

ORDINANCE No.

113279

COUNCIL BILL No.

105957

AN ORDINANCE relating to land use and zoning; amending Sections 23.49.008, 23.49.016, 23.49.018, 23.49.020, 23.49.024, 23.49.036, 23.49.046, 23.49.052, 23.49.066, 23.49.072, 23.49.096, 23.49.102, 23.49.122, 23.49.128, 23.49.144, 23.49.146, 23.49.148, 23.49.148, 23.49.152, 23.49.154, 23.49.154, 23.49.166, 23.49.180, 23.49.208, 23.49.210, 23.49.212, 23.49.238, 23.49.240, 23.49.246, 23.49.324, 23.54.030, 23.66.170, and 23.66.342 to correct errors and omissions in provisions relating to the Downtown zones adopted by Ordinances 112303 and 112519.

The City of

Honorable President:

Your Committee on

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

COMPTROLLER FILE No.

Introduced: <i>Jan. 5, 1987</i>	By: <i>FRABEL</i>
Referred: <i>Jan. 5, 1987</i>	To: <i>Urban Edcom.</i>
Referred:	To:
Referred:	To:
Reported: <i>JAN 20 1987</i>	Second Reading: <i>JAN 20 1987</i>
Third Reading: <i>JAN 20 1987</i>	Signed: <i>JAN 20 1987</i>
Presented to Mayor: <i>JAN 21 1987</i>	Approved: <i>JAN 29 1987</i>
Returned to City Clerk: <i>JAN 29 1987</i>	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

public hearing 1/7/87

Vote

JAN 20 1987

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted

President:

Committee on

Urban Redevelopment

was referred the within Council Bill No.

105957

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

DO PASS

Leaving 1/7/87

Vote 9-0



Committee Chair

#7

CB 105957

ORDINANCE 113279

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AN ORDINANCE relating to land use and zoning; amending Sections 23.49.008, 23.49.016, 23.49.018, 23.49.020, 23.49.024, 23.49.036, 23.49.046, 23.49.052, 23.49.066, 23.49.072, 23.49.096, 23.49.102, 23.49.122, 23.49.128, 23.49.144, 23.49.146, 23.49.148, 23.49.152, 23.49.154, 23.49.164, 23.49.166, 23.49.180, 23.49.208, 23.49.210, 23.49.212, 23.49.238, 23.49.240, 23.49.246, 23.49.324, 23.54.030, 23.66.170, and 23.66.342 to correct errors and omissions in provisions relating to the Downtown zones adopted by Ordinances 112303 and 112519.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Subsection C of Section 23.49.008 of the Seattle Municipal Code is hereby amended to read as follows:

23.49.008 Structure Height

* * *

C. Rooftop features

1. Open railings, planters, clerestories, skylights, dish antennae, play equipment, parapets and firewalls may extend up to four feet above the maximum height limit with unlimited rooftop coverage.
2. Solar collectors may extend up to seven feet above the maximum height limit with unlimited rooftop coverage.

The following rooftop features may extend up to fifteen feet above the maximum height limit, as long as the combined coverage of all features listed in this subsection does not exceed twenty percent of the roof area, or twenty-five percent if the total includes stair or elevator penthouses or screened mechanical equipment:

- Solar collectors;
- Stair and elevator penthouses;
- Mechanical equipment; and
- Play equipment and open mesh fencing, as long as the fencing is at least fifteen feet from the roof edge.

1 4. Radio and television receiving aerials excluding dishes; religious
2 symbols such as belfries or spires, and that portion of the roof
3 which supports them; transmission towers; smokestacks; and
4 flagpoles may extend up to fifty feet above the roof of the
5 structure on which they are located or fifty feet above the
6 maximum height limit, whichever is less, except as regulated in
7 Chapter 23.64, Airport Height District. (~~(, provided they are)~~)
8 They shall be located a minimum of ten feet from all lot lines.

9 5. Council conditional use for rooftop features

10 The rooftop features listed in subsection ((B4)) C4 may exceed
11 ~~((the))~~ a height (~~((specified in subsection B4))~~) of fifty feet
12 above the roof of the structure on which they are located if
13 authorized by a Council conditional use, Chapter 23.80. The
14 request for additional height shall be evaluated on the basis of
15 public benefits provided, the possible impacts of the additional
16 height, consistency with the City's land use policies, and the
17 following specific criteria:

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

1 e. The increased size is necessary for the successful physical
2 function of the feature.

3 * * *

4 Section 2. Subsection E of Section 23.49.016 of the Seattle Municipal
5 Code is hereby amended to read as follows:

6 **23.49.016 Parking Quantity Requirements**
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8 * * *

9 **E. Off-street loading**

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- 11 1. Off-street loading spaces shall be provided according to the
12 standards of Section 23.54.030, Parking Space Standards.
 - 13 2. In Pioneer Square Mixed zones, the Pioneer Square Preservation
14 Board may waive or reduce required loading spaces according to the
15 provisions of Section 23.66.170, Parking and Access.
 - 16 3. In International District Mixed and International District
17 Residential zones, the International District Special Review
18 District Board may waive or reduce required loading spaces
19 according to the provisions of Section 23.66.342, Parking and
20 Access.

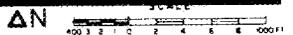
21 Section 3. Section 23.49.018 of the Seattle Municipal Code is hereby
22 amended to read as follows:

23 **23.49.018 Standards for Location of Access to Parking**

24 Map 1B attached to Section 23.49.018 is amended to change the designation
25 of Alaskan Way from Class II Pedestrian Street/Principal Arterial to Class
26 II Pedestrian Street/Minor Arterial, as shown on Map 1B below.



- Access Street**
- ▬ Class II Pedestrian Street / Minor Arterial**
- ▬ Class II Pedestrian Street / Principal Arterial**
- ▬ Class I Pedestrian Street / Minor Arterial**
- ▬ Class I Pedestrian Street / Principal Arterial**
- ▬ Principal Transit Street**
- Street Park**
- ▬ Undeveloped Street**



Map I B
Downtown
Zones

Street Classifications

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1 Section 4. Subsection B of Section 23.49.020 of the Seattle Municipal
2 Code is hereby amended to read as follows:

3 **23.49.020 Screening and Landscaping of Surface Parking Areas**

4 * * *

5 B. Landscaping

6 Surface parking areas, except temporary surface parking areas, for
7 twenty or more vehicles shall be landscaped according to the following
8 requirements:

9 1. Amount of landscaped area required

<u>Total number of parking spaces</u>	<u>Required landscaped area</u>
10 ((20)) 25 to 50 spaces	18 square feet per parking space
11 51 to 99 spaces	25 square feet per parking space
12 100 or more spaces	35 square feet per parking space.

13
14 2. The minimum size of a required landscaped area shall be one
15 hundred square feet. Berms provided to meet the screening stan-
16 dards in subsection A2 may be counted as part of a landscaped
17 area. No part of a landscaped area shall be less than four feet
18 in any dimension except those dimensions reduced by turning radii
19 or angles of parking spaces.

20 3. No parking stall shall be more than sixty feet from a required
21 landscaped area.

22 4. One tree per every five parking spaces shall be required.

23
24 5. Each tree shall be at least three feet from any curb of a
25 landscaped area or edge of the parking area. Permanent curbs or
26 structural barriers shall enclose landscaped areas.

6. Sufficient hardy evergreen groundcover shall be planted to cover each landscaped area completely within three years. Trees shall be selected from the Seattle Engineering Department's recommended list for parking area planting.

Section 5. Subsections B and C of Section 23.49.024 of the Seattle Municipal Code are hereby amended to read as follows:

* * *

B. Upper level setbacks for view corridors listed in subsection A1 shall be provided as follows, Exhibits 49.24A and 49.24B:

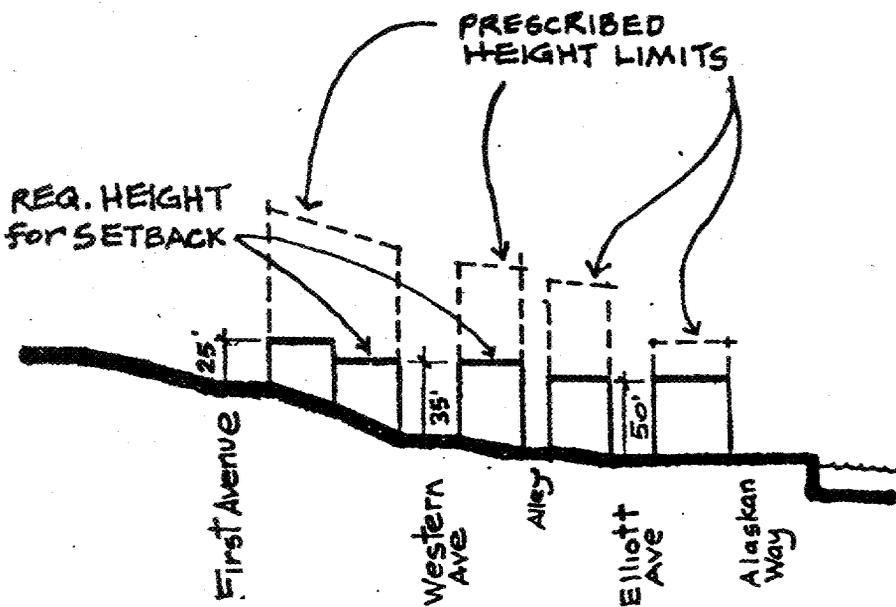


Exhibit 49.18A

Height at which view corridor setback is required

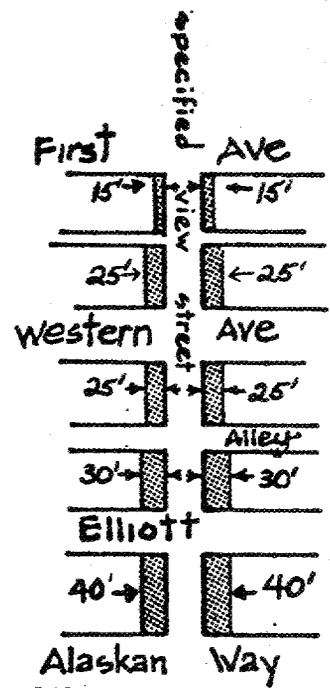


Exhibit 49.18B

Setback depth on view corridors

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Location of the Lot	Maximum Elevation Above Avenue Sidewalk That Setback Can Occur	Minimum Distance of Setback From Street Property Lines
From First Avenue West to midpoint of the block	25 Feet	15 Feet
From the midpoint of the block between First and Western Avenues, west to the midpoint of the block between Western and Elliott Avenues	35 Feet	25 Feet
From the midpoint of the block between Western and Elliott Avenues west to Elliott Avenue	50 Feet	30 Feet
From Elliott Avenue west to Alaskan Way	50 Feet	40 Feet.

C. Upper level setbacks for view corridors listed in subsection A2 shall be provided as follows, Exhibits 49.24C and 49.24D:

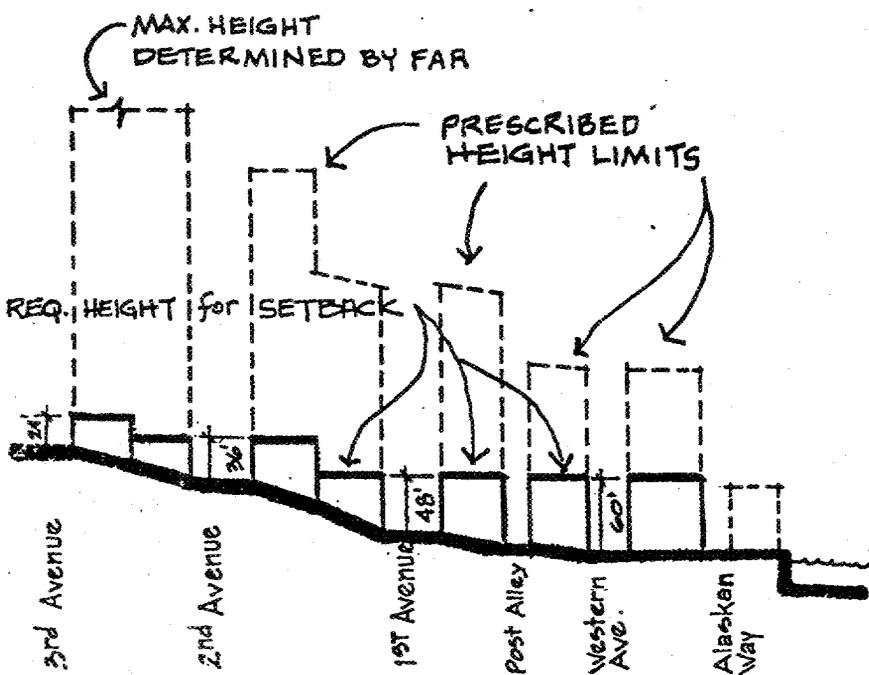


Exhibit 49.18C

Height at which view corridor setback is required

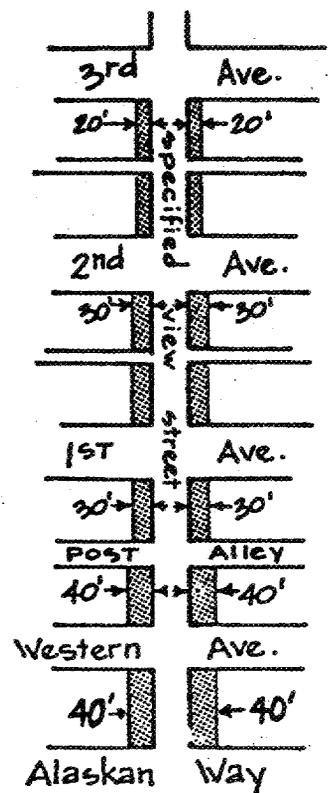


Exhibit 49.18D

Setback depth on view corridors

Location of the Lot	Maximum Elevation Above Avenue Sidewalk That Setback Can Occur	Minimum Distance of Setback From Street Property Lines
From Third Avenue west to the midpoint of the block between Second and Third Avenues	24 Feet	20 Feet
From the midpoint of the block between Second and Third Avenues West to Second Avenue	36 Feet	20 Feet
From Second Avenue west to the midpoint of the block between Second and First Avenues	36 Feet	30 Feet
From the midpoint of the block between Second and First Avenues west to Post Alley	48 Feet	30 Feet
From Post Alley to Alaskan Way	60 Feet	40 Feet.

Section 6. Subsections C, E, and G of Section 23.49.036 of the Seattle Municipal Code is hereby amended to read as follows:

23.49.036 Planned Community Developments (PCDs)

* * *

C. Location

Planned Community Developments may be permitted by the Council pursuant to Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions, (~~23.80, Decisions Requiring Council Approval~~), in the following Downtown zones:

1. Downtown Office Core 2
- Downtown Retail Core
- Downtown Mixed Commercial

1 Downtown Mixed Residential
2 International District Mixed
3 International District Residential
4 Pioneer Square Mixed
5 Downtown Harborfront 2.

- 6 2. A portion of a PCD may be located in DOC1 zones, provided that the
7 portio located in a DOC1 zone shall be less than fifty percent of
8 the total area of the PCD, and shall not exceed a maximum size of
9 forty-five thousand square feet.

10 * * *

11 E. Evaluation of PCDs

12 A proposed PCD shall be evaluated on the basis of public benefits
13 provided, possible impacts of the project, and consistency with the
14 City's Land Use Policies.

15 1. Public benefits

16 A proposed PCD shall provide one or more of the following
17 elements: housing, services, employment, increased public
18 revenue, strengthening of neighborhood character, improvements in
19 pedestrian circulation or urban form, and/or other elements which
20 further an adopted City policy and provide a demonstrable public
21 benefit.

22 2. Potential impacts

23 The potential impacts of a proposed PCD shall be evaluated,
24 including, but not necessarily limited to, the impacts on
25 transportation systems, parking, energy, and public services, as
26 well as environmental factors such as noise, air, light, glare,
27 and water quality.
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1 ((5))6. Signs at each entrance to the parking area stating the ending date
2 of the permit shall be required.

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5 F. Helistops and heliports may be permitted as Council conditional uses
6 according to the following criteria:

- 7 a. The helistop or heliport is located so as to minimize adverse
8 physical environmental impacts on lots in the surrounding area,
9 and particularly on residentially zoned lots, public parks, and
10 other areas where substantial public gatherings may be held, such
11 as the Kingdome, the Pike Place Market, and the Westlake Mall.
- 12 b. The lot is of sufficient size that the operations of the helistop
13 or heliport and the flight paths of the helicopters can be
14 buffered from other uses in the surrounding area.
- 15 c. Open areas and landing pads shall be hard-surfaced.
- 16 d. The helistop or heliport meets all federal requirements including
17 those for safety, glide angles, and approach lanes.
- 18 e. The helistop or heliport is an integral element of the service
19 provided by the business establishment which operates it.
20

21 Section 8. Subsections B and C of Section 23.49.052 of the Seattle
22 Municipal Code is hereby amended to read as follows:

23 **23.49.052 Downtown Office Core 1, Transfer of Development Rights**
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25 * * *

26 B. Transfer of development rights between different downtown blocks
27 Development rights may be transferred to lots in DOC1 zones from
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1 sending lots on different blocks which contain low income housing or
2 Landmark structures, or from infill lots in PSM zones, as provided
3 below:

4 1. Transfer from low income housing

- 5 a. Development rights may not be transferred from lots
6 containing low income housing unless gross floor area
7 equivalent to three times the area of the receiving lot has
8 been achieved on the receiving lot through the use of bonuses
9 for public benefit features other than housing, or from the
10 transfer of development rights other than from low income
11 housing.
- 12 b. Lots containing low income housing from which development
13 rights are transferred may be located in any downtown zone
14 except PMM, DH 1 and DH 2 zones.
- 15 c. Each structure on the sending lot shall have the greater of
16 fifty percent of total gross floor area, or the gross floor
17 area in use as low income housing on January 1, 1983,
18 committed to low income housing use.
- 19 d. Sending lots shall have gross floor area equivalent to at
20 least one FAR in low income housing use.
- 21 e. Principal use ((S))surface parking areas shall not be
22 included in the area of the sending lot for purposes of
23 calculating the amount of development rights which may be
24 transferred. Accessory surface parking areas shall be
25 included, up to a maximum area of one quarter of the
26 footprint of the structure on the sending lot.

1 f. The low income housing on the sending lot shall be certified
2 by the Director of Community Development as satisfying the
3 Public Benefit Features Rule.

4 g. The maximum FAR permitted on a receiving lot in DOC1 zones
5 when development rights are transferred from sending lots
6 containing low income housing shall be twenty.

7 2. Transfer from Landmark structures or infill lots in PSM zones

8 a. Landmark structures from which development rights may be
9 transferred shall be located in DOC1, DOC2, or DRC zones, or
10 on lots in DMC zones located south of Virginia Street.

11 b. Landmark structures on sending lots shall be restored and
12 maintained as required by the Landmarks Board, according to
13 the procedures in the Public Benefit Features Rule.

14 c. Lots proposed for infill development in PSM zones from which
15 development rights are transferred must have been vacant as
16 of January 1, 1984. For the purposes of this provision,
17 structures with abatement orders as of January 1, 1984, and
18 surface parking areas, including minor structures accessory
19 to parking operations, shall be considered vacant.

20 d. The maximum FAR permitted on a receiving lot in DOC1 zones
21 when development rights are transferred from Landmark
22 structures or infill lots shall be fifteen.

23 C. Standards for sending lots

24 1. The gross floor area that may be transferred from any sending lot
25 to a receiving lot, subject to the limitations in subsections A
26 and B, shall be as follows:
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- 1 a. When the sending lot is located in a DOC1 or DOC2 zone, the
2 gross floor area that may be transferred shall be the area of
3 the sending lot times the base FAR of the sending lot, minus
4 any existing gross floor area on the sending lot, excluding
5 any exemptions permitted by the regulations of the zone.
- 6 b. When the sending lot is located in a DRC, IDR or IDM zone, or
7 a DMC or DMR zone with a height limit of less than two
8 hundred and forty feet, the gross floor area that may be
9 transferred shall be six times the area of the sending lot,
10 minus any existing gross floor area on the sending lot,
11 excluding any exemptions permitted by the regulations of the
12 zone.
- 13 c. When the sending lot is located in a DMC or DMR zone with a
14 two hundred and forty foot height limit, the gross floor area
15 that may be transferred shall be eight times the area of the
16 sending lot, minus any existing floor area on the sending
17 lot, excluding any exemptions permitted by the regulations of
18 the zone.
- 19 d. When the sending lot is located in a PSM zone, the gross
20 floor area that may be transferred shall be either:
- 21 (1) Six times the area of the sending lot, minus any
22 existing above grade gross floor area on the sending
23 lot, for transfers from low income housing or within
24 block transfers not from infill development; or
- 25 (2) The amount of gross floor area permitted by the develop-
26 ment standards of the PSM zone and the Pioneer Square
27 Preservation District, minus any above grade gross floor
28

1 area to be built on the sending lot, when the transfer
2 is from proposed infill development.

3
4 2. When development rights are transferred from a sending lot in DOC1
5 zones, the amount of gross floor area which may then be built on
6 the sending lot shall be equal to the area of the lot multiplied
7 by the applicable FAR limit set in Section 23.49.048, minus the
8 total of:

- 9 a. The existing gross floor area on the lot, less any exemptions
10 permitted under Section 23.49.048C; plus
11 b. The amount of gross floor area that was transferred from the
12 lot.

13 * * *

14 Section 9. Subsection C of Section 23.49.066 of the Seattle Municipal
15 Code is hereby amended, and a new subsection F is added, to read as follows:

16 **23.49.066 Downtown Office Core 2, Conditional Uses**

17 * * *

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19 C. Surface parking areas where permitted as a conditional use by Section
20 23.49.064, and temporary surface parking areas located on lots vacant
21 on or before January 1, 1985, or on lots which become vacant as a
22 result of a City-initiated abatement action, may be permitted as con-
23 ditional uses according to the following standards:

- 24 1. The standards stated for garages in subsection B are met; and
25 2. The lot is screened and landscaped according to the provisions of
26 Section 23.49.020, Screening and Landscaping of Surface Parking
27 Areas; and
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- 1 e. The helistop or heliport is an integral element of the service
2 provided by the business establishment which operates it.

3 * * *

4 Section 10. Subsection B of Section 23.49.072 of the Seattle Municipal
5 Code is hereby amended to read as follows:

6 **23.49.072 Downtown Office Core 2, Transfer of Development Rights**
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8 * * *

9 **B. Transfer of development rights between different downtown blocks**

10 Development rights may be transferred to lots in DOC2 zones from
11 sending lots containing low income housing or Landmark structures, or
12 from infill lots in PSM zones, as provided below:

13 1. Transfer from low income housing

- 14 a. Development rights may not be transferred from lots
15 containing low income housing unless gross floor area
16 equivalent to two times the area of the receiving lot has
17 been achieved on the receiving lot through the use of bonuses
18 for public benefit features other than housing, or from the
19 transfer of development rights other than from low income
20 housing.
21 b. Lots containing low income housing from which development
22 rights are transferred may be located in any downtown zone
23 except PMM, DH1 and DH2 zones.
24 c. Each structure on the sending lot shall have the greater of
25 fifty percent of total gross floor area, or the gross floor
26 area in use as low income housing on January 1, 1983,
27 committed to low income housing use.
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d. Sending lots shall have gross floor area equivalent to at least one FAR in low income housing use.

e. Principal use ((S)) surface parking areas shall not be included in the area of the sending lot for purposes of calculating the amount of development rights which may be transferred. Accessory surface parking areas shall be included, up to a maximum area of one quarter of the footprint of the structure on the sending lot.

f. The low income housing on the sending lot shall be certified by the Director of Community Development as satisfying the the Public Benefit Features Rule.

g. The maximum FAR permitted on a receiving lot in DOC2 zones when development rights are transferred from sending lots containing low income housing shall be fourteen.

2. Transfer from designated Landmark structures or infill lots in Pioneer Square Mixed zones

a. Landmark structures from which development rights may be transferred shall be located in DOC1, DOC2, or DRC zones, or on lots in DMC zones located south of Virginia Street.

b. Landmark structures on sending lots shall be restored and maintained as required by the Seattle Landmarks Board, according to the procedures in the Public Benefit Features Rule.

c. Lots proposed for infill development in PSM zones from which development rights are transferred must have been vacant as of January 1, 1984. For the purposes of this provision,

1 structures with abatement orders as of January 1, 1984, and
2 surface parking areas, including minor structures accessory
3 to parking operations, shall be considered vacant.

- 4 d. The maximum FAR permitted on a receiving lot in DOC2 zones
5 when development rights are transferred from Landmark
6 structures or infill lots shall be eleven.

7 * * *

8 Section 11. Subsection D of Section 23.49.096 of the Seattle Municipal
9 Code is hereby amended, and a new subsection G is added, to read as follows:

10 **23.49.096 Downtown Retail Core, Conditional Uses**

11 * * *

12 D. Temporary surface parking areas located on lots vacant on or before
13 January 1, 1985, or on lots which become vacant as a result of City-
14 initiated abatement action, may be permitted as conditional uses
15 according to the following standards:

- 16
- 17 1. The standards stated for garages in subsection C are met; and
 - 18 2. The lot is screened and landscaped according to the provisions of
19 Section 23.49.020, Screening and Landscaping of Surface Parking
20 Areas; and
 - 21 3. At least twenty percent of the long-term spaces shall be set aside
22 for carpools, according to the provisions of Section 23.49.016B2;
23 and
 - 24 ~~(3)~~4. The permit may be issued for a maximum of two years and shall not
25 be renewed; and
 - 26
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1 ((4))5. The applicant shall post a bond in an amount adequate to cover the
2 costs of removing the physical evidence of the parking area, such
3 as curb cuts, paving, and parking space striping, when the permit
4 expires. Landscaping need not be removed when the permit expires;
5 and

6 ((5))6. Signs at each entrance to the parking area stating the ending date
7 of the permit shall be required.

8 * * *

9 G. Helistops and heliports may be permitted as Council conditional uses
10 according to the following criteria:

- 11 a. The helistop or heliport is located so as to minimize adverse
12 physical environmental impacts on lots in the surrounding area,
13 and particularly on residentially zoned lots, public parks, and
14 other areas where substantial public gatherings may be held, such
15 as the Kingdome, the Pike Place Market, and the Westlake Mall.
- 16 b. The lot is of sufficient size that the operations of the helistop
17 or heliport and the flight paths of the helicopters can be
18 buffered from other uses in the surrounding area.
- 19 c. Open areas and landing pads shall be hard-surfaced.
- 20 d. The helistop or heliport meets all federal requirements including
21 those for safety, glide angles, and approach lanes.
- 22 e. The helistop or heliport is an integral element of the service
23 provided by the business establishment which operates it.

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26 Section 12. Subsection B of Section 23.49.102 of the Seattle Municipal
27 Code is hereby amended to read as follows:

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2 B. Transfer of development rights between different downtown blocks

3 1. Development rights may not be transferred to lots in DRC zones
4 from sending lots on different blocks.

5 2. Development rights from sending lots in DRC zones which contain
6 low income housing may be transferred to receiving lots in DOC1
7 and DOC2 zones.

8 a. Each structure on the sending lot shall have the greater of
9 fifty percent of total gross floor area, or the gross floor
10 area in use as low income housing on January 1, 1983,
11 committed to low income housing use.

12 b. Sending lots shall have gross floor area equivalent to at
13 least one FAR in low income housing use.

14 c. Principal use ((S))surface parking areas shall not be
15 included in the area of the sending lot for purposes of
16 calculating the amount of development rights which may be
17 transferred. Accessory surface parking areas shall be
18 included, up to a maximum area of one quarter of the
19 footprint of the structure on the sending lot.

20 d. The low income housing on the sending lot shall be certified
21 by the Director of Community Development as satisfying the
22 Public Benefit Features Rule.

23 3. Development rights from sending lots in DRC zones which contain
24 Landmark structures may be transferred to receiving lots in DOC1
25 and DOC2 zones. Landmark structures on sending lots shall be
26 restored and maintained as required by the Landmarks Board,
27 according to the procedures in the Public Benefit Features Rule.
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Section 13. Subsection C of Section 23.49.122 of the Seattle Municipal Code is hereby amended, and a new subsection F is added, to read as follows:

23.49.122 Downtown Mixed Commercial, Conditional Uses

* * *

C. Surface parking areas where permitted as a conditional use by Section 23.49.120, and temporary surface parking areas located on lots vacant on or before January 1, 1985, or on lots which become vacant as a result of a City-initiated abatement action, may be permitted as conditional uses according to the following standards:

1. The standards stated for garages in subsection B are met; and
2. The lot is screened and landscaped according to the provisions of Section 23.49.020, Screening and Landscaping of Surface Parking Areas; and
3. At least twenty percent of the long-term spaces shall be set aside for carpools, according to the provisions of Section 23.49.016B2; and
- ~~(3)~~4. For temporary surface parking areas, the permit may be issued for a maximum of two years and shall not be renewed; and
- ~~(4.)~~ a. The applicant shall post a bond in an amount adequate to cover the costs of removing the physical evidence of the parking area, such as curb cuts, paving, and parking space striping, when the permit expires. Landscaping need not be removed when the permit expires; and
- ~~(5.)~~ b. Signs at each entrance to the parking area stating the ending date of the permit shall be required.

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F. Helistops and heliports may be permitted as Council conditional uses according to the following criteria:

- a. The helistop or heliport is located so as to minimize adverse physical environmental impacts on lots in the surrounding area, and particularly on residentially zoned lots, public parks, and other areas where substantial public gatherings may be held, such as the Kingdome, the Pike Place Market, and the Westlake Mall.
- b. The lot is of sufficient size that the operations of the helistop or heliport and the flight paths of the helicopters can be buffered from the surrounding area.
- c. Open areas and landing pads shall be hard-surfaced.
- d. The helistop or heliport meets all federal requirements including those for safety, glide angles, and approach lanes.
- e. The helistop or heliport is an integral element of the service provided by the business establishment which operates it.

* * *

Section 14. Subsection B of Section 23.49.128 of the Seattle Municipal Code is hereby amended to read as follows:

23.49.128 Downtown Mixed Commercial, Transfer of Development Rights

* * *

B. Transfer of development rights between different downtown blocks

Development rights may be transferred to lots in DMC zones with height limits of eighty-five feet or greater from sending lots on different

1 blocks which contain Landmark structures or low income housing, or from
2 infill lots in PSM zones, as provided below:

3 1. Transfer from low income housing

- 4 a. Lots containing low income housing from which development
5 rights are transferred may be located in DMC, DMR, IDM, IDR,
6 or PSM zones.
- 7
- 8 b. Each structure on the sending lot shall have the greater of
9 fifty percent of total gross floor area, or the gross floor
10 area in use as low income housing on January 1, 1983,
11 committed to low income housing use.
- 12
- 13 c. Sending lots shall have gross floor area equivalent to at
14 least one FAR in low income housing use.
- 15
- 16 d. Principal use ((S)) surface parking areas shall not be
17 included in the area of the sending lot for purposes of
18 calculating the amount of development rights which may be
19 transferred. Accessory surface parking areas shall be
20 included, up to a maximum area of one quarter of the
21 footprint of the structure on the sending lot.
- 22
- 23 e. The low income housing on the sending lot must be certified
24 by the Director of Community Development as satisfying the
25 Public Benefit Features Rule.
- 26
- 27 f. The maximum FAR permitted on a receiving lot in DMC zones
28 when development rights are transferred from sending lots
containing low income housing shall be six or seven, in
accordance with Section 23.49.124.

1 2. Transfers from Landmark structures or infill lots in Pioneer
2 Square Mixed zones

- 3 a. Landmark structures from which development rights may be
4 transferred shall be located on lots in DMC zones located
5 south of Virginia Street.
- 6 b. Landmark structures on sending lots shall be restored and
7 maintained as required by the Landmarks Board, according to
8 the procedures in the Public Benefit Features Rule.
- 9 c. Lots proposed for infill development in PSM zones from which
10 development rights are transferred must have been vacant as
11 of January 1, 1984. For the purposes of this provision,
12 structures with abatement orders as of January 1, 1984, and
13 surface parking areas, including minor structures accessory
14 to parking operations, shall be considered vacant.
- 15 d. The maximum FAR permitted on a receiving lot in DMC zones
16 when development rights are transferred from Landmark
17 structures or infill lots shall be six or seven, in
18 accordance with Section 23.49.124.

19 Section 15. Section 23.49.144 of the Seattle Municipal Code is hereby
20 amended to read as follows:

21 **23.49.144 Downtown Mixed Residential, Prohibited Uses**

22 The following uses shall be prohibited as both principal and accessory
23 uses:

- 24 A. Drive-in businesses, except gas stations located in parking garages;
25 B. Outdoor storage;
26 C. Helistops and heliports;
27 ((E))D. Adult motion picture theaters and adult panorams;

- 1 ((D))E. Light manufacturing uses in DMR/R areas;
2 ((E))F. All general and heavy manufacturing uses;
3 ((F))G. All salvage and recycling uses, except recycling collection
4 stations;
5 ((G))H. All high impact uses.

6 Section 16. Section 23.49.146 of the Seattle Municipal Code is hereby
7 amended to read as follows:

8 **23.49.146 Downtown Mixed Residential, Principal and Accessory Parking**

9 A. Principal use parking

- 10
11 1. Principal use parking garages for long term and short term parking
12 shall be prohibited(~~(, except those garages permitted as~~
13 ~~conditional uses pursuant to Section 23.49.148)).~~
14
15 2. Principal use surface parking areas shall be prohibited, except
16 that temporary principal use surface parking areas in DMR/C areas
17 may be permitted as conditional uses pursuant to Section
18 23.49.148.

19 B. Accessory parking

- 20 1. Accessory parking garages for both long term and short term
21 parking shall be permitted outright, when located on the same lot
22 as the use which they serve, up to the maximum parking limit
23 established by Section 23.49.016, Parking Quantity Requirements.
24 Parking garages providing accessory parking for residential uses
25 located on another lot may be permitted as conditional uses
26 pursuant to Section 23.49.148. Parking garages providing
27 accessory parking for nonresidential uses located on another lot
28 shall be prohibited.

1 2. Accessory surface parking areas shall be:

- 2 a. Prohibited in DMR/R areas;
- 3
- 4 b. Permitted outright in DMR/C areas when containing twenty or
- 5 fewer parking spaces; or
- 6
- 7 c. Permitted as a conditional use in DMR/C areas when containing
- 8 more than twenty parking spaces, pursuant to Section
- 9 23.49.148(~~(+)~~).

10 ~~((d. Permitted as a conditional use in DMR/C areas on a temporary~~

11 ~~basis pursuant to Section 23.49.148.))~~

12 Section 17. Subsections B and C of Section 23.49.148 of the Seattle

13 Municipal Code are hereby amended to read as follows:

14 **23.49.148 Downtown Mixed Residential, Conditional Uses**

15 * * *

16 B. ~~((Principal use p))~~ Parking garages ~~((serving))~~ providing accessory

17 parking for residential uses located on another lot may be permitted as

18 conditional uses, if the Director finds that:

- 19 1. Unserved parking demand associated with existing or forecast
- 20 future residential development within one thousand feet of the
- 21 proposed parking facility is sufficient to warrant construction of
- 22 the facility; and
- 23
- 24 2. The garage will be operated in a manner such that substantial
- 25 traffic associated with uses not located within the DMR zone will
- 26 not be generated; and
- 27
- 28 3. The vehicular entrances to the garage are located so that they
- will not disrupt traffic or transit routes; and

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

3 C. Accessory surface parking areas, when permitted as a conditional use by
4 Section 23.49.146, and temporary principal surface parking areas
5 located on lots vacant on or before January 1, 1985, or on lots which
6 become vacant as a result of a City-initiated abatement action, may be
7 permitted as conditional uses in DMR/C areas if the Director finds
8 that:

9 1. Traffic from the parking area will not have substantial adverse
10 effects on traffic circulation in the surrounding area; and

11 2. The vehicular entrances to the parking area are located so that
12 they will not disrupt traffic or transit routes; and

13 3. The traffic generated by the parking area will not have substan-
14 tial adverse effects on pedestrian circulation; and

15 4. The parking area is screened and landscaped according to the
16 provisions of Section 23.49.020, Screening and Landscaping of
17 Surface Parking Areas; and

18 5. For temporary principal surface parking areas:

19 a. At least twenty percent of the long-term spaces shall be set
20 aside for carpools, according to the provisions of Section
21 23.49.016B2; and

22 ((a))b. The permit may be issued for a maximum of two years and shall
23 not be renewed; and

24 ((b))c. The applicant shall post a bond in an amount adequate to
25 cover the costs of removing the physical evidence of the
26 parking area, such as curb cuts, paving, and parking space
27

1 striping, when the permit expires. Landscaping need not be
2 removed when the permit expires; and

3 ((e))d. Signs at each entrance to the parking area stating the ending
4 date of the permit shall be required.

5 * * *

6
7 Section 18. Section 23.49.152 of the Seattle Municipal Code is amended
8 to read as follows:

9 **23.49.152 Downtown Mixed Residential, Ratios for Public Benefit Features**

10 **A. General provisions**

11
12 1. No floor area beyond the base FAR shall be granted for any project
13 which causes:

14 a. The destruction of any designated feature of a Landmark
15 structure unless authorized by the Landmarks Board; or

16 b. On lots not located in DMR/R eighty-five foot height dis-
17 tricts, the demolition on the project lot of housing which
18 has been occupied any time since January 1, 1974, if actions
19 equivalent to total housing replacement, as defined by the
20 Public Benefit Features Rule, are not taken. Housing repla-
21 cement in excess of that required by the provisions of the
22 Housing Preservation Ordinance, not to exceed seventy-five
23 percent of the gross floor area of the replacement housing
24 provided, may be used to qualify for a housing bonus under
25 the Public Benefit Features Rule. A housing replacement
26 bonus may be granted even if no other public benefit features
27 are provided on the project lot.

1 2. Additional gross floor area may be permitted up to the maximum FAR
2 with housing bonus described in Section 23.49.150 when affordable
3 housing is included in the development proposal and the following
4 criteria are met:

5 ~~((a. In DMR/C areas, except when a housing bonus is granted for
6 replacement housing pursuant to subsection A1b, gross floor area
7 equivalent to the area of the lot shall be earned through the
8 provision of public benefit features other than housing before a
9 housing bonus may be used.))~~

10 ((b))a. The housing bonus shall be granted only for the direct
11 production of affordable housing in a new structure, or in a
12 rehabilitated structure or portion of a rehabilitated
13 structure which was not in residential use as of January 1,
14 1983.

15 ((e))b. The housing shall be located in a DMR zone.

16 ((d))c. The housing bonus shall be granted by the Director based on a
17 finding by the Director of Community Development that the
18 proposed housing satisfies the requirements of the Public
19 Benefit Features Rule.

20 3. The Director shall review the design of any public benefit feature
21 listed in subsection B to determine whether the feature, as
22 proposed for a specific project, provides public benefits and is
23 consistent with the definitions in Chapter 23.84 and the Public
24 Benefit Features Rule.

25 4. Except for housing, human services and day care, all public
26 benefit features provided in return for a bonus shall be located
27 on the same lot or abutting public right-of-way as the project in
28 which the bonus floor area is used.

1 B. Public Benefit Features

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

PUBLIC BENEFIT FEATURE	BONUS RATIO ¹	MAXIMUM AREA OF PUBLIC BENEFIT FEATURE ELIGIBLE FOR BONUS
Human Service Use in New Structure	4.5 ⁵	10,000 square feet
Human Service Use in Existing Structure	2.5 ⁵	10,000 square feet
Daycare in New Structure	8.0 ⁵	10,000 square feet ⁴
Daycare in Existing Structure	4.0 ⁵	10,000 square feet ⁴
Cinema	4.5	15,000 square feet
Retail shopping in areas shown on Map VIA	3	0.5 FAR, not to exceed 15,000 square feet
Residential Parcel Park	3	12,000 square feet
Street Park on streets shown on Map VIA	3	1.0 FAR
Hillside Terrace in areas shown on Map VIA	3	6,000 square feet
Sidewalk widening if required in Section 23.49.022	3	Area necessary to meet required sidewalk width
Small lot development	1.0 FAR ²	Not applicable
Overhead weather protection on pedestrian I streets designated on Map VID	3 or 4.5 ³	10 times the street frontage of the lot
Voluntary Building Setback on street parks shown on Map VIA.	3	10 times the frontage on the street park.
Housing in DMR/R areas with heights above ((±25)) 85' and all DMR/C areas	Subject to the Public Benefit Features Rule	Subject to the Public Benefit Features Rule; maximum amount of bonus is 1 times the area of the lot in DMR/R areas, and 2 times the area of lot in DMR/C areas.

20 ¹ Ratio of additional square feet of floor area granted per square foot
 21 of public benefit feature provided.
 22 ² This is the amount of bonus granted when the public benefit feature is
 23 provided, regardless of its size.
 24 ³ Higher bonus is granted when skylights are provided.
 25 ⁴ Daycare space from 3001 to 10,000 square feet bonused at same ratio as
 26 human service uses.
 27 ⁵ Human services and day care may be provided in another downtown zone; in
 28 that case, bonus ratio subject to Public Benefit Features Rule.

Section 19. Subsection B of Section 23.49.154 of the Seattle Municipal Code is hereby amended to read as follows:

23.49.154 Downtown Mixed Residential, Transfer of Development Rights

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B. Transfer of development rights between different downtown blocks

1. Development rights from a sending lot on a different downtown block shall not be transferred to receiving lots in Downtown Mixed Residential zones.
2. Development rights from sending lots in Downtown Mixed Residential zones which contain low income housing may be transferred to receiving lots in DOC1, DOC2 and DMC zones, as provided below:
 - a. Each structure on the sending lot shall have the greater of fifty percent of total gross floor area, or the gross floor area in use as low income housing on January 1, 1983, committed to low income housing use.
 - b. Sending lots shall have gross floor area equivalent to at least one FAR in low income housing use.
 - c. Principal use (S) surface parking areas shall not be included in the area of the sending lot for purposes of calculating the amount of development rights which may be transferred. Accessory surface parking areas shall be included up to a maximum area of one quarter of the footprint of the structure on the sending lot.
 - d. The low income housing on the sending lot must be certified by the Director of Community Development as satisfying the Public Benefit Features Rule.

* * *

Section 20. Section 23.49.164 of the Seattle Municipal Code is hereby amended to read as follows:

1 23.49.164 Downtown Mixed Residential, Maximum Wall Dimensions

2 Except on lots located in the DMR/R eighty-five foot height district, a
 3 maximum wall length shall be established for each portion or portions of a
 4 structure above an elevation of sixty-five feet. The maximum wall length
 5 shall be measured separately for each portion or portions of a structure
 6 that are separated by at least twenty feet at all points. This maximum
 7 length shall be measured parallel to all street property lines, and shall
 8 be as follows:

Elevation of Portion of Structure (in feet)	Maximum Length by Lot Size	
	0-19,000 Square Feet	Greater Than 19,000 Square Feet
66-125	90' on Avenues 120' on streets	120'
126-240	Not applicable	100'

14 Section 21. Subsection B of Section 23.49.166 of the Seattle Municipal
 15 Code is hereby amended to read as follows:

16 23.49.166 Downtown Mixed Residential, Side Setback and Street Park Setback
 17 Requirements

18 * * *

19 B. Street park setbacks

20 Except on lots located in DMR/R eighty-five foot height districts, a
 21 setback from the street property line shall be required on street parks
 22 designated on Map VID at an elevation of forty feet. The setback shall
 23 be as follows:

Elevation of Portion of Structure	Required Setback
40'to 85'	10'
86' to 240'	(H-85') x .2 +10' where H ((= Total structure height)) equals <u>the highest point of the portion of the</u> <u>structure located within 120 feet of the</u> <u>street park lot line, in feet.</u>

1 Section 22. Subsection B of Section 23.49.180 of the Seattle Municipal
2 Code is hereby amended to read as follows:

3 23.49.180 Pioneer Square Mixed, Transfer of Development Rights

4 * * *

5 B. Transfer of development rights between different downtown blocks

- 6
- 7 1. Development rights shall not be transferred to receiving lots in
8 PSM zones from lots on different downtown blocks.
- 9
- 10 2. Development rights may be transferred from sending lots in PSM
11 zones to receiving lots in DOC1, DOC2 and DMC zones located on a
12 different block when the sending lot contains low income housing.
- 13 a. Each structure on the sending lot shall have the greater of
14 fifty percent of total gross floor area or the gross floor
15 area in use as low income housing on January 1, 1983,
16 committed to low income housing use.
- 17 b. Sending lots shall have gross floor area equivalent to at
18 least one FAR in low income housing use.
- 19 c. Principal use ((S)) surface parking areas shall not be
20 included in the area of the sending lot for purposes of
21 calculating the amount of development rights which may be
22 transferred. Accessory surface parking areas shall be
23 included up to a maximum area of one quarter of the footprint
24 of the structure on the sending lot.
- 25 d. The low income housing on the sending lot shall be certified
26 by the Director of Community Development as satisfying the
27 Public Benefit Features Rule.
- 28

1 3. Development rights may be transferred from sending lots in the PSM
2 zone to receiving lots located on different downtown blocks in the
3 DOC1, DOC2 and DMC zones from a sending lot which is proposed for
4 infill development and was vacant as of January 1, 1984.

5 a. Lots with structures subject to abatement orders on or before
6 January 1, 1984, and surface parking areas, including lots
7 with minor structures accessory to parking operations, shall
8 be considered vacant for the purpose of this section.

9 b. The transfer of development rights may not occur until a
10 Certificate of Occupancy has been issued for the project
11 proposed on the vacant lot.

12 Section 23. Subsections B and C of Section 23.49.208 of the Seattle
13 Municipal Code is hereby amended to read as follows:

14 **23.49.208 International District Mixed, Structure Height**

15
16 * * *

17 B. In the seventy-five to eighty-five foot height district, structures in
18 excess of seventy-five feet, to a maximum of eighty-five feet, shall be
19 permitted only if fifty percent or more of the gross floor area,
20 excluding parking, is in residential use.

21
22 C. In the one hundred to one hundred twenty foot height district, struc-
23 tures in excess of one hundred feet, to a maximum of one hundred twenty
24 feet, shall be permitted if seventy-five percent or more of the gross
25 floor area, excluding parking, is in residential use, or may be per-
26 mitted as part of a planned community development, pursuant to Section
27 23.49.36, Planned Community Developments.

28 * * *

1 Section 24. Subsection B of Section 23.49.210 of the Seattle Municipal
2 Code is hereby amended to read as follows:

3 23.49.210 International District Mixed, Floor Area Ratio (FAR)

4 Section 23.49.210 International District Mixed, Floor Area Ratio (FAR)

5 * * *

6 B. Permitted FAR

7 Permitted FAR shall be as follows:

8

9 FLOOR AREA RATIO	
10 Use	11 FAR
12 All nonresidential uses except hotels	3
Hotel	6

13 The maximum permitted FAR for all nonresidential uses shall be three except
14 that hotels shall be permitted a maximum FAR of six.

15 Section 25. Subsection B of Section 23.49.212 of the Seattle Municipal
16 Code is hereby amended to read as follows:

17 23.49.212 International District Mixed, Transfer of Development Rights

18 * * *

19 B. Transfer of development rights between lots on different blocks

- 20
- 21 1. Development rights shall not be transferred to receiving lots in
22 IDM zones from lots on different downtown blocks.
 - 23 2. Development rights may be transferred from sending lots in IDM
24 zones to receiving lots in DOC1, DOC2, and DMC zones when the
25 sending lot contains low income housing.
 - 26 a. Each structure on the sending lot shall have the greater of
27 fifty percent of the total gross floor area, or the gross
28

1 floor area in use as low income housing on January 1, 1983,
2 committed to low income housing use.

3 b. Sending lots shall have gross floor area equivalent to at
4 least one FAR in low income housing use.

5 c. Principal use ((S)) surface parking areas shall not be
6 included in the area of the sending lot for purposes of
7 calculating the amount of development rights which may be
8 transferred. Accessory surface parking areas shall be
9 included up to a maximum area of one quarter of the footprint
10 of the structure on the sending lot.

11 d. The low income housing on the sending lot must be certified
12 by the Director of Community Development as satisfying the
13 Public Benefit Features Rule.

14 * * *

15
16 Section 26. Subsection A of Section 23.49.238 of the Seattle Municipal
17 Code is hereby amended to read as follows:

18 **23.49.238 International District Residential, Floor Area Ratio (FAR)**

19 **A. General Standards**

- 20
21 1. The floor area ratio (FAR), as provided in subsection B, shall
22 determine the gross floor area permitted for all nonresidential uses.
23
24 2. The maximum FAR established in subsection B may be achieved by
25 committing at least fifty percent of the total gross floor area of
26 the project, excluding parking, to residential use.

26 Section 27. Subsection B of Section 23.49.240 of the Seattle Municipal
27 Code is hereby amended to read as follows:

1 23.49.240 International District Residential, Transfer of Development
2 Rights

3 * * *

4 B. Transfer of development rights between different downtown blocks

- 5 1. Development rights shall not be transferred to receiving lots in
6 IDR zones from lots on different downtown blocks.
- 7 2. Development rights may be transferred from sending lots in IDR
8 zones to receiving lots in the DOC1, DOC2 and DMC zones, when the
9 sending lot contains low income housing.
- 10 a. Each structure on the sending lot shall have the greater of
11 fifty percent of the total gross floor area, or the gross
12 floor area in use as low income housing on January 1, 1983,
13 committed to low income housing use.
- 14 b. Sending lots shall have gross floor area equivalent to at
15 least one FAR in low income housing use.
- 16 c. Principal use ((S)) surface parking areas shall not be
17 included in the area of the sending lot for purposes of
18 calculating the amount of development rights which may be
19 transferred. Accessory surface parking areas shall be
20 included up to a maximum area of one quarter of the footprint
21 of the structure on the sending lot.
- 22 d. The low income housing on the sending lot must be certified
23 by the Director of Community Development as meeting the
24 guidelines of the Public Benefit Features Rule.

25 * * *

1 Section 28. Section 23.49.246 of the Seattle Municipal Code is hereby
2 amended to read as follows:

3 **23.49.246 International District Residential, Maximum Wall Dimensions**

4 A maximum wall length shall be established for each portion or portions of
5 a structure above an elevation of sixty-five feet. The maximum wall length
6 shall be measured separately for each portion or portions of a structure
7 that are separated by at least twenty feet at all points. This maximum
8 length shall be measured parallel to all street property lines, and shall
9 be as follows:

Elevation of Portion of Structure (in feet)	Maximum Length by Lot Size	
	0-19,000 square feet	Greater than 19,000 square feet
65- 125	90' on Avenues 120' on streets	120'
126-150	Not applicable	100'

15 Section 29. Subsection C of Section 23.49.324 of the Seattle Municipal
16 Code is hereby amended, and a new subsection F is added, to read as follows:

17 **23.49.324 Downtown Harborfront 2, Conditional Uses**

18 * * *

19
20 C. Surface parking areas where permitted as a conditional use by Section
21 23.49.322, and temporary surface parking areas located on lots vacant
22 on or before January 1, 1985, or on lots which become vacant as a
23 result of a City-initiated abatement action, may be permitted as
24 conditional uses according to the following standards:

- 25 1. The standards stated for garages in subsection B are met; and
26 2. The lot is screened and landscaped according to the provisions of
27
28

1 Section 23.49.020, Screening and Landscaping of Surface Parking
2 Areas; and

3 3. For temporary surface parking areas:

4 a. At least twenty percent of the long-term spaces shall be set
5 aside for carpools, according to the provisions of Section
6 23.49.016B2; and

7
8 ~~((a))~~b. The permit may be issued for a maximum of two years and shall
9 not be renewed~~((-))~~; and

10 ~~((b))~~c. The applicant shall post a bond in an amount adequate to
11 cover the costs of removing the physical evidence of the
12 parking area, such as curb cuts, paving, and parking space
13 striping, when the permit expires. Landscaping need not be
14 removed when the permit expires~~((-))~~; and

15 ~~((e))~~d. Signs at each entrance to the parking area stating the ending
16 date of the permit shall be required.

17 * * *

18 F. Helistops and heliports may be permitted as Council conditional uses
19 according to the following criteria:

20 a. The helistop or heliport is located so as to minimize adverse
21 physical environmental impacts on lots in the surrounding area,
22 and particularly on residentially zoned lots, public parks, and
23 other areas where substantial public gatherings may be held, such
24 as the Kingdome, the Pike Place Market, and the Westlake Mall.

- b. The lot is of sufficient size that the operations of the helistop or heliport and the flight paths of the helicopters can be buffered from other uses in the surrounding area.
- c. Open areas and landing pads shall be hard-surfaced.
- d. The helistop or heliport meets all federal requirements including those for safety, glide angles, and approach lanes.
- e. The helistop or heliport is an integral element of the service provided by the business establishment which operates it.

Section 30. A new subsection G is added, and subsections G and F of Section 23.54.030 of the Seattle Municipal Code are hereby amended to read as follows:

23.54.030 Parking Space Standards

* * *

F. Sight triangle

1. ((The area)) For exit-only driveways and easements, and two-way driveways and easements less than twenty-two feet wide, a sight triangle on both sides of the driveway((s and)) or easement((s)) shall be provided, and shall be kept clear of any obstruction for a distance of ten feet from the intersection of the driveway or easement with a driveway, easement, sidewalk, or curb intersection if there is no sidewalk, as depicted in Exhibit 54.030E.

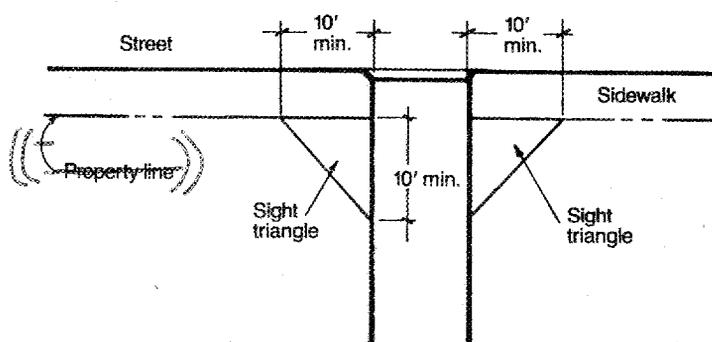


Exhibit 54.030E Sight triangle

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2. For two-way driveways or easements at least twenty-two feet wide, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of ten feet from the intersection of the driveway or easement with a driveway, easement, sidewalk, or curb intersection if there is no sidewalk. The entrance and exit lanes shall be clearly identified.

3. The sight triangle shall also be kept clear of obstructions in the vertical spaces between thirty-two inches and eighty-two inches from the ground.

((2))4. When the driveway or easement is less than ten feet from the property line, the sight triangle may be provided as follows:

- a. An easement may be provided sufficient to maintain the sight triangle. The easement shall be recorded with the King County Department of Records and Elections; or
- b. The driveway may be shared with a driveway on the neighboring property; or
- c. The driveway or easement may begin five feet from the property line, as depicted in Exhibit 54.030F.

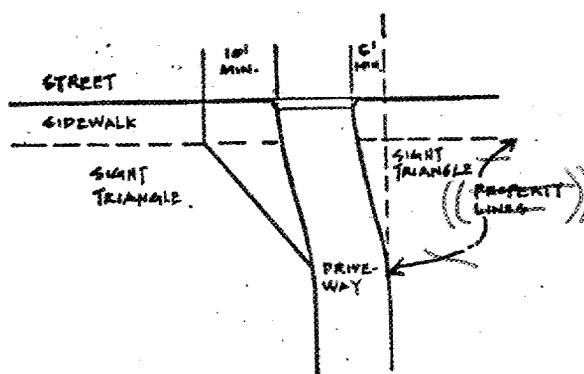


Exhibit 54.30F Sight Triangle Exception

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

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

6 7. Sight triangles shall not be required for one-way entrances into a
7 parking garage or surface parking area.

8
9 G. Attendant Parking

10 In downtown zones, any off-street parking area or structure provi-
11 ding more than five parking spaces where automobiles are parked
12 solely by attendants employed for that purpose shall have parking
13 spaces at least eight feet in width, and fifteen feet in length.
14 Subsections A, B, C, and D, shall not apply, except that the grade
15 curvature of any area used for automobile travel or storage shall
16 not exceed that specified in subsection D3. Should attendant
17 operation be discontinued, the provisions of subsections A, B, C,
18 and D, shall apply to the parking.

18 H.((G-)) Off-street bus parking

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

22 I.((H-)) Off-street loading berths

23 Each loading berth shall be not less than ten feet in width and
24 twenty-five feet in length.

25 Section 31. Subsection B of Section 23.66.170 of the Seattle Municipal
26 Code is hereby amended to read as follows:

27 **23.66.170 Parking and Access**

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* * *

B. To mitigate the potential impacts of required accessory parking and loading on the District, the Director of Community Development, after review and recommendation by the Preservation Board, may waive or reduce required parking or loading in the following circumstances:

1. After incorporating high occupancy vehicle alternatives such as carpools and vanpools, required parking spaces exceed the net usable space in all below grade floors; or
2. Reasonable application of the parking or loading standards will adversely affect the visual character of the District.

* * *

Section 32. Subsection B of section 23.66.342 of the Seattle Municipal Code is hereby amended to read as follows:

23.66.342 Parking and Access

* * *

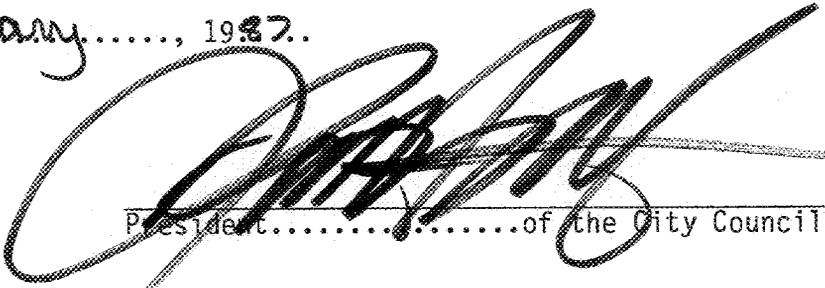
B. Accessory parking and loading

1. Parking quantity

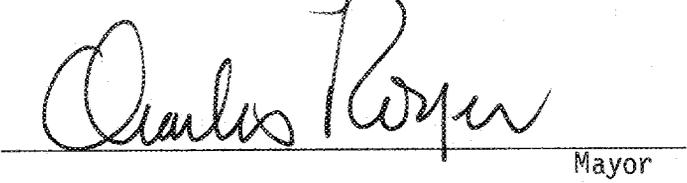
The number of parking spaces required for any use shall be the number required by the underlying zoning, except that restaurants shall be required to provide one space per ~~((500))~~ five hundred square feet for all gross floor area in excess of ~~((2500))~~ two thousand five hundred square feet; motion picture theaters shall be required to provide one space per ~~((15))~~ fifteen seats for all seats in excess of ~~((150))~~ one hundred fifty; and other entertain-

1 Section 33. 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 20th day of January..., 1987
6 and signed by me in open session in authentication of its passage this
7 20th day of January....., 1987..

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

11 Approved by me this 29th day of January..., 1987..

12
13 
14 _____ Mayor

15
16 Filed by me this 29th day of January....., 1987..

17
18 
19 Attest: _____
20 City Comptroller and City Clerk

21 (SEAL)

22
23 Published _____ By 
24 _____ Deputy Clerk

25
26
27
28 861124
RH:jvb
LUC42/ord-3.47

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,

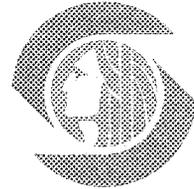
DOUGLAS N. JEWETT
City Attorney

By 
ANN KELSON
Paralegal

MAK:bjw

cc: Dorothy McFarlane
Guy Fletcher

Seattle
Department of Construction and Land Use



Holly Miller, Director
Charles Royer, Mayor

REC'D OMB AUG 29 1986

M E M O R A N D U M

833340

August 29, 1986

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

From: Holly Miller, Director *Holly Miller*

Subject: Downtown "cleanup" amendment

Attached is a proposed ordinance which clarifies and makes corrections to the downtown chapter of the Land Use Code. A Director's Report which describes the proposal in detail is also attached. The changes are all within the scope of the adopted Land Use and Transportation Plan for Downtown and should have no effect on the City's budget. If you have any questions about the proposed ordinance, please call Rebecca Herzfeld at 2781.

RH:mr
Attachment

November 20, 1986

DIRECTOR'S REPORT

The Department of Construction and Land Use (DCLU) is recommending several minor amendments to the Downtown section of the Land Use Code. These "clean-up" amendments add missing text, correct errors, and resolve ambiguities. All of the proposed changes meet the intent of the Land Use and Transportation Plan for Downtown, which was adopted June 10, 1985, and are covered by the Environmental Impact Statement for the Downtown Plan and Code. The amendments are summarized below in the order they appear in the proposed ordinance.

1. Clarifies the height limit for rooftop features such as smokestacks, flagpoles and transmission towers.
2. States that in Pioneer Square and the International District, the review board may waive and/or reduce the required amount of loading spaces as well as off-street parking requirements.
3. Amends the Downtown Street Classification Map to conform with a proposed change in the Seattle Comprehensive Transportation Program.
4. Clarifies that interior landscaping is not required for temporary parking lots; changes the requirement so that it applies when there are 25 parking spaces rather than 20, which excludes parking on a single lot.
5. Clarifies how view corridor setbacks are measured.
6. Clarifies that the recommendation of the Review District Board on a Planned Community Development application located in a Special Review District is made from the Director of the Department of Community Development to the DCLU Director rather than directly to the City Council.
7. Adds a carpool set aside requirement in all zones for temporary parking lots which provide long-term spaces; deletes interior landscaping requirements for temporary lots.
8. Makes heliports and helistops a Council conditional use in DOC1, DOC2, DRC, DMC, and DH2 zones; prohibits them in DMR zones.
9. Clarifies in all zones how much area devoted to accessory parking can be used in calculating the amount of development rights which may be transferred.
10. Adds a phrase which was inadvertently left out of the standards for transfers of development rights from sending lots in Office Core 1 zones.
11. Clarifies accessory parking provisions in Downtown Mixed Residential (DMR) zones.
12. Clarifies that in DMR/C zones all bonus floor area can be earned by providing housing, and that other amenities do not have to be provided first.

13. Fixes the bonus chart for DMR zones to show that housing bonuses apply in all DMR/R areas with height limits over 85 feet, not 125 feet.
14. In DMR and International District Residential (IDR) zones, changes the maximum facade lengths along streets (as opposed to Avenues) to 120 feet instead of 90 feet. The current regulations inadvertently penalize small corner lots by restricting buildings to 90 by 90 feet.
15. Amends the street park setback requirement in DMR zones to clarify how "total structure height" will be measured.
16. Clarifies in the ID Mixed and ID Residential zones, when additional height and/or floor area are allowed because a structure contains a certain percentage of floor area in residential use, that the percent is calculated excluding area devoted to parking.
17. Clarifies in the IDM zone that the additional floor area ratio allowed for hotels results in a maximum FAR of 6, not 9.
18. Revises the sight triangle provisions so that sight triangles are not required for one-way entrances into garages, since they are not needed there.
19. Allows attendant parking in downtown structures.

RD3/dr.1-2

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. 113279

was published on February 2, 1987

R. Spicuzza

Subscribed and sworn to before me on

February 2, 1987

Sydney Summers
Notary Public for the State of Washington,
residing in Seattle.