director shall be permitted.

11 b. Curb cut widths

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

14 (2) For two-way traffic the minimum width of curb cuts shall  
15 be twenty-two feet, and the maximum width shall be twenty-five feet, except  
16 that the maximum width may be increased to thirty feet when truck and auto  
17 access are combined.

18 (3) For public schools, the maximum width of curb cuts shall  
19 be twenty-five feet. Development standard departure may be granted or  
20 required pursuant to the procedures and criteria set forth in Chapter  
21 23.79.

22 (4) When one of the following conditions apply, the  
23 Director, in consultation with the Seattle Engineering Department, may  
24 require a curb cut of up to thirty feet in width, if it is found that a  
25 wider curb cut is necessary for safe access:

26 i. The abutting street has a single lane on the side  
27 which abuts the lot; or

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1                   ii. The curb lane abutting the lot is less than eleven  
2 feet wide; or

3                   iii. The proposed development is located on an arterial  
4 with an average daily traffic volume of over seven thousand vehicles; or

5                   iv. Off-street loading space is required according to  
6 subsection 23.54.015H.

7  
8                   c. The entrances to all garages accessory to nonresidential uses  
9 and the entrances to all principal use parking garages shall be at least  
10 six feet nine inches high.

11                   3. Curb cut flare

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

14                   \* \* \*

15  
16                   Section 29. That subsection A of Section 23.55.032 of the Seattle  
17 Municipal Code is amended to read as follows:

18                   23.55.032 Sign Overlay District in Commercial Zones

19                   A. Sign overlay districts may be established by rezone in all commercial  
20 zones according to (~~through~~) the process established for rezones in  
21 Chapter 23.76, Procedures for Master Use Permits and Council Land Use  
22 Decisions.

23                   \* \* \*

1 Section 30. That the following subsection of Section 23.84.002 "A" of the  
2 Seattle Municipal Code is amended to read as follows:

3 23.84.002 "A"

4 \* \* \*

5  
6 Automotive retail sales and service

7 A Retail Sales and Service Use which includes ones or more of the  
8 following uses:

9  
10 1. Automotive parts and accessories sales - An Automotive Retail  
11 Sales and Service Use in which goods are rented or sold primarily for use  
12 in motorized vehicles but excluding gas stations.

13 2. Car wash - An Automotive Retail Sales and Service Use in which  
14 facilities are provided for washing motorized vehicles.

15 3. Gas station - An Automotive Retail Sales and Service Use in which  
16 fuel for motorized vehicles is sold, and in which accessory uses including  
17 but not limited to towing by no more than two tow trucks, minor automobile  
18 repair, or rental of vehicles under 10,000 pounds gross vehicle weight may  
19 also be provided. Facilities for washing no more than one car at a time or  
20 for the collection of used motor oil shall also be considered accessory to  
a gas station.

21 4. Sales and rental of motorized vehicles - An Automotive Retail  
22 Sales and Service Use in which motorized vehicles, such as cars, trucks,  
23 buses, recreational vehicles or motorcycles, or related non-motorized  
24 vehicles, such as trailers, are rented or sold.

25 5. Towing service - An Automotive Retail Sales and Service Use in  
26 which more than two tow trucks are employed in the hauling of motorized  
27 vehicles, and where vehicles may be impounded, stored, or sold, but not  
28 disassembled or junked.



1 Business incubator

2 See Non-household sales and services.

3  
4 ((A non-household Sales and Service Use operated in one or more  
5 structures offering space, logistical support and business planning and  
6 operational support to a number of start-up retail, service or  
7 manufacturing businesses each of which will each be located in the  
8 incubator setting for a period of less than five years.))

9 \* \* \*

10 Business support service

11 See Non-household sales and services.

12  
13 ((A non-household Sales and Service Use in which services are provided  
14 primarily for businesses, institutions, and/or government agencies, rather  
15 than for households, in a setting other than an office. Examples include  
16 but are not limited to blueprint companies, medical laboratories, assaying  
17 services, and microfilming and copying services.))

18 Section 32. That Section 23.84.014 "G" of the Seattle Municipal Code  
19 is amended to add a subsection to read as follows:

20 23.84.014 "G"

21 \* \* \*

22 General retail sales and services

23 See Personal and house retail sales and services.

24 \* \* \*

25 Section 33. That the following subsection of Section 23.84.016 "H" of  
26 the Seattle Municipal Code is amended to read as follows:

27 23.84.016 "H"

28 \* \* \*

- 73 -

1 Heavy commercial services

2 See Non-household sales and services.

3 ((A Non-Household Sales and Service Use which is not a business support  
4 service, and which does not sell or rent office or other commercial  
5 equipment, heating fuel or construction materials. Examples include  
6 commercial laundries and construction and building maintenance services.  
7

8 1. Commercial laundry - A Heavy Commercial Service in which items  
9 such as clothing and linens are cleaned. This definition includes cleaning  
10 for hospitals, restaurants, hotels and diaper cleaning services, as well as  
11 rug and dry cleaning plants where on premises retail services to individual  
households are incidental to the operation of the plant.

12 2. Construction services - A Heavy Commercial Service in which  
13 contracting services, including the final processing of building materials  
14 such as the mixing of concrete or the heating of asphalt, are provided; or  
15 in which construction equipment, is stored, either in conjunction with an  
16 office or as a separate use.))

17 \* \* \*

18 Section 34. That Section 23.84.020 "J" of the Seattle Municipal Code  
19 is amended to add a subsection to read as follows:

20 23.84.020 "J"

21 \* \* \*

22 Junk storage

23 The temporary or permanent storage outdoors of junk, waste, discarded,  
24 salvaged or used materials or inoperable vehicles or vehicle parts. This  
25 definition shall include but not be limited to the storage of used lumber,  
26 scrap, metal, tires, household garbage, furniture, and inoperable  
27 machinery.

28 \* \* \*

1 Section 35. That the following subsections of Section 23.84.025 "M" of  
2 the Seattle Municipal Code are amended to read as follows:

3 23.84.025 "M"

4 \* \* \*

5  
6 Major durables sales, ~~((and))~~ service and rental

7 See Personal and household retail sales and service.

8 \* \* \*

9  
10 Marine retail sales and service

11 A Retail Sales and Service Use which includes one or more of the  
12 following uses:

13  
14 1. Commercial moorage - A Marine Retail Sales and Service Use in  
15 which a system of piers, buoys, or floats is used to provide moorage,  
16 primarily for commercial vessels except barges, for sale or rent, usually  
17 on a monthly or yearly basis. Minor vessel repair, haulout, dry boat  
18 storage, tugboat dispatch offices, and other services are also often  
19 provided.

20 2. Dry storage of boats - A Marine Retail Sales and Service Use, in  
21 which space on a lot on dry land, or inside a building overwater or on dry  
22 land, is rented or sold to the public or to members of a yacht or boating  
23 club for the purpose of storing boats. Sometimes referred to as dry  
24 storage.

25 3. ~~((Major v))~~ Vessel repair, major - A Marine Retail Sales and  
26 Service Use in which ferrous hulls are repaired; or in which boats and  
27 ships sixty-five feet or more in length are converted, rebuilt, painted,  
28 repaired, or dismantled. Associated activities may include welding and  
sandblasting.

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1           4.    (~~Minor~~) Vessel repair, minor - A Marine Retail Sales and  
2 Service Use in which one or more of the following activities takes place:

- 3           a.    General boat engine and equipment repair;  
4           b.    The replacement of new or reconditioned parts;  
5           c.    Repair of nonferrous boat hulls under sixty-five feet in  
6 length;  
7           d.    Painting and detailing; and  
8           e.    Rigging and outfitting;

9 but not including any operation included in the definition of "vessel  
10 repair, major."

11           5.    Marine service station - A Marine Retail Sales and Service Use in  
12 which fuel for boats is sold, and where accessory uses including but not  
13 limited to towing or minor vessel repair may also be provided.

14           6.    Recreational marina - A Marine Retail Sales and Service Use, in  
15 which a system of piers, buoys or floats is used to provide moorage,  
16 primarily for pleasure craft, for sale or rent usually on a monthly or  
17 yearly basis. Minor vessel repair, haulout, dry boat storage, and other  
18 services are also often provided.

19           7.    Sale of boat parts or accessories - A Marine Retail Sales and  
20 Service Use in which goods are rented or sold primarily for use on boats  
21 and ships but excluding uses in which fuel for boats and ships is the  
22 primary item sold. Examples of goods sold include navigational  
23 instruments, marine hardware and paints, nautical publications, nautical  
24 clothing such as foulweather gear, marine engines, and boats less than  
25 sixteen feet in length.

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1 Section 37. That the following subsection of Section 23.84.028 "0" of  
2 the Seattle Municipal Code is amended to read as follows:

3 23.84.028 "0"

4 \* \* \*

5  
6 Outdoor storage

7 A Commercial Use, in which an outdoor area is used for the long term  
8 (more than seventy-two hours) retention of materials, containers and/or  
9 equipment, whether such materials or equipment are to be bought, sold,  
10 repaired, stored, incinerated, recycled, or discarded. Outdoor storage  
11 areas are not accessible to the public unless an agent of the business is  
12 present. Outdoor parking areas for two or more fleet vehicles of more than  
13 ten thousand pounds gross vehicle weight shall also be considered outdoor  
14 storage. Temporary outdoor storage of construction equipment and materials  
15 associated with an active permit to demolish or erect a structure and  
16 automotive retail sales areas where motorized vehicles are stored for the  
17 purpose of direct sale to the ultimate consumer shall not be considered  
18 outdoor storage.

19 \* \* \*

20 Section 38. That the following subsection of Section 23.84.032 "R" of  
21 the Seattle Municipal Code is amended to read as follows:

22 23.84.032 "R"

23 \* \* \*

24 Retail sales and service

25 A Commercial Use in which goods are rented or sold at retail to the  
26 general public for direct consumption and not for resale, or in which  
27 services are provided to individuals and/or households. Merchandise may be  
28

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1 bought as well as sold and may be processed as long as the items processed  
2 are sold only on the premises, and production is incidental or subordinate  
3 to the selling, rental, or repair of goods. See the following:

4 Personal and household retail sales and services  
5 Medical services  
6 Animal services  
7 Automotive retail sales and service  
8 Marine retail sales and services  
9 Eating and drinking establishments  
10 Lodging  
11 Mortuary services.

12 \* \* \*

13 Section 39. That the following subsections of Section 23.84.036 "S" of  
14 the Seattle Municipal Code are amended or added to read as follows:

15 23.84.036 "S"

16 \* \* \*

17 Sales, service and rental of office equipment

18 See Non-household sales and services.

19 ((A Non-Household Sales and Service Use in which office equipment or  
20 furniture, such as file cabinets, desks, or word processors, is rented or  
21 sold; and/or in which office supplies, such as business forms, are sold.  
22 Sales may either be retail or wholesale, and are generally made to  
23 businesses rather than individual households.))

24 \* \* \*

25 Sale of heating fuel

26 See Non-household sales and services.

27 ((A Non-Household Sales and Service Use in which heating fuel, such as  
28 wood, oil, or coal is sold.))

1 Sales and rental of commercial equipment and construction materials

2 See Non-household sales and services.

3 ((A non-household sales and service use in which commercial equipment  
4 not used in offices, such as building construction, farm, restaurant, or  
5 industrial equipment, is rented or sold; and/or in which building  
6 materials, farm supplies or industrial supplies are sold. Generally these  
7 uses carry a wide variety of one type of product, rather than a wide  
8 variety of products. Sales may either be retail or wholesale, and are  
9 generally made to businesses rather than to individual households.))

10 Salvage and recycling

11 A business establishment in which discarded or salvaged materials are  
12 collected, stored, transferred, sold, or reused.

13 8701220949  
14 1. Recycling Collection Station - A Salvage and Recycling Use in  
15 which weather resistant containers are provided for the collection of the  
16 following ((~~secondhand goods and~~)) recyclable materials only: glass,  
17 aluminum cans, tin cans, and paper; and/or fully enclosed containers  
18 are provided for the collection of secondhand goods for processing at  
19 another location.

20 2. Recycling Center - A Salvage and Recycling Use in which recyclable  
21 materials are collected, stored, and/or processed, ((~~including but not~~  
22 ~~limited to~~)) by crushing, breaking, sorting and/or packaging  
23 ((~~operations~~)), but not including any use which is defined as a salvage  
24 yard.

25 3. Salvage Yard - A Salvage and Recycling Use in which junk, waste,  
26 discarded or salvaged materials are bought, sold, exchanged, stored, baled,  
27 packed, disassembled, or handled, including automobile wrecking yards,  
28 house wrecking yards, and places or yards for storage of salvaged house

1 wrecking and structural steel materials and equipment. A "salvage yard"  
2 shall not be construed to include such activity when conducted entirely  
3 within an enclosed building, nor pawnshops and establishments for the sale,  
4 purchase, or storage of used furniture and household equipment, used cars  
5 in operable condition, used or salvaged machinery in operable condition or  
6 the processing of used, discarded or salvaged materials as a minor part of  
7 manufacturing operations.

8 Salvage yard

9 See Salvage and recycling.

10 \* \* \*

11 Sign

12 Any medium, including structural and component parts, which is used or  
13 intended to be used to attract attention to the subject matter for  
14 advertising, identification or informative purposes.

15 \* \* \*

16 Sign, combination

17 Any sign incorporating any combination of the features of freestanding,  
18 projecting, and roof signs. The individual requirements of roof,  
19 projecting and pole signs shall be applied for combination signs  
20 incorporating any or all of the requirements specified in this Code.

21 \* \* \*

22 Sign, electric

23 Any sign containing electrical wiring, but not including signs  
24 illuminated by an exterior light source.

25 \* \* \*

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1 Sign, ground

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

4 \* \* \*

5  
6 Sign, marquee

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

8 \* \* \*

9  
10 Sign, off-premise directional

11 An off-premise sign used to direct pedestrian or vehicular traffic to a  
12 facility, service, or business located on other premises within 1500  
13 feet of the sign. The message of such sign shall not include any reference  
14 to brand names of products or services whether or not available on such  
15 other premises; provided, that the name of the facility, service or  
16 business may be used.

17 Sign, on-premise directional

18 An on-premise incidental sign designed to direct pedestrian or  
19 vehicular traffic.

20  
21 Sign, pole

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

23 Sign, portable

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

27 \* \* \*

1 Sign, roof

2 A sign erected upon or above a roof or parapet of a building or  
3 structure.

4 Sign, rotating

5  
6 A sign that revolves on a fixed axis.

7 \* \* \*

8  
9 Section 40. That the following subsection of Section 23.84.044 "W" of  
10 the Seattle Municipal Code is amended to read as follows:

11 23.84.044 "W"

12 \* \* \*

13 Warehouse

14  
15 A Commercial Use in which space is provided in an enclosed structure  
16 for the storage of goods produced off-site, for distribution or transfer  
17 to another location.

18 \* \* \*

19 Section 41. That the following subsections of Section 23.84.048 "Z" of  
20 the Seattle Municipal Code are amended or added to read as follows:

21 23.84.048 "Z"

22 \* \* \*

23  
24 Zone, commercial

25 The following zones regulated by Title 23: NC1, NC2, NC3, C1 and C2.

26 \* \* \*

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1 Zone, residential

2 The following zones regulated by Title 23: SF9600, SF7200, SF5000, L1,  
3 L2, L3, MR, HR, RC, DMR, and IDR; and the following zones regulated by  
4 Title 24: RD7200, RD5000, RM800, RMV150, and RMV200.

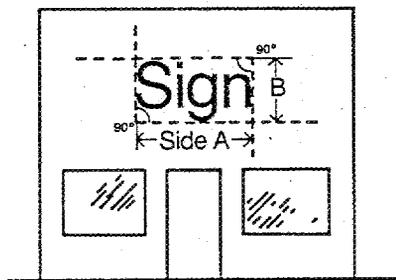
5 Section 42. That subsection A of Section 23.86.004 of the Seattle  
6 Municipal Code is amended to read as follows:

7  
8 **23.86.004 Sign Measurements**

9 **A. Sign area**

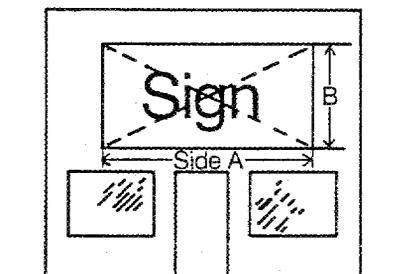
10  
11 1. For a sign which is an independent structure, the entire visible  
12 surface of the sign, exclusive of support devices, shall be included in  
13 area calculations. Only one face of a double faced sign shall be counted.

14  
15 2. For a sign painted or mounted directly on another structure, sign  
16 area shall be the area contained in the smallest rectangular area enclosing  
17 the graphic or worded message, measured by the projection of the legs of  
18 two right angles that are placed at opposite corners of the graphic and/or  
19 worded message, Exhibit 86.004A.



20  
21  
22 **Exhibit 86.004A**

23  
24 3. Where a background color different from that of the face upon  
25 which a sign is located is used as part of the sign, the entire background  
26 area shall be included in area calculations, Exhibit 86.004B.



27  
28 **Exhibit 86.004B**

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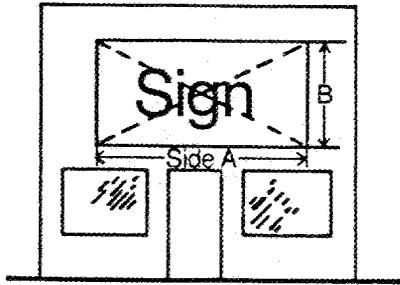


Exhibit 86.004B

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4. Only message-conveying text shall be included. Decorative graphics not conveying a readily apparent message shall not be counted in the area of the sign.

5. For the purposes of measuring sign area for signs regulated by Section ((23.56.042)) 23.55.042, Signs Adjacent to Certain Public Highways, the following provisions shall also be used to calculate sign area:

a. Where freestanding business signs and business signs on the face of a building are visible on the same premises, the sum of the area of both types of signs visible from any place on the traveled way shall not exceed the area permitted on the face of the building, except as provided for gas station signs and in Section ((23.56.042E1)) 23.55.042E1.

b. Where a multi-faced sign is used, the greatest area visible from any place on the traveled way shall be measured.

6. In major institution zones, when signs with and without size limits are combined, the portion of the sign to which a size limit applies shall not exceed the applicable limit.

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Section 43. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the City Charter.

Passed by the City Council the 29th day of December..., 1986, and signed by me in open session in authentication of its passage this 29th day of December....., 1986.

*Nelson Sibong*  
President... of the City Council

Approved by me this 6th day of January....., 1987...

*[Signature]*  
Acting Mayor

Filed by me this 6th day of January....., 1987...

Attest: *Norward J. Brooks*  
City Comptroller and City Clerk

(SEAL)

Published \_\_\_\_\_ By *Theresa Dunbar*  
Deputy Clerk

City of Seattle

Executive Department-Office of Management and Budget

Gary Zarker, Director  
Charles Royer, Mayor

2855



COPY RECEIVED

November 5, 1986

The Honorable Douglas Jewett  
City Attorney  
City of Seattle

*Fearn/Council*  
NOV 07 1986  
Douglas N. Jewett  
CITY ATTORNEY  
OK-11-17-86 GFE

Dear Mr. Jewett:

The Mayor is proposing to the City Council that the enclosed legislation be adopted.

REQUESTING DEPARTMENT: Construction and Land Use

SUBJECT: An ordinance making amendments to the Land Use and Zoning Codes for Neighborhood Commercial Areas.

Pursuant to the City Council's S.O.P. 100-014, the Executive Department is forwarding this request for legislation directly to your office for review and drafting.

After reviewing this request and drafting appropriate legislation:

- (X) File the legislation with the City Clerk for formal introduction to the City Council as an Executive Request.
- ( ) Do not file with City Council, but return the proposed legislation to OMB for our review. Return to \_\_\_\_\_.

Sincerely,

Charles Royer  
Mayor

by

*[Signature]*  
JIM RITCH  
Acting Budget Director

*[Signature]*

JR/bp/da

Enclosure

cc: Director, DCLU

# 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. 113263

.....  
was published on January 9, 1987

.....  
*V. Law*

Subscribed and sworn to before me on

.....  
January 9, 1987

.....  
*Mronne Summers*  
Notary Public for the State of Washington,  
residing in Seattle.