

ORDINANCE No. 117202

CB 110067

AN ORDINANCE relating to land use and zoning and regulating group living residences; amending Sections 23.44.006, 23.44.072, 23.45.004, 23.45.080, 23.45.088, 23.45.168, 23.47.004, 23.49.026, 23.50.012, 23.54.015, 23.76.004, 23.76.006, 23.84.002, 23.84.004, 23.84.006, 23.84.008, 23.84.012, 23.84.014, 23.84.016, 23.84.026, 23.84.032, and 23.84.036; repealing Sections 23.44.020, 23.45.084, 23.45.086, 23.45.118 and 23.45.120; and adding new sections, 23.40.040 and 23.44.015.

*Council Bill
110067*

See Expenditures
The City of Seattle - Legislative Department

REPORT OF COMMITTEE

Honorable President:

Your Committee on _____

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

Do pass as amended (6/19) (3-0)

*6/20/94 Held until July 5, 1994. MOVED
Full Council Vote 9-0*

COMPTROLLER FILE No. _____

Introduced: FEB 26 1994	By: HARRIS
Referred: FEB 28 1994	To: <i>HARRIS</i> COMMISSIONER OF DEVELOPMENT AND COMMUNITY IMPROVEMENT
Referred:	To:
Referred:	To:
Reported: JUL 5 1994	Second Reading: JUL 5 1994
Third Reading: JUL 5 1994	Signed: JUL 5 1994
Presented to Mayor: JUL 3 1994	Approved: JUL 11 1994
Returned to City Clerk: JUL 11 1994	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained: <i>(10)</i>

Sherry D. Harris

Committee Chair

ORDINANCE 117202

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

AN ORDINANCE relating to land use and zoning and regulating group living residences; amending Sections 23.44.006, 23.44.072, 23.45.004, 23.45.080, 23.45.088, 23.45.168, 23.47.004, 23.49.026, 23.50.012, 23.54.015, 23.76.004, 23.76.006, 23.84.002, 23.84.004, 23.84.006, 23.84.008, 23.84.012, 23.84.014, 23.84.016, 23.84.026, 23.84.032, and 23.84.036; repealing Sections 23.44.020, 23.45.084, 23.45.086, 23.45.118 and 23.45.120; and adding new sections, 23.40.040 and 23.44.015.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.44.006 of the Seattle Municipal Code, as last amended by Ordinance 114875, is further amended as follows:

23.44.006 Principal uses permitted outright.

* * *

I. Nursing homes. Nursing homes, meeting the development standards of this chapter, and limited to eight or fewer residents.

J. Adult family homes. Adult family homes, defined and licensed by the State of Washington.

Section 2. Section 23.44.072 of the Seattle Municipal Code, as adopted by Ordinance 111390, is amended as follows:

23.44.072 Roomers, boarders, lodgers.

The renting of rooms, with or without meals, by a ((resident family)) household for lodging purposes only, for the accommodation of not more than two (2) roomers, boarders or lodgers, is permitted outright as an accessory use within a dwelling unit as long as the total number of residents does not exceed eight (8).

Section 3. Section 23.45.004 of the Seattle Municipal Code, as last amended by Ordinance 115002, is further

amended as follows:

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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

23.45.004 Principal uses permitted outright.

A. The following principal uses shall be permitted outright in all multifamily zones:

- 1. Single family dwelling units;
- 2. Multifamily structures;
- 3. ~~((Boarding-homes))~~ Congregate residences;
~~((4--Group-homes))~~
~~((5--Halfway-houses-meeting-all-development-standards))~~
- 4. Adult family homes;
- 5. ~~((6))~~ Nursing homes ~~((meeting-all-development standards));~~
- 6. ~~((7))~~ Institutions meeting all development standards;
- 7. ~~((8))~~ Major institution uses subject to Chapter 23.69;
- 8. ~~((9))~~ Public facilities meeting all development standards.

* * *

Section 4. Section 23.45.080 of the Seattle Municipal Code, as last amended by Ordinance 112777, is further amended as follows:

23.45.080 ~~((Boarding-homes))~~ Congregate residences.

A. Bulk and Siting. ~~((Boarding-homes))~~ Congregate residences shall be subject to the development standards of the multi-family zone in which they are located.

* * *

Section 5. Section 23.45.088 of the Seattle Municipal Code, as last amended by Ordinance 112777, is further amended as follows:

23.45.088 Nursing homes meeting development standards.

A. General Provisions. The establishment of new nursing homes which meet the development standards of this section shall be permitted outright in all multi-family zones. ~~((Nursing-homes-not-meeting-all-the-development standards-of-this-section-may-be-permitted-as-administrative conditional-uses-subject-to-the-requirements-of-Section 23-45-120))~~ If the expansion of an existing nursing home meets all development standards, it shall be permitted outright. ~~((Expansions-not-meeting-development-standards-may be-permitted-as-administrative-conditional-uses-subject-to the-requirements-of-Section-23-45-120))~~

B. Development Standards. Nursing homes shall be subject to the following standards: ~~((for-halfway-houses~~

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

1 ~~(Section 23.45.006)}~~ ~~except that the required quantity of~~
2 ~~parking shall be in accordance with Chapter 23.54.)~~

3 1. A nursing home is subject to the development
4 standards of the multifamily zone in which it is located.

5 2. Parking Quantity. Parking shall be provided
6 as required in Chapter 23.54, unless the applicant can
7 demonstrate that less parking is needed due to unique
8 features of the program. In such a case, the applicant
9 shall enter into an agreement with the Director, specifying
10 the parking required and linking the parking reduction to
11 the features of the program which allow such reduction.
12 Such parking reductions shall be valid only under the
13 conditions specified, and if the conditions change, the
14 standard requirements must be met.

15 Section 6. Section 23.45.168 of the Seattle Municipal
16 Code, as adopted by Ordinance 111390, is amended as follows:

17 **23.45.168 Roomers, boarders, lodgers.**

18 The renting of rooms, with or without meals, by a
19 ~~((resident-family))~~ household for lodging purposes only, for
20 the accommodation of not more than two (2) roomers, boarders
21 or lodgers is permitted outright as an accessory use within
22 a dwelling unit as long as the total number of residents
23 does not exceed eight (8).

24 Section 7. Section 23.47.004 of the Seattle Municipal
25 Code, as last amended by Ordinance 116295, is further
26 amended as follows:
27
28

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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

23.47.004 Permitted and prohibited uses

* * *

USES: CHART A

ZONES
NC1 NC2 NC3 C1 C2

I. COMMERCIAL USE

A. Retail Sales & Services

1. Personal & Household Retail Sales & Services

-Multi-purpose convenience stores	P	P	P	P	P
-General retail sales and service	P	P	P	P	P
-Major durables sales, service and rental	P	P	P	P	P
-Specialty food stores	P	P	P	P	P

2. Medical Services P P/CU¹ P/CU¹ P/CU¹ P/CU¹

3. Animal Services²

-Animal health services	P	P	P	P	P
-Kennels	X	X	X	X	P
-Animal shelters	X	X	X	X	X

4. Automotive Retail Sales & Services

-Gas stations	P	P	P	P	P
-Sales and rental of motorized vehicles	X	P	P	P	P
-Vehicle repair, minor	P	P	P	P	P
-Vehicle repair, major	X	P	P	P	P
-Car wash	X	P	P	P	P
-Towing services	X	X	X	P	P
-Automotive parts or accessory sales	P	P	P	P	P

5. Marine Retail Sales & Services

-Sales and rental of large boats	X	P	P	P	P
-Vessel repair, minor	P	P	P	P	P
-Vessel repair, major	X	X	X	S	S
-Marine service station	P	P	P	P	P
-Dry storage of boats	X	P	P	P	P
-Recreational marinas	S	S	S	S	S
-Commercial moorage	S	S	S	S	S
-Sale of boat parts or accessories	P	P	P	P	P

6. Eating & Drinking Establishments

-Restaurants without cocktail lounges	P	P	P	P	P
-Restaurants with cocktail lounges	X	P	P	P	P
-Fast food restaurant (750 square feet and under)	P	P	P	P	P

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

		ZONES				
		NC1	NC2	NC3	C1	C2
1						
2	-Fast food restaurant (over 750 square feet)	CU	CU	CU	CU	CU
3	-Tavern	CU	CU	P	P	P
3	-Brewpub	CU	CU	P	P	P
4	7. Lodging					
	-Hotel	X	X	P	P	P
5	-Motel	X	X	P	P	P
	-Bed and breakfast	P ³	P ³	P	P	P
6	8. Mortuary Services	X	P	P	P	P
7	9. Existing cemeteries	P	P	P	P	P
8	B. Principal Use Parking	X	P	P	P	P
9	C. Non-Household Sales & Service					
	1. Business Support Services	P	P	P	P	P
10	2. Business Incubator	P	P	P	P	P
11	3. Sales, Service & Rental of Office Equipment	X	P	P	P	P
12	4. Sales, Service & Rental of Commercial Equipment & Construction Materials	X	X	P	P	P
13	5. Sale of Heating Fuel	X	X	P	P	P
	6. Heavy Commercial Services	X	X	X	P	P
14	-Construction services	X	X	X	P	P
	-Commercial laundries	X	X	X	P	P
15	D. Offices					
	1. Customer Service Office	P	P	P	P	P
16	2. Administrative Office	P	P	P	P	P
17	E. Entertainment					
	1. Places of Public Assembly					
	- Performing arts theater	X	P	P	P	P
18	- Spectator sports facility	X	P	P	P	P
	- Lecture & meeting halls	X	P	P	P	P
19	- Motion picture theater	X	P	P	P	P
	- Adult motion picture theater	X	X	X	X	X
20	- Adult panorams	X	X	X	X	X
	2. Participant Sports and Recreation					
21	- Indoor	P	P	P	P	P
22	- Outdoor	X	X	X	P	P
23	F. Wholesale Showroom	X	X	P	P	P
24	G. Mini-Warehouse	X	X	P	P	P
25	H. Warehouse	X	X	P	P	P
26	I. Outdoor Storage	X	X	X	P	P
27	J. Transportation Facilities					
	1. Personal Transportation Services	X	X	P	P	P
28	2. Passenger Terminals	X	X	P	P	P
	3. Cargo Terminals	X	X	X	S	P

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

		ZONES				
		NC1	NC2	NC3	C1	C2
1						
2	4. Transit Vehicle Base	X	X	X	CCU ⁴	CCU ⁴
3	5. Helistops	X	X	CCU ⁵	CCU ⁵	CCU ⁵
3	6. Heliports	X	X	X	X	X
4	7. Airport, Land-based	X	X	X	X	X
4	8. Airport, Water-based	X	X	X	X	S
5	9. Railroad Switchyard	X	X	X	X	X
5	10. Railroad Switchyard with mechanized hump	X	X	X	X	X
6	K. Food Processing & Craft Work					
7	1. Food Processing for Human Consumption	P	P	P	P	P
8	2. Custom & Craft Work	P	P	P	P	P
9	L. Research and Development Laboratories	P	P	P	P	P
10	II. SALVAGE AND RECYCLING					
11	A. Recycling Collection Station	P	P	P	P	P
12	B. Recycling Center	X	X	X	P	P
12	C. Salvage yard	X	X	X	X	X
13	III. UTILITIES					
14	A. Utility Service Uses	P	P	P	P	P
14	B. Major Communication Utility ⁶	X	X	X	CCU	CCU
15	C. Minor Communication Utility ⁶	P	P	P	P	P
15	D. Solid Waste Transfer Station	X	X	X	X	X
16	E. Power Plants	X	X	X	X	X
16	F. Sewage Treatment Plants	X	X	X	X	X
17	G. Solid Waste Incineration Facility	X	X	X	X	X
17	H. Solid Waste Landfill	X	X	X	X	X
18	IV. MANUFACTURING					
19	A. Light Manufacturing	X	P	P	P	P
20	B. General Manufacturing	X	X	X	P	P
20	C. Heavy Manufacturing	X	X	X	X	X
21	V. HIGH IMPACT USES	X	X	X	X	X
22	VI. INSTITUTIONS					
23	A. Institute for Advanced Study	P	P	P	P	P
23	B. Private Club	P	P	P	P	P
24	C. Child Care Center	P	P	P	P	P
24	D. Museum	P	P	P	P	P
25	E. School, Elementary or Secondary	P	P	P	P	P
25	F. College	P	P	P	P	P
25	G. Community Center	P	P	P	P	P
26	H. Community Club	P	P	P	P	P
26	I. Vocational or Fine Arts School	P	P	P	P	P
27	J. Hospital	P	P	P	P	P
27	K. Religious Facility	P	P	P	P	P
27	L. University	P	P	P	P	P
28	M. Major Institutions subject to provisions of Chapter 23.69	P	P	P	P	P

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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

		ZONES				
		NC1	NC2	NC3	C1	C2
VII. PUBLIC FACILITIES						
A. Jails		X	X	X	X	X
B. Work-Release Centers	7	CCU	CCU	CCU	CCU	CU
VIII. PARK & POOL/RIDE LOT						
A. Park & Pool Lots		P ⁸	P	P	P	P
B. Park & Ride Lots		X	X	CU	CU	CU
IX. RESIDENTIAL ⁹						
A. Single Family Dwelling Units		P/CU	P/CU	P/CU	P/CU	CU
B. Multi-Family Structures		P/CU	P/CU	P/CU	P/CU	CU
C. ((Special-Residences))		P/CU	P/CU	P/CU	P/CU	CU
<u>Congregate Residences</u>						
D. Floating Homes		S	S	S	S	S
E. Mobile Home Park		X	X	X	P	CU
((F--Boarding-Homes P/CU-P/CU-P/CU--P/CU--CU))						
F. ((G)) Artist Studio/Dwelling		P/CU	P/CU	P/CU	P/CU	CU
G. ((H)) Caretaker's Quarters		P/CU	P/CU	P/CU	P/CU	P
H. Adult Family Homes		P/CU	P/CU	P/CU	P/CU	P
I. Home Occupations		P ¹⁰				
J. Nursing Homes		P	P	P	P	P
X. OPEN SPACE						
A. Parks		P	P	P	P	P
B. Playgrounds		P	P	P	P	P
XI. AGRICULTURAL USES						
A. Animal Husbandry		X ¹⁰	X ¹⁰	X ¹⁰	X ¹⁰	P
B. Horticultural Uses		P	P	P	P	P
C. Aquaculture		P	P	P	P	P

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

- 1 Medical service uses over 10,000 square feet, within 2,500 feet of a medical Major Institution Overlay District boundary, shall require administrative conditional use approval, unless included in an adopted Major Institution Master Plan or located in a downtown zone. See Section 23.47.006.
- 2 The keeping of animals for other than business purposes shall be regulated by Section 23.47.026.
- 3 In existing structures only.
- 4 New transit vehicle bases accommodating 150 or fewer buses or existing transit vehicle bases seeking to expand.
- 5 Permitted only as an accessory use according to Section 23.47.006.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

6 See Chapter 23.57 for regulation of communication
utilities.
7 Subject to dispersion criteria in Section 23.47.006.
8 Permitted only on parking lots existing at least five
years prior to the proposed establishment of the park
and pool lot.
9 Residential uses in mixed use structures are permitted
outright in NC1, NC2, NC3 and C1 zones. Single-
purpose residential structures, other than nursing
homes, are permitted in NC1, NC2, NC3, and C1 zones as
an administrative conditional use according to the
provisions of Section 23.47.023 (~~((23.47.024))~~), except
where the height limit is 85 feet or higher. All
residential uses, other than nursing homes, in C2
zones are subject to an administrative conditional use
approval. Nursing homes are permitted outright in
all commercial zones, whether in a mixed use structure
or as a single purpose residential use, except in
Pedestrian-Designated Zones (See Section 23.47.040).
10 Permitted only as an accessory use.

11 Section 8. Section 23.49.026 of the Seattle Municipal
Code, as adopted by Ordinance 112303, is amended as follows:

12 **23.49.026 General area requirements for residential uses.**

13 * * *

14 ((~~C--Dispersion-Criteria-for-Halfway-Houses-~~
15 ~~1.--No-halfway-house-shall-be-established-in-an-area~~
16 ~~where-it-would-increase-the-number-of-halfway-houses-located~~
17 ~~within-a-one-thousand-foot-(1,000')-radius-to-more-than-five~~
18 ~~(5)-~~
19 ~~2.--A-proposed-new-or-expanding-halfway-house-which~~
20 ~~does-not-meet-the-dispersion-criterion-may-be-permitted-by~~
21 ~~the-Director-upon-a-determination-that-the-intent-of-the~~
22 ~~criterion-is-achieved-because-of-the-presence-of-physical~~
23 ~~elements,-such-as-topographic-breaks,-or-other-elements,~~
24 ~~such-as-major-arterials,-which-provide-substantial~~
25 ~~separation-from-other-existing-halfway-houses-))~~)

26 Section 9. Section 23.50.012 of the Seattle Municipal
Code, as last amended by Ordinance 116907, is further
amended as follows:

23.50.012 Permitted and prohibited uses.

* * *

USES

Chart A
for Section 23.50.012

Uses	Zones		
	IB	IC	IG1/IG2
I. Manufacturing			
A. Light manufacturing	P	P	P
B. General Manufacturing	P	P	P
C. Heavy manufacturing	CU	X or CU ¹	P or CU ²
II. High-impact Uses			
	X	X or CU ³	X or CU ⁴
III. Commercial			
A. Retail Sales and Service			
1. Personal and household sales and service	P	P	P
2. Medical services	P/CU ⁵	P/CU ⁵	P/CU ⁵
3. Animal Services			
a. Animal health services	P	P	P
b. Kennel	X	P	P
c. Animal control shelter	P	P	P
4. Automotive retail sales and service	P	P	P
5. Marine retail sales and service	P	P	P
6. Eating & Drinking Establishment			
a. Fast-food restaurants over 750 square feet	CU	CU	CU
b. Fast-food restaurants under 750 square feet	P	P	P
c. Restaurants with or without cocktail lounges	P	P	P
d. Tavern	P	P	P
e. Brewpub	P	P	P
7. Lodging	CU	CU	CU
8. Mortuary service	P	P	P
9. Existing cemeteries	P	P	P
10. New cemeteries	X	X	X

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Chart A for Section 23.50.012 (Continued)

	Uses	Zones		
		IB	IS	IG1/IG2
B.	Principal use parking, surface area or garage	P	P	P
C.	Nonhousehold sales and services	P	P	P
D.	Office	P	P	P
E.	Entertainment			
	1. Places of public assembly			
	a. Performing arts theater	P	P	P
	b. Spectator sports facility	P	P	P
	c. Lecture and meeting halls	P	P	P
	d. Motion picture theater	P	P	P
	e. Motion picture theater adult	X	X	X
	f. Adult panoramas	X	X	X
	2. Participant sports and recreation.			
	a. Indoor	P	P	P
	b. Outdoor	P	P	P
F.	Wholesale showroom	P	P	P
G.	Mini-warehouse	P	P	P
H.	Warehouse	P	P	P
I.	Outdoor storage	P	P	P
J.	Transportation Facilities.			
	1. Personal transportation services	P	P	P
	2. Passenger terminal	P	P	P
	3. Cargo terminal	P	P	P
	4. Transit vehicle base	CU	CU	CU
	5. Helistop	CCU	CU	CU
	6. Heliport	X	CCU	CCU
	7. Airport, land-based	X	CCU	CCU
	8. Airport, water-based	X	CCU	CCU
	9. Railroad switchyard	P	P	P
	10. Railroad switchyard with mechanized hump	X	X	CU
K.	Food processing and craft work	P	P	P
L.	Research and development laboratory	P	P	P

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Chart A for Section 23.50.012 (Continued)

	Uses	Zones		
		IB	IC	IG1/IG2
1				
2				
3	IV. Salvage and Recycling			
4	A. Recycling collection station	P	P	P
5	B. Recycling center	P	P	P
6	C. Salvage yard	X	X	P
7	V. Utilities			
8	A. Utility services use	P	P	P
9	B. Major Communication utility ⁶	CU	CU	CU
10	C. Minor Communication utility ⁶	P	P	P
11	D. Solid waste transfer station	X	CU	CU
12	E. Power plant	X	CCU	P
13	F. Sewage treatment plant	X	CCU	CCU
14	G. Solid waste incineration facility	X	CCU	CCU
15	H. Solid waste landfills	X	X	X
16	VI. Institutions			
17	A. Institute for advanced study	P	P	P
18	B. Private clubs	EB	EB	EB
19	C. Child care center	P	P	P
20	D. Museum	EB	EB	EB
21	E. School, elementary or secondary	EB	EB	EB
22	F. College	EB	EB	EB
23	G. Community center	EB	EB	EB
24	H. Community club	EB	EB	EB
25	I. Vocational or fine arts school	P	P	P
26	J. Hospital	EB	CU ⁸	EB
27	K. Religious facility	EB	EB	EB
28	L. University	EB	EB	EB
29	M. Major Institutions subject to provisions of Chapter 23.69	EB	EB	EB
30	VII. Public Facilities			
31	A. Jails	X	X	X
32	B. Work-release centers	X	X	X
33	C. Other public facilities	CCU	CCU	CCU
34	VIII. Park and Pool/Ride Lots			
35	A. Park and pool lots	P ⁷	P ⁷	P ⁷
36	B. Park and ride lots	CU	CU	CU
37	IX. Residential			
38	A. Single-family dwelling units	X	X	X
39	B. Multi-family structures	X	X	X
40	C. ((Special-residences))			
41	<u>Congregate residences</u>	X	X	X
42	<u>Adult Family Homes</u>	X	X	X
43	((B))E. Floating homes	X	X	X
44	((E))F. Mobile home park	X	X	X
45	((F--Boarding-homes	X-----X-----X))		
46	<u>G. Nursing homes</u>	X	X	X

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Chart A for Section 23.50.012 (Continued)

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

Uses	Zones		
	IB	IC	IG1/IG2
H. ((G)) Artist's studio/dwelling	EB/CU	EB/CU	EB/CU
I. ((H)) Caretaker's quarters	P	P	P
J. ((E)) Residential use except artist's studio/dwelling and caretaker's quarters in a landmark structure or landmark district	CU	CU	CU
X. Open Space			
A. Park	P	P	P
B. Playgrounds	P	P	P
XI. Agricultural Uses			
A. Animal Husbandry	X	X	X
B. Horticultural use	X	X	X
C. Aquaculture	P	P	P

P = Permitted
X = Prohibited
CU = Conditional use
CCU = Council conditional use
EB = Permitted only in a building existing on the date of adoption of the ordinance codified in this section.

- 1 The Heavy Manufacturing uses listed in subsection B10 of Section 23.50.014 may be permitted as conditional uses. All other Heavy Manufacturing uses are prohibited.
- 2 Heavy Manufacturing uses may be permitted as a conditional use within the Queen Anne Interbay area as provided at subsection C of Section 23.50.014.
- 3 The High-impact uses listed at subsection B11 of Section 23.50.014 may be permitted as conditional uses.
- 4 High-impact 1 uses may be permitted as a conditional use as provided at subsection B5 of Section 23.50.014.
- 5 Medical service uses over 10,000 square feet, within 2,500 feet of medical Major Institution Overlay District boundary, shall require administrative conditional use approval, unless included in an adopted major institution master plan or located in a downtown zone. See Section 23.50.014.
- 6 See Chapter 23.57 for regulation of major and minor communication utilities and accessory communication devices.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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

- 7 Park and pool lots are not permitted within three thousand feet (3,000') of downtown.
- 8 Hospitals may be permitted as a conditional use where accessory to a research and development laboratory or an institute for advanced study as provided by subsection B16 of Section 23.50.014.

Section 10. Section 23.54.015, Chart A, of the Seattle Municipal Code, as last amended by Ordinance 116168, is further amended as follows:

23.54.015 Required Parking

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

CHART A
for Section 23.54.015
PARKING

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

Use	Parking Requirement
Adult family home	1 for each dwelling unit.
Adult motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Adult panoram	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Airport, land-based (waiting area)	1 for each 100 square feet.
Airport, water-based (waiting area)	1 for each 100 square feet.
Animal services	1 for each 350 square feet.
Animal husbandry (retail area only)	1 for each 350 square feet.
Aquaculture (retail area only)	1 for each 350 square feet.
Artist's studio/dwelling	1 for each dwelling unit.
Automotive parts or accessory sales	1 for each 350 square feet.
Ball courts	1 per court.
Bed and breakfast	1 for each dwelling, plus 1 for each 2 guest rooms or suites.
((Boarding-house	1-for-each-3-sleeping-rooms-or 1-for-each-6-beds, whichever is-greater.))
Bowling alley	5 for each lane.
Brewpub	1 for each 200 square feet.
Business support services	1 for each 2,000 square feet.
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 ²	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.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

CHART A
for Section 23.54.015 (Continued)

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

Use	Parking Requirement
Colleges ¹	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 ² and community clubs ²	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.
<u>Congregate residences</u>	<u>1 for each 4 residents</u>
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 2,000 square feet.
Gas station	1 for each dwelling unit.
General retail sales and service	1 for each 350 square feet.
Ground-floor business in multi-family zones	None, maximum of 10.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

CHART A
for Section 23.54.015 (Continued)

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

Use	Parking Requirement
((Group-homes) ³	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) ⁴	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 (w.iting area)	1 for each 100 square feet.
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.
Hospitals ⁽⁽⁵⁾⁾³	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 ⁽⁽⁵⁾⁾³	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 zoning (existing)	3.5 for each 1,000 square feet of office space; plus 10 each for 1,000 square feet of additional building footprint to house and support conference center activities, or 37 for each 1,000 square feet of actual conference rooms to be constructed, which-ever is larger.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

CHART A
for Section 23.54.015 (Continued)

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

Use	Parking Requirement
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.
Multi-family structures ((6)) ⁴ 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. Lots containing more than 60 dwelling units: 1.25 for each dwelling unit.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

CHART A
for Section 23.54.015 (Continued)

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

Use

Parking Requirement

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 to up to a maximum additional .15 spaces per dwelling unit; and

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

Any multi-family 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 ((7))⁵.

Multi-family 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 contained above. ((7))⁵

Multi-family structures, when within the Alki area as shown on Map B following this section.

1.5 spaces per unit

Multi-family structures, ground-related, 10 units or less

1 for each dwelling unit.

Multi-family structures for low-income elderly

1 for each 6 dwelling units.

Multi-family structures for low-income disabled

1 for each 4 dwelling units.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

CHART A
for Section 23.54.015 (Continued)

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

Use	Parking Requirement
Multi-purpose convenience store	1 for each 350 square feet.
Museum((8))6	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((9))7	1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 for each six 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.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

CHART A
for Section 23.54.015 (Continued)

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

Use	Parking Requirement
Private club ⁽⁽¹⁰⁾⁾⁸	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.
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 ⁽⁽¹¹⁾⁾⁹	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 ⁽⁽¹²⁾⁾¹⁰	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.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

CHART A
for Section 23.54.015 (Continued)

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

Use	Parking Requirement
School, public elementary and secondary ((13,14)) <u>11,12</u>	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 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Sport range	1 for each 2 stations.
Swimming pool (water area)	1 for each 150 square feet.
Taverns	1 for each 200 square feet.
Transit vehicle base	1 for each 2,000 square feet.
Universities((15)) <u>13</u>	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.
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.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

CHART A
for Section 23.54.015 (Continued)

Use	Parking Requirement
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.

¹ When permitted in multi-family 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 multi-family 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 multi-family-zones, Section-23-45-118, the-Director-may-waive-some-or-all-of-the-parking-requirements.))~~

~~((⁴---When-specified-in-single-family-zones, Section-23-44-020, and multi-family-zones, Section-23-45-086 and-23-45-118, the-Director-may-waive-some-or-all-of-the-parking-requirements.))~~

((5)) ³ When permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.

((6)) ⁴ Parking spaces required for multi-family structures may be provided as tandem spaces according to subsection B of Section 23.54.020.

((7)) ⁵ 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)) ⁶ When permitted in multi-family zones as a conditional use, the Director may modify the parking requirement pursuant to Section 23.45.122.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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

- ((9)) 7 When specified in single-family zones, Section 23.44.015 (~~23-44-020, and multi-family zones, Section 23-45-120~~), the Director may waive some or all of the parking requirements.
- ((10)) 8 When permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.
- ((11)) 9 When specified in single-family zones, Section 23.44.022, and multi-family zones, Section 23.45.122, the Director may waive some or all of the parking requirements.
- ((12)) 10 When specified in single-family zones, Section 23.44.022 and multi-family zones, Section 23.45.122, the Director may waive some or all of the parking requirement.
- ((13)) 11 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 or an existing public school or 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)) 12 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)) 13 When permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.

* * *

Section 11. Section 23.76.004 of the Seattle Municipal Code, as last amended by Ordinance 116909, is further amended to add special accommodation and reasonable accommodation to Exhibit 23.76.004A as follows:

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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

**Exhibit 23.76.004A
LAND USE DECISION FRAMEWORK**

DIRECTOR'S DECISIONS REQUIRING MASTER USE PERMITS

- | | | |
|---|---|---|
| <p>TYPE I
(Nonappealable)</p> <ul style="list-style-type: none">• Uses permitted outright• Temporary uses, three weeks or less• Certain street uses• Lot boundary adjustments• Greenbelt preserve designations• Modifications of features bonused under Title 24• Declarations of significance (EIS required)• Temporary uses, twelve months or less, for relocation of police and fire protection• Exemptions from right-of-way improvement requirements• <u>Special accommodation</u>• <u>Reasonable accommodation</u> | <p>TYPE II
(Appealable to Hearing Examiner*)</p> <ul style="list-style-type: none">• Temporary uses, more than three weeks• Certain street uses• Variances• Administrative conditional uses• Shoreline decisions (*Appealable to Shorelines Hearings Board along with all related environmental appeals)• Short subdivisions• Special exceptions• Design Review• Northgate General Development Plan• The following environmental determinations:<ol style="list-style-type: none">1. Declaration of nonsignificance (EIS not required)2. Determination of final EIS adequacy | <p>TYPE III
(Appealable to Council)</p> <ul style="list-style-type: none">• The decision to approve, condition or deny a project based on the SEPA Policies pursuant to SMC 25.05.660, provided that for projects subject to Design Review, a decision to approve, condition or deny pursuant to the SEPA Height, Bulk and Scale policy shall be a Type II decision. |
|---|---|---|

COUNCIL LAND USE DECISIONS

- | | |
|--|---|
| <p>TYPE IV
(Quasi-Judicial)</p> <ul style="list-style-type: none">• Subdivisions (Preliminary Plats)• Land use and zoning map amendments (Rezoning)• Public project approvals• Major institution master plans• Council conditional uses• Downtown planned community developments• Planned Unit Developments | <p>TYPE V
(Legislative)</p> <ul style="list-style-type: none">• Land Use and Zoning Code text amendments• Rezoning to implement new City policies• Concept approval for City facilities• Major institution designations |
|--|---|

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

1
2 Section 12. Section 23.76.006 of the Seattle Municipal
3 Code, as last amended by Ordinance 115326, is further amended
4 as follows:

5 **23.76.006 Master Use Permits required.**

6 * * *

7 B. The following decisions are Type I decisions which
8 are nonappealable:

9 1. Establishment or change of use for uses
10 permitted outright, temporary uses for three (3) weeks or less
11 not otherwise permitted in the zone, and temporary relocation
12 of police and fire stations for twelve (12) months or less;

13 2. The following street use approvals associated
14 with a development proposal:

15 a. Curb cut for access to parking;
16 b. Concept approval of street improvements,
17 such as additional on-street parking, street landscaping,
18 curbs and gutters, street drainage, sidewalks, and paving;

19 3. Lot boundary adjustments;

20 4. Designation of greenbelt preserves;

21 5. Modification of the following features bonused
22 under Title 24:

23 a. Plazas,

24 b. Shopping plazas,

25 c. Arcades,

26 d. Shopping arcades,

27 e. Voluntary building setbacks;

28 6. Declarations of Significance (determination that
an Environmental Impact Statement is required) for Master Use
Permits and for building, demolition, grading and other
construction permits (supplemental procedures for
environmental review are established in Chapter 25.05, SEPA
Policies and Procedures);

7. Discretionary exceptions for certain business
signs authorized by Section 23.55.042D; ((and))

8. Waiver or modification of required right-of-way
improvements((-));

9. Special accommodation pursuant to Section
23.44.015; and

10. Reasonable accommodation.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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

Section 13. Section 23.84.002 of the Seattle Municipal Code, as last amended by Ordinance 115326, is further amended as follows:

23.84.002 "A."

* * *

"Adult Family Home" See "Residential Use."

* * *

Section 14. Section 23.84.004 of the Seattle Municipal Code, as last amended by Ordinance 113263, is further amended as follows:

23.84.004 "B."

* * *

~~(("Boarding-house"---See-"Residential-Use-"))~~

* * *

Section 15. Section 23.84.006, of the Seattle Municipal Code, as last amended by Ordinance 116744, is further amended as follows:

23.84.006 "C"

* * *

"Congregate (~~housing~~) residence." See (~~"Boarding house-"~~) "Residential Use."

* * *

Section 16. Section 23.84.008 of the Seattle Municipal Code, as last amended by Ordinance 116744, is further amended as follows:

Section 23.84.008 "D"

* * *

"Domestic violence shelter" See "Residential use."

* * *

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

1 "Dwelling unit" means a room or rooms located within a
2 structure, designed, arranged, occupied or intended to be
3 occupied by not more than one (1) ((family)) household and
4 permitted roomers or boarders, as living accommodations
5 independent from any other ((family)) household. The
6 existence of a food preparation area within the room or
7 rooms shall be evidence of the existence of a dwelling unit.

8 * * *

9 Section 17. Section 23.84.012, of the Seattle
10 Municipal Code, as last amended by Ordinance 114875, is
11 further amended as follows:

12 23.84.012 "F".

13 * * *

14 (("Family-means-a-nonprofit-housekeeping-unit-consisting-of
15 any-number-of-related-persons,-eight-(8)-or-fewer
16 nonrelated,-nontransient-persons-or-eight-(8)-or-fewer
17 related-and-nonrelated,-nontransient-persons-other-than
18 fraternities,-sororities,-boarding-houses-or-groups
19 occupying-a-club.--(Compare-"Congregate-housing,"-"Group
20 home-")))

21 * * *

22 (("Fraternity,"--See-"Congregate-housing-"))

23 * * *

24 Section 18. Section 23.84.014 of the Seattle Municipal
25 Code, as last amended by Ordinance 113263, is further
26 amended as follows:

27 23.84.014 "G."

28 * * *

(("Group-home"-means-a-special-residence-operated-for-the
purpose-of-providing-family-like-domiciliary-care-for-a
group-of-nine-(9)-or-more-nontransient-persons-who-are
unable-to-care-for-themselves,-but-do-not-receive-medical,
nursing,-psychiatric-or-psychological-treatment-in-the
facility.--Group-homes-do-not-include-transitional
facilities-or-facilities-intended-to-provide-rehabilitation
or-social-adjustment-))

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

1 Section 19. Section 23.84.016 of the Seattle Municipal
2 Code, as last amended by Ordinance 115326, is further
3 amended as follows:

4 23.84.016 "H."

5 (~~"Halfway-house" means a special residence operated with~~
6 ~~full-time supervision for housing resident persons who, by~~
7 ~~reason of their mental or physical disability, addiction to~~
8 ~~drugs or alcohol or family and social adjustment problems,~~
9 ~~require a transitional nonmedical treatment program for~~
10 ~~rehabilitation and social readjustment. For the purposes of~~
11 ~~this land-use code, a non-medical treatment program consists~~
12 ~~of counseling, vocational guidance, training, group therapy~~
13 ~~and other similar rehabilitative services for residents of~~
14 ~~the halfway house, but does not include drug and/or alcohol~~
15 ~~detoxification. Monitoring the taking of prescription~~
16 ~~medication shall be permitted.))~~

17 * * *

18 "Household" means a housekeeping unit consisting of any
19 number of related persons; eight (8) or fewer non-related,
20 non-transient persons; or eight (8) or fewer related and
21 non-related nontransient persons, unless a grant of special
22 or reasonable accommodation allows an additional number of
23 persons.

24 * * *

25 Section 20. Section 23.84.026 of the Seattle Municipal
26 Code, as last amended by Ordinance 113263, is further
27 amended as follows:

28 23.84.026 "N."

* * *

"Nursing home" means a (~~special~~) residence, licensed by
the state, which provides full-time convalescent and/or
chronic care for individuals who, by reason of chronic
illness or infirmity, are unable to care for themselves. No
care for the acutely ill or surgical or obstetrical services
shall be provided in such a residence. This definition
excludes hospitals or sanitariums.

Section 21. Section 23.84.032 of the Seattle Municipal
Code, as last amended by Ordinance 115326, is further
amended as follows:

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

1 Section 23.84.032 "R."

2 * * *

3
4 "Residential use" means any one (1) of the following
5 uses:

6 1. "Adult family home" means a residential use as
7 defined and licensed by the State of Washington in a
8 dwelling unit.

9 2. ((1)) "Artists studio/dwelling" means a combination
10 working studio and dwelling unit for artists, consisting of
11 a room or suite or rooms occupied by not more than one (1)
12 ((family)) household.

13 ~~((2--"Boarding-house"--means-a-structure-consisting-of-a~~
14 ~~dwelling-unit-in-which-rooms-or-lodging,-with-or-without~~
15 ~~meals,-are-provided-for-nine-(9)-or-more-nontransient~~
16 ~~persons,-but-not-including-group-homes-))~~

17 3. "Caretaker's quarters" means a residential use
18 accessory to a nonresidential use consisting of a dwelling
19 unit not exceeding eight hundred (800) square feet of living
20 area and occupied by a caretaker or watchperson.

21 4. "Congregate residence" means a dwelling unit
22 in which rooms or lodging, with or without meals, are
23 provided for nine (9) or more nontransient persons not
24 constituting a single household, excluding single-family
25 residences for which special or reasonable accommodation has
26 been granted.

27 5. "Domestic violence shelter" means a dwelling unit
28 managed by a non-profit organization which provides housing
at a confidential location and support services for victims
of family violence.

6. ((4)) "Floating home" means a single-family
dwelling unit constructed on a float, which is moored,
anchored or otherwise secured in the water.

7. ((5)) "Mobile home park" means a residential use in
which a tract of land is rented for the use of more than one
(1) mobile home occupied as a dwelling unit.

8. ((6)) "Multi-family structure" means a structure or
portion of a structure containing two (2) or more dwelling
units.

9. ((7)) "Single-family dwelling unit" means a
detached structure containing one (1) dwelling unit and
having a permanent foundation.

~~((8--"Special-residence"--means-a-group-home,-nursing~~
~~home-or-halfway-house-))~~

* * *

~~(("Retirement-home"--See "Group-home"))~~

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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

* * *

Section 22. Section 23.84.036 of the Seattle Municipal Code, as last amended by Ordinance 116780, is further amended as follows:

Section 23.84.036 "S."

* * *

~~(("Sovereignty." --- See "Congregate-housing."))~~
~~(("Special-residence." --- See "Residential-use."))~~

* * *

Section 23. The following Sections of the Seattle Municipal Code are repealed, provided such repeal shall not affect any right accrued, any time limit for compliance, any penalty incurred, or any proceeding commenced under or by virtue of the repealed provisions:

23.44.020, 23.45.084, 23.45.086, 23.45.118, 23.45.120

Section 24. A new Section 23.40.040 is hereby added to Chapter 23.40 of the Seattle Municipal Code.

23.40.040 Reasonable accommodation.

The Federal Fair Housing Act requires that reasonable accommodations be made in rules, policies, practices, or services, when such accommodations may be necessary to afford handicapped people equal opportunity to use and enjoy a dwelling. The Director is therefore authorized to make accommodations in the provisions of this Title as applied to dwellings occupied or to be occupied by handicapped persons as defined in the Federal Fair Housing Act, when the Director determines that such accommodations reasonably may be necessary in order to comply with such Act.

Section 25. A new Section 23.44.015 is hereby added to Chapter 23.44 of the Seattle Municipal Code as follows:

23.44.015 Allowance for larger households

The Director may allow larger numbers of unrelated persons to live together in a household than would otherwise be

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

1 permitted in two situations: 1) through a grant of special
2 accommodation, available only to domestic violence shelters
3 as defined in Chapter 23.84, and 2) through a grant of
4 reasonable accommodation, available only to persons with
5 handicaps as defined by federal law.

6 A. The Director may grant special accommodation to
7 individuals who are residents of domestic violence shelters
8 in order to allow them to live together in groups of between
9 nine (9) and fifteen (15) persons in single family dwelling
10 units, according to the following:

11 1. An applicant for special accommodation must
12 demonstrate to the satisfaction of the Director:

13 a. that the needs of the residents of the
14 domestic violence shelter make it necessary for the
15 residents to live together in a group of the size proposed;
16 and

17 b. that adverse impacts on the neighborhood
18 from the increased density will be mitigated.

19 2. The Director shall take into account the size,
20 shape and location of the dwelling unit and lot, the traffic
21 and parking conditions on adjoining and neighboring streets,
22 the vehicle usage to be expected from residents, staff and
23 visitors, and any other circumstances the Director
24 determines to be relevant as to whether the proposed
25 increase in density will adversely impact the neighborhood.

26 3. An applicant shall modify the proposal as
27 needed to mitigate any adverse impacts identified by the
28 Director or the Director shall deny the request for special
accommodation.

4. A grant of special accommodation permits a
dwelling to be inhabited only according to the terms and
conditions of the applicant's proposal and the Director's
decision. If circumstances materially change or the number
of residents increases, or if adverse impacts occur that
were not adequately mitigated, the Director shall revoke the
grant of special accommodation and require the number of
people in the dwelling to be reduced to eight unless a new
grant of special accommodation is issued for a modified
proposal.

5. A decision to grant special accommodation is a
Type 1 Master Use Permit decision (See Chapter 23.76) that
shall be recorded with the King County Division of Records
and Elections.

B. The Director may grant reasonable accommodation to
individuals who are handicapped within the meaning of 42
U.S.C. 3602, in order for them to live in a household of
more than eight (8) persons, according to the following:

1. An applicant for reasonable accommodation must
demonstrate to the satisfaction of the Director that the
handicap of the proposed residents makes it necessary for
them to live in a household of the size proposed in order to
have equal opportunity to use and enjoy a dwelling.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

1 2. The Director shall determine what adverse land
2 use impacts, including cumulative impacts, if any, would
3 result from granting the proposed accommodation. The
4 Director shall take into account the size, shape and
5 location of the dwelling unit and lot; the traffic and
6 parking conditions on adjoining and neighboring streets;
7 vehicle useage to be expected from residents, staff and
8 visitors; and any other circumstances the Director
9 determines to be relevant.

10 3. The Director shall consider the applicant's
11 need for accommodation in light of the anticipated land use
12 impacts, and the Director may impose conditions in order to
13 make the accommodation reasonable in light of those impacts.

14 4. A grant of reasonable accommodation permits a
15 dwelling to be inhabited only according to the terms and
16 conditions of the applicant's proposal and the Director's
17 decision. If the Director determines that the accommodation
18 has become unreasonable because circumstances have changed
19 or adverse land use impacts have occurred that were not
20 anticipated, the Director shall rescind or modify the
21 decision to grant reasonable accommodation.

22 5. A decision to grant reasonable accommodation
23 is a Type 1 Master Use Permit decision (see Chapter 23.76)
24 that shall be recorded with the King County Division of
25 Records and Elections.

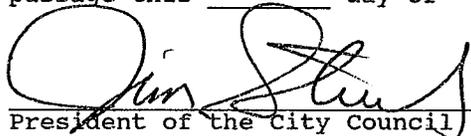
26 6. Nothing herein shall prevent the Director from
27 granting reasonable accommodation to the full extent
28 required by federal or state law.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

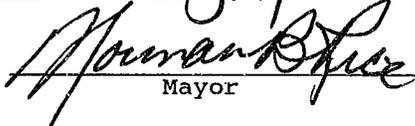
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Section 26. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the City Charter.

Passed by the City Council the 5 day of July, 1994 and signed by me in open session in authentication of its passage this 5 day of July 1994.


President of the City Council

Approved by me this 11 day of July, 1994.


Mayor

Filed this 11 day of July 1994.

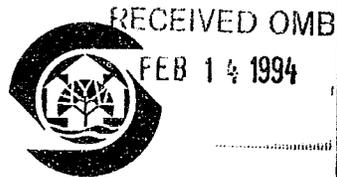
BY 
Deputy Clerk

(SEAL)
Published _____

u:\common\grphous3

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Seattle
Department of Construction and Land Use



R. F. Krochalis, Director
Norman B. Rice, Mayor

M E M O R A N D U M

TO: Jim Street, President, City Council
VIA: Diana Gale, Director, OMB

FROM: Rick F. Krochalis, Director *R. F. Krochalis*

DATE: January 10, 1994

RE: Congregate Residence Legislation

The attached resolutions and ordinance have been prepared in order to: equalize regulatory treatment of unrelated occupants (up to eight) in a dwelling unit; eliminate administrative and enforcement problems, as well as definitional confusion; and ensure that the Land Use Code complies with the Federal Fair Housing Amendments Act and with the new State Housing Policy. The environmental review decision (Declaration of non-significance), which was not appealed, occurred in 1992.

Expected costs to implement this legislation, including staff training, public information, and publication of the new Code provisions, totals approximately \$2636.

If you have any questions, please contact Diane Althaus at 233-3894.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TIME AND DATE STAMP

SPONSORSHIP

CB - Corrected Congregation Residence

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:

Sherry D Harris

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

City of Seattle

Executive Department—Office of Management and Budget

Diana Gale, Director
Norman B. Rice, Mayor

COPY RECEIVED
94 FEB 15 AM 8:35
SEATTLE CITY ATTORNEY



February 14, 1994

The Honorable Mark Sidran
City Attorney
City of Seattle

*Approved as to
form, as revised.
Hugh R. Tob. 2/18/94*

Dear Mr. Sidran:

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

REQUESTING
DEPARTMENT

Department of Construction and Land Use

SUBJECT:

AN ORDINANCE relating to land use and zoning and regulating group living residences; amending Sections 23.44.006, ~~23.44.016, 23.44.017~~, 23.44.072, 23.45.004, 23.45.080, 23.45.088, 23.45.168, 23.47.004, 23.49.026, 23.50.012, 23.54.015, 23.76.004, 23.76.006, 23.84.002, 23.84.004, 23.84.006, 23.84.008, 23.84.012, 23.84.014, 23.84.016, 23.84.026, 23.84.032, and 23.84.036; ~~deleting~~ ^{repealing} Sections 23.44.020, 23.45.084, 23.45.086, 23.45.118 and 23.45.120; and adding new sections, 23.40.040 and 23.44.018.

*Note title
change*

Pursuant to the City Council's S.O.P. 100-014, the Executive Department is forwarding this request for legislation to your office for review and drafting.

After reviewing this request and any necessary redrafting of the enclosed legislation, return the legislation to OMB. Any specific questions regarding the legislation can be directed to Ethan Melone at, 684-8066.

Sincerely,

Norman B. Rice
Mayor

by


DIANA GALE
Budget Director

DG/em/mp

Enclosure

cc: Director, Department of Construction and Land Use

Accommodations for people with disabilities provided on request. An equal employment opportunity - affirmative action employer.
Office of Management and Budget 300 Municipal Building, Seattle, Washington 98104-1826 (206) 684-8080 (TDD) 684-8118

Printed on Recycled Paper

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

County Records

where the height limit is 85 feet or higher. All residential uses other than nursing homes, in C2 zones are subject to an administrative conditional use approval. Nursing homes are permitted outright in all commercial zones, whether in a mixed use structure or as a single purpose residential use, except in Pedestrian-Designated Zones (See Section 23.47.040). Permitted only as an accessory use.

Section 8. Section 23.49.026 of the Seattle Municipal Code, as adopted by Ordinance 112303, is amended as follows:
23.49.026 General area requirements for residential uses.

(~~1. Dispersion Criteria for Halfway Houses
 1.1 No halfway house shall be established in an area where it would increase the number of halfway houses located within a one thousand foot (1000') radius to more than five (5).
 1.2 A proposed new or expanding halfway house which does not meet the dispersion criterion may be permitted by the director upon a determination that the intent of the criterion is achieved because of the presence of physical elements, such as topographic breaks, or other elements, such as major arterials, which provide substantial separation from other existing halfway houses.~~)

Section 9. Section 23.50.012 of the Seattle Municipal Code, as last amended by Ordinance 116907, is further amended as follows:
23.50.012 Permitted and prohibited uses.

USES
 Chart A
 for Section 23.50.012

Uses	Zones		
	IB	IC	IG1/IG2
I. Manufacturing			
A. Light manufacturing	P	P	P
B. General Manufacturing	P	P	P
C. Heavy manufacturing	CU	X or CU ¹	P or CU ²
II. High-impact Uses	X	X or CU ³	X or CU ⁴
III. Commercial			
A. Retail Sales and Service			
1. Personal and household sales and service	P	P	P
2. Medical services	P/CU ⁵	P/CU ⁵	P/CU ⁵
3. Animal Services			
a. Animal health services	P	P	P
b. Kennel	X	P	P
c. Animal control shelter	P	P	P
4. Automotive retail sales and service	P	P	P
5. Marine retail sales and service	P	P	P

- 12-6 Tort Mtr Veh. Jacqueline er Belvill v Brian Amano. Robt
- 14-2 Tort Mtr Veh. Johnnie Camille Hawthorne v Alfred dix Landau.
- 15-1 Collection. Ace Novelty Co da A Wallace. Fred Stephen
- 16-9 Comml. Heather Wholesale lacks Trading Co. Kurt Tripp. J. Intec.
- 17-7 Tort Mtr Veh. Gregg Kol- Freight Srvc Inc. Fritz Howard. ne Ladenburg.
- 8-5 Comml. Lawrence A Fort- E Fortman, Christopher A Fort- as J Fortman v Liberty Mutual Harrison Hugo Demers.
- 16-6 Abstract of Judgment. John -harilton Lake Apts v Sandra L ymond Victor Bottomly.
- 11-2 Minor Settlements. ak, Helen Bifrem. Gary Chas
- 2-1 Tort Mtr Veh. Allstate Int otelo, Armando Sotelo. Wm P.
- 3-9 Tort Mtr Veh. Cassandra k D Jordan. A. Graham Green-
- 4-7 Comml. Robt M Eichler v arine Contractors Inc. Scot 2.
- 5-5 Tort-Other. Glenn Thomp- Grochow, Warren Patterson, erties Inc, Anne Willoughby, ouse Ltd. Christopher Thos
- 4 18-0 Tort-Other. Adam Bright, hnt, Duane Bright v Grossmont Sch Distric, Helix High Sch,
- 5 Douglas Smith, Richard Geck, nhook, Jim Amaiz, Jackie on, Jerry Schniepp. Eileen I.
- Filed July 15
- 19-4 Dom Viol. Rose Cathey v Pro se.
- 6 10-8 Dom Viol. Earlene K ncy C Simons. Pro se.
- 7 19-1 Dom Viol. Mark E Dittell v el. Pro se.
- 8 11-7 Dom Viol. Sue Savage v age. Pro se.
- 13-3 Dom Viol. Tricia Masón v Pro se.
- 17-1 Tax. State Rev v Island Inc.
- 18-9 Tax. State Rev v Jan D ress Yourself.
- 19-7 Tax. State Rev v Cascade e & Moulding Co, Cascade
- 19-1 Tax. State Rev v Care Srvc
- 11-9 Tax. State Rev v Care Auto
- 12-7 Tax. State Rev v Larry D nard R Tucker dba Parkway In-
- 13-5 Tax. State L&I v Jim Jan- Snack Bar.
- 14-3 Tax. State Rev v Chas D t Transmission Service, Dianna
- 15-1 Tax. State Rev v NW Co Inc.
- 16-0 Tax. State Rev v David B r Daves Espresso.
- 17-8 Tax. State Rev v Ronald R larket Place Two #200.
- 18-6 Tax. State Rev v Wm II ie R Bothel dba Premier Prun- service.
- 9-4 Tax. State Rev v Bruce L Bruce Island Electronics.
- 0-8 Tax. State Rev v Phillip E Performance Plus Auto Ctrs.
- 7-5 Tax. State L&I v Ali Inc.
- 8-3 Tax. State L&I v Ali Inc.
- 9-1 Tax. State L&I v C & L ba C & L Leasing Co.
- 0-5 Tax. State L&I v Com- cal Staffing Inc.
- 1-3 Trans Jdgmnt. State L&I v ley dba Maple Thicket Gift

- Douglas D. McBroom, Yvonne G. Ward. 94-2-17467-3 Harassment. Karen B wards, Kenneth C Edwards, K M Edwar Kimberly K Edwards v Joe Woolfolk. F se.
- 94-2-17468-1 Tax. State Employment- Security v David B Riggs, Dr Daves Espresso.
- 94-2-17472-0 Misc. State v Kathleen M Knowles. John Wm Cobb.
- 94-2-17474-6 Tax. State L&I v Steve II Platt dba Platts Boat Repair.
- 94-2-17475-4 Tax. State L&I v Robt J Hermans dba Bobs Boat Shop & Boat Repair.
- 94-2-17476-2 Tax. State L&I v Allied Sports Inc.
- 94-2-17477-1 Tax. State L&I v Allied Sports Inc.
- 94-2-17478-9 Tax. State L&I v Thos J Vanhollenbeke dba Aaa Tearoffs.
- 94-2-17479-7 Tax. State L&I v Hoover Chambliss.
- 94-2-17480-1 Tax. State L&I v Dolecki & Guanlund dba Dolecki & Grunlund Ent Inc.
- 94-2-17481-9 Tax. State L&I v Dolecki & Guanlund dba Dolecki & Grunlund Ent Inc.
- 94-2-17482-7 Tax. Washington Stateof Labor & Inds v Terry W Sankey, Jeff W Meyer dba Professional Auto Glass.
- 94-2-17483-5 Tax. State L&I v Mike J Hilton, Lynn T Hilton dba Hilton Electric.
- 94-2-17484-3 Tax. State L&I v Care Srvc Staffing Inc.
- 94-2-17485-1 Tax. State L&I v Boys Vil- lage Assn.
- 94-2-17486-0 Tax. State L&I v Method Painting Inc.
- 94-2-17487-8 Tax. State L&I v Method Painting Inc.
- 94-2-17488-6 Tax. State L&I v Madeline Dodge dba Christopher Robin Learning Ctr.
- 94-2-17489-4 Tax. State L&I v Kirkland Rest Corp dba Burger King.
- 94-2-17490-8 Tax. State L&I v Sonic Boom Scooters Inc.
- 94-2-17491-6 Tax. State L&I v Grand Const Co Inc.
- 94-2-17492-4 Tax. State L&I v John W Todd Jr dba Shoroy Book Store.
- 94-2-17493-2 Tax. State L&I v Louis J McCrohon dba Ljm Const.
- 94-2-17496-7 Tax. State L&I v Hong D Luu, Sherry L Luu. dba Sea Husk Restaurant.
- 94-2-17497-5 Tax. State L&I v Felix M Smith dba C D S Enterprises.
- 94-2-17498-3 Tax. State L&I v Neelams Inc.
- 94-2-17499-1 Tax. State L&I v Great Crate Co Inc.
- 94-2-17510-6 Collection. John B Farver v Scott D Humberstone. Wm J Halstead.
- 94-2-17513-1 Unlaw Detainer. Villa As- soc v Jonathan Davis. Raymond Jay Walters.
- 94-2-17514-9 Unlaw Detainer. Cityview Assoc v Dottie Sommers. Raymond Jay Walters.
- 94-2-17515-7 Dom Viol. Teri G Martinez v Terry L Martinez. Pro se.
- 94-2-17519-0 Tort Mtr Veh. Dalip Singh, Surjit K Singh v Ann Warjohn. David R. Hallowell.
- 94-2-17520-3 Harassment. Vivi Hansen, Christian Hansen v Malcolm (John Doe). Pro se.
- 94-2-17526-2 Comml. Household Fi- nance Corp III fka Household Finance Industrial Loan Co v Jay Beard. Krista L White.
- 94-2-17527-1 Tort Mtr Veh. Donald Gill- more, Shawn Menning, Mike Mercer, Shari Malekpour v Jennifer Modahl. D. Michael Tomkins.
- 94-2-17528-9 Tort Mtr Veh. Tamara Eas- ley v Lance Yates. D. Michael Tomkins.
- 94-2-17529-7 Pers Injury. Judy Jury-Nahl v Mario Luigi dba Marios Produce Stand, Pike Place Merchants Assoc, Pike Place Market Preservation & Development Auth. Grant Larry Harken.
- 94-2-17530-1 Collection. Earl Mosiman v Bradford T Romano. Thos Raymond Sabin.
- 94-2-17531-9 Tort-Other. Patricia Ohara v Crisis Clinic. Norman Ralph Leopold.
- 94-2-17532-7 Misc. Christine Deffet v Amica Mutual Ins Co. Marc L. Silverman.
- 94-2-17533-5 Trans Jdgmnt. Moschetto & Koplin Inc v Michael M Zapico. Marjean Elizabeth Moschetto. Mary Ann Di Re.
- 94-2-17534-3 Misc. Carol Nottenburg v Thos P S John. Meredith Lynn Hardy.
- 94-2-17535-1 Tort Mtr Veh. Donald Sweazey v Stewart Herzog, Shannon Kim- ball, Dorothy Kimball, Wm Kimball. M. Scott Ericson.
- 94-2-17536-0 Comml. Ge Fanuc Automa- tion North v Cook Newhouse & Assoc Inc

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.