

ORDINANCE No. 114046

COUNCIL BILL No. 106789

The City of

Relating to land use and zoning; amending Sections 23.45.018, 23.45.032, 23.45.046, 23.45.060, 23.45.076, 23.45.016, 23.47.022 and 23.84.024 of the Seattle Municipal Code, repealing Section 23.86.022 of the Seattle Municipal Code, and adding Sections 23.45.015, 23.45.017, 23.45.029, 23.45.031, 23.45.043, 23.45.045, 23.45.057, 23.45.059, 23.45.073, 23.45.075 to the Seattle Municipal Code, to establish requirements for landscaping and glare in multi-family and commercial zones.

(6-22-88 Do Pass (2-0))

COMPTROLLER FILE No.

Introduced: <u>June 20, 1988</u>	By: <u>Street</u>
Referred: <u>June 20, 1988</u>	To: <u>Land Use + Community Dev.</u>
Referred:	To:
Referred:	To:
Reported: <u>July 11, 1988</u>	Second Reading: <u>July 11, 1988</u>
Third Reading: <u>July 11, 1988</u>	Signed: <u>July 11, 1988</u>
Presented to Mayor: <u>JUL 12 1988</u>	Approved: <u>JUL 15 1988</u>
Returned to City Clerk: <u>JUL 15 1988</u>	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

Honorable President:

Your Committee on Land Use

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

6/27/88 be referred to  
with a recommendation  
do pass.  
7/11/88 Council of

6-22-88-18-01-2

Vote

*10/10/89*

# The City of Seattle--Legislative Department

Date Reported  
and Adopted

## REPORT OF COMMITTEE

President:

Committee on

*Land Use and Community Development*

was referred the within Council Bill No. *106789*

we have considered the same and respectfully recommend that the same

*be referred to the Committee of the Whole*

*and a recommendation that the same  
be passed.*

*Committee of the Whole: Do Pass*

*Vote 7-0*

Committee Chair

Ordinance 114046

1  
2  
3 AN ORDINANCE relating to land use and zoning; amending Sections 23.45.018,  
4 23.45.032, 23.45.046, 23.45.060, 23.45.076, 23.47.016, 23.47.022, and  
5 23.84.024 of the Seattle Municipal Code, repealing Section 23.86.022 of  
6 the Seattle Municipal Code, and adding Sections 23.45.015, 23.45.017,  
7 23.45.029, 23.45.031, 23.45.043, 23.45.045, 23.45.057, 23.45.059,  
8 23.45.073, 23.45.075 to the Seattle Municipal Code, to establish  
9 requirements for landscaping and light and glare in multi-family and  
10 commercial zones.

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

12 Section 1. A new Section 23.45.015 is added to the Seattle Municipal  
13 Code, to read as follows:

14 23.45.015 Lowrise 1, Screening and Landscaping Standards

15 A. Quantity

16 1. A minimum landscaped area which is equivalent in square footage to  
17 three feet (3') times the total length of all property lines shall be pro-  
18 vided, except as specified in subsection A5.

19 2. If screening and landscaping of parking from direct street view is  
20 provided according to subsection 23.45.018D, that amount of landscaped area  
21 may be counted towards fulfilling the total amount of landscaped area  
22 required by this Section.

23 3. Street trees shall be provided in the planting strip according to  
24 the City of Seattle Board of Public Works Tree Planting Standards, unless  
25 it is not possible to meet the standards. Existing street trees may count  
26 toward meeting the street tree requirement.

27 4. If full landscaping is not possible because of the location of  
28

1 existing structures and/or existing parking, the amount of required  
2 landscaped area may be reduced by up to fifty (50) percent. The  
3 Director may require landscaping which cannot be provided on the lot be  
4 provided in the planting strip.

5 B. Development Standards

6 1. Except for the screening and landscaping of parking, which shall be  
7 provided according to subsection 23.45.018D, landscaping may be provided on  
8 all sides of the lot, or may be concentrated in one or more areas.  
9 However, a landscaped area at least three feet (3') deep shall be  
10 provided at the following locations, except as provided in subsection  
11 B2:

- 12 a. Along street property lines.
- 13 b. Along property lines which abut Single-family zoned lots.
- 14 c. Along alleys across from Single-family zoned lots.

15 2. Breaks in required screening and landscaping shall be permitted to  
16 provide pedestrian and vehicular access. Breaks in required screening and  
17 landscaping for vehicular access shall not exceed the width of permitted  
18 curb cuts and any required sight triangles. When an alley is used as an  
19 aisle, the Director may reduce or waive the required screening or  
20 landscaping, along the alley.

21 3. Required landscaping shall meet standards promulgated by the  
22 Director.

23 Section 2. A new Section 23.45.017 is added to the Seattle Municipal  
24 Code, to read as follows:

25 23.45.017 Lowrise 1, Light and Glare Standards

26 A. Exterior lighting shall be shielded and directed away from  
27 adjacent properties.

28 B. Interior lighting in parking garages shall be shielded to minimize  
nighttime glare on adjacent properties.

1 C. To prevent vehicle lights from affecting adjacent properties,  
2 driveways and parking areas for more than two vehicles shall be  
3 screened from adjacent properties by a fence or wall between five feet  
4 (5') and six feet (6') in height, or a solid evergreen hedge or landscaped  
5 berm at least five feet (5') in height. If the elevation of the lot line  
6 is different from the finished elevation of the driveway or parking sur-  
7 face, the difference in elevation may be measured as a portion of the  
8 required height of the screen so long as the screen itself is a minimum of  
9 three feet (3') in height. The Director may waive the requirement for the  
10 screening if it is not needed due to changes in topography, agreements to  
11 maintain an existing fence, or the nature and location of adjacent uses.

12 Section 3. Section 23.45.018 of the Seattle Municipal Code, as last  
13 amended by Ordinance 112777, is amended to read as follows:

14 23.45.018 Lowrise 1, Parking and Access

15 \* \* \*

16 D. Screening of Parking

17 1. Parking shall be screened from direct street view by the front  
18 facade of the structure, by garage doors, or by a fence or wall between  
19 five (5) and six feet (6') in height. When the fence or wall runs along  
20 the street, there shall be a landscaped (~~strip~~) area a minimum of three  
21 feet (3') deep on the street side of the fence or wall. (~~This strip may~~  
22 ~~be between one (1) and five feet (5') deep, as measured from the property~~  
23 ~~line, but the average distance from the property line to the fence shall be~~  
24 ~~at least three feet (3').~~) The screening shall be located outside any  
25 required sight triangle.

26 2. The height of the visual barrier created by the screen required in  
27 subdivision 1 of this subsection shall be measured from street level. If  
28 the elevation of the lot line is different from the finished elevation of  
the parking surface, the difference in elevation may be measured as a

1 portion of the required height of the screen, so long as the screen itself  
2 is a minimum of three feet (3') in height (Exhibit 23.45.018F).

3 3. Screening may also be required to reduce glare from vehicle  
4 lights, according to Section 23.45.017, Light and Glare Standards.

5 Section 4. A new Section 23.45.029 is added to the Seattle Municipal  
6 Code, to read as follows:

7  
8 23.45.029 Lowrise 2, Screening and Landscaping Standards

9 A. Quantity

10 1. A minimum landscaped area which is equivalent in square footage to  
11 three feet (3') times the total length of all property lines shall be pro-  
12 vided, except as specified in subsection A5.

13 2. If screening and landscaping of parking from direct street view is  
14 provided according to subsection 23.45.032D, that amount of landscaped area  
15 may be counted towards fulfilling the total amount of landscaped area  
16 required by this Section.

17 3. Landscaped usable open space which is provided for apartments or  
18 terraced housing according to Section 23.45.030 may be counted towards  
19 fulfilling the total amount of landscaped area required by this Section.

20 4. Street trees shall be provided in the planting strip according to  
21 the City of Seattle Board of Public Works Tree Planting Standards, unless  
22 it is not possible to meet the standards. Existing street trees may count  
23 toward meeting the street tree requirement.

24 5. If full landscaping is not possible because of the location of  
25 existing structures and/or existing parking, the amount of required  
26 landscaped area may be reduced by up to fifty (50) percent. The  
27

1 Director may require landscaping which cannot be provided on the lot be  
2 provided in the planting strip.

3 B. Development Standards

4 1. Except for the screening and landscaping of parking, which shall be  
5 provided according to subsection 23.45.032D, landscaping may be provided on  
6 all sides of the lot, or may be concentrated in one or more areas.

7 However, a landscaped area at least three feet (3') deep shall be  
8 provided at the following locations, except as provided in subsection B2:

- 9 a. Along street property lines.  
10 b. Along property lines which abut Single-family zoned lots.  
11 c. Along alleys across from Single-family zone lots.

12 2. Breaks in required screening and landscaping shall be permitted to  
13 provide pedestrian and vehicular access. Breaks in required screening and  
14 landscaping for vehicular access shall not exceed the width of permitted  
15 curb cuts and any required sight triangles. When an alley is used as an  
16 aisle, the Director may reduce or waive the required screening or  
17 landscaping along the alley.

18 3. Required landscaping shall meet standards promulgated by the  
19 Director.

20 Section 5. A new Section 23.45.031 is added to the Seattle Municipal  
21 Code, to read as follows:

22 23.45.031 Lowrise 2, Light and Glare Standards

23 A. Exterior lighting shall be shielded and directed away from  
24 adjacent properties.

25 B. Interior lighting in parking garages shall be shielded to minimize  
26 nighttime glare on adjacent properties.

27 C. To prevent vehicle lights from affecting adjacent properties,  
28 driveways and parking areas for more than two vehicles shall be  
screened from adjacent properties by a fence or wall between five feet (5')

1 and six feet (6') in height, or a solid evergreen hedge or landscaped berm  
2 at least five (5') feet in height. If the elevation of the lot line is  
3 different from the finished elevation of the driveway or parking surface,  
4 the difference in elevation may be measured as a portion of the required  
5 height of the screen so long as the screen itself is a minimum of three  
6 feet (3') in height. The Director may waive the requirement for the  
7 screening if it is not needed due to changes in topography, agreements to  
8 maintain an existing fence, or the nature and location of adjacent uses.

9 Section 6. Section 23.45.032 of the Seattle Municipal Code, as last  
10 amended by ordinance 112777, is amended to read as follows:

11 23.45.032 Lowrise 2, Parking and Access

12 \* \* \*

13 D. Screening of Parking

14 1. Parking shall be screened from direct street view by the front  
15 facade of the structure, by garage doors, or by a fence or wall between  
16 five (5) and six feet (6') in height. When the fence or wall runs along  
17 the street, there shall be a landscaped ~~((strip))~~ area a minimum of three  
18 feet (3') deep on the street side of the fence or wall. ~~((This strip may be~~  
19 ~~between one (1) and five feet (5') deep, as measured from the property~~  
20 ~~line, but the average distance from the property line to the fence shall be~~  
21 ~~at least three feet (3').))~~ The screening shall be located outside any  
22 required sight triangle.

23 2. The height of the visual barrier created by the screen required in  
24 subdivision 1 of this subsection shall be measured from street level. If  
25 the elevation of the lot line is different from the finished elevation of  
26 the parking surface, the difference in elevation may be measured as a  
27 portion of the required height of the screen, so long as the screen itself  
28 is a minimum of three feet (3') in height (Exhibit 23.45.032F).

3. Screening may also be required to reduce glare from vehicle  
lights, according to Section 23.45.031, Light and Glare Standards.

1 Section 7. A new Section 23.45.043 is added to the Seattle Municipal  
2 code, to read as follows:

3 23.45.043 Lowrise 3, Screening and Landscaping Standards

4  
5 A. Quantity

6 1. A minimum landscaped area which is equivalent in square footage to  
7 three feet (3') times the total length of all property lines shall be pro-  
8 vided, except as specified in subsection A5.

9 2. If screening and landscaping of parking from direct street view is  
10 provided according to subsection 23.45.046D, that amount of landscaped area  
11 may be counted towards fulfilling the total amount of landscaped area  
12 required by this Section.

13 3. Landscaped usable open space which is provided for apartments or  
14 terraced housing according to Section 23.45.044 and located at ground level  
15 may be counted towards fulfilling the total amount of landscaped area  
16 required by this Section.

17 4. Street trees shall be provided in the planting strip according to  
18 the City of Seattle Board of Public Works Tree Planting Standards, unless  
19 it is not possible to meet the standards. Existing street trees may count  
20 toward meeting the street tree requirement.

21 5. If full landscaping is not possible because of the location of  
22 existing structures and/or existing parking, the amount of required  
23 landscaped area may be reduced by up to fifty (50) percent. The  
24 Director may require landscaping which cannot be provided on the lot be  
25 provided in the planting strip.

26 B. Development Standards

27 1. Except for the screening and landscaping of parking, which shall be  
28 provided according to subsection 23.45.046D, landscaping may be provided on  
all sides of the lot, or may be concentrated in one or more areas.

1 However, a landscaped area at least three feet (3') deep shall be  
2 provided at the following locations, except as provided in subsection B2:

- 3 a. Along street property lines.  
4 b. Along property lines which abut Single-family zoned lots.  
5 c. Along alleys across from Single-family zoned lots.

6 2. Breaks in required screening and landscaping shall be permitted to  
7 provide pedestrian and vehicular access. Breaks in required screening and  
8 landscaping for vehicular access shall not exceed the width of permitted  
9 curb cuts and any required sight triangles. Where an alley is used as an  
10 aisle, the Director may reduce or waive the required screening or  
11 landscaping along the alley.

12 3. Required landscaping shall meet standards promulgated by the  
13 Director.

14 Section 8. A new Section 23.45.045 is added to the Seattle Municipal  
15 Code, to read as follows:

16 **23.45.045 Lowrise 3, Light and Glare Standards**

17 A. Exterior lighting shall be shielded and directed away from  
18 adjacent properties.

19 B. Interior lighting in parking garages shall be shielded to minimize  
20 nighttime glare on adjacent properties.

21 C. To prevent vehicle lights from affecting adjacent properties,  
22 driveways and parking areas for more than two vehicles shall be  
23 screened from adjacent properties by a fence or wall between five feet (5')  
24 and six feet (6') in height, or a solid evergreen hedge five (5') feet in  
25 height. If the elevation of the lot line is different from the finished  
26 elevation of the driveway or parking surface, the difference in elevation  
27 may be measured as a portion of the required height of the screen so long  
28 as the screen itself is a minimum of three feet (3') in height. The  
Director may waive the requirement for the screening if it is not needed due

1 to changes in topography, agreements to maintain an existing fence, or the  
2 nature and location of adjacent uses.

3 Section 9. Section 23.45.046 of the Seattle Municipal Code, as last  
4 amended by Ordinance 112777, is amended to read as follows:

5 23.45.046 Lowrise 3, Parking and Access

6 \* \* \*

7  
8 D. Screening of Parking

9 1. Parking shall be screened from direct street view by the front  
10 facade of the structure, by garage doors, or by a fence or wall between  
11 five (5) and six feet (6') in height. When the fence or wall runs along  
12 the street, there shall be a landscaped ~~((strip))~~ area a minimum of three  
13 feet (3') deep on the street side of the fence or wall. ~~((This strip may be~~  
14 ~~between one (1) and five feet (5') deep, as measured from the property~~  
15 ~~line, but the average distance from the property line to the fence shall be~~  
16 ~~at least three feet (3').))~~ The screening shall be located outside any  
17 required sight triangle.

18 2. The height of the visual barrier created by the screen required in  
19 subdivision 1 of this subsection shall be measured from street level. If  
20 the elevation of the lot line is different from the finished elevation of  
21 the parking surface, the difference in elevation may be measured as a  
22 portion of the required height of the screen, so long as the screen itself  
23 is a minimum of three feet (3') in height (Exhibit 23.44.046F).

24 3. Screening may also be required to reduce glare from vehicle  
25 lights, according to Section 23.45.045, Light and Glare Standards.

26 Section 10. A new Section 23.45.057 is added to the Seattle Municipal  
27 Code, to read as follows:

28 23.45.057 Midrise, Screening and Landscaping Standards

A. Quantity

1           1. A minimum landscaped area which is equivalent in square footage to  
2 three feet (3') times the total length of all property lines shall be pro-  
3 vided, except as specified in subsection A5.

4           2. If screening and landscaping of parking from direct street view is  
5 provided according to subsection 23.45.060D, that amount of landscaped area  
6 may be counted towards fulfilling the total amount of landscaped area  
7 required by this Section.

8           3. Landscaped usable open space which is provided for apartments or  
9 terraced housing according to Section 23.45.058 and located at ground  
10 level, may be counted towards fulfilling the total amount of landscaped  
11 area required by this Section.

12           4. Street trees shall be provided in the planting strip according to  
13 the City of Seattle Board of Public Works Tree Planting Standards, unless  
14 it is not possible to meet the standards. Existing street trees may count  
15 toward meeting the street tree requirement.

16           5. Exceptions

17           a. If full landscaping is not possible because of the location of  
18 existing structures and/or existing parking, the amount of required  
19 landscaped area may be reduced by up to fifty (50) percent. The  
20 Director may require landscaping which cannot be provided on the lot be  
21 provided in the planting strip.

22           b. If landscaping would obscure the visibility of retail uses or  
23 obstruct pedestrian access to retail uses, and there is no other location  
24 on the lot for the landscaping, the Director may reduce or waive the  
25 amount of landscaping required in those locations. No reduction or waiver  
26 shall apply to screening and landscaping of parking required by subsection  
27 23.45.060D or open space required by Section 23.45.058.

28           B. Development Standards

          1. Except for the screening and landscaping of parking, which shall be  
provided according to subsection 23.45.060D, landscaping may be provided on

1 all sides of the lot, or may be concentrated in one or more areas.  
2 However, a landscaped area at least three feet (3') deep shall be  
3 provided at the following locations, except as provided in subsection B2:

- 4 a. Along street property lines.  
5 b. Along property lines which abut Single-family zoned lots.  
6 c. Along alleys across from Single-family zoned lots.

7 2. Breaks in required screening and landscaping shall be permitted to  
8 provide pedestrian and vehicular access. Breaks in required screening and  
9 landscaping for vehicular access shall not exceed the width of permitted  
10 curb cuts and any required sight triangles. When an alley is used as an  
11 aisle, the Director may reduce or waive the required screening or  
12 landscaping along the alley.

13 3. Required landscaping shall meet standards promulgated by the  
14 Director.

15 Section 11. A new Section 23.45.059 is added to the Seattle Municipal  
16 Code, to read as follows:

17 **23.45.059 Midrise, Light and Glare Standards**

18 A. Exterior lighting shall be shielded and directed away from  
19 adjacent properties.

20 B. Interior lighting in parking garages shall be shielded to minimize  
21 nighttime glare on adjacent properties.

22 C. To prevent vehicle lights from affecting adjacent properties,  
23 driveways and parking areas for more than two vehicles shall be  
24 screened from adjacent properties by a fence or wall between five feet (5')  
25 and six feet (6') in height, or a solid evergreen hedge or landscaped berm  
26 at least five (5') in height. If the elevation of the lot line is  
27 different from the finished elevation of the driveway or parking surface,  
28 the difference in elevation may be measured as a portion of the required

1 height of the screen so long as the screen itself is a minimum of three  
2 feet (3') in height. The Director may waive the requirement for the  
3 screening if it is not needed due to changes in topography, agreements to  
4 maintain an existing fence, or the nature and location of adjacent uses.

5 Section 12. Section 23.45.060 of the Seattle Municipal Code, as last  
6 amended by Ordinance 112777, is amended to read as follows:

7 23.45.060 Midrise, Parking and Access

8 \* \* \*

9  
10 D. Screening of Parking

11 1. Parking shall be screened from direct street view by the front  
12 facade of the structure, by garage doors, or by a fence or wall between  
13 five (5) and six feet (6') in height. When the fence or wall runs along  
14 the street, there shall be a landscaped(~~strip~~)area a minimum of three  
15 feet (3') deep on the street side of the fence or wall.~~((This strip may be~~  
16 ~~between one (1) and five feet (5') deep, as measured from the property~~  
17 ~~line, but the average distance from the property line to the fence shall be~~  
18 ~~at least three feet (3').))The screening shall be located outside any~~  
19 required sight triangle.

20 2. The height of the visual barrier created by the screen required in  
21 subdivision 1 of this subsection shall be measured from street level. If  
22 the elevation of the lot line is different from the finished elevation of  
23 the parking surface, the difference in elevation may be measured as a  
24 portion of the required height of the screen, so long as the screen itself  
25 is a minimum of three feet (3') in height (Exhibit 23.45.060F).

26 3. Screening may also be required to reduce glare from vehicle  
27 lights, according to Section 23.45.059, Light and Glare Standards.

28 Section 13. A new Section 23.45.073 is added to the Seattle Municipal  
Code, to read as follows:

1 23.45.073 Highrise, Screening and Landscaping Standards

2 A. Quantity

3  
4 1. A minimum landscaped area which is equivalent in square footage to  
5 three feet (3') times the total length of all property lines shall be pro-  
6 vided, except as specified in subsection A5.

7 2. If screening and landscaping of parking from direct street view is  
8 provided according to subsection 23.45.076D, that amount of landscaped area  
9 may be counted towards fulfilling the total amount of landscaped area  
10 required by this Section.

11 3. Landscaped usable open space which is provided for apartments or  
12 terraced housing according to Section 23.45.074 and located at ground level  
13 may be counted towards fulfilling the total amount of landscaped area  
14 required by this Section.

15 4. Street trees shall be provided in the planting strip according to  
16 the City of Seattle Board of Public Works Tree Planting Standards, unless  
17 it is not possible to meet the standards. Existing street trees may count  
18 toward meeting the street tree requirement.

19 5. Exceptions

20 a. If full landscaping is not possible because of the location  
21 of existing structures and/or existing parking, the amount  
22 of required landscaped area may be reduced by up to fifty  
23 (50) percent. The Director may require landscaping which  
24 cannot be provided on the lot be provided in the planting  
strip.

25 b. If landscaping would obscure the visibility of retail uses or  
26 obstruct pedestrian access to retail uses, and there is no  
27 other location on the lot for the landscaping, the Director  
28 may reduce or waive the amount of landscaping required in  
those locations. No reduction or waiver shall apply to

1 screening and landscaping of parking required by subsection  
2 23.45.076D or open space required by Section 23.45.072.

3 B. Development Standards

4 1. Except for the screening and landscaping of parking which shall be  
5 provided according to subsection 23.45.076D, landscaping may be provided on  
6 all sides of the lot, or may be concentrated in one or more areas.

7 However, a landscaped area at least three feet (3') deep shall be  
8 provided at the following locations, except as provided in subsection B2:

- 9 a. Along property lines which abut Single-family zoned lots.  
10 b. Along alleys across from Single-family zoned lots.

11 2. Breaks in required screening and landscaping shall be permitted to  
12 provide pedestrian and vehicular access. Breaks in required screening and  
13 landscaping for vehicular access shall not exceed the width of permitted  
14 curb cuts and any required sight triangles. When an alley is used as an  
15 aisle, the Director may reduce or waive the required screening or  
16 landscaping along the alley.

17 3. Required landscaping shall meet standards promulgated by the  
18 Director.

19 Section 14. A new Section 23.45.075 is added to the Seattle Municipal  
20 Code, to read as follows:

21 23.45.075 Highrise, Light and Glare Standards

22 A. Exterior lighting shall be shielded and directed away from  
23 adjacent properties.

24 B. Interior lighting in parking garages shall be shielded to minimize  
25 nighttime glare on adjacent properties.

26 C. To prevent vehicle lights from affecting adjacent properties,  
27 driveways and parking areas for more than two vehicles shall be

1 screened from adjacent properties by a fence or wall between five feet (5')  
2 and six feet (6') in height, or a solid evergreen hedge or landscaped berm  
3 at least five feet (5') in height. If the elevation of the lot line is  
4 different from the finished elevation of the driveway or parking surface,  
5 the difference in elevation may be measured as a portion of the required  
6 height of the screen so long as the screen itself is a minimum of three  
7 feet (3') in height. The Director may waive the requirement for the  
8 screening if it is not needed due to changes in topography, agreements to  
9 maintain an existing fence, or the nature and location of adjacent uses.

10 Section 15. Section 23.45.076 of the Seattle Municipal Code, as last  
11 amended by Ordinance 112777, is amended to read as follows:

12 23.45.076 Highrise, Parking and Access

13 \* \* \*

14 D. Screening of Parking

15 1. Parking shall be screened from direct street view by the front  
16 facade of the structure, by garage doors, or by a fence or wall between  
17 five (5) and six feet (6') in height. When the fence or wall runs along  
18 the street, there shall be a landscaped(~~strip~~)area a minimum of three  
19 feet (3') deep on the street side of the fence or wall.~~((This strip may be~~  
20 ~~between one (1) and five feet (5') deep, as measured from the property~~  
21 ~~line, but the average distance from the property line to the fence shall be~~  
22 ~~at least three feet (3').))~~The screening shall be located outside any  
23 required sight triangle.

24 2. The height of the visual barrier created by the screen required in  
25 subdivision 1 of this subsection shall be measured from street level. If  
26 the elevation of the lot line is different from the finished elevation of  
27 the parking surface, the difference in elevation may be measured as a  
28 portion of the required height of the screen, so long as the screen itself  
is a minimum of three feet (3') in height (Exhibit 23.45.076D).

1           3. Screening may also be required to reduce glare from vehicle  
2           lights, according to Section 23.45.075, Light and Glare Standards.

3           Section 16. Section 23.47.016 of the Seattle Municipal Code, as last  
4           amended by Ordinance 113263, is amended to read as follows:

5           Section 23.47.016 Screening and Landscaping Standards.

6           A. General Screening and Landscaping Requirements.

7           1. Quantity

8           a. A minimum landscaped area which is equivalent in square  
9           footage to three feet (3') feet times the total length of all property  
10           lines shall be provided, except as specified in subsection Ale.

11           b. If landscaping for specific uses is provided according to subsec-  
12           tion 23.47.016C, that amount of landscaped area may be counted towards  
13           fulfilling the total amount of landscaped area required by this Section.

14           c. Landscaped usable open space which is provided according to  
15           Section 23.47.024 and located at ground level may be counted towards  
16           fulfilling the total amount of required landscaped area of this Section.

17           d. Street trees shall be provided in the planting strip  
18           according to the City of Seattle Board of Public Works Tree Planting  
19           Standards, unless it is not possible to meet the standards. Existing  
20           street trees may count toward meeting the street tree requirement.

21           e. Exceptions

22           (1) If full landscaping is not possible because of the location  
23           of existing structures and/or existing parking, the amount of required  
24           landscaped area may be reduced by up to fifty (50) percent for a single-  
25           purpose residential use, and by seventy-five (75) percent for all other  
26           uses. The Director may require landscaping which cannot be provided on the  
27           lot be provided in the planting strip.

28           (2) If street trees would obscure the visibility of retail uses  
              or obstruct pedestrian access to retail uses, and there is no other location

1 on the lot for the landscaping, the Director may reduce or waive the street  
2 tree requirement. However, no reduction or waiver shall apply to landsca-  
3 ping for specific uses in subsection 23.47.016C.

4 2. Development Standards

5 a. Except for the screening and landscaping for specific uses  
6 which shall be provided according to subsection 23.47.016C, landscaping may  
7 be provided on all sides of the lot, or may be concentrated in one or more  
8 areas (Exhibit 23.47.016A).

9 b. Landscaping shall be provided according to standards  
10 promulgated by the Director.

11 B.((A))The following types of screening and landscaping may be required  
12 for specific uses according to the provisions of subsection ((B)) C.

13 1. Three-foot (3') High Screening on Street Property Lines. Three-  
14 foot (3') high screening may be either:

- 15 a. A fence or wall at least three feet (3') in height; or  
16 b. A hedge or landscaped berm at least three feet (3') in  
17 height.

18 2. Six-foot (6') High Screening on Property Lines. Six-foot (6')  
19 high screening may be either:

- 20 a. A fence or wall six feet (6') in height; or  
21 b. A landscaped berm at least five feet (5') in height or a  
22 hedge which would achieve a height of at least five feet (5') within three  
23 (3) years of planting.

24 3. Landscaped Areas and Berms. Each area or berm required to be  
25 landscaped shall be planted with trees, shrubs, and grass or evergreen  
26 ground cover, in a manner that the total required setback, excluding drive-  
27 ways, will be covered in three (3) years from the date of issuance of the  
28 permit. Features such as walkways, decorative paving, sculptures or foun-  
tains may cover a maximum of thirty percent (30%) of each required  
landscaped area or berm.

1           4. Street Trees. When required by this Code, street trees shall be  
2 provided in the planting strip according to The City of Seattle Board of  
3 Public Works Tree Planting Standards. If it is not feasible to plant  
4 street trees according to City standards, a five-foot (5') deep landscaped  
5 area shall be required along the street property line. If a landscaped  
6 area is already required, the street trees shall be planted in the  
7 landscaped area at least two feet (2') from the street lot line if they  
8 cannot be placed in the planting strip.

9           5. Interior Landscaping. When interior landscaping of a surface  
10 parking area is required, the following standards shall be met:

a. Total Number of Parking Spaces	Required Landscape Area
20 to 50	18 square feet/ parking space
51 to 99	25 square feet/ parking space
100 or more	35 square feet/ parking space

14           b. The minimum size of a required landscaped area shall be one  
15 hundred (100) square feet. Berms and other landscaped areas provided to  
16 meet screening standards may be counted as part of a landscaped area. No  
17 part of a landscaped area shall be less than four feet (4') in dimension  
18 except those parts created by turning radii or angles of parking spaces.

19           c. No stall shall be more than sixty feet (60') from a required  
20 landscaped area.

21           d. One (1) tree shall be required for every ten (10) parking  
22 spaces.

23           e. Each tree shall be three feet (3') away from any curb of a  
24 landscaped area or edge of the parking area. Permanent curbs or structural  
25 barriers shall enclose each landscaped area.

26           f. Hardy evergreen groundcover shall be planted to cover each  
27 landscaped area completely in three (3) years. Trees shall be selected  
28 from the Seattle Engineering Department's recommended list for parking area  
planting.

1           6. Combinations of Screening and Landscaping Requirements. When  
2 there is more than one (1) type of use which requires screening or  
3 landscaping, the requirement which results in the greater amount of  
4 screening and landscaping shall be followed.

5           C.((B))Screening and Landscaping Requirements for Specific Uses.

6           1. Surface Parking Areas.

7           a. When a surface parking area abuts a lot in a residential  
8 zone, six-foot (6') high screening along the abutting lot line(s) shall be  
9 required. A five-foot (5') deep landscaped area shall be required inside  
10 the screening (Exhibit 23.47.016 ((A)) B.

11           b. When a surface parking area is across an alley from a lot in  
12 a residential zone, six-foot (6') high screening along the alley shall be  
13 required. A five-foot (5') deep landscaped area shall be required inside  
14 the screening. The Director may reduce or waive the screening and  
15 landscaping requirement for part or all of the lot abutting the alley, or  
16 may waive only the landscaping requirement, when required parking can only  
17 be provided at the rear lot line and the alley is necessary to provide  
18 aisle space. In making the determination to waive or reduce the  
19 landscaping and screening requirements, the Director shall consider the  
20 following criteria:

21           (1) Whether the lot width and depth permit a workable plan for  
22 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, makes the screening and landscaping less  
26 necessary; and

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

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

1 c. Surface parking areas for ten (10) or fewer cars shall be  
2 screened by three-foot (3') high screening along the street lot line, and,  
3 when across a street from a residentially zoned lot, street trees shall be  
4 provided.

5 d. Surface parking areas for more than ten (10) cars shall be  
6 screened by three-foot (3') high screening and street trees along the  
7 street lot line.

8 e. Surface parking areas for more than fifty (50) cars shall  
9 provide three-foot (3') high screening and street trees along street lot  
10 lines, as well as interior landscaping.

11 2. Parking Within or Under Structures.

12 a. When parking occupies any portion of the street-level  
13 frontage of a structure up to a height of eight feet (8') above sidewalk  
14 grade, the portion of the structure containing the parking shall be  
15 required to have a five-foot (5') deep landscaped area long street lot  
16 lines. In addition, the parking shall be screened by:

17 (1) The facade of the structure; or

18 (2) Six-foot (6') high screening between the structure and  
19 the landscaped area, and street trees (Exhibit 23.47.016 ((B)) C).

20 b. A five-foot (5') setback shall be required along all property  
21 lines abutting a residential zone for any portion of the ground level of a  
22 structure which contains parking. The portion of the structure containing  
23 the parking shall be screened by the facade of the structure or the  
24 setback(s) shall be landscaped according to Section 23.47.016 ((A3)) B3 and  
25 six-foot (6') high screening along the abutting property lines(s) shall be  
26 provided.

27 c. When access is through a street-facing facade, the facade  
28 shall contain one garage door, not to exceed the maximum width allowed for  
the curbcut.

d. The perimeter of each floor of parking which is eight feet  
(8') or more above sidewalk grade shall have an opaque screen at least  
three and one-half feet (3½') high.

1           3. Drive-in Business

2           a. Drive-in businesses, including gas stations, abutting or  
3 across an alley from a residentially zones lot, shall provide six-foot (6')  
4 high screening along the abutting or alley lot lines. A five-foot (5')  
5 deep landscaped area inside the screening shall be required when the  
6 drive-in portion of the business or its queuing lanes abut a lot in a  
7 residential zone.

8           b. Drive-in businesses other than gas stations in which the  
9 drive-in portion of the business or its queuing lanes is across the street  
10 from a residentially zones lot shall provide three-foot (3') high screening  
11 for the drive-in portion and street trees.

12           c. Gas stations shall provide three-foot (3') high screening and  
13 street trees along street lot lines in all NC1, NC2 and NC3 zones. In C1  
14 and C2 zones, three-foot (3') high screening and street trees shall only be  
15 required when a gas station is across the street from a residentially zones  
16 lot.

17           4. Outdoor Sales and Outdoor Display of Rental Equipment.

18           a. When an outdoor sales area or outdoor display of rental  
19 equipment area is abutting or across an alley from a residentially zoned  
20 lot, six-foot (6') high screening shall be provided along the abutting or  
21 alley lot lines.

22           b. When an outdoor sales area or outdoor display of rental  
23 equipment is across the street from a residentially zones lot, street trees  
24 and three-foot (3') high screening along the street lot line shall be  
25 provided.

26           5. Outdoor Storage.

27           a. C1 Zones. Outdoor storage shall be screened by a structure's  
28 facade or by six-foot (6') high screening between the storage area and all  
property lines. A five-foot (5') deep landscaped area shall be provided  
between all street lot lines and the six-foot (6') high screening. When an  
open storage area is across the street from a residentially zoned lot,  
street trees shall also be required between the open storage area and the

1 residentially zoned lot (Exhibit 23.47.016 ((E)) D.

2 b. C2 Zones.

3 (1) When an outdoor storage area is across the street from a  
4 residentially zoned lot it shall be screened from the street by the facade  
5 of a structure, or by six-foot (6') high screening along the street lot  
6 lines, and street trees.

7 (2) When a lot containing outdoor storage abuts a  
8 residentially zoned lot, the outdoor storage area shall set back fifty feet  
9 (50') from abutting residentially zoned lot lines and be screened by a  
10 structure's facade or by six-foot (6') high screening between the outdoor  
11 storage and all abutting property lines (Exhibit 23.47.016 ((D)) E.

12 c. Outdoor Dry Storage of Boats. Screening shall be required  
13 for the outdoor dry storage of boats in the Shoreline District according to  
14 the provisions for outdoor storage in C1 zones, subsection ((B5a)) C5a,  
15 unless the dry storage of boats is located in a C2 zone, in which case  
16 screening shall be required according to the provisions for outdoor storage  
17 in C2 zones, subsection ((B5b)) C5b.

18 6. Mobile Home Parks. Mobile home parks shall be screened by  
19 six-foot (6') high screening along all non-street lot lines. A five-foot  
20 (5') deep landscaped area shall be provided along all street lot lines of a  
21 mobile home park. A five-foot (5') planting strip with street trees may be  
22 provided instead of the five-foot (5') deep landscaped area.

23 7. Lots Within the Shoreline District. On lots within the Shoreline  
24 District where view corridors are required, the height of screening may be  
25 reduced and the location and type of required landscaping may be modified  
26 so that view corridors are not obstructed.

27 D.((E))Blank Facades.

28 1. In all NC1, NC2 and NC3 zones, and in C1 and C2 zones, when across  
from a residentially zoned lot, street trees shall be required along blank  
facades greater than fifty feet in width. If it is not feasible to plant

1 street trees, a five-foot (5') deep landscaped area shall be provided along  
2 street property lines.

3 2. Blank facade requirements shall apply to the area of the facade  
4 between two feet (2') and eight feet (8') above the sidewalk.

5 3. Any portion of a facade which is not transparent shall be  
6 considered to be a blank facade. Clear or lightly tinted glass in windows,  
7 doors and display windows shall be considered transparent. Transparent  
8 area shall allow views into the structure or into display windows from the  
9 outside.

10 4. Portions of a facade of a structure which are separate by  
11 transparent areas of at least two feet (2') in width shall be considered  
12 separate facade segments for the purposes of this subsection.

13 E.((D))Access Through Required Screening and Landscaping. Breaks in  
14 required screening shall be permitted to provide pedestrian and vehicular  
15 access. Breaks in required screening for vehicular access shall not exceed  
16 the width of permitted curbcuts and any required sight triangles.

17 Section 17. Section 23.47.022 of the Seattle Municipal Code, as last  
18 amended by Ordinance 113263, is amended to read as follows:

19  
20 Section 23.47.022 Light and Glare Standards

21 \* \* \*

22 C. To prevent vehicle lights from affecting adjacent properties,  
23 driveways and parking areas for more than two vehicles shall be screened  
24 from adjacent properties by a fence or wall between five feet (5') and six  
25 feet (6') in height, or solid evergreen hedge or landscaped berm at least  
26 five feet (5') in height. If the elevation of the lot line is different  
27 from the finished elevation of the driveways or parking surface, the  
28 difference in elevation may be measured as a portion of the required height

1 of the screen so long as the screen itself is a minimum of three feet (3')  
2 in height. The Director may waive the requirement for the screening if  
3 it is not needed due to changes in topography, agreements to maintain an  
4 existing fence, or the nature and location of adjacent uses.

5 D.((C-)) Exterior lighting on poles shall be permitted up to a maximum  
6 height of thirty feet (30') from finished grade. In zones with a  
7 forty-foot (40') or greater height limit, exterior lighting on poles shall  
8 be permitted up to a height of forty feet (40') from finished grade, provided  
9 that the ratio of watts to area is at least twenty percent (20%) below the  
10 maximum exterior lighting level permitted by the Energy Code.

11 E.((D-)) Glare diagrams which clearly identify potential adverse glare  
12 impacts on residential zones and on arterials shall be required when:

13 1. Any structure proposed to have facades of reflective coated  
14 glass or other highly reflective material, and/or new structures or expan-  
15 sion of existing structures greater than sixty-five feet (65') in height  
16 which have more than thirty percent (30%) of the facades comprised of clear  
or tinted glass; and

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

18 a. Are oriented toward and are less than two hundred feet  
19 (200') from any residential zone, and/or

20 b. Are oriented toward and are less than four hundred feet  
21 (400') from a major arterial with more than fifteen thousand (15,000)  
vehicle trips per day, according to Engineering Department data.

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

25 a. Minimizing the percentage of exterior facade that is com-  
26 posed of glass;

27 b. Using exterior glass of low reflectance;

28 c. Tilting glass areas to prevent glare which could affect  
arterials, pedestrians or surrounding structures;

1 d. Alternating glass and non-glass materials on the exterior  
2 facade; and

3 e. Changing the orientation of the structure.

4 Section 18. Section 23.84.024 of the Seattle Municipal Code, as last  
5 amended by Ordinance 113464, is amended to read as follows:

6 23.84.024 "L."

7  
8 \* \* \*

9  
10 (~~"Landscape" means to plant with vegetation in the form of hardy trees,~~  
11 ~~shrubs, or grass or evergreen groundcover maintained in good condition.~~  
12 ~~Landscaping may include flowerbeds, walkways, ornamental objects such as~~  
13 ~~fountains, sculptures and other similar objects designed and arranged to~~  
14 ~~produce an aesthetically pleasing effect. Landscaping may also provide~~  
15 ~~screening, reduce stormwater runoff and/or erosion, and provide an acousti-~~  
~~cal barrier.))~~

16 \* \* \*

17  
18 Section 19. Section 23.86.022 of the Seattle Municipal Code is hereby  
19 repealed.

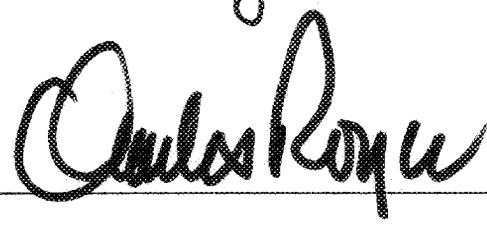
20 Section 20. This ordinance shall take effect and be in force thirty  
21 days from and after its passage and approval by the Mayor; otherwise it  
22 shall take effect at the time it shall become a law under the provisions of  
23 the City Charter.

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Passed by the City Council the 11<sup>th</sup> day of July, 1988,  
and signed by me in open session in authentication of its passage this  
11<sup>th</sup> day of July, 1988.

  
\_\_\_\_\_  
President.....of the City Council

Approved by me this 15<sup>th</sup> day of July, 1988.

  
\_\_\_\_\_  
Mayor

Filed by me this 15<sup>th</sup> day of July, 1988.

Attest: Norman J. Brooks  
\_\_\_\_\_  
City Comptroller and City Clerk

(SEAL)

Published \_\_\_\_\_ By Margaret Carter  
\_\_\_\_\_  
Deputy Clerk

# 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. 114046

was published on August 19, 1988

*R. Saccappa*  
Subscribed and sworn to before me on

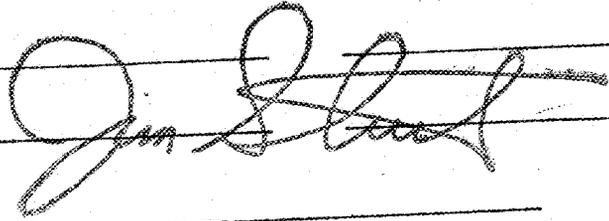
August 19, 1988

*Barbara C. Jones*  
Notary Public for the State of Washington,  
residing in Seattle.

TIME AND DATE AMP

**SPONSORSHIP**

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY  
THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

\_\_\_\_\_  
\_\_\_\_\_  
  
\_\_\_\_\_

**OR CITY COUNCIL PRESIDENT USE ONLY**

COMMITTEE(S) REFERRED TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**PRESIDENT'S SIGNATURE**

# City of Seattle

## ORDINANCE 114946

AN ORDINANCE relating to land use and zoning, amending Sections 23.45.018, 23.45.032, 23.45.048, 23.45.060, 23.45.076, 23.47.016, 23.47.022 and 23.44.024 of the Seattle Municipal Code, repealing Section 23.45.022 of the Seattle Municipal Code, and adding Sections 23.45.015, 23.45.017, 23.45.059, 23.45.061, 23.45.063, 23.45.045, 23.45.057, 23.45.059, 23.45.073, 23.45.075 to the Seattle Municipal Code, to establish requirements for landscaping and light and glare in multi-family and commercial zones.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. A new Section 23.45.015 is added to the Seattle Municipal Code, to read as follows:

23.45.015 Lowrise 1, Screening and Landscaping Standards

### A. Quantity

1. A minimum landscaped area which is equivalent in square footage to three feet (3') times the total length of all property lines shall be provided, except as specified in subsection A5.

2. If screening and landscaping of parking from direct street view is provided according to subsection 23.45.016D, that amount of landscaped area may be counted towards fulfilling the total amount of landscaped area required by this Section.

3. Street trees shall be provided in the planting strip according to the City of Seattle Board of Public Works Tree Planting Standards, unless it is not possible to meet the standards. Existing street trees may count toward meeting the street tree requirement.

4. If full landscaping is not possible because of the location of existing structures and/or existing parking, the amount of required landscaped area may be reduced by up to fifty (50) percent. The Director may require landscaping which cannot be provided on the lot be provided in the planting strip.

### B. Development Standards

1. Except for the screening and landscaping of parking, which shall be provided according to subsection 23.45.016D, landscaping may be provided on all sides of the lot, or may be concentrated in one or more areas. However, a landscaped area at least three feet (3') deep shall be provided at the following locations, except as provided in subsection B2.

a. Along street property lines

b. Along property lines which abut single-family zoned lots.

c. Along alleys across from single-family zoned lots.

2. Breaks in required screening and landscaping shall be permitted to provide pedestrian and vehicular access. Breaks in required screening and landscaping for vehicular access shall not exceed the width of permitted curb cuts and any required sight triangles. When an alley is used as an aisle, the Director may reduce or waive the required screening or landscaping along the alley.

3. Required landscaping shall meet standards promulgated by the Director.

Section 2. A new Section 23.45.017 is added to the Seattle Municipal Code, to read as follows:

23.45.017 Lowrise 1, Light and Glare Standards

A. Exterior lighting shall be shielded and directed away from adjacent properties.

B. Interior lighting in parking garages shall be shielded to minimize nighttime glare on adjacent properties.

C. To prevent vehicle lights from affecting adjacent properties, driveways and parking areas for more than two vehicles shall be screened from adjacent properties by a fence or wall between five feet (5') and six feet (6') in height, or a solid evergreen hedge or landscaped berm at least five feet (5') in height. If the elevation of the lot line is different from the finished elevation of the driveway or parking surface, the difference in elevation may be measured as a portion of the required height of the screen so long as the screen itself is a minimum of three feet (3') in height. The Director may waive the requirement for the screening if it is not needed due to changes in topography, agreements to maintain an existing fence, or the nature and location of adjacent uses.

### B. Development Standards

1. Except for the screening and landscaping of parking, which shall be provided according to subsection 23.45.045B, landscaping may be provided on all sides of the lot, or may be concentrated in one or more areas. However, a landscaped area at least three feet (3') deep shall be provided at the following locations, except as provided in subsection B2.

B. Interior lighting in parking garages shall be shielded to minimize nighttime glare on adjacent properties.

C. To prevent vehicle lights from affecting adjacent properties, driveways and parking areas for more than two vehicles shall be screened from adjacent properties by a fence or wall between five feet (5') and six feet (6') in height, or a solid evergreen hedge or landscaped berm at least five (5') feet in height. If the elevation of the lot line is different from the finished elevation of the driveway or parking surface, the difference in elevation may be measured as a portion of the required height of the screen so long as the screen itself is a minimum of three feet (3') in height. The Director may waive the requirement for the screening if it is not needed due to changes in topography, agreements to maintain an existing fence, or the nature and location of adjacent uses.

Section 4. Section 23.45.032 of the Seattle Municipal Code, as last amended by Ordinance 112777, is amended to read as follows:

23.45.032 Lowrise 2, Parking and Access

### D. Screening of Parking

1. Parking shall be screened from direct street view by the front facade of the structure, by garage doors, or by a fence or wall between five (5) and six feet (6') in height. When the fence or wall runs along the street, there shall be a landscaped (strip) AREA A MINIMUM OF THREE FEET (3') DEEP on the street side of the fence or wall. (This strip may be between one (1) and five feet (5') deep, as measured from the property line, but the average distance from the property line to the fence shall be at least three feet (3').) The screening shall be located outside any required sight triangle.

2. The height of the visual barrier created by the screen required in subdivision 1 of this subsection shall be measured from street level. If the elevation of the lot line is different from the finished elevation of the parking surface, the difference in elevation may be measured as a portion of the required height of the screen, so long as the screen itself is a minimum of three feet (3') in height. (Exhibit 23.45.045E).

3. SCREENING MAY ALSO BE REQUIRED TO REDUCE GLARE FROM VEHICLE LIGHTS, ACCORDING TO SECTION 23.45.041 LIGHT AND GLARE STANDARDS.

Section 7. A new Section 23.45.043 is added to the Seattle Municipal Code, to read as follows:

23.45.043 Lowrise 3, Screening and Landscaping Standards

### A. Quantity

1. A minimum landscaped area which is equivalent in square footage to three feet (3') times the total length of all property lines shall be provided, except as specified in subsection A5.

2. If screening and landscaping of parking from direct street view is provided according to subsection 23.45.044D, that amount of landscaped area may be counted towards fulfilling the total amount of landscaped area required by this Section.

3. Landscaped usable open space which is provided for apartments of terraced housing according to Section 23.45.044 and located at ground level may be counted towards fulfilling the total amount of landscaped area required by this Section.

4. Street trees shall be provided in the planting strip according to the City of Seattle Board of Public Works Tree Planting Standards, unless it is not possible to meet the standards. Existing street trees may count toward meeting the street tree requirement.

5. If full landscaping is not possible because of the location of existing structures and/or existing parking, the amount of required landscaped area may be reduced by up to fifty (50) percent. The Director may require landscaping which cannot be provided on the lot be provided in the planting strip.

### B. Development Standards

1. Except for the screening and landscaping of parking, which shall be provided according to subsection 23.45.045B, landscaping may be provided on all sides of the lot, or may be concentrated in one or more areas. However, a landscaped area at least three feet (3') deep shall be provided at the following locations, except as provided in subsection B2.

requirement.

### 5. Exceptions

a. If full landscaping is not possible because of the location of existing structures and/or existing parking, the amount of required landscaped area may be reduced by up to fifty (50) percent. The Director may require landscaping which cannot be provided on the lot be provided in the planting strip.

b. If landscaping would obscure visibility of retail uses or obstruct pedestrian access to retail uses, and there is no other location on the lot for the landscaping, the Director may reduce or waive the amount of landscaping required at those locations. No reduction or waiver shall apply to screening and landscaping of parking required by subsection 23.45.063D or open space required by Section 23.45.058.

### B. Development Standards

1. Except for the screening and landscaping of parking, which shall be provided according to subsection 23.45.063D, landscaping may be provided on all sides of the lot, or may be concentrated in one or more areas. However, a landscaped area at least three feet (3') deep shall be provided at the following locations, except as provided in subsection B2.

a. Along street property lines

b. Along property lines which abut single-family zoned lots.

c. Along alleys across from single-family zoned lots.

2. Breaks in required screening and landscaping shall be permitted to provide pedestrian and vehicular access. Breaks in required screening and landscaping for vehicular access shall not exceed the width of permitted curb cuts and any required sight triangles. When an alley is used as an aisle, the Director may reduce or waive the required screening or landscaping along the alley.

3. Required landscaping shall meet standards promulgated by the Director.

Section 11. A new Section 23.45.059 is added to the Seattle Municipal Code, to read as follows:

23.45.059 Midrise, Light and Glare Standards

A. Exterior lighting shall be shielded and directed away from adjacent properties.

B. Interior lighting in parking garages shall be shielded to minimize nighttime glare on adjacent properties.

C. To prevent vehicle lights from affecting adjacent properties, driveways and parking areas for more than two vehicles shall be screened from adjacent properties by a fence or wall between five feet (5) and six feet (6') in height, or a solid evergreen hedge or landscaped berm at least five (5') in height. If the elevation of the lot line is different from the finished elevation of the driveway or parking surface, the difference in elevation may be measured as a portion of the required height of the screen so long as the screen itself is a minimum of three feet (3') in height. The Director may waive the requirement for the screening if it is not needed due to changes in topography, agreements to maintain an existing fence, or the nature and location of adjacent uses.

Section 12. Section 23.45.060 of the Seattle Municipal Code, as last amended by Ordinance 112777, is amended to read as follows:

23.45.060 Midrise, Parking and Access

### D. Screening of Parking

1. Parking shall be screened from direct street view by the front facade of the structure, by garage doors, or by a fence or wall between five (5) and six feet (6') in height. When the fence or wall runs along the street, there shall be a landscaped (strip) AREA A MINIMUM OF THREE FEET (3') DEEP on the street side of the fence or wall. (This strip may be between one (1) and five feet (5') deep, as measured from the property line, but the average distance from the property line to the fence shall be at least three feet (3').) The screening shall be located outside any required sight triangle.

2. The height of the visual barrier created by the screen required in subdivision 1 of this subsection shall be measured from street level. If the elevation of the lot line is different from the finished elevation of the parking surface, the difference in elevation may be measured as a portion of the required height of the screen, so long as the screen itself is a minimum of three feet (3') in height. (Exhibit 23.45.045E).

3. SCREENING MAY ALSO BE REQUIRED TO REDUCE GLARE FROM VEHICLE LIGHTS, ACCORDING TO SECTION 23.45.041 LIGHT AND GLARE STANDARDS.