

5/1/92

ORDINANCE No. 116168

COUNCIL BILL No. 109105

ORDINANCE \_\_\_\_\_

AN ORDINANCE relating to land use and zoning, amending Sections 23.54.015, Required Parking, and 25.05.675, State Environmental Policy Act, Parking Policy, of the Seattle Municipal Code to revise the parking requirement for new multifamily dwelling units in the Alki area.

The City of

Honorable President:

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

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

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

Introduced: <u>4-20-92</u>	By: <u>Donaldson</u>
Referred: <u>4-20-92</u>	To: <u>Land Use</u>
Referred:	To:
Referred:	To:
Reported: <u>APR 27 1992</u>	Second Reading: <u>APR 27 1992</u>
Third Reading: <u>APR 27 1992</u>	Signed: <u>APR 27 1992</u>
Presented to Mayor: <u>APR 27 1992</u>	Approved: <u>APR 1 1992</u>
Returned to City Clerk: <u>MAY 4 1992</u>	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

Full Council

Parking

# The City of Seattle--Legislative Department

## REPORT OF COMMITTEE

Date Reported  
and Adopted

President:

mitted on \_\_\_\_\_

was referred the within Council Bill No. \_\_\_\_\_

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

*Full Council vote 6-0*

*Faulking, smc, alk*

\_\_\_\_\_  
Committee Chair

ORDINANCE 116168

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2  
3 AN ORDINANCE relating to land use and zoning, amending  
4 Sections 23.54.015, Required Parking, and 25.05.675,  
5 State Environmental Policy Act, Parking Policy, of the  
6 Seattle Municipal Code to revise the parking requirement  
7 for new multifamily dwelling units in the Alki area.

8  
9 WHEREAS, Ordinance 116015, as amended, includes a 180-day  
10 effective date in order to allow time for the City  
11 Council to consider enactment of new standards for off-  
12 street parking within the Alki neighborhood; and

13  
14 WHEREAS, parking conditions in the area of the Alki remapping  
15 area are among the most difficult in the city because of  
16 the area's topography, geography, inadequate street  
17 network, and limited public transit service; because of  
18 the existence of the Alki Beach Park, a major regional  
19 recreation facility that attracts visitors in automobiles  
20 from outside the community; and because, as is  
21 demonstrated by a recent study for the City's Office for  
22 Long-range Planning (now, the Planning Department), the  
23 multifamily residents of the remapping area own more  
24 vehicles per unit than residents in other parts of the  
25 city; and

26  
27 WHEREAS, the Land Use Code's standards for off-street parking  
28 require fewer spaces per unit than are needed by the  
average new multifamily development in the Alki remapping  
area; and

WHEREAS, the remapping of the Alki neighborhood by Ordinance  
116015 authorizes an increase in density in the area over  
the current conditions that will worsen on-street parking  
conditions unless the new development authorized by the  
remapping provides sufficient off-street parking to  
accommodate the traffic generated by such development;  
and

WHEREAS, the lack of on-street parking capacity leads to  
serious traffic congestion for residents and visitors  
alike that, on occasion, requires intervention and  
special emphasis by the Seattle Police Department; NOW  
THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

1  
2 Section 1. Chart A of Section 23.54.015 of the Seattle Municipal  
Code is hereby amended to read as follows:

3  
4 CHAPTER 23.54

5 QUANTITY AND DESIGN STANDARDS  
FOR ACCESS AND OFF-STREET PARKING

6 23.54.015 Required Parking

7 \* \* \*

8 Chart A  
for Section 23.54.015  
9 PARKING

10 Use	Parking Requirement
11 Adult motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of 12 spectator assembly area not containing fixed seats.
13 Adult panoram	1 for each 8 fixed seats or 1 for each 100 square feet of 14 spectator assembly area not containing fixed seats.
15 Airport, land-based (waiting area)	1 for each 100 square feet.
16 Airport, water-based (waiting area)	1 for each 100 square feet.
Animal services	1 for each 350 square feet.
17 Animal husbandry (retail area only)	1 for each 350 square feet.
Aquaculture (retail area only)	1 for each 350 square feet.
Artist's studio/dwelling	1 for each dwelling unit.
Automotive parts or accessory sales	1 for each 350 square feet.
18 Ball courts	1 per court.
Bed and breakfast	1 for each dwelling, plus 19 1 for each 2 guest rooms or suites.
20 Boarding house	1 for each 3 sleeping rooms or 1 for each 6 beds, whichever 21 is greater.
Bowling alley	5 for each lane.
22 Brewpub	1 for each 200 square feet.
Business support services	1 for each 2,000 square feet.
23 Business incubators	1 for each 1,000 square feet.
24 Carwash	1 for each 2,000 square feet.
Caretaker's quarters	1 for each dwelling unit.
Cargo terminal	1 for each 2,000 square feet.
25 Cemetery	None.
Child care center <sup>2</sup>	1 space for each 10 children 26 or 1 space for each staff 27 member, whichever is greater; plus 1 loading and unloading space 28 for each 20 children.

CHART A  
for Section 23.54.015 (Continued)

1 2 3	USE	Parking Requirement
4 5 6 7 8	Colleges <sup>1</sup>	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
9	Commercial laundries	1 for each 2,000 square feet.
10	Commercial moorage	1 for each 140 lineal feet of moorage.
11	Communication utilities	1 for each 2,000 square feet.
12	Community centers <sup>2</sup> and community clubs <sup>2</sup>	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room,
13		1 for each 350 square feet, excluding ball courts.
14	Construction services	1 for each 2,000 square feet.
15	Custom and craft work	1 for each 1,000 square feet.
16	Dance halls (dance floor and table area)	1 for each 100 square feet.
17	Dry storage of boats	1 for each 2,000 square feet.
18	Floating homes	1 for each dwelling unit.
19	Food processing for human consumption	1 for each 1,000 square feet.
20	Gas station	1 for each 2,000 square feet.
21	General retail sales and services	1 for each 350 square feet.
22	Ground-floor businesses in multifamily zones	None, maximum of 10.
23	Group homes <sup>3</sup>	1 for each 2 full-time staff members; plus 1 for each 5 residents; plus 1 for each vehicle operated in connection with the group home.
24		
25	Halfway houses <sup>4</sup>	1 for each 2 full-time staff members; plus 1 for each 5 residents; plus 1 for each vehicle operated in connection with the halfway house.
26		
27		
28	Heavy commercial services	1 for each 2,000 square feet.
	Heliports (waiting area)	1 for each 100 square feet.

CHART A  
for Section 23.54.015 (Continued)

USE	Parking Requirement
High-impact uses	1 for each 1,500 square feet or as determined by the Director.
Horticultural uses (retail area only)	1 for each 350 square feet.
Hospital <sup>5</sup>	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees; plus 1 for each 6 beds.
Hotels	1 for each 4 sleeping rooms or suites.
Institute for advanced study <sup>5</sup>	1 for each 1,000 square feet of administrative offices and similar spaces; plus 1 for each 10 fixed seats in all auditoria and public assembly rooms; or 1 for each 100 square feet of public assembly area not containing fixed seats.
Institutes for Advanced Study in Single Family Zones (Existing)	3.5 for each 1000 square feet of office space; plus 10 for each 1000 square feet of additional building footprint to house and support conference center activities, or 37 for each 1000 square feet of actual conference rooms to be constructed, whichever is larger.
Kennel	1 for each 2,000 square feet.
Lecture and meeting hall	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Major durables, sales, service and rental	1 for each 2,000 square feet.
Manufacturing, general	1 for each 1,500 square feet.
Manufacturing, heavy	1 for each 1,500 square feet.
Manufacturing, light	1 for each 1,500 square feet.
Marine service station	1 for each 2,000 square feet.
Medical services	1 for each 350 square feet.
Miniature golf	1 for each 2 holes.
Mini-warehouse	1 for each 30 storage units.
Mobile home park	1 for each mobile home.
Mortuary services	1 for each 350 square feet.
Motels	1 for each sleeping room or suite.
Motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.

CHART A  
for Section 23.54.015

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USE

Parking Requirement

Multifamily structures<sup>6</sup> except those listed below

Lots containing 2-10 dwelling units: 1.1 for each dwelling unit

Lots containing 11-30 dwelling units: 1.15 for each dwelling unit.

Lots containing 31-60 dwelling units: 1.2 for each dwelling unit.

Lots containing more than 60 dwelling units: 1.25 for each dwelling unit.

In addition, for all multifamily structures whose average gross floor area per dwelling unit, excluding decks and all portions of a structure shared by multiple dwelling units, exceeds 500 square feet, an additional .0002 spaces per square foot in excess of 500 shall be required up to a maximum additional .15 spaces per dwelling unit; and

When at least 50 percent of the dwelling units in a multifamily structure have 3 bedrooms, an additional .25 spaces per bedroom for each unit with 3 bedrooms shall be required; and

Any multifamily structure which contains a dwelling unit with 4 or more bedrooms shall be required to provide an additional .25 spaces per bedroom for each unit with 4 or more bedrooms.<sup>7</sup>

Multifamily structures containing dwelling units with 2 or more bedrooms, when within the area impacted by the University of Washington as shown on Map A following this section

1.5 spaces per unit with 2 or more bedrooms. The requirement for units with 3 or more bedrooms contained above shall also apply. All Other requirements for units with fewer than 2 bedrooms shall be as required above.

CHART A  
for Section 23.54.015 (Continued)

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USE	Parking Requirement
<u>Multifamily structures, when within the Alki area as shown on Map B following this section.</u>	1.5 spaces per unit
Multifamily structures, ground related, 10 units or less	1 for each dwelling unit.
Multifamily structures for low-income elderly	1 for each 6 dwelling units.
Multifamily structures for low-income disabled	1 for each 4 dwelling units.
Multi-purpose convenience store Museum <sup>8</sup>	1 for each 350 square feet. 1 for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; or 1 for every 10 fixed seats for floor area containing fixed seats; plus 1 space for each 250 square feet of other gross floor area open to the public.
Non-household sales and services, except sales, service and rental of office equipment Nursing homes <sup>9</sup>	1 for each 2,000 square feet.  1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 for each 6 beds.
Office, administrative Office, customer service Outdoor storage	1 for each 1,000 square feet. 1 for each 350 square feet. 1 for each 2,000 square feet.
Parks	None.
Participant sports and recreation, indoor, unless otherwise specified	1 for each 350 square feet.
Participant sports and recreation, outdoor, unless otherwise specified	1 for each 350 square feet.
Passenger terminals (waiting area) Performing arts theater	1 for each 100 square feet. 1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Personal transportation services Playgrounds	1 for each 2,000 square feet. None.
Power plants Private club <sup>10</sup>	1 for each 2,000 square feet. 1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats: or



**CHART A**  
**for Section 23.54.015**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	<b>USE</b>	<b>Parking Requirement</b>
		1 for every 8 fixed seats for floor area containing fixed seats: or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.
	Railroad rights-of-way	None.
	Railroad switchyard	1 for each 2,000 square feet
	Railroad switchyard with mechanized hump	1 for each 2,000 square feet
	Recreational marinas	1 for each 75 lineal feet of moorage.
	Recycling center	1 for each 2,000 square feet.
	Recycling collection station	None.
	Religious facility <sup>11</sup>	1 for each 80 square feet of all auditoria and public assembly rooms.
	Research and development laboratory	1 for each 1,000 square feet.
	Restaurant	1 for each 200 square feet.
	Restaurant, fast-food	1 for each 100 square feet.
	Sales, service and rental of commercial equipment	1 for each 2,000 square feet.
	Sale and rental of large boats	1 for each 2,000 square feet.
	Sale and rental of motorized vehicles	1 for each 2,000 square feet.
	Sales, service and rental of office equipment	1 for each 350 square feet.
	Sale of boat parts or accessories	1 for each 350 square feet.
	Sale of heating fuel	1 for each 2,000 square feet.
	Salvage yard	1 for each 2,000 square feet.
	School, private elementary and secondary <sup>12</sup>	1 for each 80 square feet of all auditoria and public assembly room, or if no auditorium or assembly room, 1 for each staff member.
	School, public elementary and secondary <sup>13,14</sup>	1 for each 80 square feet of all auditorium or public assembly rooms, or 1 for every 8 fixed seats in auditoriums or public assembly rooms, containing fixed seats, for new public schools on a new or existing public school site.
	Sewage treatment plant	1 for each 2,000 square feet.
	Single-family dwelling units	1 for each dwelling unit.
	Skating rink (rink area)	1 for each 100 square feet.
	Solid waste transfer station	1 for each 2,000 square feet.
	Specialty food stores	1 for each 350 square feet.
	Spectator sports facility	1 for each 10 fixed seats or

**CHART A**  
for Section 23.54.015

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**USE**

**Parking Requirement**

		1 for each 100 square feet of spectator assembly area not containing fixed seats.
		1 for each 2 stations.
		1 for each 150 square feet.
	Sport range	
	Swimming pool (water area)	
	Taverns	1 for each 200 square feet.
	Transit vehicle base	1 for each 2,000 square feet.
	Universities <sup>15</sup>	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus
		30 percent of the number of employee present at peak hour; plus
		1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
	Utility service uses	1 for each 2,000 square feet.
	Vehicle repair, major	1 for each 2,000 square feet.
	Vehicle repair, minor	1 for each 2,000 square feet.
	Vessel repair, major	1 for each 2,000 square feet.
	Vessel repair, minor	1 for each 2,000 square feet.
	Vocational or fine arts school	1 for each 2 faculty and full-time employees; plus 1 for each 5 students (based on the maximum number of students in attendance at any one time).
	Warehouse	1 for each 1,500 square feet.
	Wholesale showroom	1 for each 1,500 square feet.
	Work-release centers	1 for each 2 full-time staff members; plus 1 for each 5 residents; plus 1 for each vehicle operated in connection with the work-release center.

**CHART A**  
**for Section 23.54.015 (Continued)**

1. When permitted in multifamily zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.
2. When permitted in single-family zones, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multifamily zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122. The Director, in consultation with the Director of Engineering, may allow child care centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.
3. When specified in single-family zones, Section 23.44.020, and multifamily zones, Section 23.45.118, the Director may waive some or all of the parking requirement.
4. When specified in single-family zones, Section 23.44.020, and multifamily zones, Sections 23.45.086 and 23.45.118, the Director may waive some or all of the parking requirement.
5. When permitted in multifamily zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.
6. Parking spaces required for multifamily structures may be provided as tandem spaces according to subsection B of Section 23.54.020.
7. Bedroom - Any habitable room as defined by the Building Code which, in the determination of the Director, is capable of being used as a bedroom.
8. When permitted in multifamily zones as a conditional use, the Director may modify the parking requirement pursuant to Section 23.45.122.
9. When specified in single-family zones, Section 23.44.020, and multifamily zones, Section 23.45.120, the Director may waive some or all of the parking requirements.
10. When permitted in multifamily zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.
11. When specified in single-family zones, Section 23.44.022, and multifamily zones, Section 23.45.122, the Director may waive some or all of the parking requirement.
12. When specified in single-family zones, Section 23.44.022, and multifamily zones, Section 23.45.122, the Director may waive some or all of the parking requirement.
13. For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements shall be determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if an auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Chart A for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is ten percent (10%) or less than that for the existing auditorium or other place of assembly, then no additional parking shall be required.
14. Development standards departure may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.
15. When permitted in multifamily zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.

1 Section 2. Section 25.05.675 of the Seattle Municipal  
2 Code, as last amended by Ordinance 114057, is hereby further  
3 amended to read as follows:

4  
5 **25.05.675 Specific environmental policies**

6 \* \* \*

7 M. Parking.

8 1. Policy Background.

9 a. Increased parking demand associated with  
10 development projects may adversely affect the availability of  
11 parking in an area.

12 b. Parking policies designed to mitigate most  
13 parking impacts and to accommodate most of the cumulative  
14 effects of future projects on parking are included in the  
15 City's land use policies and implemented through the City's  
16 Land Use Code. However, in some neighborhoods, due to  
17 inadequate off-street parking, streets are unable to absorb  
18 any additional parking spillover. The policies recognize that  
19 the cost of providing additional parking may have an adverse  
effect on the affordability of housing.

20 2. Policies.

21 a. It is the City's policy to minimize or prevent  
22 adverse parking impacts associated with development projects.

23 b. Subject to the overview and cumulative effects  
24 policies set forth in SMC 25.05.665 and SMC 25.05.670, the  
25 decision-maker may condition a project to mitigate the effects  
26 of development in an area on parking; provided, that no SEPA  
27 authority is provided to mitigate the impact of development on  
28 parking availability in the downtown zones; provided further  
that with the exception of the Alki area, as described in  
subsection c. below, parking impact mitigation for multi-

1 family development may be required only where on-street  
2 parking is at capacity as defined by the Seattle Engineering  
3 Department or where the development itself would cause on-  
4 street parking to reach capacity as so defined.

5 c. For the Alki area, as identified on Exhibit 2,  
6 a higher number of spaces per unit than is required by SMC  
7 23.54.015 may be required to mitigate the adverse parking  
8 impacts of specific multifamily projects. Projects that  
9 generate a greater need for parking and that are located in  
10 places where the street cannot absorb that need -- for  
11 example, because of proximity to the Alki Beach Park -- may be  
12 required to provide additional parking spaces to meet the  
13 building's actual need. In determining that need, the size of  
14 the development project, the size of the units and the number  
15 of bedrooms in the units shall be considered.

16 ((e))d. Parking impact mitigation for projects outside  
17 of downtown zones may include but is not limited to:

- 18 i. Transportation management programs;  
19 ii. Parking management and allocation plans;  
20 iii. Incentives for the use of alternatives to  
21 single occupancy vehicles, such as transit pass subsidies,  
22 parking fees, and provision of bicycle parking space;  
23 iv. Increased parking ratios; and  
24 v. Reduced development densities to the extent  
25 that it can be shown that reduced parking spillover is likely  
26 to result; provided, that parking impact mitigation for  
27 multifamily development may not include reduction in  
28 development density.

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**Section 3.** This ordinance shall take effect and be in force thirty days from and after its passage and approval by the Mayor; otherwise it shall take effect at the time it shall become law under the provisions of the City Charter.

PASSED by the City Council the 27<sup>th</sup> day of April, 1992, and signed by me in open session in authentication of its passage this 27<sup>th</sup> day of April, 1992.

Geo. A. Benson  
President of the City Council

Approved by me this 1<sup>st</sup> day of May, 1992.

Norman B. Price  
Mayor

Filed by me this 4<sup>th</sup> day of May, 1992

ATTEST: Norward J. Brooks  
City Comptroller and City Clerk

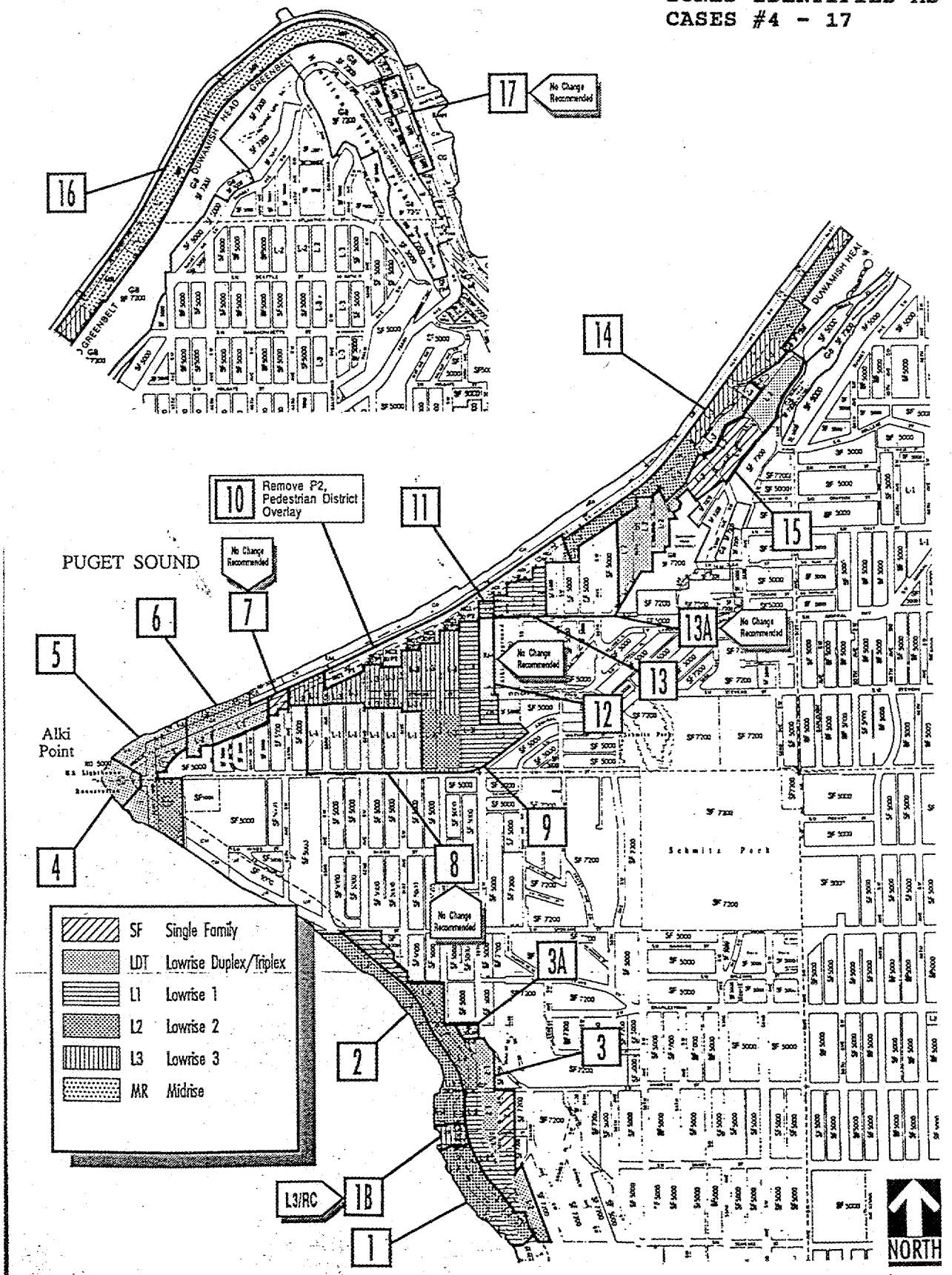
BY: Margaret Carter  
Deputy

(SEAL)  
Published \_\_\_\_\_

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MAP B

NOTE: THE PROVISIONS OF THIS ORDINANCE APPLY TO THE ZONES IDENTIFIED AS CASES #4 - 17



Duwamish Head

Elliott Bay

Bay

THE PROVISIONS OF THIS ORDINANCE APPLY TO ALL MULTIFAMILY AND NEIGHBORHOOD COMMERCIAL ZONES WITHIN THE BOUNDARY LINES NOTED.

— Boundary Line

# Map B Alki Parking Area Overlay

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Alki Beach Park

Alki Beach Park

Alki Point

Benton Pl. S.W.

S.W. Admiral Way

S.W. Admiral Way

51st Ave. S.W.

Sunset Ave. S.W.

47th Ave. S.W.

Sunset Ave. S.W.

California Ave. S.W.

California Way S.W.

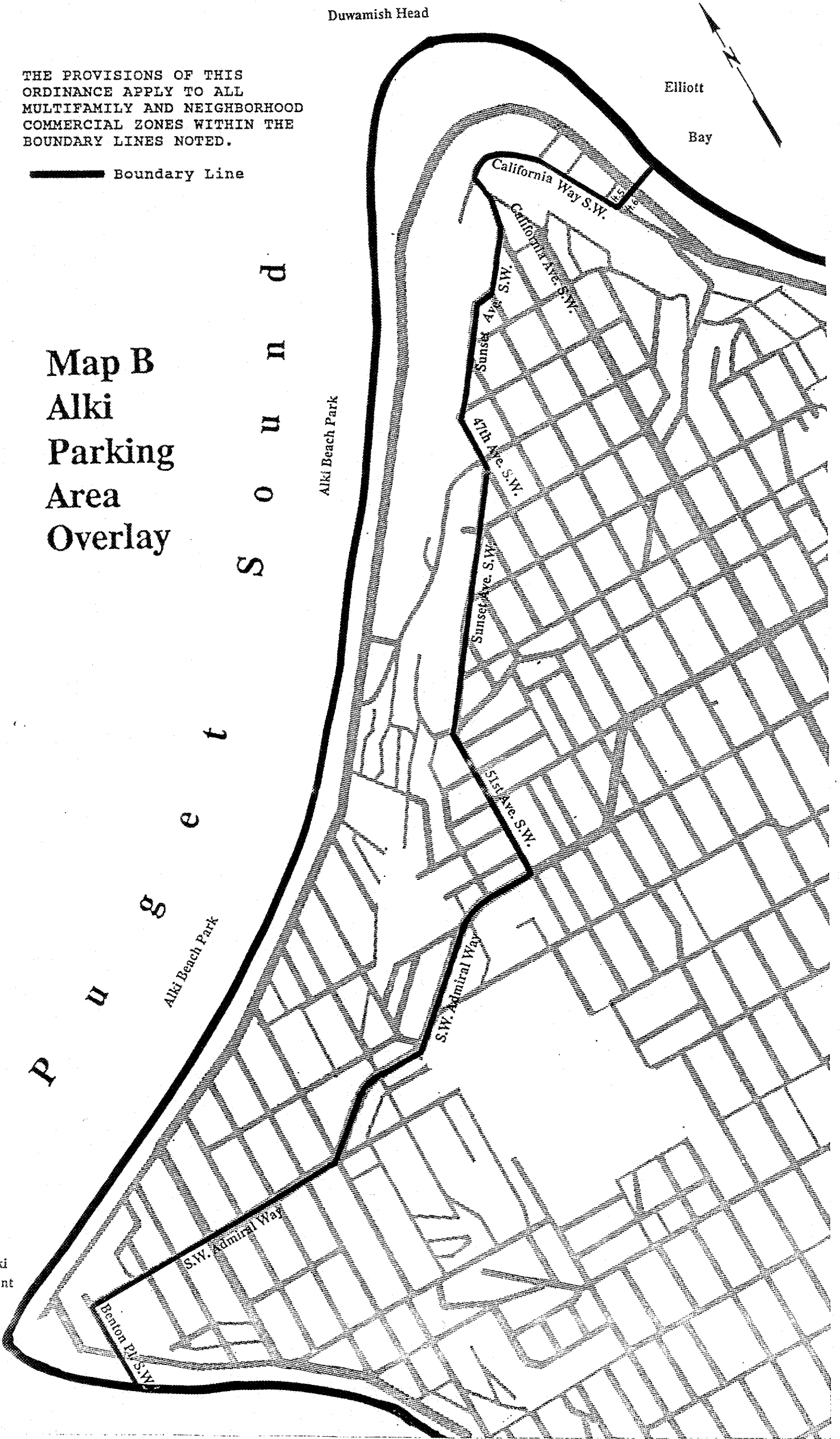
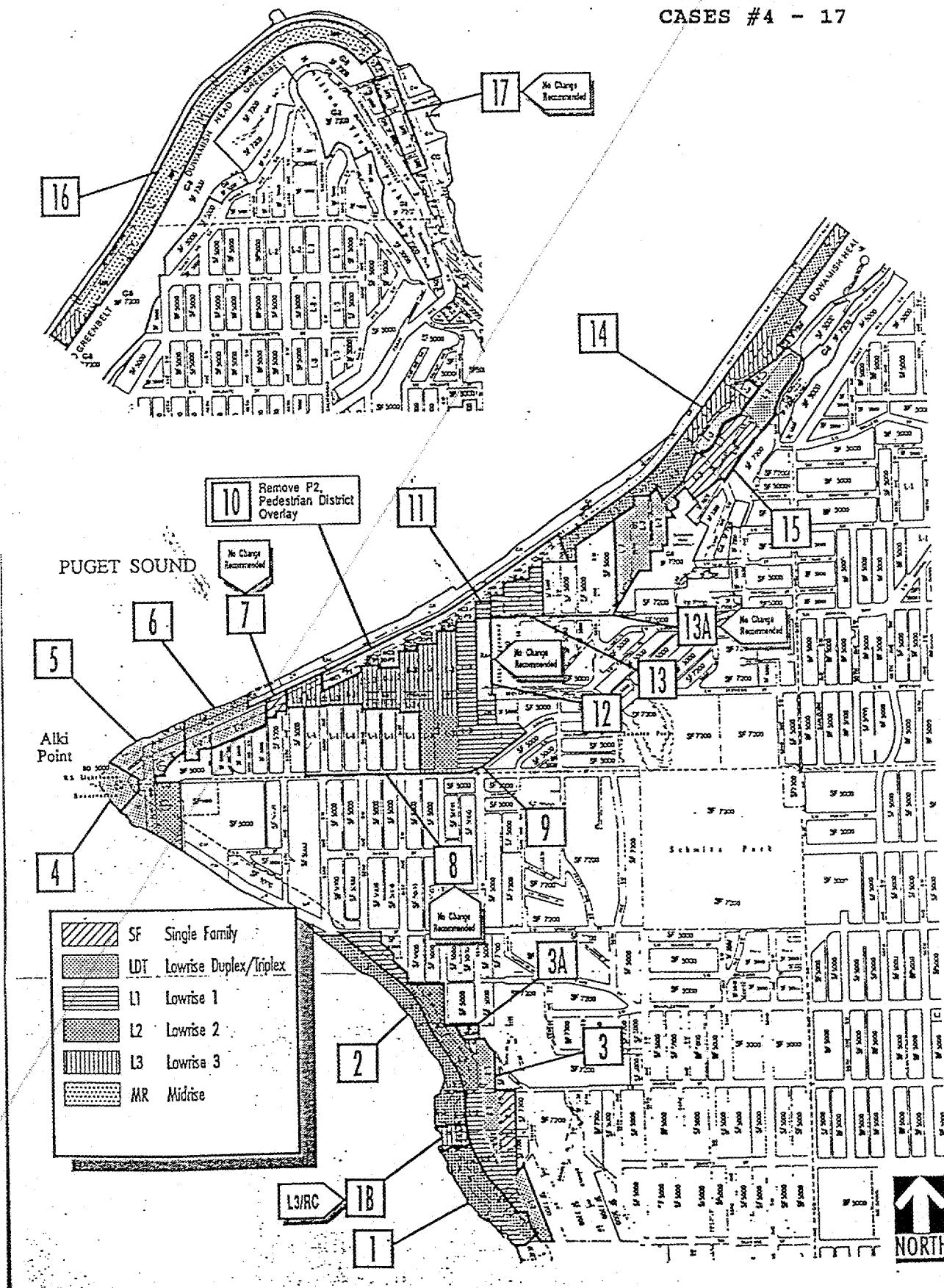




EXHIBIT 2

NOTE: THE PROVISIONS OF THIS ORDINANCE APPLY TO THE ZONES IDENTIFIED AS CASES #4 - 17



ORDINANCE 116168 1997 JUN 12 AM 10:25

COMPTROLLER AND CITY CLERK

AN ORDINANCE relating to land use and zoning, amending Sections 23.54.015, Required Parking, and 25.05.675, State Environmental Policy Act, Parking Policy, of the Seattle Municipal Code to revise the parking requirement for new multifamily dwelling units in the Alki area.

WHEREAS, Ordinance 116015, as amended, includes a 180-day effective date in order to allow time for the City Council to consider enactment of new standards for off-street parking within the Alki neighborhood; and

WHEREAS, parking conditions in the area of the Alki remapping area are among the most difficult in the city because of the area's topography, geography, inadequate street network, and limited public transit service; because of the existence of the Alki Beach Park, a major regional recreation facility that attracts visitors in automobiles from outside the community; and because, as is demonstrated by a recent study for the City's Office for Long-range Planning (now, the Planning Department), the multifamily residents of the remapping area own more vehicles per unit than residents in other parts of the city; and

WHEREAS, the Land Use Code's standards for off-street parking require fewer spaces per unit than are needed by the average new multifamily development in the Alki remapping area; and

WHEREAS, the remapping of the Alki neighborhood by Ordinance 116015 authorizes an increase in density in the area over the current conditions that will worsen on-street parking conditions unless the new development authorized by the remapping provides sufficient off-street parking to accommodate the traffic generated by such development; and

WHEREAS, the lack of on-street parking capacity leads to serious traffic congestion for residents and visitors alike that, on occasion, requires intervention and special emphasis by the Seattle Police Department; NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

9205191496

19.00

013 33

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325513-1496 03:20:00 PM KING COUNTY RECORDS 013 33

1 Section 1. Chart A of Section 23.54.015 of the Seattle Municipal  
2 Code is hereby amended to read as follows:

3 CHAPTER 23.54

4 QUANTITY AND DESIGN STANDARDS  
5 FOR ACCESS AND OFF-STREET PARKING

6 23.54.015 Required Parking

7 \* \* \*

8 Chart A  
9 for Section 23.54.015  
10 PARKING

11 Use	12 Parking Requirement
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15 Airport, land-based (waiting area)	1 for each 100 square feet.
16 Airport, water-based (waiting area)	1 for each 100 square feet.
17 Animal services	1 for each 350 square feet.
18 Animal husbandry (retail area only)	1 for each 350 square feet.
19 Aquaculture (retail area only)	1 for each 350 square feet.
20 Artist's studio/dwelling	1 for each dwelling unit.
21 Automotive parts or accessory sales	1 for each 350 square feet.
22 Ball courts	1 per court.
23 Bed and breakfast	1 for each dwelling, plus 1 for each 2 guest rooms or suites.
24 Boarding house	1 for each 3 sleeping rooms or 1 for each 6 beds, whichever is greater.
25 Bowling alley	5 for each lane.
26 Brewpub	1 for each 200 square feet.
27 Business support services	1 for each 2,000 square feet.
28 Business incubators	1 for each 1,000 square feet.
Carwash	1 for each 2,000 square feet.
Caretaker's quarters	1 for each dwelling unit.
Cargo terminal	1 for each 2,000 square feet.
Cemetery	None.
Child care center <sup>2</sup>	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children.

9205191496

CHART A  
for Section 23.54.015 (Continued)

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USE

Parking Requirement

Colleges <sup>1</sup>	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
Commercial laundries	1 for each 2,000 square feet.
Commercial moorage	1 for each 140 lineal feet of moorage.
Communication utilities	1 for each 2,000 square feet.
Community centers <sup>2</sup> and community clubs <sup>2</sup>	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.
Construction services	1 for each 2,000 square feet.
Custom and craft work	1 for each 1,000 square feet.
Dance halls (dance floor and table area)	1 for each 100 square feet.
Dry storage of boats	1 for each 2,000 square feet.
Floating homes	1 for each dwelling unit.
Food processing for human consumption	1 for each 1,000 square feet.
Gas station	1 for each 2,000 square feet.
General retail sales and services	1 for each 350 square feet.
Ground-floor businesses in multifamily zones	None, maximum of 10.
Group homes <sup>3</sup>	1 for each 2 full-time staff members; plus 1 for each 5 residents; plus 1 for each vehicle operated in connection with the group home.
Halfway houses <sup>4</sup>	1 for each 2 full-time staff members; plus 1 for each 5 residents; plus 1 for each vehicle operated in connection with the halfway house.
Heavy commercial services	1 for each 2,000 square feet.
Heliports (waiting area)	1 for each 100 square feet.

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CHART A  
for Section 23.54.015 (Continued)

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USE

Parking Requirement

High-impact uses	1 for each 1,500 square feet or as determined by the Director.
Horticultural uses (retail area only)	1 for each 350 square feet.
Hospital <sup>5</sup>	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees; plus 1 for each 6 beds.
Hotels	1 for each 4 sleeping rooms or suites.
Institute for advanced study <sup>5</sup>	1 for each 1,000 square feet of administrative offices and similar spaces; plus 1 for each 10 fixed seats in all auditoria and public assembly rooms; or 1 for each 100 square feet of public assembly area not containing fixed seats.
Institutes for Advanced Study in Single Family Zones (Existing)	3.5 for each 1000 square feet of office space; plus 10 for each 1000 square feet of additional building footprint to house and support conference center activities, or 37 for each 1000 square feet of actual conference rooms to be constructed, whichever is larger.
Kennel	1 for each 2,000 square feet.
Lecture and meeting hall	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Major durables, sales, service and rental	1 for each 2,000 square feet.
Manufacturing, general	1 for each 1,500 square feet.
Manufacturing, heavy	1 for each 1,500 square feet.
Manufacturing, light	1 for each 1,500 square feet.
Marine service station	1 for each 2,000 square feet.
Medical services	1 for each 350 square feet.
Miniature golf	1 for each 2 holes.
Mini-warehouse	1 for each 30 storage units.
Mobile home park	1 for each mobile home.
Mortuary services	1 for each 350 square feet.
Motels	1 for each sleeping room or suite.
Motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.

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CHART A  
for Section 23.54.015

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USE  
Multifamily structures<sup>6</sup> except  
those listed below

Parking Requirement

Lots containing 2-10  
dwelling units: 1.1 for  
each dwelling unit

Lots containing 11-30  
dwelling units: 1.15 for  
each dwelling unit.

Lots containing 31-60  
dwelling units: 1.2 for  
each dwelling unit.

Lots containing more than 60  
dwelling units: 1.25 for  
each dwelling unit.

In addition, for all multi-  
family structures whose  
average gross floor area  
per dwelling unit,  
excluding decks  
and all portions of a  
structure shared by  
multiple dwelling  
units, exceeds 500 square  
feet, an additional .0002  
spaces per square foot in  
excess of 500 shall be  
required up to a maximum  
additional .15 spaces per  
dwelling unit; and

When at least 50 percent of  
the dwelling units in a  
multifamily structure have  
3 bedrooms, an additional  
.25 spaces per bedroom for  
each unit with 3 bedrooms  
shall be required; and

Any multifamily structure  
which contains a dwelling  
unit with 4 or more  
bedrooms shall be required  
to provide an additional  
.25 spaces per bedroom for  
each unit with 4 or more  
bedrooms.<sup>7</sup>

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Multifamily structures containing  
dwelling units with 2 or more  
bedrooms, when within the area  
impacted by the University of  
Washington as shown on Map A  
following this section

1.5 spaces per unit with 2 or  
more bedrooms. The  
requirement for units with  
3 or more bedrooms  
contained above shall also  
apply. All Other  
requirements for units with  
fewer than 2 bedrooms shall  
be as required above.

CHART A  
for Section 23.54.015 (Continued)

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USE

Parking Requirement

Multifamily structures, when within the Alki area as shown on Map B following this section.	1.5 spaces per unit
Multifamily structures, ground related, 10 units or less	1 for each dwelling unit.
Multifamily structures for low- income elderly	1 for each 6 dwelling units.
Multifamily structures for low- income disabled	1 for each 4 dwelling units.
Multi-purpose convenience store Museum <sup>8</sup>	1 for each 350 square feet. 1 for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; or 1 for every 10 fixed seats for floor area containing fixed seats; plus 1 space for each 250 square feet of other gross floor area open to the public.
Non-household sales and services, except sales, service and rental of office equipment	1 for each 2,000 square feet.
Nursing homes <sup>9</sup>	1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 for each 6 beds.
Office, administrative	1 for each 1,000 square feet.
Office, customer service	1 for each 350 square feet.
Outdoor storage	1 for each 2,000 square feet.
Parks	None.
Participant sports and recreation, indoor, unless otherwise specified	1 for each 350 square feet.
Participant sports and recreation, outdoor, unless otherwise specified	1 for each 350 square feet.
Passenger terminals (waiting area)	1 for each 100 square feet.
Performing arts theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Personal transportation services	1 for each 2,000 square feet.
Playgrounds	None.
Power plants	1 for each 2,000 square feet.
Private club <sup>10</sup>	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats: or

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CHART A  
for Section 23.54.015

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USE

Parking Requirement

USE	Parking Requirement
	1 for every 8 fixed seats for floor area containing fixed seats: or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.
Railroad rights-of-way	None.
Railroad switchyard	1 for each 2,000 square feet
Railroad switchyard with mechanized hump	1 for each 2,000 square feet
Recreational marinas	1 for each 75 lineal feet of moorage.
Recycling center	1 for each 2,000 square feet.
Recycling collection station	None.
Religious facility <sup>11</sup>	1 for each 80 square feet of all auditoria and public assembly rooms.
Research and development laboratory	1 for each 1,000 square feet.
Restaurant	1 for each 200 square feet.
Restaurant, fast-food	1 for each 100 square feet.
Sales, service and rental of commercial equipment	1 for each 2,000 square feet.
Sale and rental of large boats	1 for each 2,000 square feet.
Sale and rental of motorized vehicles	1 for each 2,000 square feet.
Sales, service and rental of office equipment	1 for each 350 square feet.
Sale of boat parts or accessories	1 for each 350 square feet.
Sale of heating fuel	1 for each 2,000 square feet.
Salvage yard	1 for each 2,000 square feet.
School, private elementary and secondary <sup>12</sup>	1 for each 80 square feet of all auditoria and public assembly room, or if no auditorium or assembly room, 1 for each staff member.
School, public elementary and secondary <sup>13,14</sup>	1 for each 80 square feet of all auditorium or public assembly rooms, or 1 for every 8 fixed seats in auditoriums or public assembly rooms, containing fixed seats, for new public schools on a new or existing public school site.
Sewage treatment plant	1 for each 2,000 square feet.
Single-family dwelling units	1 for each dwelling unit.
Skating rink (rink area)	1 for each 100 square feet.
Solid waste transfer station	1 for each 2,000 square feet.
Specialty food stores	1 for each 350 square feet.
Spectator sports facility	1 for each 10 fixed seats or

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CHART A  
for Section 23.54.015

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USE

Parking Requirement

		1 for each 100 square feet of spectator assembly area not containing fixed seats.
		1 for each 2 stations.
5	Sport range	1 for each 150 square feet.
6	Swimming pool (water area)	
	Taverns	1 for each 200 square feet.
7	Transit vehicle base	1 for each 2,000 square feet.
8	Universities <sup>15</sup>	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus
		30 percent of the number of employee present at peak hour; plus
		1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
13	Utility service uses	1 for each 2,000 square feet.
14	Vehicle repair, major	1 for each 2,000 square feet.
	Vehicle repair, minor	1 for each 2,000 square feet.
15	Vessel repair, major	1 for each 2,000 square feet.
	Vessel repair, minor	1 for each 2,000 square feet.
16	Vocational or fine arts school	1 for each 2 faculty and full-time employees; plus
17		1 for each 5 students (based on the maximum number of students in attendance at any one time).
19	Warehouse	1 for each 1,500 square feet.
	Wholesale showroom	1 for each 1,500 square feet.
20	Work-release centers	1 for each 2 full-time staff members; plus
21		1 for each 5 residents; plus
22		1 for each vehicle operated in connection with the work-release center.

**CHART A**  
**for Section 23.54.015 (Continued)**

1. When permitted in multifamily zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.
2. When permitted in single-family zones, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multifamily zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122. The Director, in consultation with the Director of Engineering, may allow child care centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.
3. When specified in single-family zones, Section 23.44.020, and multifamily zones, Section 23.45.118, the Director may waive some or all of the parking requirement.
4. When specified in single-family zones, Section 23.44.020, and multifamily zones, Sections 23.45.086 and 23.45.118, the Director may waive some or all of the parking requirement.
5. When permitted in multifamily zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.
6. Parking spaces required for multifamily structures may be provided as tandem spaces according to subsection B of Section 23.54.020.
7. Bedroom - Any habitable room as defined by the Building Code which, in the determination of the Director, is capable of being used as a bedroom.
8. When permitted in multifamily zones as a conditional use, the Director may modify the parking requirement pursuant to Section 23.45.122.
9. When specified in single-family zones, Section 23.44.020, and multifamily zones, Section 23.45.120, the Director may waive some or all of the parking requirements.
10. When permitted in multifamily zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.
11. When specified in single-family zones, Section 23.44.022, and multifamily zones, Section 23.45.122, the Director may waive some or all of the parking requirement.
12. When specified in single-family zones, Section 23.44.022, and multifamily zones, Section 23.45.122, the Director may waive some or all of the parking requirement.
13. For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements shall be determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if an auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Chart A for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is ten percent (10%) or less than that for the existing auditorium or other place of assembly, then no additional parking shall be required.
14. Development standards departure may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.
15. When permitted in multifamily zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.

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1 Section 2. Section 25.05.675 of the Seattle Municipal  
2 Code, as last amended by Ordinance 114057, is hereby further  
3 amended to read as follows:

4  
5 **25.05.675 Specific environmental policies**

6 \* \* \*

7 M. Parking.

8 1. Policy Background.

9 a. Increased parking demand associated with  
10 development projects may adversely affect the availability of  
11 parking in an area.

12 b. Parking policies designed to mitigate most  
13 parking impacts and to accommodate most of the cumulative  
14 effects of future projects on parking are included in the  
15 City's land use policies and implemented through the City's  
16 Land Use Code. However, in some neighborhoods, due to  
17 inadequate off-street parking, streets are unable to absorb  
18 any additional parking spillover. The policies recognize that  
19 the cost of providing additional parking may have an adverse  
effect on the affordability of housing.

20 2. Policies.

21 a. It is the City's policy to minimize or prevent  
22 adverse parking impacts associated with development projects.

23 b. Subject to the overview and cumulative effects  
24 policies set forth in SMC 25.05.665 and SMC 25.05.670, the  
25 decision-maker may condition a project to mitigate the effects  
26 of development in an area on parking; provided, that no SEPA  
27 authority is provided to mitigate the impact of development on  
28 parking availability in the downtown zones; provided further  
that with the exception of the Alki area, as described in  
subsection c. below, parking impact mitigation for multi-

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1 family development may be required only where on-street  
2 parking is at capacity as defined by the Seattle Engineering  
3 Department or where the development itself would cause on-  
4 street parking to reach capacity as so defined.

5 c. For the Alki area, as identified on Exhibit 2,  
6 a higher number of spaces per unit than is required by SMC  
7 23.54.015 may be required to mitigate the adverse parking  
8 impacts of specific multifamily projects. Projects that  
9 generate a greater need for parking and that are located in  
10 places where the street cannot absorb that need -- for  
11 example, because of proximity to the Alki Beach Park -- may be  
12 required to provide additional parking spaces to meet the  
13 building's actual need. In determining that need, the size of  
14 the development project, the size of the units and the number  
15 of bedrooms in the units shall be considered.

16 ((e))d. Parking impact mitigation for projects outside  
17 of downtown zones may include but is not limited to:

- 18 i. Transportation management programs;  
19 ii. Parking management and allocation plans;  
20 iii. Incentives for the use of alternatives to  
21 single occupancy vehicles, such as transit pass subsidies,  
22 parking fees, and provision of bicycle parking space;  
23 iv. Increased parking ratios; and  
24 v. Reduced development densities to the extent  
25 that it can be shown that reduced parking spillover is likely  
26 to result; provided, that parking impact mitigation for  
27 multifamily development may not include reduction in  
28 development density.

\* \* \*

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

5 PASSED by the City Council the 27<sup>th</sup> day of  
6 April, 1992, and signed by me in open session in  
7 authentication of its passage this 27<sup>th</sup> day of April, 1992.

8  
9  
10 Geo Benson  
11 President of the City  
12 Council

13 Approved by me this 1<sup>st</sup> day of May, 1992.

14  
15 Norman B. Price  
16 Mayor

17 Filed by me this 4<sup>th</sup> day of May, 1992

18  
19 ATTEST: Norwood J. Brooks  
20 City Comptroller and City Clerk

21  
22 BY: Margaret Carter  
23 Deputy

24 (SEAL)  
25 Published \_\_\_\_\_

26 g:\users\wp\doc\jsenviro

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STATE OF WASHINGTON )  
COUNTY OF KING ) SS  
CITY OF SEATTLE )

I, Rufino Moraleja, Comptroller and City Clerk of the City of Seattle, do hereby certify that the within and foregoing is a true and correct copy of the original instrument as the same appears on file, and of record in this department.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of The City of Seattle, this *13~~th~~ day of May, 1992.*

Rufino Moraleja  
Comptroller and City Clerk

By: *Margaret Carter*  
Deputy Clerk

Seattle  
Department of Construction and Land Use



Dennis J. McLerran, Director  
Norman B. Rice, Mayor

M E M O R A N D U M

**TO:** George Benson, Council President  
via Diana Gale, Director  
Office of Management and Budget

**FROM:** Laura L. Gilbert, Acting Director  
Department of Construction and Land Use

**DATE:** April 16, 1992

**SUBJECT:** Land Use Code Amendment -- Alki Parking

The attached proposed Land Use Code amendment is submitted for your consideration. The amendment, if adopted, would create a parking overlay for the Alki area (from Duwamish Head to Alki Point), which would increase the parking requirement to 1.5 spaces per unit for all new multifamily development. The current requirement is 1-1.4 spaces per unit depending on the size of the project, the size of the units and the number of bedrooms per unit. In addition, through the SEPA review process, required parking spaces may be increased in order to mitigate anticipated adverse impacts associated with a proposed multifamily project.

The possible environmental impacts of the proposal were considered, and a Declaration of non-significance (DNS -- no environmental impact statement required) was published. There have been no appeals to date (appeal period ends tomorrow).

We do not anticipate any major effect on the City's budget as a result of adopting the proposed amendment. The cost of copying the ordinance for DCLU staff will be under \$75. The cost of codification and supplements from the Book Publishing Company for DCLU staff with Land Use Codes will be about \$350. Staff will be informed of the amendment during regularly scheduled staff meetings; therefore, no training costs will result. One time implementation costs will be approximately \$425.

If you have any questions about the proposed amendment, please call Diane Sugimura at 233-3882.

Attachment

# City of Seattle

Executive Department—Office of Management and Budget

Diana Gale, Director  
Norman B. Rice, Mayor



April 17, 1992

The Honorable Mark Sidran  
City Attorney  
City of Seattle

YR #/22/92

Dear Mr. Sidran:

The Mayor is proposing to the City Council that the enclosed legislation be adopted.

REQUESTING  
DEPARTMENT      Construction and Land Use

SUBJECT:            AN ORDINANCE relating to land use and zoning, amending  
Sections 23.54.015, Required Parking, and 25.05.675, State  
Environmental Policy Act, Parking Policy, of the Seattle  
Municipal Code to revise the parking requirement for new  
multifamily dwelling units in the Alki area.

Pursuant to the City Council's S.O.P. 100-014, the Executive Department is forwarding this request for legislation to Margaret Klockars who has already reviewed a draft of this legislation. Once the legislation has been approved, please contact Diane Sugimura at 3-3882. She will hand deliver the legislation to Council for the April 22 Land Use Committee meeting.

Any specific questions regarding the legislation can be directed to Desiree Leigh at 4-8087.

Sincerely,

Norman B. Rice  
Mayor

by

DIANA GALE  
Budget Director

DG/dl/rs

Enclosure

cc: Director, DCLU



STATE OF WASHINGTON - KING COUNTY

17088  
City of Seattle

—SS.

No.

Affidavit of Publication

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

ORD: 116168

was published on

05/19/92

The amount of the fee charged for the foregoing publication is the sum of \$ \_\_\_\_\_, which amount has been paid in full.

C. Trent

Subscribed and sworn to before me on

05/19/92

Valerie H. Hallager

Notary Public for the State of Washington,  
residing in Seattle