

Ordinance No. 121196

Council Bill No. 114507

The City of Seattle
Council Bill/Ordinance

An ordinance relating to live-work units, authorizing live-work units, establishing development standards for live-work units that are located at street level in Commercial and Neighborhood Commercial zones, ^{correcting minor errors} and amending SMC Sections 23.42.106, 23.46.004, 23.46.006, 23.46.012, 23.47.004, 23.47.024, 23.47.032, 23.47.036, 23.47.042, 23.48.016, 23.49.008, 23.49.011, 23.49.016, 23.49.026, 23.49.146, 23.50.012, 23.53.005, 23.53.015, 23.53.025, 23.53.030, 23.54.015, 23.55.028, 23.71.038, 23.73.010, 23.84.004, 23.84.024, 23.90.006, 25.06.110, and 25.06.130.

CF No. _____

6/17/03 - Passed
6-23-03 Passed

Date Introduced: <u>MAR 17 2003</u>		
Date 1st Referred:	To: (committee) <u>Land Use Committee</u>	
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote:	
<u>6-23-03</u>	<u>9-0</u>	
Date Presented to Mayor:	Date Approved:	
<u>6-24-03</u>	<u>7/1/03</u>	
Date Returned to City Clerk:	Date Published:	T.O. <input checked="" type="checkbox"/> F.T. <input checked="" type="checkbox"/>
<u>7/2/03</u>	<u>75PR</u>	
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

This file is complete and ready

Law Department

Law Dept. Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by:

9

Councilmember

NICASTRO

John 24

Committee Action:

6/17/03 - Pass 3-0 (WN, WL, RC)

6-23-03 Passed 9-0

This file is complete and ready for presentation to Full Council.

Committee:

(initial/date)

Law Department

Law Dept. Review

OMP
Review

City Clerk
Review

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for review
6/23/03
Full Council
Hearing
JLH in file*

ORDINANCE 121196

AN ORDINANCE relating to live-work units, authorizing live-work units, establishing development standards for live-work units that are located at street level in Commercial and Neighborhood Commercial zones, correcting minor errors, and amending SMC Sections 23.42.106, 23.46.004, 23.46.006, 23.46.012, 23.47.004, 23.47.024, 23.47.032, 23.47.036, 23.47.042, 23.48.016, 23.49.008, 23.49.011, 23.49.016, 23.49.026, 23.49.146, 23.50.012, 23.53.005, 23.53.015, 23.53.025, 23.53.030, 23.54.015, 23.55.028, 23.71.038, 23.73.010, 23.84.004, 23.84.024, 23.90.006, 25.06.110, and 25.06.130.

WHEREAS, policies and goals of Seattle's Comprehensive Plan encourage business creation, expansion and vitality by allowing for a mix of business activities, while maintaining compatibility with the neighborhood-serving character of business districts, and the character of surrounding areas; and

WHEREAS, policies and goals of Seattle's Comprehensive Plan encourage housing in close proximity to shopping services and employment opportunities; and

WHEREAS, Comprehensive Plan goals and policies encourage a diversity of uses that contribute to the City's total employment base and provide the services needed by the City's residents and businesses; and

WHEREAS, policies and goals of Seattle's Comprehensive Plan encourage the inclusion of housing as part of the mix of activities accommodated in commercial areas at intensities compatible with the intended commercial function of different areas; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. A new subsection E is added to Section 23.42.106 of the Seattle Municipal Code, which Section was last amended by Ordinance 120609, to read as follows:

23.42.106 Expansion of nonconforming uses.

* * *

E. For purposes of this section, live-work units shall be deemed a nonresidential use.

Section 2. Subsections A and D of Section 23.46.004 of the Seattle Municipal Code, which section was last amended by Ordinance 112777, is amended as follows:



23.46.004 Uses.

A. All uses, except commercial uses and live-work units, which are permitted outright or by conditional use in the applicable residential zone shall be regulated by the residential zone provisions, including provisions relating to accessory uses.

B. Live-work units and ~~((F))~~ the following commercial uses shall be permitted outright:

1. Personal and household retail sales and services;
2. Medical services;
3. Restaurants without cocktail lounges;
4. Business support services;
5. Offices; and
6. Food processing and craft work.

* * *

D. Permitted commercial uses shall be allowed only in structures containing at least one (1) dwelling unit, which may be a live-work unit, according to the development standards of Section 23.46.012, Location of commercial uses.

* * *

Section 3. Subsection C of Section 23.46.006 of the Seattle Municipal Code, which section was last amended by Ordinance 112777, is amended as follows:

23.46.006 Conditional uses.

* * *

C. Parking at or below grade accessory to nonresidential uses or live-work units in adjacent commercial zones may be permitted as a conditional use.

1 1. The Director may authorize such parking if:

2 a. The proposed parking is necessary to meet parking requirements, or the
3 proposed parking will be used as a shared parking facility;

4 b. The proposed parking is necessary to avoid increased parking
5 congestion in the adjacent commercial area;

6 c. The proposed parking is necessary to avoid creation or worsening of
7 excessive spillover parking in adjacent residential areas;

8 d. Other parking options such as shared parking have been considered and
9 found to be unavailable in the adjacent commercial zone; and

10 e. The proposed parking does not encourage substantial traffic to pass
11 through adjacent residential areas.

12 2. If the Director authorizes a surface parking area, the following standards shall
13 be met:

14 a. A minimum of fifteen (15) percent of the surface parking area shall be
15 landscaped. Specific landscaped areas required in this subsection shall count toward the fifteen
16 (15) percent.

17 b. A landscaped setback of at least ten (10) feet shall be provided along
18 the front property line. A landscaped setback of at least five (5) feet in depth shall be provided
19 along all other street property lines.

20 c. When abutting a property in a residential zone (including RC zones),
21 six (6) foot high screening and a five (5) foot deep landscaped area inside the screening shall be
22 provided.
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d. When across the street from a residential zone (including RC zones), three (3) foot high screening shall be provided between the parking area and the landscaped setback along all street property lines.

e. Whenever possible, access to parking shall be from the commercial area.

Section 4. Subsection A of Section 23.46.012 of the Seattle Municipal Code, which section was last amended by Ordinance 116795, is amended as follows:

23.46.012 Location of commercial uses.

A. Commercial uses shall be permitted only on or below the ground floor of a structure that ((which)) contains at least one (1) dwelling unit, which may be a live-work unit, except as provided in the Northgate Overlay District, Chapter 23.71.

* * *

Section 5. Section 23.47.004 of the Seattle Municipal Code, which section was last amended by Ordinance 120661, is amended as follows:

23.47.004 Permitted and prohibited uses.

* * *

E. Residential Uses.

1. Residential Use in Single-purpose Residential Structures. The term "single-purpose residential structure" may include a structure with both residential and nonresidential uses, but does not include an assisted living facility or any structure that is part of a mixed-use

1 development meeting the standards in Section 23.47.008. Residential use in single-purpose
2 residential structures is permitted as an administrative conditional use, unless:

3 a. The structure is located within an area in which the use is either
4 permitted outright or prohibited, as shown on the Maps 23.47.004 A, B, C, D, E, F, G, H, I, and
5 J;
6

7 b. The structure is located in a pedestrian-designated zone, in which case
8 residential use is prohibited at street level along the designated principal pedestrian street as
9 provided in Section 23.47.042;
10

11 c. The structure is located within a zone that (~~which~~) has a height limit
12 of eighty-five (85) feet or higher, in which case single-purpose residential structures are
13 prohibited;
14

15 d. The residential use is a nursing home, in which case it is permitted
16 outright unless prohibited as provided in subsection E1b;

17 e. The structure is located within the Station Area Overlay District, in
18 which case the provisions of Chapter 23.61 apply;((-))

19 f. The structure is in a part of the International Special Review District
20 east of the Interstate 5 Freeway, in which case residential use is permitted outright as provided in
21 Section 23.66.330; or
22

23 g. The structure, in any commercial zone, is for a low-income housing
24 project and:
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(1) An application for a reservation of tax credit for 1988 and 1989 under the low-income tax credit program administered by the Washington State Housing Finance Commission was filed on or before March 15, 1988; or

(2) A nonprofit corporation purchased sites, signed options or entered into a real estate purchase agreement prior to March 15, 1988, in either of which cases the residential use is permitted outright.

2. Residential Use in Mixed-use Development. Residential use in mixed-use development is permitted outright in NC1, NC2, NC2/R, NC3, NC3/R and C1 zones; provided that, for assisted living facilities, which are considered mixed-use development, private living units and parking accessory to those units are prohibited at street level.

3. For purposes of this subsection E, live-work units shall be deemed a nonresidential use.

* * *

Section 6. A new subsection I is added to Section 23.47.004 of the Seattle Municipal Code, which Section was last amended by Ordinance 120661, to read as follows:

23.47.004 Permitted and prohibited uses.

* * *

I. Live-work units.

1. Live-work units are permitted outright in all commercial zones subject to the provisions of this title.

2. Live-work units at street level are prohibited where single-purpose residential structures are prohibited, as shown on Map 23.47.004 A, Wallingford Urban Center; Map E,



South Lake Union Urban Village; Map G, Lake City Hub Urban Village; and Map I, Bitter Lake Village Hub Urban Village.

3. Live-work units located at street level where permitted are subject to the development standards in Section 23.47.036.

Section 7. Subsection A of Section 23.47.004 of the Seattle Municipal Code, which section was last amended by Ordinance 120661, is amended as follows:

* * *

COMMERCIAL USES: CHART A
For Section 23.47.004

	NC1	NC2	ZONES NC3	C1	C2
I. COMMERCIAL USE					
A. Retail Sales and Services.					
1. Personal and household retail sales and services					
- Multipurpose 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/CU ¹	P/CU ¹	P/CU ¹	P/CU ¹	P/CU ¹
3. Animal Services ²					
- Animal health services	P	P	P	P	P
- Kennels	X	X	X	X	P
- Animal shelters	X	X	X	X	X
- Pet grooming services	P	P	P	P	P
4. Automotive retail sales and services					
- Gas stations	P	P	P	P	P
- Sales and rental of motorized vehicles	X	P	P	P	P



COMMERCIAL USES: CHART A
For Section 23.47.004 (Continued)

- 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 and 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 and drinking establishments					
- Restaurants without cocktail lounges	P	P	P	P	P
- Restaurants with cocktail lounges	X	P	P	P	P
- Fast-food restaurant (750 square feet and under)	P	P	P	P	P
- Fast-food restaurant (over 750 square feet)	CU	CU	CU	CU	CU
- Tavern	CU	CU	P	P	P
- Brewpub	CU	CU	P	P	P
7. Lodging					
- Hotel	X	X	P	P	P
- Motel	X	X	P	P	P
- Bed and breakfast	P ³	P ³	P	P	P
8. Mortuary services	X	P	P	P	P
9. Existing cemeteries ¹⁴	P	P	P	P	P
B. Principal Use Parking	X	P	P	P	P
C. Nonhousehold Sales and Service					
1. Business support services	P	P	P	P	P

COMMERCIAL USES: CHART A
For Section 23.47.004 (Continued)

2.	Business incubator	P	P	P	P	P
3.	Sales, service and rental of office equipment	X	P	P	P	P
4.	Sales, service and rental of commercial equipment and construction materials	X	X	P	P	P
5.	Sale of heating fuel	X	X	P	P	P
6.	Heavy commercial services	X	X	X	P	P
7.	- Construction services	X	X	X	P	P
8.	- Commercial laundries	X	X	X	P	P
9.	D. Offices					
10.	1. Customer service office	P	P	P	P	P
11.	2. Administrative office	P	P	P	P	P
12.	E. Entertainment					
13.	1. Places of public assembly					
14.	- Performing arts theater	X	P	P	P	P
15.	- Spectator sports facility	X	P	P	P	P
16.	- Lecture and meeting halls	X	P	P	P	P
17.	- Motion picture theater	X	P	P	P	P
18.	- Adult motion picture theater	X	P	P	P	P
19.	- Adult panorams	X	X	X	X	X
20.	2. Participant sports and recreation					
21.	- Indoor	P	P	P	P	P
22.	- Outdoor	X	X	X ⁴	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 ⁵	P	P
27.	J. Transportation Facilities					
28.	1. Personal transportation services	X	X	P	P	P
	2. Passenger terminals	X	X	P	P	P
	3. Cargo terminals	X	X	X	S	P
	4. Transit vehicle base	X	X	X	CCU ⁶	CU ⁶

COMMERCIAL USES: CHART A
For Section 23.47.004 (Continued)

5. Helistops	X	X	CCU ⁷	CCU ⁷	CU ⁷
6. Heliports	X	X	X	X	X
7. Airport, land-based	X	X	X	X	X
8. Airport, water-based	X	X	X	X	S
9. Railroad switchyard	X	X	X	X	X
10. Railroad switchyard with mechanized hump	X	X	X	X	X
K. Food Processing and Craft Work					
1. Food processing for human consumption	P	P	P	P	P
2. Custom and craft work	P	P	P	P	P
L. Research and Development Laboratories	P	P	P	P	P
II. SALVAGE AND RECYCLING					
A. Recycling Collection Station	P	P	P	P	P
B. Recycling Center	X	X	X	P	P
C. Salvage Yard	X	X	X	X	X
III. UTILITIES					
A. Utility Service Uses	P	P	P	P	P
B. Major Communication Utility ⁸	X	X	X	CCU	CCU
C. Minor Communication Utility ⁸	P	P	P	P	P
D. Solid Waste Transfer Station	X	X	X	X	X
E. Power Plants	X	X	X	X	X
F. Sewage Treatment Plants	X	X	X	X	X
G. Solid Waste Incineration Facility	X	X	X	X	X
H. Solid Waste Landfill	X	X	X	X	X
IV. MANUFACTURING					
A. Light Manufacturing	X	P	P	P	P
B. General Manufacturing	X	X	X	P	P
C. Heavy Manufacturing	X	X	X	X	X
V. HIGH-IMPACT USES	X	X	X	X	X
VI. INSTITUTIONS					
A. Institute for Advanced Study	P	P	P	P	P

COMMERCIAL USES: CHART A
For Section 23.47.004 (Continued)

B. Private Club	P	P	P	P	P
C. Child Care Center	P	P	P	P	P
D. Museum	P	P	P	P	P
E. School, Elementary or Secondary	P	P	P	P	P
F. College	P	P	P	P	P
G. Community Center	P	P	P	P	P
H. Community Club	P	P	P	P	P
I. Vocational or Fine Arts School	P	P	P	P	P
J. Hospital	P	P	P	P	P
K. Religious Facility	P	P	P	P	P
L. University	P	P	P	P	P
M. Major Institutions within a Major Institution Overlay District subject to Chapter 23.69	P	P	P	P	P
VII. PUBLIC FACILITIES					
A. Jails	X	X	X	X	X
B. Work-release Center ⁹	CCU	CCU	CCU	CCU	CCU
VIII. PARK AND POOL/RIDE LOT					
A. Park and Pool Lots	P ¹⁰	P	P	P	P
B. Park and Ride Lots	X	X	CU	CU	CU
IX. RESIDENTIAL¹¹					
A. Single-family Dwelling Units	P/CU ¹²	P/CU ¹²	P/CU ¹²	P/CU ¹²	CU ¹²
B. Multifamily Structures	P/CU	P/CU	P/CU	P/CU	CU
C. Congregate Residences	P/CU	P/CU	P/CU	P/CU	CU
D. Floating Homes	S	S	S	S	S
E. Mobile Home Park	X	X	X	P	CU
F. Artist Studio/Dwelling	P/CU	P/CU	P/CU	P/CU	CU
G. Caretaker's Quarters	P	P	P	P	P
H. Adult Family Homes	P/CU	P/CU	P/CU	P/CU	P
I. Home Occupations	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³
J. Nursing Homes	P	P	P	P	P
K. Assisted Living Facilities	P/CU	P/CU	P/CU	P/CU	CU
<u>X. LIVE-WORK UNITS¹⁵</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
XI. OPEN SPACE					
A. Parks	P	P	P	P	P



COMMERCIAL USES: CHART A
For Section 23.47.004 (Continued)

B. Playgrounds P P P P P

XII. AGRICULTURAL USES

A. Animal Husbandry	X ¹³	X ¹³	X ¹³	X ¹³	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 then thousand (10,000) square feet, within two thousand five hundred (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 Outdoor participant sports and recreation uses are permitted at Seattle Center.

⁵ Outdoor storage is permitted at the Seattle Center, subject to the provisions of Section 23.47.011.

⁶ New transit vehicle bases accommodating one hundred fifty (150) or fewer buses or existing transit vehicle bases seeking to expand.

⁷ Permitted only as an accessory use according to Section 23.47.006.

⁸ See Chapter 23.57 for regulation of communication utilities.

⁹ Subject to dispersion ((~~disposition~~)) criteria in Section 23.47.006.

¹⁰ Permitted only on parking lots existing at least five (5) years prior to the proposed establishment of the park and pool lot.

COMMERCIAL USES: CHART A
For Section 23.47.004 (Continued)

¹¹ Residential uses in mixed-use developments satisfying Section 23.47.008 and assisted living facilities are permitted outright in NC1, NC2, NC3 and C1 zones. Residential use in a single-purpose structure generally may be permitted in NC1, NC2, NC3 and C1 zones as an administrative conditional use pursuant to Section 23.47.006. Residential use in single-purpose residential structures is permitted outright in limited areas and circumstances, and is prohibited in certain areas as described in subsection 23.47.004 E. "Single-purpose residential structure" may include a structure with both residential and nonresidential uses but does not include an assisted living facility or any structure that is part of a mixed-use development meeting the standards in Section 23.47.008. All residential uses, other than nursing homes, in the 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 single-purpose residential use, except in pedestrian-designated zones (see Section 23.47.040).

¹² An accessory dwelling unit added to a single-family residence shall be allowed outright and shall not require a separate conditional use permit. The unit shall be considered accessory to the single-family residence, shall meet the standards listed for accessory dwelling units in Section 23.44.041 and shall not be considered a separate dwelling unit for all development standard purposes in commercial zones.

¹³ Permitted only as an accessory use.

¹⁴ Subject to criteria in Section 23.47.004.

¹⁵ Subject to Subsection 23.47.004.I and to development standards in Section 23.47.036. Except where expressly treated as a residential use, live-work units shall be deemed a nonresidential use.

* * *

Section 8. Section 23.47.024 of the Seattle Municipal Code, which section was last amended by Ordinance 120928, is amended as follows:

23.47.024 Open space standards.

Usable open space is intended for use by the residents of the development or structure, and shall be required for all residential uses in mixed use development, single-purpose residential structures, and structures with one or more live-work units not located at street level according to the following:



1 A. Open Space Quantity. Usable open space shall be required for all residential uses in
2 an amount equal to twenty (20) percent of the structure's gross floor area in residential use.
3 Calculation of a structure's gross floor area, for the purposes of this subsection, shall exclude area
4 used for mechanical equipment, accessory parking and unenclosed decks, balconies or porches.

5 B. Open Space Development Standards.

6 1. When permitted, required usable open space may be provided at ground level
7 or may be provided above the ground in the form of balconies, decks, solarium, greenhouses, or
8 roof gardens or decks.

9 2. Balconies and decks provided above the ground as open space shall have a
10 minimum area of sixty (60) square feet and no horizontal dimension shall be less than six (6)
11 feet.

12 3. Usable open space at ground level, and roof gardens, solarium, and greenhouses
13 provided above ground as open space shall have a minimum area of two hundred fifty (250)
14 square feet. No horizontal dimension shall be less than ten (10) feet.

15 4. Required usable open space is permitted at the front, sides, or rear of the
16 structure.

17 5. Parking areas, driveways, and pedestrian access to the nonresidential, live-
18 work or residential entrances, except for pedestrian access meeting the Washington State
19 Building Code, Chapter 11 -- Accessibility, shall not be counted as open space.

20 6. Required open space shall be landscaped according to standards promulgated
21 by the Director.



7. Rooftop space within the following parameters shall not count toward meeting open space requirements: the area eight (8) feet from and in front of a directional antenna and at least two (2) feet from the back of a directional antenna, or, for an omnidirectional antenna, eight (8) feet away from the antenna in all directions. The Seattle-King County Public Health Department may require a greater distance for paging facilities after review of the Non-Ionizing Electromagnetic Radiation (NIER) report.

Section 9. Subsection A of Section 23.47.032 of the Seattle Municipal Code, which section was last amended by Ordinance 120004, is amended as follows:

23.47.032 Parking location and access.

A. Parking for nonresidential uses and live-work units shall be located on the lot or built into or under the structure or within eight hundred (800) feet of the lot on which the use is located. When parking is provided on a lot other than the lot of the use to which it is accessory, the provisions of Section 23.54.025, Parking covenants, shall apply. Parking for residential uses must be located on the same lot as the residential use to which it is accessory.

* * *

Section 10. A new Section 23.47.036 is added to the Seattle Municipal Code, which reads as follows:

23.47.036 Development standards for live-work units.

A. Live-work units shall be subject to the development standards of the underlying zone.

B. Live-work units at street level shall be further subject to the development standards provided below:

1 1. The portion of the live-work unit in which business is conducted must be
2 located between the principal street and the residential portion of the live-work unit.

3 2. When transparency is required, clear or lightly tinted glass in windows, doors
4 and display windows shall be considered transparent. Transparent areas shall allow views into
5 the structure or into display windows with a minimum thirty (30) inch depth from the outside.
6

7 Section 11. Subsection C of Section 23.47.042 of the Seattle Municipal Code, which
8 section was last amended by Ordinance 120609, is amended as follows:

9 **23.47.042 Uses in pedestrian-designated zones.**

10 * * *

11
12 C. Prohibited Uses.

13 1. Drive-in businesses, including gas stations, are prohibited in pedestrian-
14 designated zones.

15 2. Live-work units are prohibited at street-level in pedestrian-designated zones.

16 * * *

17
18 Section 12. A new subsection C is added to Section 23.48.016 of the Seattle Municipal
19 Code, which section was last amended by Ordinance 118302, is amended as follows:

20 **23.48.016 Standards applicable to specific areas.**

21 * * *

22
23 C. For purposes of this section, live-work units shall be deemed a residential use unless
24 located at street level. Live-work units located at street level shall be deemed a
25 nonresidential use.
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Section 13. Subsection B of Section 23.49.008 of the Seattle Municipal Code, which section was last amended by Ordinance 120928, is amended as follows:

23.49.008 Structure height.

The following provisions regulating structure height apply to all property in downtown zones except the DH1, PSM, IDM, and IDR zones.

* * *

B. In Downtown Mixed Residential (DMR) zones, height shall be regulated as follows:

1. No structure which contains only nonresidential or live-work uses, and no portion of a mixed use structure which contains nonresidential or live-work uses, may extend beyond the lower height limit established on the Official Land Use Map, except for rooftop features permitted by subsection C of this section.

2. Structures which contain only residential uses, and portions of mixed use structures which contain only residential uses, may extend to the higher height limit established on the Official Land Use Map.

* * *

Section 14. Subsection B of Section 23.49.011 of the Seattle Municipal Code, which section was last amended by Ordinance 120443, is amended as follows:

23.49.011 Floor area ratio.

* * *

B. Exemptions and Deductions from FAR Calculations.

1. The following are not included in chargeable floor area, except as specified below in this section:

1 a. Retail sales and service uses and entertainment use in the DRC zone up
2 to a maximum FAR of two (2);

3 b. Street-level uses meeting the requirements of Section 23.49.025,
4 Street-level use requirements, whether or not street-level use is required pursuant to Map 1H, if
5 the uses and structure also satisfy the following standards:
6

7 (1) The street level of the structure containing the exempt space
8 must have a minimum floor to floor height of thirteen (13) feet;

9 (2) The street level of the structure containing the exempt space
10 must have a minimum depth of fifteen (15) feet;
11

12 (3) Overhead weather protection is provided satisfying the
13 provisions of 23.49.025 B5.

14 c. In the DRC zone, shopping corridors and retail atriums;

15 d. Child care;

16 e. Human service use;

17 f. Residential use, except in the PMM and DH2 zones;

18 g. Live-work units, except in the PMM and DH2 zones;

19 h((g)). Museums;

20 i((h)). Performing arts theaters;

21 j((i)). Floor area below grade;

22 k((j)). Floor area that is used only for short-term parking or parking
23 accessory to residential uses, or both, subject to a limit on floor area used wholly or in part as
24
25
26
27
28

1 parking accessory to residential uses of one (1) parking space for each dwelling unit on the lot
2 with the residential use served by the parking;

3 l((k)). Floor area of a public benefit feature that would be eligible for a
4 bonus on the lot where the feature is located. The exemption applies regardless of whether a
5 floor area bonus is obtained, and regardless of maximum bonusable area limitations; and
6

7 m((f)). Public restrooms.

8 2. As an allowance for mechanical equipment, three and one-half (3-1/2) percent
9 of the gross floor area of a structure shall be deducted in computing chargeable gross floor area.
10 The allowance shall be calculated on the gross floor area after all exempt space permitted under
11 subsection B1, or B3 if applicable, has been deducted. Mechanical equipment located on the roof
12 of a structure, whether enclosed or not, shall be calculated as part of the total gross floor area of
13 the structure, except that for structures existing prior to June 1, 1989, new or replacement
14 mechanical equipment may be placed on the roof and will not be counted in gross floor area
15 calculations.
16
17

18 3. In lieu of the exemptions allowed in subsection B1 of this section, an applicant
19 may elect in writing, at the time of filing of an original master use permit application that
20 involves the proposed addition or change of use of floor area on any lot wholly within a DMC
21 zone on which no bonus floor area has been or is proposed to be gained under Section 23.49.012
22 or Section 23.49.013, that the following areas on such lot shall be exempt from base and
23 maximum FAR calculations:
24

25 a. All gross floor area in residential use, except on lots from which
26 development rights have been or are transferred;
27
28

1 b. All gross floor area below grade;
2 c. All gross floor area used for accessory parking; and
3 d. The gross floor area of public benefit((-)) features, other than housing,
4 that satisfy the requirements of Section 23.49.126, R((#))atios for public benefit features, or that
5 satisfy the requirements for a FAR bonus amenity allowable to a structure in a DOC1 or DOC2
6 zone for an off-site public benefit feature, and, in either case, satisfy the Public Benefit Features
7 Rule, whether granted a floor area bonus or not, regardless of the maximum bonusable area
8 limitation.
9

10 Section 15. Subsections A and B of Section 23.49.016 of the Seattle Municipal Code,
11 which section was last amended by Ordinance 120443, is amended as follows:
12

13 **23.49.016 Parking quantity requirements.**

14 The regulations in this section shall not apply to Pike Market Mixed zones.

15 A. General Standards.

16 1. Long-term parking requirements shall be established for all new uses, except as
17 provided in subsection A2. The long-term requirement shall be determined by the accessibility
18 of the area to transit, according to Map IF.¹ Short-term parking shall also be required for offices
19 and retail sales and service uses in all areas, except as provided in subsection A2.
20

21 2. Exceptions to the parking requirement shall be permitted as follows:
22

23 a. No parking shall be required for new uses to be located in existing
24 structures, or when existing structures are remodeled.

25 b. No parking shall be required for residential uses, including the
26 residential portion of live-work units.
27
28



1 c. No parking, either long-term or short-term, shall be required for the first
2 thirty thousand (30,000) square feet of retail sales and service use on lots in areas with high
3 transit access, as identified on Map IF. No parking, either long-term or short-term, shall be
4 required for the first seven thousand five hundred (7,500) square feet of retail sales and service
5 use on lots in other areas.
6

7 d. No parking shall be required for the first two thousand five hundred
8 (2,500) square feet of any nonresidential use or live-work unit that is not a retail sales and service
9 use.
10

11 e. No parking shall be required when an existing structure is expanded by
12 up to two thousand five hundred (2,500) square feet or less, provided that this exemption may be
13 used only once by any individual structure.
14

15 f. No parking shall be required for any gross floor area in human service or
16 child care use.
17

18 g. In Pioneer Square Mixed zones, the Director of the Department of
19 Neighborhoods, upon the recommendation of the Pioneer Square Preservation Board may waive
20 or reduce required parking according to the provisions of Section 23.66.170, Parking and access.
21

22 h. In International District Mixed and International District Residential
23 zones, the Director of the Department of Neighborhoods, upon the recommendation of the
24 International District Special Review District Board may waive or reduce required parking
25 according to the provisions of Section 23.66.342, Parking and access.
26
27
28

1 In these zones, the parking requirements for restaurants, motion picture
2 theaters, and other entertainment uses and places of public assembly shall be established pursuant
3 to the requirements of Section 23.66.342, rather than the provisions of this section.

4 3. Location of Required Parking.

5 a. Required parking may be provided on the lot, and/or within eight
6 hundred (800) feet of the lot on which the use is located, and/or within sixteen hundred (1,600)
7 feet of the lot for lots in DH1 zones, provided that:

8 (1) The parking is located in a downtown zone in conformance
9 with the accessory parking regulations for that zone; and

10 (2) When parking is provided on a lot other than the lot of the use
11 for which it is required, the owner of the parking spaces shall be responsible for notifying the
12 Director should the use of the lot for the required parking cease. In this event, the principal use
13 must be discontinued, other parking meeting the requirements of this code must be provided
14 within thirty (30) days, or a variance must be applied for within fourteen (14) days, and
15 subsequently granted. A covenant between the owner of the parking spaces, the owner or
16 operator of the principal use, and The City of Seattle stating the responsibilities of the parties
17 shall be executed. This covenant and accompanying legal descriptions of the principal use lot
18 and the lot upon which the spaces are to be located shall be recorded with the King County
19 Department of Records and Elections and a copy with the recording number and parking layouts
20 shall be submitted as part of any permit application for development requiring parking.

21 b. In lieu of providing required long-term parking, payment may be made
22 to the Downtown Parking Fund, according to the provisions of subsection B4.

4. For the purposes of determining parking requirements, institutions and live-work units shall be considered "other nonresidential" uses on Chart 23.49.016 A. The parking requirements for nonresidential public projects and City facilities shall be determined on a case-by-case basis.

B. Parking Requirements.

1. The long-term and short-term parking requirement for offices, retail sales and service uses, and other nonresidential uses shall be as established on Chart 23.49.016 A. The unrestricted long-term parking requirement for all uses except lodging uses may be reduced by providing additional carpool spaces, vanpools, or subsidized transit passes, according to subsection B3.

2. Carpool spaces provided to meet the requirements of subsection B1 shall either be:

a. Physically set aside and designated for exclusive carpool use between six (6:00) a.m. and nine-thirty (9:30) a.m., and shall not be leased to tenants for long-term parking, except as parking for carpools and vanpools. Required carpool spaces not used by carpool vehicles by nine-thirty (9:30) a.m. shall be used as public short-term parking with appropriate signage provided; or

b. Subsidized, provided that the subsidy shall be equal to at least thirty (30) percent of the monthly market rate charged the general public for a parking space.

Subsidized spaces shall be provided at the rate that carpools are formed.

3. The following substitution rates shall be used to reduce the long-term parking requirement for all nonresidential and live-work uses, except lodging uses:

1 a. One (1) vanpool may be substituted for six (6) parking spaces. The
2 unrestricted long-term parking requirement may be reduced not more than ten (10) percent for
3 vanpool substitutions. If the proponent elects to use the vanpool option, the necessary number of
4 vans meeting the standards of the Commuter Pool Division of Metro shall be acquired, or a
5 surety instrument acceptable to the Director shall be posted; and, vanpools shall be organized for
6 employees in the structure. Before a certificate of occupancy may be issued, details of the
7 vanpool program shall be spelled out in a Memorandum of Agreement executed between the
8 proponent, his or her transportation coordinator, the Director and the Seattle Rideshare office.
9

10 b. Each carpool space in excess of those required by subsection B1, which
11 is physically reserved or subsidized according to the provisions of subsection B2, may be
12 substituted for one and nine-tenths (1.9) parking spaces. No more than fifty (50) percent of the
13 total number of long-term parking spaces provided shall be set aside or discounted for carpools.
14

15 c. A fifteen (15) percent reduction in the unrestricted long-term parking
16 requirement may be achieved by providing free transit passes to all employees in the structure for
17 at least five (5) years.
18

19 4. In lieu of providing long-term parking spaces on the lot or within eight
20 hundred (800) feet of the lot, long-term spaces may be provided by a payment to the Downtown
21 Parking Fund, if the Director determines that the parking impacts of the development can be met
22 by other means. The Director's determination shall be based on any relevant factors including
23 but not limited to the following:
24

25 a. Proximity of the site to public parking;

26 b. The level of transit service to the lot;
27
28



1 c. Proposals by the applicant to encourage building tenants to use
2 alternatives to single-occupancy vehicles.

3 5. The following requirements shall apply to all structures containing more than
4 ten thousand (10,000) square feet of nonresidential use:

5 a. A transportation coordinator position shall be established and
6 maintained within the proposed structure to devise and implement alternative means for
7 employee commuting. The coordinator shall be trained by the Seattle Rideshare office or by an
8 alternative organization with ridesharing experience, and shall work with the Seattle Rideshare
9 office, Metro Commuter Pool staff, building tenants, and other building lessors. The coordinator
10 shall disseminate ridesharing information to building occupants to encourage use of public
11 transit, carpools, vanpools and flextime; administer the in-house ridesharing program; and aid in
12 evaluation and monitoring of the ridesharing program. The transportation coordinator in addition
13 shall survey all employees once a year to determine commute mode percentages.

14 b. The Seattle Rideshare office, in conjunction with the transportation
15 coordinator, shall monitor the effectiveness of the ridesharing/transit incentive program on a
16 quarterly basis. The owner or operator of the structure shall grant a designated Seattle Rideshare
17 office representative right of entry to the parking facility to periodically review operation of the
18 carpool set aside program.

19 c. A transportation information center shall be provided and maintained,
20 which has transit information displays including transit route maps and schedules and Seattle
21 ridesharing program information. The transportation display shall be located in the lobby or other
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23
24
25
26
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28



1 location highly visible to employees within the structure prior to issuance of a certificate of
2 occupancy.

3 * * *

4 Section 16. Subsection B of Section 23.49.026 of the Seattle Municipal Code, which
5 section was last amended by Ordinance 120443, is amended as follows:
6

7 **23.49.026 General requirements for residential uses.**

8 * * *

9 B. Common Recreation Area. Common recreation area is required in all new structures
10 containing more than twenty (20) dwelling units. Required common recreation area shall meet
11 the following standards:
12

13 1. An area equivalent to five (5) percent of the total gross floor area in residential
14 use, excluding an amount of floor area equal to any credit floor area obtained as part of the TDC
15 Program, SMC Section 23.49.041, shall be provided as common recreation area. The common
16 recreation area shall be available to all residents and may be provided at or above ground level.
17

18 2. A maximum of fifty (50) percent of the common recreation area may be
19 enclosed.

20 3. The minimum horizontal dimension for required common recreation areas
21 shall be fifteen (15) feet, and no required common recreation area shall be less than two hundred
22 twenty-five (225) square feet.

23 4. Parking areas, driveways and pedestrian access, except for pedestrian access
24 meeting the Washington State Rules and Regulations for Barrier Free Design, shall not be
25 counted as common recreation area.
26
27
28



1 5. In PSM zones, the Director of the Department of Neighborhoods, on
2 recommendation of the Pioneer Square Preservation Board, may waive the requirement for
3 common recreation area, pursuant to the criteria of Section 23.66.155, Waiver of common
4 recreation area requirements.

5 6. In IDM and IDR zones, the Director of the Department of Neighborhoods, on
6 recommendation of the International District Special Review District Board, may waive the
7 requirement for common recreation area, pursuant to the criteria of Section 23.66.155, Waiver of
8 common recreation area requirements.

9 7. For lots abutting designated green streets or located anywhere within the
10 Denny Triangle Urban Village, as shown on Map 23.49.041 A, up to fifty (50) percent of the
11 common recreation area requirement may be met through participation in the development of the
12 green street.

13 8. For projects as described in subsections B8a and B8b below that participate in
14 the TDC Program pursuant to SMC Section 23.49.041, the total amount of required common
15 recreation area shall not exceed:

16 a. Fifty (50) percent of the lot area, for development with only residential
17 use; or

18 b. Thirty-five (35) percent of the lot area, for mixed-use development with
19 at least twenty (20) residential or live-work units and eighty- five thousand (85,000) square feet
20 of nonresidential floor area, excluding area used for parking.

21 * * *

Section 17. Subsection B of Section 23.49.146 of the Seattle Municipal Code, which section was last amended by Ordinance 113279, is amended as follows:

23.49.146 Downtown Mixed Residential, principal and accessory parking.

* * *

B. Accessory Parking.

1. Accessory parking garages for both long-term and short-term parking shall be permitted outright, when located on the same lot as the use which they serve, up to the maximum parking limit established by Section 23.49.016, Parking quantity requirements. Parking garages providing accessory parking for residential uses, which includes the residential portion of live-work units, located on another lot may be permitted as conditional uses pursuant to Section 23.49.148. Parking garages providing accessory parking for nonresidential uses located on another lot shall be prohibited.

2. Accessory surface parking areas shall be:

- a. Prohibited in DMR/R areas;
- b. Permitted outright in DMR/C areas when containing twenty (20) or fewer parking spaces; or
- c. Permitted as a conditional use in DMR/C areas when containing more than twenty (20) parking spaces, pursuant to Section 23.49.148.

Section 18. Chart A of Section 23.50.012 of the Seattle Municipal Code, which section was last amended by Ordinance 120155, is amended as follows:

* * *



INDUSTRIAL USES

Chart A
for Section 23.50.012

Uses	Zones				
	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
I. Manufacturing.					
A. Light manufacturing	P	P	P	P	P
B. General manufacturing	P	P	P	P	P
C. Heavy manufacturing	CU	X or CU ¹	P or CU ²	P	P
II. High-impact Uses.	X	X or CU ³	X or CU ⁴	X or CU ⁴	X or CU ⁴
III. Commercial.					
A. Retail sales and service					
1. Personal and household sales and services	P	P	P	P	P
2. Medical services	P/CU ⁵	P/CU ⁵	P/CU ⁵	P/CU ⁵	P/CU ⁵
3. Animal services					
a. Animal health services	P	P	P	P	P
b. Kennel	X	P	P	P	P
c. Animal control shelter	P	P	P	P	P
d. Pet grooming services	P	P	P	P	P
4. Automotive retail sales and service	P	P	P	P	P
5. Marine retail sales and service	P	P	P	P	P
6. Eating and drinking establishment					
a. Fast-food restaurants over 750 square feet	CU	CU	CU	P	P
b. Fast-food restaurants under 750 square feet	P	P	P	P	P
c. Restaurants with or without cocktail lounges	P	P	P	P	P
d. Tavern	P	P	P	P	P
e. Brewpub	P	P	P	P	P
7. Lodging	CU	CU	CU	X	X
8. Mortuary service	P	P	P	X	X
9. Existing cemeteries	P	P	P	P	P
10. New cemeteries	X	X	X	X	X
B. Principal use parking, surface area or garage	P	P	P	X	X
C. Nonhousehold sales and services	P	P	P	P	P
D. Office	P	P	P	P	P

INDUSTRIAL USES

Chart A
for Section 23.50.012 (Continued)

E. Entertainment					
1. Places of public assembly					
a. Performing arts theater	P	P	P	X	X
b. Spectator sports facility	P	P	P	X ⁶	X ⁶
c. Lecture and meeting halls	P	P	P	P	P
d. Motion picture theater	P	P	P	X	X
e. Motion picture theater, adult	X	X	X	X	X
f. Adult panorams	X	X	X	X	X
2 Participant sports and recreation					
a. Indoor	P	P	P	X	P
b. Outdoor	P	P	P	X	P
F. Wholesale Showroom	P	P	P	P	P
G. Mini-warehouse	P	P	P	X	P
H. Warehouse	P	P	P	P	P
I. Outdoor storage	P	P	P	P	P
J. Transportation Facilities					
1. Personal transportation services	P	P	P	P	P
2. Passenger terminal	P	P	P	P	P
3. Cargo terminal	P	P	P	P	P
4. Transit vehicle base	CU	CU	CU	CU	CU
5. Heliport	CCU	CCU	CCU	CCU	CCU
6. Heliport	X	CCU	CCU	CCU	CCU
7. Airport, land-based	X	CCU	CCU	CCU	CCU
8. Airport, water-based	X	CCU	CCU	CCU	CCU
9. Railroad switchyard	P	P	P	P	P
10. Railroad switch yard with mechanized hump	X	X	CU	CU	CU
K. Food processing and craft work	P	P	P	P	P
L. Research and development laboratory	P	P	P	P	P
IV. Salvage and Recycling					
A. Recycling collection station	P	P	P	P	P
B. Recycling center	P	P	P	P	P
C. Salvage yard	X	X	P	P	P
V. Utilities.					



INDUSTRIAL USES

Chart A
for Section 23.50.012 (Continued)

A. Utility services use	P	P	P	P	P
B. Major communication utility ⁷	CU	CU	CU	CU	CU
C. Minor communication utility ⁷	P	P	P	P	P
D. Solid waste transfer station	X	CU	CU	CU	CU
E. Power plant	X	CCU	P	P	P
F. Sewage treatment plant	X	CCU	CCU	CCU	CCU
G. Solid waste incineration facility	X	CCU	CCU	CCU	CCU
H. Solid waste landfills	X	X	X	X	X

VI. Institutions.

A. Institute for advanced study	P	P	P	X	X
B. Private clubs	EB	EB	EB	X	X
C. Child care center	P	P	P	P	P
D. Museum	EB	EB	EB	X ⁸	X ⁸
E. School, elementary or secondary	EB	EB	EB	X	X
F. College	EB	EB	EB	X ⁹	X ⁹
G. Community center	EB	EB	EB	P	P
H. Community club	EB	EB	EB	X	P
I. Vocational or fine arts school	P	P	P	P	P
J. Hospital	EB	EB	CU ¹⁰	P	P
K. Religious facility	EB	EB	EB	EB	EB
L. University	EB	EB	EB	X ⁹	X ⁹
M. Major institutions, subject to the provisions of Chapter 23.69	EB	EB	EB	EB	EB

VII. Public Facilities.

A. Jails	X	X	X	X	X
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INDUSTRIAL USES

Chart A
for Section 23.50.012 (Continued)

B. Work-release centers	X	X	X	X	X
C. Secure Community Transition Facility	X	X	X	X	X
D. Other public facilities	CCU	CCU	CCU	CCU	CCU
VIII. Park and Pool/Ride Lots.					
A. Park and pool lots	P ¹¹	P ¹¹	P ¹¹	CU	CU
B. Park and ride lots	CU	CU	CU	CU	CU
IX. Residential.					
A. Single-family dwelling units	X	X	X	X	X
B. Multi-family structures	X	X	X	X	X
C. Congregate residences	X	X	X	X	X
D. Adult family homes	X	X	X	X	X
E. Floating homes	X	X	X	X	X
F. Mobile home park	X	X	X	X	X
G. Nursing homes	X	X	X	X	X
H. Artist's studio/dwelling	EB/CU	EB/CU	EB/CU	EB/CU	EB/CU
I. Caretaker's quarters	P	P	P	P	P
J. Assisted living facility	X	X	X	X	X
K. Residential use except artist's studio/dwelling and caretaker's quarters in a landmark structure or landmark district	CU	CU	CU	CU	CU
<u>X. Live-work units</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
XI. Open Space.					
A. Parks	P	P	P	P	P
B. Playgrounds	P	P	P	P	P

INDUSTRIAL USES

Chart A
for Section 23.50.012 (Continued)

XII. Agricultural Uses

A. Animal husbandry	X	X	X	X	X
B. Horticultural use	X	X	X	X	X
C. Aquaculture	P	P	P	P	P

P = Permitted
X = Prohibited
CU = Administrative conditional use
CCU = Council conditional use
EB = Permitted only in a building existing on October 5, 1987.

* * *

Section 19. Subsection A of Section 23.53.005 of the Seattle Municipal Code, which section was last amended by Ordinance 115568, is amended as follows:

23.53.005 Access to lots.

A. Street or Private Easement Abutment Required.

1. For residential uses, at least ten (10) feet (~~((10'))~~) of a lot line shall abut on a street or on a private permanent vehicle access easement meeting the standards of Section 23.53.025; or the provisions of Section 23.53.025 F for pedestrian access easements shall be met.

2. For nonresidential uses which do not provide any parking spaces, at least five (5) feet (~~((5'))~~) of a lot line shall abut on a street or on a private permanent vehicle access easement meeting the standards of Section 23.53.025.

3. For nonresidential uses and live-work units that (~~((which))~~) provide parking spaces, an amount of lot line sufficient to provide the required driveway width shall abut on a

1 street or on a private permanent vehicle access easement to a street meeting the standards of
2 Section 23.53.025.

3 * * *

4 Section 20. Subsection D of Section 23.53.015 of the Seattle Municipal Code, which
5 section was last amended by Ordinance 119239, is amended as follows:
6

7 **23.53.015 Improvement requirements for existing streets in residential and commercial**
8 **zones.**

9 * * *

10 D. Exceptions.
11

12 1. Streets With Existing Curbs.

13 a. Streets With Right-of-Way Greater Than or Equal to the Minimum
14 Width. When a street with existing curbs abuts a lot and the existing right-of-way is greater than
15 or equal to the minimum width established in subsection A6 of this section, but the roadway
16 width is less than the minimum established in the Street Improvement Manual, the following
17 requirements shall be met:
18

19 (1) All structures on the lot shall be designed to accommodate the
20 grade of the future street improvements.

21 (2) A no-protest agreement to future street improvements shall be
22 required, as authorized by RCW Chapter 35.43. The agreement shall be recorded with the King
23 County Department of Records and Elections.
24
25
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1 (3) If there is no sidewalk, a sidewalk shall be constructed in the
2 portion of the right-of-way abutting the lot, except when the following types of projects are
3 proposed:

4 i. Remodeling and use changes within existing structures;
5 and
6

7 ii. Additions to existing structures which are exempt from
8 environmental review.

9 b. Streets With Less than the Minimum Right-of-Way Width. When a
10 street with existing curbs abuts a lot and the existing right-of-way is less than the minimum width
11 established in subsection A5 of this section, the following requirements shall be met:
12

13 (1) Setback Requirement. A setback equal to half the difference
14 between the current right-of-way width and the minimum right-of-way width established in
15 subsection A6 of this section shall be required; provided, however, that if a setback has been
16 provided under this provision, other lots on the block shall provide the same setback. In all
17 residential zones except Highrise zones, an additional three (3) foot setback shall also be
18 required. The area of the setback may be used to meet any development standards, except that
19 required parking may not be located in the setback. Underground structures that ((which)) would
20 not prevent the future widening and improvement of the right-of-way may be permitted in the
21 required setback by the Director of Design, Construction and Land Use after consulting with the
22 Director of Transportation.
23
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1 (2) Grading Requirement. When a setback is required, all
2 structures on the lot shall be designed to accommodate the grade of the future street according to
3 the Street Improvement Manual.

4 (3) No-protest Agreement Requirement. A no-protest agreement to
5 future street improvements shall be required, as authorized by RCW Chapter 35.43. The
6 agreement shall be recorded with the King County Department of Records and Elections.
7

8 2. Projects With Reduced Improvement Requirements.

9 a. One (1) or Two (2) Dwelling Units. When one (1) or two (2) dwelling
10 units are proposed to be constructed, or one (1) or two (2) Single Family zoned lots are proposed
11 to be created, the following requirements shall be met:
12

13 (1) If there is no existing hard-surfaced roadway, a crushed-rock
14 roadway at least sixteen (16) feet in width shall be required, according to the Street Improvement
15 Manual.

16 (2) All structures on the lot(s) shall be designed to accommodate
17 the grade of the future street improvements.
18

19 (3) A no-protest agreement to future street improvements shall be
20 required, as authorized by RCW Chapter 35.43. The agreement shall be recorded with the King
21 County Department of Records and Elections.
22

23 b. Other Projects With Reduced Requirements. The types of projects
24 listed in this subsection D2b are exempt from right-of-way dedication requirements and are
25 subject to the street improvement requirements of this subsection:

26 (1) Types of Projects.
27
28

i. Proposed developments that (~~which~~) contain fewer than ten (10) units in SF, LDT and L1 zones, and six (6) residential units in all other zones;

ii. The following uses when they are smaller than seven hundred fifty (750) square feet of gross floor area: fast-food restaurants, major and minor vehicle repair uses, and multipurpose convenience stores;

iii. Nonresidential structures that (~~which~~) have less than four thousand (4,000) square feet of gross floor area and that (~~which~~) do not contain uses listed in subsection D2b(1)ii which are larger than seven hundred fifty (750) square feet;

iv. Structures containing a mix of residential uses and either nonresidential uses or live-work units, if there are fewer than ten (10) units in SF, LDT and L1 zones, or fewer than six (6) residential units in all other zones, and the square footage of nonresidential use is less than specified in subsections D2b(1)ii and D2b(1)iii;

v. Remodeling and use changes within existing structures;

vi. Additions to existing structures that (~~which~~) are exempt from environmental review; and

vii. Expansions of a surface parking area or open storage area of less than twenty (20) percent of parking area or storage area or number of parking spaces.

(2) Paving Requirement. For the types of projects listed in subsection D2b(1), the streets abutting the lot shall have a hard-surfaced roadway at least eighteen (18) feet wide. If there is not an eighteen (18) foot wide hard-surfaced roadway, the roadway shall be paved to a width of at least twenty (20) feet from the lot to the nearest hard-surfaced street meeting this requirement, or one hundred (100) feet, whichever is less. Streets that



1 form a dead end at the property to be developed shall be improved with a cul-de-sac or other
2 vehicular turnaround in accordance with the Street Improvement Manual. The Director, after
3 consulting with the Director of Transportation, shall determine whether the street has the
4 potential for being extended or whether it forms a dead end because of topography and/or the
5 layout of the street system.
6

7 (3) Other Requirements. The setback, grading and no-protest
8 agreement requirements of subsection D1b shall also be met.

9 3. Exceptions from Required Street Improvements. The Director may waive or
10 modify the requirements for paving and drainage, dedication, setbacks, grading, no-protest
11 agreements, landscaping and curb and sidewalk installation when it is determined that one (1) or
12 more of the following conditions are met:
13

14 a. Location in an environmentally critical area, disruption of existing
15 drainage patterns, or removal of natural features such as significant trees makes widening and/or
16 improving the right-of-way impractical or undesirable.
17

18 b. The existence of a bridge, viaduct or structure such as a substantial
19 retaining wall makes widening the right-of-way impractical or undesirable.

20 c. Widening the right-of-way and/or improving the street would adversely
21 affect the character of the street, as it is defined in an adopted neighborhood plan or adopted City
22 plan for green street, boulevards, or other special rights-of-way, or would otherwise conflict with
23 the stated goals of such a plan.
24

25 d. Widening and/or improving the right-of-way would eliminate street
26 access to an existing lot.
27
28

e. Widening and/or improving the right-of-way would make building on a lot infeasible by reducing it to dimensions where development standards cannot reasonably be met.

f. One (1) or more substantial principal structures on the same side of the block as the proposed project are located in the area needed for future expansion of the right-of-way and the structure(s)' condition and size make future widening of the remainder of the right-of-way unlikely.

g. Widening and/or improving the right-of-way is impractical because topography would preclude the use of the street for vehicular access to the lot, for example, due to an inability to meet the required twenty (20) percent maximum driveway slope.

h. Widening and/or improving the right-of-way is not necessary because it is adequate for current and potential pedestrian and vehicular traffic, for example, due to the limited number of lots served by the development or because the development on the street is at zoned capacity.

Section 21. Subsection E of Section 23.53.025 of the Seattle Municipal Code, which section was last amended by Ordinance 118414, is amended as follows:

23.53.025 Access easement standards

* * *

E. Vehicle Access Easements Serving Nonresidential or Live-Work Uses.

1. For nonresidential or live-work uses providing fewer than ~~((4))~~ ten (10) parking spaces, the easement shall meet the requirements of subsection C.

2. For nonresidential or live-work uses providing ten (10) or more parking spaces,
the easement shall meet the requirements of subsection D.

* * *

Section 22. Subsection E of Section 23.53.030 of the Seattle Municipal Code, which
section was last amended by Ordinance 118414, is amended as follows:

23.53.030 Alley improvement in all zones.

* * *

E. Existing Alleys That ~~((Which))~~ Meet the Minimum Width. Except as provided in
subsection G of this section and except for one (1) and two (2) dwelling unit developments that
abut an alley that is not improved but is in common usage, when an existing alley meets the
minimum right-of-way width established in subsection D of this section, the following
requirements shall be met:

1. When the alley is used for access to parking spaces, open storage, or loading
berths on a lot, the following improvements shall be provided:

a. For the following types of projects, the entire width of the portion of the
alley abutting the lot, and the portion of the alley between the lot and a connecting street, shall be
improved to at least the equivalent of a crushed rock surface, according to the Street
Improvement Manual. The applicant may choose the street to which the improvements will be
installed. If the alley does not extend from street to street, and the connecting street is an arterial
designated on Exhibit 23.53.015 A, either the remainder of the alley shall be improved so that it
is passable to a passenger vehicle, or a turnaround shall be provided. The turnaround may be
provided by easement.

1 (1) Residential structures with fewer than ten (10) units;

2 (2) The following uses when they are smaller than seven hundred
3 fifty (750) square feet of gross floor area: fast-food restaurants, major and minor vehicle repair
4 uses, and multipurpose convenience stores;

5 (3) Nonresidential structures or structures with one or more live-
6 work units that((which)): (a) have less than four thousand (4,000) square feet of gross floor area;
7 and (b) ((which)) do not contain uses listed in subsection E1a(2) ((which-)) that are larger than
8 seven hundred fifty (750) square feet;

9 (4) Structures containing a mix of residential and either
10 nonresidential uses or live-work units, if the residential use is less than ten (10) units, and the
11 total square footage of nonresidential uses and live-work units is less than specified in
12 subsections E1a(2) and E1a(3);

13 (5) Remodeling and use changes within existing structures;

14 (6) Additions to existing structures that ((which)) are exempt from
15 environmental review; and

16 (7) Expansions of a surface parking area or open storage area of
17 less than twenty (20) percent of parking area or storage area or number of parking spaces.

18 b. For projects not listed in subsection E1a, the entire width of the portion
19 of the alley abutting the lot, and the portion of the alley between the lot and a connecting street,
20 shall be paved. The applicant may choose the street to which the pavement will be installed. If
21 the alley does not extend from street to street, and the connecting street is an arterial designated
22 on Exhibit 23.53.015 A, either the remainder of the alley shall be improved so that it is passable
23
24
25
26
27
28



1 to a passenger vehicle, or a turnaround shall be provided. The turnaround may be provided by
2 easement.

3 2. When the alley is not used for access, if the alley is not fully improved, all
4 structures shall be designed to accommodate the grade of the future alley improvements, and a
5 no-protest agreement to future alley improvements shall be required, as authorized by RCW
6 Chapter 35.43. The agreement shall be recorded with the King County Department of Records
7 and Elections.
8

9 * * *

10 Section 23. Subsection I of Section 23.54.015 of the Seattle Municipal Code, which
11 section was last amended by Ordinance 120953, is amended as follows:
12

13 **23.54.015 Required Parking.**

14 * * *

15 I. Bicycle Parking.

16 1. In L2, L3, L4, MR and HR zones, and the SCM zone, for apartments and
17 terraced housing, spaces for bicycles shall be provided in a safe and convenient location,
18 according to the following chart:
19

21 Number of Units	Number of Bicycle Spaces Required
22 5-10	1
23 11-20	2
24 More than 20	1 for every 10 units

25 2. Bicycle parking spaces shall be provided by all institutions in multifamily
26 zones. The number of required bicycle parking spaces shall be five (5) percent of the number of
27
28



1 required vehicle spaces. All bicycle spaces should be sheltered from the weather, visible from
2 the institution, and conveniently located.

3 3. Bicycle parking facilities, either off-street or in the street right-of-way, shall be
4 provided in NC1, NC2, NC3, C1 zones, and the SCM zone for any new use that ((which))
5 requires twenty (20) or more automobile parking spaces according to Chart A. Automobile
6 service stations, and other drive-in businesses except fast-food restaurants, shall be exempted
7 from this requirement. All bicycle parking facilities in the street right-of-way shall conform to
8 Seattle Transportation standards.
9

10 a. The number of required bicycle parking spaces shall be ten (10) percent
11 of the number of required off-street auto parking spaces.
12

13 b. When any covered automobile parking is provided, all bicycle parking
14 shall be covered.

15 4. Bicycle parking facilities accessory to nonresidential uses or live-work units
16 shall be located on the lot or within eight hundred (800) feet of the lot. Bicycle parking accessory
17 to residential uses shall be located on-site. Bicycle parking facilities shared by more than one (1)
18 use are encouraged. When located off-street, bicycle and automobile parking areas shall be
19 separated by a barrier or painted lines.
20

21 Section 24. Chart A of Section 23.54.015 of the Seattle Municipal Code, which section was
22 last amended by Ordinance 120953, is amended as follows:
23

24 * * *
25
26
27
28



Chart A
for Section 23.54.015
PARKING

Use	Parking Requirements
Adult care center ¹	1 space for each 10 adults (clients) or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 adults (clients)
Adult family home	1 space for each dwelling unit
Adult motion picture theater	1 space for each 8 fixed seats or 1 space for each 100 square feet of spectator assembly area not containing fixed seats
Adult panoram	1 space for each 8 fixed seats or 1 space for each 100 square feet of spectator assembly area not containing fixed seats
Airport, land-based (waiting area)	1 space for each 100 square feet
Airport, water-based (waiting area)	1 space for each 100 square feet
Animal services	1 space for each 350 square feet
Animal husbandry (retail area only)	1 space for each 350 square feet
Aquaculture (retail area only)	1 space for each 350 square feet
Artist's studio/dwelling	1 space for each dwelling unit
Assisted living facility ²	1 space for each 4 assisted living units plus 1 space for each 2 staff members on-site at peak staffing time; plus 1 barrier-free passenger loading and unloading space; plus loading berth requirements per Section 23.54.035
Automotive parts or accessory sales	1 space for each 350 square feet
Ball courts	1 space per court
Bed and breakfast	1 space for each dwelling, plus 1 space for each

1		2 guest rooms or suites
2	Bowling alley	5 spaces for each lane
3	Brewpub	1 space for each 200 square feet
4	Business support services	1 space for each 2,000 square feet
5	Business incubators	1 space for each 1,000 square feet
6	Carwash	1 space for each 2,000 square feet
7	Caretaker's quarters	1 space for each dwelling unit
8	Cargo terminal	1 space for each 2,000 square feet
9	Cemetery	None
10	Child care center ^{1,9}	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus
11		1 loading and unloading space for each 20 children
12		
13	Colleges ¹	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus
14		
15		30 percent of the number of employees present at peak hour; plus
16		
17		1 space for each 100 square feet of spectator assembly area in outdoor spectator sports facilities
18		
19		
20	Commercial laundries	1 space for each 2,000 square feet
21	Commercial moorage	1 space for each 140 lineal feet of moorage
22	Communication utilities	1 space for each 2,000 square feet
23		
24	Community centers ^{1,2} and community clubs ^{1,2}	1 space for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 space for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 space for each 350 square feet, excluding ball courts
25		
26		
27		
28		

1	Community centers owned and operated by the Seattle Department of Parks and Recreation (DOPAR) ^{1,2,3}	1 space for each 555 square feet
2		
3		
4	Congregate residences	1 space for each 4 residents
5	Construction services	1 space for each 2,000 square feet
6	Custom and craft work	1 space for each 1,000 square feet
7	Dance halls (dance floor and table area)	1 space for each 100 square feet
8		
9	Dry storage of boats	1 space for each 2,000 square feet
10	Family support centers located in community centers owned and operated by the Seattle DOPAR ³	1 space for each 100 square feet
11		
12	Floating homes	1 space for each dwelling unit
13		
14	Food processing for human consumption	1 space for each 1,000 square feet
15		
16	Gas station	1 space for each 2,000 square feet
17	General retail sales and services	1 space for each 350 square feet
18	Ground-floor businesses in multifamily zones	None, maximum of 10 spaces
19	Heavy commercial services	1 space for each 2,000 square feet
20	Heliports (waiting area)	1 space for each 100 square feet
21	High-impact uses	1 space for each 1,500 square feet or as determined by the Director
22		
23	Horticultural uses (retail area only)	1 space for each 350 square feet
24	Hospitals ¹	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees; plus 1 space for each 6 beds
25		
26		
27	Hotels	1 space for each 4 sleeping rooms or suites
28		

Institute for advanced study¹

1 space for each 1,000 square feet of administrative offices and similar spaces; plus
1 space for each 10 fixed seats in all auditoria and public assembly rooms; or
1 space for each 100 square feet of public assembly area not containing fixed seats

Institutes for advanced study in single-family zones (existing)

3.5 spaces for each 1,000 square feet of office space; plus
10 spaces for each 1,000 square feet of additional building footprint to house and support conference center activities; or
37 spaces for each 1,000 square feet of actual conference rooms to be constructed, whichever is greater

Kennel

1 space for each 2,000 square feet

Lecture and meeting hall

1 space for each 8 fixed seats or
1 space for each 100 square feet of spectator assembly area not containing fixed seats

Library¹⁰

1 space for each 80 square feet of floor area of all auditoria and public meeting rooms; plus 1 space for each 500 square feet of floor area, excluding auditoria and public meeting rooms

Live-work unit

1 space for each unit; plus the number of spaces required for the nonresidential portion for live-work units greater than 2,500 square feet, based on the most similar nonresidential use

Major durables, sales, service, and rental

1 space for each 2,000 square feet

Manufacturing, general

1 space for each 1,500 square feet

Manufacturing, heavy

1 space for each 1,500 square feet

Manufacturing, light

1 space for each 1,500 square feet

Marine service station

1 space for each 2,000 square feet

Medical services

1 space for each 350 square feet

1	Miniature golf	1 space for each 2 holes
2	Mini-warehouse	1 space for each 30 storage units
3	Mobile home park	1 space for each mobile home
4	Mortuary services	1 space for each 350 square feet
5	Motels	1 space for each sleeping room or suite
6	Motion picture studio	1 space for each 1,500 square feet
7	Motion picture theater	1 space for each 8 fixed seats or 1 space for each
8		100 square feet of spectator assembly area not
9		containing fixed seats
10	Multifamily uses, ⁴ except as	Development sites containing 2—10 dwelling
11	otherwise provided below ¹³	units:
12		1.1 spaces for each dwelling unit
13		Development sites containing 11—30 dwelling
14		units:
15		1.15 spaces for each dwelling unit
16		Development sites containing 31—60 dwelling
17		units:
18		1.2 spaces for each dwelling unit
19		Development sites containing more than 60
20		dwelling units:
21		1.25 spaces for each dwelling unit
22		
23		In addition, for all multifamily uses whose
24		average gross floor area per dwelling unit,
25		excluding decks and all portions of a structure
26		shared by multiple dwelling units, exceeds 500
27		square feet, an additional .0002 spaces per
28		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 use have 3 bedrooms, an additional
		.25 spaces per bedroom for each unit with 3
		bedrooms shall be required; and
		Any multifamily use that contains a dwelling
		unit with 4 or more bedrooms shall be required

1 to provide an additional .25 spaces per bedroom
2 for each unit with 4 or more bedrooms⁵

3 Multifamily uses containing
4 dwelling units with 2 or more
5 bedrooms, when within the area
6 impacted by the University of
7 Washington as shown on Map A
8 following this section, unless
9 another provision below allows
10 fewer parking spaces
11

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.⁵

8 Multifamily uses, when within the
9 Alki area as shown on Map B
10 following this section, unless
11 another provision below allows
12 fewer parking spaces

1.5 spaces for each dwelling unit

11 Multifamily uses, for development
12 sites that contain a total of 10 or
13 fewer dwelling units, all in ground-
14 related structures

1 space for each dwelling unit

14 Multifamily uses, when located in
15 Center City neighborhoods¹², for
16 each dwelling unit rented to and
17 occupied by a household with an
18 income at time of its initial
19 occupancy at or below 30 percent of
20 the median family income, adjusted
21 for household size, for the Seattle-
22 Bellevue-Everett Primary
23 Metropolitan Statistical Area, as
24 defined by the United States
25 Department of Housing and Urban
26 Development (HUD)¹⁴, for the life
27 of the building

0.33 space for each dwelling unit with 2 or fewer
bedrooms, and 0.5 space for each dwelling unit
with 3 or more bedrooms

24 Multifamily uses, when located in
25 Center City neighborhoods¹², for
26 each dwelling unit rented to and
27 occupied by a household with an
28 income at time of its initial
occupancy of between 30 and 50
percent of the median family

0.5 space for each dwelling unit with 2 or fewer
bedrooms, and 1 space for each dwelling unit
with 3 or more bedrooms

income, adjusted for household size,
for the Seattle-Bellevue-Everett
Primary Metropolitan Statistical
Area, as defined by HUD¹⁴, for the
life of the building

Multifamily uses, when located
outside of Center City
neighborhoods¹², for each dwelling
unit rented to and occupied by a
household with an income at time of
its initial occupancy at or below 30
percent of the median family
income, adjusted for household size,
for the Seattle-Bellevue-Everett
Primary Metropolitan Statistical
Area, as defined by HUD¹⁴, for the
life of the building

0.33 space for each dwelling unit with 2 or fewer
bedrooms, and 1 space for each dwelling unit
with 3 or more bedrooms

Multifamily uses, when located
outside of Center City
neighborhoods¹², for each dwelling
unit with 2 or fewer bedrooms
rented to and occupied by a
household with an income at ((the))
time of its initial occupancy of
between 30 and 50 percent of the
median family income, adjusted for
household size, for the Seattle-
Bellevue-Everett Primary
Metropolitan Statistical Area, as
defined by HUD¹⁴, for the life of the
building

0.75 spaces for each dwelling unit

Multifamily uses occupied by low-
income elderly households

1 space for each 6 dwelling units

Multifamily uses occupied by low-
income disabled households

1 space for each 4 dwelling units

Multifamily uses occupied by low-
income elderly/low-income disabled
households

1 space for each 5 dwelling units

1	Multifamily uses, when within the	1 space for each dwelling unit
2	Seattle Cascade Mixed zone or the	
3	Pike/Pine Overlay District	
4	Multifamily uses, when within the	1 space for each 2 dwelling units
5	Pike/Pine Overlay District, for each	
6	dwelling unit rented to and occupied	
7	by a household with an income at	
8	time of its initial occupancy at or	
9	below 60 percent of the median	
10	family income, adjusted for	
11	household size, for the Seattle-	
12	Bellevue-Everett Primary	
13	Metropolitan Statistical Area, as	
14	defined by HUD, at rent not	
15	exceeding 30 percent of 60 percent	
16	of median family income, adjusted	
17	for household size, for the life of the	
18	building	
19	Multipurpose convenience store	1 space for each 350 square feet
20	Museum ¹	1 space for each 80 square feet of all auditoria
21		and public assembly rooms, not containing fixed
22		seats; or 1 space for every 10 fixed seats for floor
23		area containing fixed seats; plus 1 space for each
24		250 square feet of other gross floor area open to
25		the public
26	Nonhousehold sales and services,	1 space for each 2,000 square feet
27	except sales, service and rental of	
28	office equipment	
29	Nursing homes ⁶	1 space for each 2 staff doctors; plus 1 additional
30		space for each 3 employees; plus 1 space for
31		each 6 beds
32	Office, administrative	1 space for each 1,000 square feet
33	Office, customer service	1 space for each 350 square feet
34	Outdoor storage	1 space for each 2,000 square feet
35	Parks	None



Participant sports and recreation, indoor or outdoor, unless otherwise specified	1 space for each 350 square feet
Passenger terminals (waiting area)	1 space for each 100 square feet
Performing arts theater	1 space for each 8 fixed seats or 1 space for each 100 square feet of spectator assembly area not containing fixed seats
Personal transportation services	1 space for each 2,000 square feet
Playgrounds	None
Power plants	1 space for each 2,000 square feet
Private club ¹	1 space for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 space for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 space for each 350 square feet, excluding ball courts
Railroad rights-of-way	None
Railroad switchyard with or without mechanized hump	1 space for each 2,000 square feet
Recreational marinas	1 space for each 75 lineal feet of moorage
Recycling center	1 space for each 2,000 square feet
Recycling collection station	None
Religious facility ¹	1 space for each 80 square feet of all auditoria and public assembly rooms
Research and development laboratory	1 space for each 1,000 square feet
Restaurant	1 space for each 200 square feet
Restaurant, fast-food	1 space for each 100 square feet
Sale and rental of large boats	1 space for each 2,000 square feet

1	Sale and rental of motorized vehicles	1 space for each 2,000 square feet
2	Sale of boat parts and accessories	1 space for each 350 square feet
3	Sale of heating fuel	1 space for each 2,000 square feet
4	Sales, service and rental of commercial equipment	1 space for each 2,000 square feet
5		
6	Sales, service and rental of office equipment	1 space for each 350 square feet
7		
8	Salvage yard	1 space for each 2,000 square feet
9	School, private elementary and secondary ^{1,2}	1 space for each 80 square feet of all auditoria and public assembly rooms, or if no auditorium or assembly room, 1 space for each staff member
10		
11	School, public elementary and secondary ^{1,2,7}	1 space for each 80 square feet of all auditoria or public assembly rooms, or 1 space for every 8 fixed seats in auditoria or public assembly rooms, containing fixed seats, for new public schools on a new or existing public school site
12		
13		
14		
15	Sewage treatment plant	1 space for each 2,000 square feet
16	Single-family dwelling units	1 space for each dwelling unit
17	Skating rink (rink area)	1 space for each 100 square feet
18	Solid waste transfer station	1 space for each 2,000 square feet
19	Specialty food stores	1 space for each 350 square feet
20	Spectator sports facility ¹¹	1 space for each 10 fixed seats or 1 space for each 100 square feet of spectator assembly area not containing fixed seats
21		
22	Sport range	1 space for each 2 stations
23		
24	Swimming pool (water area)	1 space for each 150 square feet
25	Taverns	1 space for each 200 square feet
26	Transit vehicle base	1 space for each 2,000 square feet
27		
28		

Universities⁸

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 space for each 100 square feet of spectator assembly area in outdoor spectator sports facilities

Utility service uses

1 space for each 2,000 square feet

Vehicle and vessel repair

1 space for each 2,000 square feet

Vocational or fine arts school

1 space for each 2 faculty plus full-time employees; plus

1 space for each 5 students (based on the maximum number of students in attendance at any one time)

Warehouse

1 space for each 1,500 square feet

Wholesale showroom

1 space for each 1,500 square feet

Work-release centers

1 space for each 2 full-time staff members; plus
1 space for each 5 residents; plus 1 space for each vehicle operated in connection with the work-release center

¹ When permitted in single-family zones as a conditional use, 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 the Seattle Department of Transportation, may allow adult care and childcare centers⁽¹⁾ locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.

² Indoor gymnasiums shall not be considered ball courts, nor shall they be considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the entire gymnasium shall be one (1) parking space for every eight (8) fixed seats. Each twenty (20) inches of width of bleachers shall be counted as one (1) fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement shall be one (1) space for each three hundred fifty (350) square feet. If the gymnasium does not contain bleachers and is in a community center owned and operated by the Department of Parks and Recreation (DOPAR), the parking requirement shall be one (1) space for each five hundred fifty-five (555) square feet.

³ When family support centers are located within community centers owned and operated by DOPAR, the Director may lower the combined parking requirement by up to a maximum of fifteen (15) percent, pursuant to Section 23.54.020 I.

⁴ Parking spaces required for multifamily uses may be provided as tandem spaces according to subsection B of Section 23.54.020.

⁵ Bedroom—Any habitable room as defined by the Building Code that, in the determination of the Director, is capable of being used as a bedroom.

⁶ When specified in single-family zones, Section 23.44.015, the Director may waive some or all of the parking requirements.

⁷ 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 any 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 (10) percent or less than that for the existing auditorium or other place of assembly, then no additional parking shall be required.

⁸ 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.

⁹ A child care facility, when co-located with an assisted living facility, may count the passenger load/unload space required for the assisted living facility toward its required passenger load/unload spaces.

¹⁰ When a library is permitted in single-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when a library is permitted in multifamily zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122; and when a library is permitted in commercial zones, the Director may modify the parking requirements pursuant to Section 23.44.022 L.

¹¹ Required parking for spectator sports facilities or exhibition halls must be available when the facility or exhibition hall is in use. A facility shall be considered to be "in use" during the period beginning three (3) hours before an event is scheduled to begin and ending one (1) hour after a scheduled event is expected to end. For sports events of variable or uncertain duration, the expected event length shall be the average length of the events of the same type for which the most recent data are available, provided it is within the past five (5) years. During an inaugural season, or for nonrecurring events, the best available good faith estimate of event duration will be used. A facility will not be deemed to be "in use" by virtue of the fact that administrative or maintenance personnel are present. The Director may reduce the required parking for any event when projected attendance for a spectator sports facility is certified to be fifty (50) percent or less of the facility's seating capacity, to an amount not less than that required for the certified projected attendance, at the rate of one (1) space for each ten (10) fixed seats of certified projected attendance. An application for reduction and the certification shall be submitted to the Director at least fifteen (15) days prior to the event. When the event is one of a series of similar events, such certification may be submitted for the entire series fifteen (15) days prior to the first event in the series. If the Director finds that a certification of projected attendance of fifty (50) percent or less of the seating capacity is based on satisfactory evidence such as past attendance at similar events or advance ticket sales, the Director shall, within fifteen (15) days of such submittal, notify the facility operator that a reduced parking requirement has been approved, with any conditions deemed appropriate by the Director to ensure adequacy of parking if expected attendance should change. The parking requirement reduction may be applied for only if the goals of the facility's Transportation Management Plan are otherwise being met. The Director may revoke or modify a parking requirement reduction approval during a series, if projected attendance is exceeded.

¹² For purposes of this section, Center City neighborhoods are the following urban villages: Uptown Queen Anne, South Lake Union, Capitol Hill, Pike/Pine, First Hill, and 12th Avenue, as shown in the City of Seattle Comprehensive Plan.

¹³ These general requirements for multifamily uses are superseded to the extent that a use, structure or development qualifies for either a greater or a lesser parking requirement under any provision below. To the extent that more than one of the provisions below applies to a multifamily use, the least of the applicable parking requirements applies. The different parking requirements for certain multifamily uses listed below shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this title.

¹⁴ Notice of Income Restrictions. Prior to issuance of any permit to establish, construct or modify any use or structure, or to reduce any parking accessory to a multifamily use or structure, if the applicant relies upon these reduced parking requirements, the applicant shall record in the King County Office of Records and Elections a declaration signed and acknowledged by the owner(s), in a form prescribed by the Director, which shall identify the subject property by legal description, and shall acknowledge and provide notice to any prospective purchasers that specific income limits are a condition for maintaining the reduced parking requirement.

* * *

Section 25. Subsections B, D, F, and J of Section 23.54.030 of the Seattle Municipal Code, which section was last amended by Ordinance 120691, is amended as follows:

23.54.030 Parking space standards.

* * *

1
2 B. Parking Space Requirements. The required size of parking spaces shall be determined
3 by whether the parking is for a residential, ~~((or))~~ nonresidential or live-work use. In structures
4 containing both residential and either nonresidential uses or live-work units, parking that
5 ~~((which))~~ is clearly set aside and reserved for residential use shall meet the standards of
6 subsection B1; otherwise, all parking for the structure shall meet the standards of subsection B2.
7

8 1. Residential Uses.

9 a. When five (5) or fewer parking spaces are provided, the minimum
10 required size of a parking space shall be for a medium car, as described in subsection A2 of this
11 section.
12

13 b. When more than five (5) parking spaces are provided, a minimum of
14 sixty (60) percent of the parking spaces shall be striped for medium vehicles. The minimum size
15 for a medium parking space shall also be the maximum size. Forty (40) percent of the parking
16 spaces may be striped for any size, provided that when parking spaces are striped for large
17 vehicles, the minimum required aisle width shall be as shown for medium vehicles.
18

19 c. Assisted Living Facilities. Parking spaces shall be provided as in
20 subsections B1a and B1b above, except that a minimum of two (2) spaces shall be striped for a
21 large vehicle.
22

23 2. Nonresidential Uses and Live-Work Units.

24 a. When ten (10) or fewer parking spaces are provided, a maximum of
25 twenty-five (25) percent of the parking spaces may be striped for small vehicles. A minimum of
26 seventy-five (75) percent of the spaces shall be striped for large vehicles.
27
28



b. When between eleven (11) and nineteen (19) parking spaces are provided, a minimum of twenty-five (25) percent of the parking spaces shall be striped for small vehicles. The minimum required size for these small parking spaces shall also be the maximum size. A maximum of sixty-five (65) percent of the parking spaces may be striped for small vehicles. A minimum of thirty-five (35) percent of the spaces shall be striped for large vehicles.

c. When twenty (20) or more parking spaces are provided, a minimum of thirty-five (35) percent of the parking spaces shall be striped for small vehicles. The minimum required size for small parking spaces shall also be the maximum size. A maximum of sixty-five (65) percent of the parking spaces may be striped for small vehicles. A minimum of thirty-five (35) percent of the spaces shall be striped for large vehicles.

d. The minimum vehicle clearance shall be at least six (6) feet nine (9) inches on at least one (1) floor, and there shall be at least one (1) direct entrance from the street that is at least six (6) feet nine (9) inches in height for all parking garages accessory to nonresidential uses and live-work units and for all principal use parking garages~~((which is at least six (6) feet nine (9) inches in height))~~.

* * *

D. Driveways. Driveway requirements for residential, ~~((and))~~ nonresidential uses and live-work units are described below. When a driveway is used for both residential and either nonresidential or live-work parking, it shall meet the standards for nonresidential uses described in subsection D2.

1. Residential Uses.

1 a. Driveways shall be at least ten (10) feet wide. Driveways with a turning
2 radius of more than thirty-five (35) degrees shall conform to the minimum turning path radius
3 shown in Exhibit 23.54.030 B.

4 b. Vehicles may back onto a street from a parking area serving five (5) or
5 fewer vehicles, provided that:

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

8 (2) The slope of the driveway does not exceed ten (10) percent in
9 the first twenty (20) feet from the property line; and

10 (3) For one (1) single-family structure, the Director may waive the
11 requirements of subsections D1b(1) and (2) above, and may modify the parking access standards
12 based upon a safety analysis, addressing visibility, traffic volume and other relevant issues.

13 c. Driveways less than one hundred (100) feet in length, which serve
14 thirty (30) or fewer parking spaces, shall be a minimum of ten (10) feet in width for one (1) way
15 or two (2) way traffic.

16 d. Except for driveways serving one (1) single-family dwelling, driveways
17 more than one hundred (100) feet in length which serve thirty (30) or fewer parking spaces shall
18 either:

19 (1) Be a minimum of sixteen (16) feet wide, tapered over a twenty
20 (20) foot distance to a ten (10) foot opening at the property line; or

21 (2) Provide a passing area at least twenty (20) feet wide and
22 twenty (20) feet long. The passing area shall begin twenty (20) feet from the property line, with
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1 an appropriate taper to meet the ten (10) foot opening at the property line. If a taper is provided at
2 the other end of the passing area, it shall have a minimum length of twenty (20) feet.

3 e. Driveways serving more than thirty (30) parking spaces shall provide a
4 minimum ten (10) foot wide driveway for one (1) way traffic or a minimum twenty (20) foot
5 wide driveway for two (2) way traffic.
6

7 f. Nonconforming Driveways. The number of parking spaces served by an
8 existing driveway that does not meet the standards of this subsection D1 shall not be increased.
9 This prohibition may be waived by the Director after consulting with Seattle Department of
10 Transportation based on a safety analysis.
11

12 2. Nonresidential Uses and Live-Work Units.

13 a. Driveway Widths.

14 (1) The minimum width of driveways for one (1) way traffic shall
15 be twelve (12) feet and the maximum width shall be fifteen (15) feet.
16

17 (2) The minimum width of driveways for two (2) way traffic shall
18 be twenty-two (22) feet and the maximum width shall be twenty-five (25) feet.

19 b. Driveways shall conform to the minimum turning path radius shown in
20 Exhibit 23.54.030 B.

21 3. Maximum grade curvature for all driveways shall not exceed the curvature
22 shown in Exhibit 23.54.030 C.
23

24 4. Driveway Slope. No portion of a driveway, whether located on private property
25 or on a right-of-way, shall exceed a slope of twenty (20) percent, except as provided in this
26 subsection. The maximum twenty (20) percent slope shall apply in relation to both the current
27
28



grade of the right-of-way to which the driveway connects, and to the proposed finished grade of the right-of-way if it is different from the current grade. The Director may permit a driveway slope of more than twenty (20) percent if it is found that:

a. The topography or other special characteristic of the lot makes a twenty (20) percent maximum driveway slope infeasible;

b. The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot; and

c. The driveway is still useable as access to the lot.

* * *

F. Curbscuts. Curbscut requirements shall be determined by whether the parking served by the curbscut is for residential or nonresidential use, and by the zone in which the use is located. When a curbscut is used for more than one (1) use or for one or more live-work units, the requirements for the use with the largest curbscut requirements shall apply.

1. Residential Uses in Single-family and Multi-family Zones and Single-purpose Residential Uses in All Other Zones.

a. For lots not located on a principal arterial as designated on Exhibit 23.53.015 A, the number of curbscuts permitted shall be according to the following chart:

Street or Easement Frontage of the Lot	Number of Curbscuts Permitted
0-80 feet	1
81-160 feet	2
161-240 feet	3
241-320 feet	4

1 For lots with frontage in excess of three hundred twenty (320) feet, the pattern established in the
2 chart shall be continued.

3 b. Curbcuts shall not exceed a maximum width of ten (10) feet except
4 that:

5 (1) One (1) curbcut greater than ten (10) feet but in no case greater
6 than twenty (20) feet in width may be substituted for each two (2) curbcuts permitted by
7 subsection F1a; and

8 (2) A greater width may be specifically permitted by the
9 development standards in a zone; and

10 (3) When subsection D of Section 23.54.030 requires a driveway
11 greater than ten (10) feet in width, the curbcut may be as wide as the required width of the
12 driveway.

13 c. For lots on principal arterials designated on Exhibit 23.53.015 A,
14 curbcuts of a maximum width of twenty-three (23) feet shall be permitted according to the
15 following chart.

16 Street Frontage 17 of the Lot	18 Number of 19 Curbcuts Permitted
20 0-160 feet	21 1
22 161-320 feet	23 2
24 321-480 feet	25 3

26 For lots with street frontage in excess of four hundred eighty (480) feet, the pattern established in
27 the chart shall be continued.

d. There shall be at least thirty (30) feet between any two (2) curbcuts located on a lot.

e. A curbcut may be less than the maximum width permitted but shall be at least as wide as the minimum required width of the driveway it serves.

f. Where two (2) adjoining lots share a common driveway according to the provisions of Section 23.54.030 D1, the combined frontage of the two (2) lots shall be considered one (1) in determining the maximum number of permitted curbcuts.

2. Nonresidential Uses in Single-family and Multifamily Zones, and All Uses, Except Single-purpose Residential Uses, in All Other Zones Except Industrial Zones.

a. Number of Curbcuts.

(1) In RC, NC1, NC2 and NC3 zones and within Major Institution Overlay Districts, the number of two-way curbcuts permitted shall be according to the following chart:

Street Frontage of the Lot	Number of Curbcuts Permitted
0-80 feet	1
81-240 feet	2
241-360 feet	3
361-480 feet	4

For lots with frontage in excess of four hundred eighty (480) feet the pattern established in the chart shall be continued. The Director may allow two (2) one-way curbcuts to be substituted for one (1) two-way curbcut, after determining that there would not be a significant conflict with pedestrian traffic.

1 (2) In C1 and C2 zones and the SCM zone, the Director shall
2 review and make a recommendation on the number and location of curbcuts.

3 (3) In downtown zones, a maximum of two (2) curbcuts for one
4 (1) way traffic at least forty (40) feet apart, or one (1) curbcut for two (2) way traffic, shall be
5 permitted on each street front where access is permitted by Section 23.49.018. No curbcut shall
6 be located within forty (40) feet of an intersection. These standards may be modified by the
7 Director on lots with steep slopes or other special conditions, the minimum necessary to provide
8 vehicular and pedestrian safety and facilitate a smooth flow of traffic.
9

10 (4) For public schools, the minimum number of curbcuts
11 determined necessary by the Director shall be permitted.
12

13 b. Curbcut Widths.

14 (1) For one (1) way traffic, the minimum width of curbcuts shall
15 be twelve (12) feet, and the maximum width shall be fifteen (15) feet.
16

17 (2) For two (2) way traffic, the minimum width of curbcuts shall
18 be twenty-two (22) feet, and the maximum width shall be twenty-five (25) feet, except that the
19 maximum width may be increased to thirty (30) feet when truck and auto access are combined.
20

21 (3) For public schools, the maximum width of curbcuts shall be
22 twenty-five (25) feet. Development standards departure may be granted or required pursuant to
23 the procedures and criteria set forth in Chapter 23.79.

24 (4) When one (1) of the following conditions applies, the Director
25 may require a curbcut of up to thirty (30) feet in width, if it is found that a wider curbcut is
26 necessary for safe access:
27
28

- i. The abutting street has a single lane on the side that
((which)) abuts the lot; or
- ii. The curb lane abutting the lot is less than eleven (11)
feet wide; or
- iii. The proposed development is located on an arterial
with an average daily traffic volume of over seven thousand (7,000) vehicles; or
- iv. Off-street loading space is required according to
subsection H of Section 23.54.015.

c. The entrances to all garages accessory to nonresidential uses or live-
work units and the entrances to all principal use parking garages shall be at least six (6) feet nine
(9) inches high.

3. All Uses in Industrial Zones.

a. Number and Location of Curbcuts. The number and location of
curbcuts shall be determined by the Director.

b. Curbcut Width. Curbcut width in Industrial zones shall be provided as
follows:

(1) When the curbcut provides access to a parking area or structure
it shall be a minimum of fifteen (15) feet wide and a maximum of thirty (30) feet wide.

(2) When the curbcut provides access to a loading berth, the
maximum width of thirty (30) feet set in subsection F3b(1) may be increased to fifty (50) feet.

(3) Within the minimum and maximum widths established by this
subsection, the Director shall determine the size of the curbcuts.



4. Curbscuts for Access Easements.

a. When a lot is crossed by an access easement serving other lots, the curbscut serving the easement may be as wide as the easement roadway.

b. The curbscut serving an access easement shall not be counted against the number or amount of curbscut permitted to a lot if the lot is not itself served by the easement.

5. Curbscut Flare. A flare with a maximum width of two and one-half (2-1/2) feet shall be permitted on either side of curbscuts in any zone.

6. Replacement of Unused Curbscuts. When a curbscut is no longer needed to provide access to a lot, the curb and any planting strip shall be replaced.

* * *

J. The Director may reduce any required dimension for nonresidential uses and live-work units up to three (3) percent to allow more efficient use of a surface parking area or parking garage, except for the dimensions of parking spaces and aisles for small vehicles.

Section 26. Subsection D of Section 23.55.028 of the Seattle Municipal Code, which section was last amended by Ordinance 120388, is amended as follows:

23.55.028 Signs in NC1 and NC2 zones.

* * *

D. On-premises Signs.

1. The following signs shall be permitted in addition to the signs permitted by subsections D2, D3 and D4:

a. Electric, externally illuminated or nonilluminated signs bearing the name of the occupant of a dwelling unit, not exceeding sixty-four (64) square inches in area;

b. Memorial signs or tablets, and the names of buildings and dates of building erection when cut into a masonry surface or constructed of bronze or other noncombustible materials;

c. Signs for public facilities indicating danger and/or providing service or safety information;

d. Properly displayed national, state and institutional flags;

e. One (1) under-marquee sign which does not exceed ten (10) square feet in area;

f. One (1) electric, externally illuminated or nonilluminated sign bearing the name of a home occupation, not exceeding sixty-four (64) square inches in area.

2. Number and Type of Permitted Signs for Business Establishments.

a. Each business establishment may have one (1) ground, roof, projecting or combination sign (Type A sign) for each three hundred (300) lineal feet, or portion thereof, of frontage on public rights-of-way, except alleys.

b. In addition to the signs permitted by subsection D2a, each business establishment may have one (1) wall, awning, canopy, marquee, or under-marquee sign (Type B sign) for each thirty (30) lineal feet, or portion thereof, of frontage on public rights-of-way, except alleys.

c. In addition to the signs permitted by subsections D2a and D2b, each multiple business center and drive-in business may have one (1) pole sign for each three hundred (300) lineal feet, or portion thereof, of frontage on public rights-of-way, except alleys. Such pole



1 signs may be for a drive-in business or for an individual business establishment located in a
2 multiple business center, or may identify a multiple business center.

3 d. Individual businesses which are not drive-in businesses and which are
4 not located in a multiple business center may have one (1) pole sign in lieu of another Type A
5 sign permitted by Section D2a for each three hundred (300) lineal feet, or portion thereof, of
6 frontage on public rights-of-way, except alleys.
7

8 3. Maximum Area of Signs for Nonresidential Uses and Live-work Units. The
9 maximum area of all signs for each business establishment permitted in subsection d2 shall be
10 one hundred eighty-five (185) square feet, and the maximum area of any one (1) Type A sign
11 shall be seventy-two (72) square feet, provided that the maximum area of pole signs for gas
12 stations which identify the price of motor fuel being offered by numerals of equal size shall be
13 ninety-six (96) square feet.
14

15 4. Identification Signs for Multifamily Structures.

16 a. One (1) identification sign bearing the name of a multifamily structure
17 shall be permitted on each street or alley frontage of a residential use in addition to the signs
18 permitted by subsection D1.
19

20 b. Identification signs may be wall, ground, awning, canopy, marquee,
21 under-marquee, or projecting signs.
22

23 c. For structures of twenty-four (24) units or less, the maximum area of
24 each sign face shall be twenty-four (24) square feet. One (1) square foot of sign area shall be
25 permitted for each additional unit over twenty-four (24), to a maximum of fifty (50) square feet
26 per sign face.
27
28



5. Sign Height.

a. The maximum height for any portion of a pole, projecting or combination sign shall be twenty-five (25) feet.

b. The maximum height for any portion of a wall or under-marquee sign shall be twenty (20) feet or the height of the cornice of the structure to which the sign is attached, whichever is greater.

c. Marquee signs may not exceed a height of thirty (30) inches above the top of the marquee, and total vertical dimension shall not exceed five (5) feet.

d. No portion of a roof sign shall exceed a height of twenty-five (25) feet above grade.

* * *

Section 27. Section 23.71.038 of the Seattle Municipal Code, which section was last amended by Ordinance 118414, is amended as follows:

23.71.038 Standards for mixed use development in commercial zones within the Northgate Overlay District.

Residential and nonresidential uses or live-work units in a mixed use development in a commercial zone shall meet the requirements of Section 23.47.008 to qualify as a mixed use development. The minimum standards of Section 23.47.008 may vary on sites subject to the requirements for General Development Plans as provided in Section 23.71.026.

Section 28. Subsections A and C of Section 23.73.010 of the Seattle Municipal Code, which section was last amended by Ordinance 120004, is amended as follows:

23.73.010 Development standards.

A. Height Exception for Mixed Use Structures.

1. In zones with a sixty-five (65) foot height limit, the Director may permit the height of the structure to exceed the height limit of the zone by up to four (4) feet, only if the residential use and either the nonresidential use(s) or the live-work units are located in the same structure and subject to the following:

a. The nonresidential use or live-work unit at street level requires a ceiling height that exceeds the minimum required ceiling height of thirteen (13) feet floor to ceiling to support business operations; and

b. The additional height will not permit an additional story to be built beyond what could be built under a sixty-five (65) foot height limit if a ceiling height of more than thirteen (13) feet floor to ceiling is not needed to support street level commercial uses.

* * *

C. Parking.

1. Required Parking. The minimum number of off-street parking spaces required for multifamily uses is specified in Chart A of Section 23.54.015, Required parking.

2. Location of Parking. Parking for residential shall be provided on the same lot as the principal use. Parking for nonresidential uses and live-work units may be located on the lot or built into or under the structure or within eight hundred (800) feet of the lot on which the use is located. When parking is provided on a lot other than the lot of the use to which it is accessory, the provisions of Section 23.54.025, Parking covenants, shall apply.



Section 29. The definition of "business establishment" in Section 23.84.004 of the Seattle Municipal Code, which section was last amended by Ordinance 120117, is amended as follows:

23.84.004 "B."

* * *

"Business establishment" means an economic or institutional unit organized for the purposes of conducting business and/or providing a service. In order to be considered a separate business establishment, a business shall be physically separated from other businesses. Businesses that ((which)) share common facilities, such as reception areas, checkout stands, and similar features (except shared building lobbies and bathrooms) shall be considered one (1) business establishment, except when they are located in a business incubator. A business establishment may be located in more than one (1) structure provided that the uses in the structures are functionally related. The structures may be located on a single lot or on adjacent lots. A business establishment may be a commercial, manufacturing, institutional, or any other type of nonresidential use or live-work unit.

* * *

Section 30. A new definition in Section 23.84.024 of the Seattle Municipal Code, which section was last amended by Ordinance 120611, is amended as follows:

23.84.024 "L."

* * *

"Live-work unit" means a structure or portion of a structure: (1) that combines a commercial or manufacturing activity that is allowed in the zone with a residential living space

1 for the owner of the commercial or manufacturing business, or the owner's employee, and that
2 person's household; (2) where the resident owner or employee of the business is responsible for
3 the commercial or manufacturing activity performed; and (3) where the commercial or
4 manufacturing activity conducted takes place subject to a valid business license associated with
5 the premises.
6

7 * * *

8 Section 31. Subsection F of Section 23.90.006 of the Seattle Municipal Code, which
9 section was last amended by Ordinance 118472, is amended as follows:

10 **23.90.006 Investigation and notice of violation.**

11 * * *

12
13 F. The Director may mail, or cause to be delivered to all residential, ~~((and/or))~~
14 nonresidential, and/or live-work rental units in the structure or post at a conspicuous place on the
15 property, a notice that ~~((which))~~ informs each recipient or resident about the notice of violation,
16 Stop Work Order or Emergency Order and the applicable requirements and procedures.
17

18 * * *

19 Section 32. Subsection B of Section 25.06.110 of the Seattle Municipal Code, which
20 section was last amended by Ordinance 118396, is amended as follows:

21 **25.06.110 Standards involving base flood elevations.**

22 * * *

23
24 B. Nonresidential and Live-work Unit Construction. New construction and substantial
25 improvement of any commercial, industrial or other nonresidential structure (including a
26 structure with one or more live-work units) shall either have the lowest floor, including
27
28

1 basement, elevated to two feet (2') or more above the level of the base flood elevation, or as
2 otherwise approved by the Director of the Department of Construction and Land Use in
3 consultation with the Director of Seattle Public Utilities; or, together with attendant utility and
4 sanitary facilities, shall:

- 5 1. Be floodproofed so that below two feet (2') above the base flood level the
6 structure is watertight with walls substantially impermeable to the passage of water;
- 7 2. Have structural components capable of resisting hydrostatic and hydrodynamic
8 loads and effects of buoyancy;
- 9 3. Be certified by a registered professional civil engineer that the design and
10 methods of construction are in accordance with accepted standards of practice for meeting
11 provisions of this subsection based on their development and/or review of the structural design,
12 specifications and plans. Such certifications shall be provided as set forth in subsection C of
13 Section 25.06.070.

14 Nonresidential structures or structures with one or more live-work units that are elevated,
15 not floodproofed, must meet the same standards for space below the lowest floor as described in
16 subsection A2 above. Applicants floodproofing nonresidential buildings or buildings with one or
17 more live-work units shall be notified that flood insurance premiums will be based on rates that
18 are one foot (1') below the floodproofed level (e.g., a building floodproofed to one foot (1') above
19 the base flood level will be rated as at the base flood level).

20 * * *

21 Section 33. Subsection B of Section 25.06.130 of the Seattle Municipal Code, which
22 section was last amended by Ordinance 114395, is amended as follows:
23

25.06.130 Standards for shallow flooding areas.

* * *

B. New construction and substantial improvements of nonresidential structures or structures with one or more live-work units within AO zones shall either (1) have the lowest floor (including basement) elevated above the highest adjacent grade of the building site one foot (1') or more above the depth number specified on the FIRM, or if not depth number is specified, at least two feet (2'); or (2) together with attendant utility and sanitary facilities, be completely floodproofed so that any space below the level specified in subsection (1) above is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If floodproofing is used, compliance with these standards must be certified by a registered



professional engineer or architect.

* * *

Section 34. The provisions of this ordinance are declared to be separate and severable.
The invalidity of any particular provision shall not affect the validity of any other provision.

Section 35. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 23rd day of June, 2003, and signed by me in open session in authentication of its passage this 23rd day of June, 2003.

Peter Stenlund
President _____ of the City Council

Approved by me this 1 day of July, 2003.

Gregory J. Nickels
Gregory J. Nickels, Mayor

Filed by me this 2nd day of July, 2003.

Joseph E. Ruppert
City Clerk

(Seal)



City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

February 28, 2003

Honorable Peter Steinbrueck
President
Seattle City Council
Municipal Building, 11th Floor

Dear Council President Steinbrueck:

The attached ordinance will amend the Land Use Code to define "live-work unit" and establish appropriate development standards. Facilitating development of live-work units will encourage a greater variety of housing types in Seattle, and will also broaden the types of uses allowed at the street-level in certain commercially zoned areas. The proposed amendments establish development standards for this unique hybrid use. The standards will also help to maintain the limited supply of commercially zoned land by requiring that the spaces be designed for easy conversion to more traditional retail and commercial uses should demand for such spaces increase. Allowing live-work at street level in appropriate downtown and commercially zoned areas will increase opportunities for mixed use development, meeting Seattle's growth management and quality-of-life objectives.

Thank you for your consideration of this legislation. Should you have questions please contact Mark Troxel at 615-1739 or mark.troxel@seattle.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Nickels", written over a large, stylized, looping flourish.

GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council



Fiscal Note

Each piece of legislation that appropriates funds, creates position authority, or will create a financial impact through policy direction or otherwise, requires a fiscal note. The fiscal note should be drafted by department staff and should include all relevant financial information. After preparation by departmental staff, the Department of Finance will review and make necessary revisions before transmittal to Council.

Department:	Contact Person/Phone:	DOF Analyst/Phone:
DCLU	Mark Troxel	Stephen Land / 684-7920

Legislation Title:

AN ORDINANCE relating to live-work units, authorizing live-work units, establishing development standards for live-work units that are located at street level in Commercial and Neighborhood Commercial zones, correcting minor errors, and amending SMC Sections 23.42.106, 23.46.004, 23.46.006, 23.46.012, 23.47.004, 23.47.024, 23.47.032, 23.47.036, 23.47.042, 23.48.016, 23.49.008, 23.49.011, 23.49.016, 23.49.026, 23.49.146, 23.50.012, 23.53.005, 23.53.015, 23.53.025, 23.53.030, 23.54.015, 23.55.028, 23.71.038, 23.73.010, 23.84.004, 23.84.024, 23.90.006, 25.06.110, and 25.06.130.

Summary of the Legislation:

The attached ordinance will amend the Land Use Code to define "live-work unit" and establish appropriate development standards. Facilitating development of live-work units will encourage a greater variety of housing types in Seattle, and will also broaden the types of uses allowed at the street-level in certain commercially zoned areas. The proposed amendments establish development standards for this unique hybrid use. The standards will also help to maintain the limited supply of commercially zoned land by requiring that the spaces be designed for easy conversion to more traditional retail and commercial uses should demand for such spaces increase. Allowing live-work at street level in appropriate downtown and commercially zoned areas will increase opportunities for mixed use development, meeting Seattle's growth management and quality-of-life objectives.

This ordinance does not have financial implications.

Appropriations (in \$1,000's):

Fund Name and Number	Department	Budget Control Level*	2003 Appropriation	2004 Anticipated Appropriation
TOTAL			0	0

** This is line of business for operating budgets, and program or project for capital improvements*

Notes:

Expenditures (in \$1,000's):

Fund Name and Number	Department	Budget Control Level*	2003 Expenditures	2004 Anticipated Expenditures
TOTAL			0	0

** This is line of business for operating budgets, and program or project for capital improvements*



Anticipated Revenue/Reimbursement (in \$1,000's):

Fund Name and Number	Department	Revenue Source	2003 Revenue	2004 Revenue
TOTAL			0	0

Notes:

Total Permanent Positions Created Or Abrogated Through Legislation, Including FTE Impact; Estimated FTE Impact for Temporary Positions:

Fund Name and Number	Department	Position Title*	2003 FTE	2004 FTE
TOTAL			0	0

* List each position separately

Do positions sunset in the future? (If yes, identify sunset date):

--

Background (Include brief description which states the purpose and context of legislation and include record of previous legislation and funding history, if applicable):

Please see attached Director's Report and Recommendation dated January 15, 2003.

The financial cost of not implementing the legislation (Estimate the costs to the City of not implementing the legislation, including estimated costs to maintain or expand an existing facility or the cost avoidance due to replacement of an existing facility, potential conflicts with regulatory requirements, or other potential costs if the legislation is not implemented):

--

Possible alternatives to the legislation which could achieve the same or similar objectives

(Include any potential alternatives to the proposed legislation, including using an existing facility to fulfill the uses envisioned by the proposed project, adding components to or subtracting components from the total proposed project, contracting with an outside organization to provide the services the proposed project would fill, or other alternatives):

--

Is the legislation subject to public hearing requirements (If yes, what public hearings have been held to date):

--

Other Issues (including long-term implications of the legislation):

--

Attachment: Director's Report and Recommendation

DIRECTOR'S REPORT AND RECOMMENDATION

Live-work Amendments

Summary of Recommendations

Land Use Code changes to facilitate live-work units will encourage a greater variety of housing types in Seattle, and will also broaden the types of uses allowed at the street-level in certain commercially zoned areas. The proposed amendments define a *live-work unit* and establish development standards to help create resulting street-level spaces that will be a positive contribution to the pedestrian environment, particularly in active neighborhood business districts and Downtown. The standards will also help to maintain the limited supply of commercially zoned land by requiring that the spaces be designed for easy conversion to more traditional retail and commercial uses should demand for that space arise. Allowing live-work at street level in appropriate downtown and commercially zoned areas will increase opportunities for mixed use development, meeting Seattle's growth management and quality-of-life objectives.

The main elements of the proposal are to

- define a "live-work unit";
- distinguish live-work use from purely residential uses by requiring that the resident responsible for the work performed in the unit be engaged in a meaningful business pursuit with which a valid business license is associated;
- allow live-work units to meet street-level nonresidential use requirements for mixed use development in commercial zones, outside of pedestrian-designated zones or other streets where retail or entertainment uses are expressly required; and
- apply development standards appropriate to the underlying zone, which in some instances will determine ceiling heights, depth of the space, and façade transparency.

Background

Live-work space is not a new idea. A century ago, living in a dwelling attached to one's business was customary in commercial areas. Reforms of the early 1900s led to the segregation of uses into zones oriented toward a single purpose (residential, commercial, industrial, etc.) and generally sought to protect residential uses from the traffic, noise, and odor of commercial activity. The dominant side effect of this reform has been an increased dependence on roads and vehicles. Now that we seek to create neighborhoods where more of the essential goods and services are located closer to homes, re-examining businesses where the proprietor lives upstairs or in the back makes sense.

The trend toward enabling live-work spaces in North American cities reflects several cultural phenomena. Improved technology allows more telecommuters to work at home. Entrepreneurs and creative professionals in new media and more traditional businesses seek ways to closely integrate life and work. And mixed use development locates neighborhood-serving businesses closer to residential uses to their mutual benefit.

Seattle's policies and codes recognize mixed use development as an important tool in meeting the growing demand for housing and jobs. Mixed use development usually takes the form of residential and commercial uses in the same structure or on the same lot and is most commonly found in our Neighborhood Commercial zones and Downtown.

Seattle's supply of commercially zoned land is limited, comprising approximately 6% of the City's land area, and in 1988 the development of multifamily residential development in Commercial and Neighborhood Commercial zones appeared to be displacing favored commercial uses. Mixed use regulations were added to neighborhood commercial zones to encourage nonresidential uses within projects containing residential uses and to limit the density of single-purpose residential structures. Projects containing only residential uses were also subject to conditional use approval. The concern for the potential displacement of commercial uses by residential use or the loss of commercial land for future commercial expansion was cited as the reason for limiting the density of residential uses in commercial areas. The result was a substantial increase in the number of mixed use projects located in Commercial and Neighborhood Commercial zones. When a project successfully qualifies as mixed use, it is not subject to residential density limits and is permitted outright.

But there were problems associated with the new projects, such as slow commercial absorption rates, which resulted in long initial periods of vacancy, particularly in the street-level commercial spaces. A 1993 study¹ found that, for 51 mixed use projects completed between 1988 and 1993, the vacancy rate for their commercial space was 47% at a time when the prevailing vacancy rate for retail was 4.6% and the rate for office was 13.3%. The City responded with Land Use Code amendments specifying minimum dimensions for street-level spaces and minimum ceiling heights, and over time our design review process has gained experience with mixed use development issues. Over time, the better designs and the revival of the market for street-level commercial spaces reduced the vacancy rate. Seattle's current economic down cycle has caused neighborhood business groups and mixed use developers to ask whether conditions exist for a return to the high vacancy rates of the early 1990s, based on a concern over the "urban blight" effect of too many empty storefronts.

Another important driver in the study of live-work has been the Seattle arts community's concern over affordable housing and workspace for artists. In neighborhoods like Belltown, Fremont, and Pioneer Square, the influence of artists has played an

¹ Thomas & Potter, *Mixed Use Development Standard Study* (December 1993) at p. 40.



instrumental role in reviving the urban environment, but the ensuing higher property values are making it more difficult for artists to live and work there.

Regulations that support mixed use development currently draw a hard line between residential and nonresidential uses. Qualifying mixed use structures are allowed outright and at substantially higher density than their solely residential counterparts. Since the adoption of regulations governing mixed use development, primarily in the late 1980s, the concept of live-work increased in popularity. Current regulations do not fully recognize live-work, which is a hybrid of residential and nonresidential use in the same tenant space.

Analysis

The Land Use Code amendment is premised on a conclusion that live-work is a beneficial component of mixed use development that can help the City and neighborhoods achieve the following goals:

- reduced commuting for the proprietor/resident;
- extended hours of residential and commercial activity ("eyes on the street"); and
- linkages among creative and commercial interests that stimulate economic development.

Seattle's Land Use Code currently allows live-work space in limited formats, classifying it either as a home occupation or as an artist's studio/dwelling.

- Home Occupations (SMC 23.84.016) are regulated so that impacts like noise, odor, signs or frequent deliveries don't undermine neighbors' quiet enjoyment of their residences.
- Artist's Studio/Dwellings (SMC 23.84.032) must meet certain criteria, and are subject to restrictions that generally protect nearby industrial activity. Artist's studio/dwellings are also limited to "bona fide working artist[s]" or "person[s] regularly engaged in the visual, performing or creative arts."

"Live-work units" already on the market in Seattle are typically residential units within which home occupations are allowed. The Land Use Code regards these as residential uses, thus live-work units are not currently allowed at street level within mixed use projects because they do not meet street-level nonresidential use standards required of mixed use development. Other regulatory controls on live-work include the Building Code and Fire Code, which require life safety features such as exits from sleeping rooms and fire-rated walls and doors between different uses.

Home occupations are subject to the following limitations:

- must be conducted by a resident of the unit;
- must be clearly incidental to the use of the property as a residence;
- may not give their addresses in any advertisement except business cards;

- may employ only one nonresident;
- must limit commercial deliveries to one per weekday;
- may not cause or add to parking congestion or traffic; and
- must not emit odors, light and glare, dust, electrical interference or other impacts beyond the property line of the lot on which it's located.

(See Client Assistance Memo 236 at
<http://www.ci.seattle.wa.us/dclu/Publications/cam/cam236.pdf>.)

Artist's studio/dwellings are permitted as an administrative conditional use in Commercial, Neighborhood Commercial and Industrial zones. Conditional use criteria for artist's studio/dwellings are the following:

- They cannot be located where environmental or safety problems exist;
- In Industrial zones, the studio/dwelling cannot be located on freight lines or next to a freeway or highway access, or where it would restrict or disrupt industrial activity; and
- The nature of the artist's work shall be such that there is a genuine need for the space.

(See Client Assistance Memo 114 at
<http://www.ci.seattle.wa.us/dclu/Publications/cam/cam114.pdf>.)

Live-work spaces and "artist lofts" or "artist studio dwellings" are popular in Seattle's market, and characterizing them as primarily residential uses does not appear to be hindering their proliferation. The unmet need in the Land Use Code is flexible space that is primarily commercial in nature. Such spaces could accommodate businesses with higher impacts than home occupations, such as daily customers, more frequent deliveries, or multiple employees.

Other Cities' Live-Work Experiences. The live-work concept means different things in different cities. Historical land use trends and larger planning objectives influence the intended character of live-work regulations. Boulder, Colorado, for example, sought to transform obsolete industrial buildings into housing as a step toward shifting the surrounding area toward residential uses. In contrast, Seattle's policy objectives are to preserve its contiguous industrial areas, and where older industrial buildings have become isolated from freight lines or highway access, the economics appear to favor demolishing the older buildings and establishing new nonresidential uses in new construction.

In 1987, San Francisco allowed live-work units in residential areas as a way to provide housing for artists and small businesses. The prior year, San Francisco voters had passed Proposition M, placing an annual limit on new office development. San Francisco also requires new housing projects to provide a certain percentage of affordable units and child care, or pay a fee in lieu thereof. The resulting artist live-work spaces were not subject to ADA accessibility requirements, were easily convertible to office uses, and were exempt from affordable housing and child care requirements. Live-work projects proliferated, and became offices for technology start-ups and luxury housing for city and



Silicon Valley professionals. After a few years of trying to reform artist live-work regulations and the cap on new office development, citizens crafted a new petition, Proposition L, revising the controls on office uses and limiting the creation of live-work projects, by then known popularly as "lawyer lofts." After a bitter campaign, the proposition failed with 49.8% of the vote. A rival proposition from the Mayor and Board of Supervisors, Proposition K, which only amended office development controls, failed with only 39.2% of the vote. The lesson for Seattle may be that live-work spaces must meet regulations for both aspects of its use – the residential and the nonresidential – because perverse incentives can have far-reaching consequences. For example, if the intent of live-work in Seattle is to broaden the variety of housing types and create spaces that can foster new businesses without detracting from commercially zoned streetfronts, then live-work units at street level should meet street-level mixed use standards, and live-work units off the street should meet residential use standards such as open space requirements.

Oakland, California, has adopted a comprehensive approach to live-work,² going so far as to classify several variants of the concept based on the spatial relationships of the living and working areas: *live/work*, *work/live*, *live-with*, *live-near*, and *live-nearby*. Mayor Jerry Brown's intent has been to attract 10,000 new residents to the urban core of Oakland (the 10K plan), establishing in the process an extensive, diverse live-work community in one location that meets growth needs with minimal impacts on traffic and utilities. Oakland has amended the Oakland Building Code to codify substitute requirements and define new residential occupancies with accompanying life-safety standards. Seattle already allows uses that correspond with Oakland definitions of *live/work*, *live-near* and *live-nearby* (i.e., home occupations and mixed use development). The Seattle Building Code already accepts substitutions when it can be shown they meet the life-safety performance standards of the original requirement. Rather than create a new chapter in the Land Use Code devoted to live-work design and construction, Seattle can leave that work to the architects and builders who see a market for more intensive and integrated live-work spaces. Although Oakland is only three years into the 10K plan, arts advocates have already said that affordable spaces are being refurbished out of their reach,³ and financing for larger projects has been more difficult to obtain than anticipated.⁴

Lionsgate in Redmond, Washington, is not a live-work project per se, but it is a unique interpretation of mixed use development. Rather than providing street-level retail with living units above, Lionsgate provides retail spaces only at the corners. The remainder of the street-level spaces are small home offices with separate entrances and small display windows. The project contributes little to pedestrian activity, but it is located in an auto-oriented area where very little pedestrian activity is established. Across the street from the most retail-oriented side of the project is a large vacant lot behind a shopping center.

² Official Guide to the City of Oakland Live/Work Building Code, <http://www.live-work.com/plainenglish/>

³ *Artist Resource Newsletter* (Sept 21, 2002).

⁴ Amanda Bishop, "Housing Hurdles Stunt Growth," *San Francisco Business Times* (Nov 23, 2001).

Future retail development on that lot may enliven ground-level uses within Lionsgate. Seattle's live-work proposal needs to acknowledge that street-level live-work units will not be as likely to generate intense pedestrian interest and activity as strictly commercial spaces. Live-work spaces can be compatible with an established neighborhood commercial area, but a row of street-level live-work spaces without some unusually attractive design element will be unlikely to create a pedestrian-oriented commercial atmosphere where one does not presently exist.

Elements of the Proposal

Definition of Live-work Unit. Live-work units, though categorized as residential uses, like artist's studio/dwellings, may occur as a hybrid use containing both a residential and a commercial or manufacturing use. In this form, the residential use within a live-work unit would be accessory to the nonresidential use that satisfies the requirement for mixed use development in Commercial and Neighborhood Commercial zones. The proposed definition of "live-work unit" would require that at least one resident of the unit have a business license and would limit the type of commercial activity conducted in the unit to what is allowed in the zone where it's located. DCLU proposes the following definition:

"Live-work unit" means a structure or portion of a structure combining a commercial or manufacturing activity that is allowed in the zone with a residential living space for the owner, tenant, or the owner or tenant's employee and that person's household. The resident shall be responsible for the work performed in the live-work unit and there shall be a valid business license associated with the premises.

The proposed definition gives the City a way to recognize the resulting hybrid nature of live-work units without having to prescribe relative proportions for the living and working areas of a unit, and will allow designers of live-work units to be creative in configuring spaces to serve the diverse needs of new businesses.

Prohibited in Industrial Zones. Due to clear Seattle policies that preserve industrial lands for industrial uses, live-work units are not permitted in Industrial zones (IB, IC, IG1, IG2, and within the Duwamish Manufacturing/Industrial Center). Artist's studio/dwellings, which are similar in many respects to live-work units, are only allowed as conditional uses in existing structures, and the conditions reflect the sensitivity of industrial uses to encroachment by residential and other nonindustrial activities.

Street-level Development Standards. Preserving the potential for vitality and customer appeal in commercially zoned areas is essential to allowing live-work units at street level. Successful live-work units should function as successful commercial spaces with respect to the streets on which they are located. Live-work units should be a combination of a residential use and a nonresidential use, and, when located at street level in mixed use

buildings, must remain consistent with the development standards for street-level nonresidential spaces in SMC 23.47.008 B, where 80% of a structure's street-level façade must be occupied by nonresidential uses.⁵ Being subject to the development standards of the zone in which they are located will, in most Commercial and Neighborhood Commercial zones, result in the following requirements:

- Generally, depth from the streetfront façade must be 30 feet.
- Nonresidential uses at street level must not be principal use parking or accessory parking, mini-warehouses, warehouses, lodging uses or utility uses.
- At least 51% of the nonresidential portion of a structure's streetfront facade containing the required street-level uses must be at or above sidewalk grade.
- Entrances to required street-level uses must be no more than three feet above or below grade.
- Mixed use buildings must have a minimum floor-to-floor height of 13 feet at street level.

Based on street-level live-work examples in other cities, even live-work spaces in a "storefront" configuration are not always active contributors to a lively streetscape. An active streetfront is only one consideration in commercial areas. Allowing live-work at the street level may not be as street-enlivening as a commercial enterprise would be, due to its attendant advertising and customer activity, but live-work spaces allow for a street design that is sensitive to pedestrian scale and ambience while maintaining opportunities for commercial use in the future. Following recommendations made at a recent forum on space for artists, DCLU analyzed whether requiring street-level live-work spaces to be open to the public in some manner (e.g., a minimum number of hours per week) might limit the dampening effect of a shuttered storefront. Based on the following factors, DCLU recommends against such a requirement:

- The current mixed use regulations only require *nonresidential* uses at street-level, and some of the street-level uses currently allowed, such as administrative offices or food processing for human consumption, would be no more likely to add activity to the streetscape than a shuttered live-work unit.
- Determining an appropriate minimum number of hours that a business should be open to the public would be difficult in view of the broadly varying activity levels in different neighborhoods and at different times of day.
- Enforcing such a requirement would likely involve a lengthy documentation period by DCLU inspectors following the initial complaint.

Applying the same development standards to street-level live-work units that apply to all mixed use development in Commercial and Neighborhood Commercial zones should help ensure that the resulting nonresidential space within a street-level live-work unit will have adequate design features to attract tenants or purchasers on the strength of its viability as commercial property.

⁵ Exceptions to the 80% requirement are calculated when a structure faces two or more streets, one of which is not a commercial street.



Open Space Requirements. Comprehensive Plan policies reflect the importance of open space for residents and employees in commercially zoned areas. Consequently, live-work units not located at street level must meet residential open space requirements, which will make them more suitable for round-the-clock occupation. Live-work units located at street level, however, will be oriented toward the streetscape. This access to the light and activity of the sidewalk should generally meet the objectives of residential open space requirements.

Protection of Mapped Neighborhood Shopping Districts and Pedestrian-designated Areas. Seattle approaches the issue of preserving and enhancing its neighborhood business districts and pedestrian-designated areas in two ways: (1) use and development standards that apply to individual urban villages (see SMC 23.47.004, maps A - K); and (2) use and development standards that apply to already-established pedestrian-designated streets.

In urban villages whose neighborhood-planning processes mapped areas where single-purpose residential buildings are prohibited, such as South Lake Union, Wallingford, Lake City, and Bitter Lake, street-level live-work units will be prohibited. In pedestrian-designated areas (P1 and P2 zones), street-level live-work units will also be prohibited. In Downtown zones, live-work units are proposed to be allowed outright, except at street level in those areas, shown on Map H to SMC 23.49.025, where specific street-level uses are required. Prohibiting projects that are solely live-work units in areas where single-purpose residential buildings are prohibited will protect the intent of neighborhood planners from the risk that a project comprised entirely of live-work units, the impacts of which might be indistinguishable from a single-purpose residential building, could be located where such projects are not wanted.

In the remaining areas of Commercial and Neighborhood Commercial zones, live-work units are proposed to be allowed outright if they meet the development standards that otherwise apply to mixed use structures in the underlying zone.

Artists and Live-work. Some in the arts community recommended that DCLU explore live-work regulations that would specifically encourage space for artists. The rationale is that artists, in particular, would be assets to their surrounding neighborhoods. Within the narrow scope of land use regulation, however, artists' housing concerns are the same as any low- or moderate-income household that finds it increasingly difficult to find an affordable place to live, and working artists in any medium are largely indistinguishable from creative entrepreneurs.

Developers in Seattle have successfully adapted older industrial buildings into artist's studio/dwellings, which must be occupied by a "bona fide working artist" or a "person regularly engaged in the visual, performing or creative arts." This restriction has drawn a few complaints that some residents of these spaces are not artists at all. There are models



of jury systems in other jurisdictions, however, that can determine in a fair way who is a bona fide working artist. Seattle's recent artist housing projects generally employ similar systems to make the more important determination of whether a given applicant-artist will be compatible with the prevailing community of artists within the project.

DCLU proposes a broader approach to live-work regulation, one that fosters a diversity of living and working spaces for artists as well as for other enterprises.

Incentives for Mixed Use Development in Commercial Zones.

DCLU's analysis of live-work uses within mixed use development is driven in part by recent concerns over the effect the economy is having on development and on commercial leasing. As Seattle's economy labors toward recovery, some developers and neighborhood business groups have again expressed increasing concern over vacant storefronts, often perceived as evidence of "urban blight." To find out how current levels of mixed use retail vacancy compared to vacancy in 1993 (when the earlier mixed use study was conducted), DCLU staff contacted leasing agents for new mixed use buildings in the Greenwood, West Seattle, Ballard and Belltown neighborhoods currently advertising vacant retail spaces. They report that retail spaces are generally being absorbed at normal rates, the key factors being location and the quality of design. Citywide, the total retail sector vacancy rate is a low 3.3% and the office sector vacancy rate is approximately 11%.⁶ Chronic vacancies do not appear to be as large a problem as they were in 1993. Allowing live-work units at street level in mixed use developments will increase options for developers of mixed use projects, and thereby incrementally address the absorption rate of new retail space.

DCLU's proposal continues current residential density incentives for mixed use development. Live-work is a hybrid use combining residential and nonresidential uses, which is different from a solely residential use in that, in the best case, it is indistinguishable from a nonresidential use and, in the worst case, it preserves the potential for future establishment of a commercial or other nonresidential use. Essentially, allowing live-work units increases the options for mixed use development, meeting the spirit and intent of the current approach to mixed use, and helps with any difficulty experienced in filling the spaces in projects.

Recommendation

Live-work units can significantly broaden the housing types allowed in Seattle. The proposal

- bridges the gap between a home occupation and a strictly commercial enterprise,

⁶ ReisAmerica, *Second Quarter 2002 Report*, and Economic Development Council of Seattle and King County, http://www.edc-sea.org/research_data/economic_realestate.cfm#office.



- offers greater flexibility in configuring space to entrepreneurs and small businesses,
- allows new ways to meet Seattle's demand for housing,
- enables new types of commercial development in neighborhoods while preserving future long-term potential land uses envisioned in the Comprehensive Plan,
- creates needed jobs by expanding housing production, and
- can help Seattle attract and create new small businesses.

The Director recommends adopting the proposed Land Use Code changes.

Attachment 1

Consistency with Seattle's Comprehensive Plan

Housing

- L168: Allow residential use in neighborhood commercial areas to encourage housing in close proximity to shopping services and employment opportunities.
- L169: Encourage residential development to occur primarily in mixed use development to ensure healthy business districts, which provide essential goods and services and employment to the residents of the City.
- L170: Conserve the limited amount of commercially zoned land for commercial uses by limiting the conditions under which single-purpose residential development is permitted in commercial zones.

Goals for mixed use commercial areas

- LG45: Provide for a diversity of uses that contribute to the City's total employment base and provide the services needed by the City's residents and businesses.
- LG46: Encourage business creation, expansion and vitality by allowing for a mix of business activities, while maintaining compatibility with the neighborhood-serving character of business districts, and the character of surrounding areas.
- LG47: Include housing as part of the mix of activities accommodated in commercial areas at intensities compatible with the intended commercial function of different areas.

Mixed use commercial areas

- LG65: Provide for a diversity of uses that contribute to the City's total employment base and provide the services needed by the City's residents and businesses.
- LG66: Encourage business creation, expansion and vitality by allowing for a mix of business activities, while maintaining compatibility with the neighborhood-serving character of business districts, and the character of surrounding areas.
- LG67: Include housing as part of the mix of activities accommodated in commercial areas at intensities compatible with the intended commercial function of different areas.

Policies

- L158: Generally permit a greater intensity of development in mixed use structures in pedestrian and transit supportive environments.



Businesses in Your Home: Home Occupations Allowed in Residential Zones

April 1998

Home occupations which do not require any permits from the Department of Design, Construction and Land Use (DCLU), are allowed as accessory uses in residential zones in Seattle, subject to certain conditions. In both single family and multifamily zones the following regulations apply:

- The home occupation must be conducted by a resident of the home or unit.
- The home occupation must be clearly incidental to the use of the property as a dwelling.
- The address of the home occupation may not be given in any advertisement. Addresses may be given on business cards, as long as the card also states that business is by appointment only.
- Except for child care*, only one person not a resident of the dwelling unit may work for the home occupation.
- The occupation must be conducted only within the principal structure and not within any accessory structure, except for parking of vehicles where normally permitted in the zone.
- No outdoor storage is permitted in conjunction with the occupation, and the only allowable exterior evidence of the occupation may be child care* play areas or other outdoor features normally associated with residential use, such as normally allowed parking.
- A maximum of two passenger vehicles, vans or similar vehicles are permitted to operate in conjunction with the occupation.
- The occupation is limited to one commercial delivery daily Monday through Friday, and no commercial

delivery is permitted on Saturday, Sunday or federal holidays.

- A home occupation may not cause or add to on-street parking congestion or cause a substantial increase in traffic through residential areas.
- The occupation must not produce odor, dust, light and glare, electrical interference or other similar impacts extending beyond the property line of the lot where the occupation is located.

***Please Note:** Anyone planning to operate a child care other than a Family Daycare Home, by Department of Social and Health Services definition, should request and read carefully DCLU Client Assistance Memo 108, "Requirements for Operating a Day Care in Seattle."

Signs

In multifamily zones, illuminated or non-illuminated signs which do not exceed 64 square inches in area are allowed. Signs are not allowed in single family zones, except those bearing only the name of the occupant.

Single Family Alterations

In single family zones, no exterior alterations are allowed to accommodate the home occupation. Only those interior alterations customary to residential use may be made.

Bed and Breakfast

Bed and Breakfast establishments are governed by different rules than other home occupations:

New bed and breakfast establishments are not permitted in single family zones. A bed and breakfast establishment may be operated in a dwelling unit in a multifamily zone by a resident, provided the dwelling unit existed as of August 11, 1982 and certain conditions apply. These include the following:

- The bed and breakfast must operate within one dwelling unit.



- Other than a permitted sign, there must be no external evidence of the business use, and no structural alterations are permitted.
- No more than two persons not residing in the dwelling unit may be employed in the bed and breakfast establishment.
- Bed and breakfast establishments must provide parking — one space for the dwelling unit and one space for each two guest rooms or suites.

Animals

Businesses involving the keeping of animals have special rules outlined in Land Use Code Section 23.44.048.

Getting More Information

If you anticipate operating a business out of your home and are unsure whether the Land Use Code allows it, you may either:

(1) Submit your question online using our Land Use "Question & Answer Service" at www.cityofseattle.net/dclu/landuse; or

(2) Visit the DCLU Applicant Services Center, located on the 20th floor of Key Tower at 700 Fifth Avenue, to discuss your plans with a Land Use Planner. Land Use Planners are available M/W/F, 7:30 a.m.-5:30 p.m., and Tu/Th, 10:30 a.m.-5:30 p.m.

NOTE: Due to the complexity of the Land Use Code, staff are not able to answer questions over the phone.

Access to Information

Links to electronic versions of DCLU **Client Assistance Memos (CAMs)**, **Director's Rules**, and the **Seattle Municipal Code** are available on the "Publications" and "Codes" pages of our website at www.cityofseattle.net/dclu. Paper copies of these documents, as well as additional regulations mentioned in this CAM, are available from our Public Resource Center, located on the 20th floor of Key Tower at 700 Fifth Avenue in downtown Seattle, (206) 684-8467.

PLEASE NOTE: DCLU public information documents should not be used as substitutes for codes and regulations. Details of your situation should be reviewed for specific compliance by DCLU staff.

CITY
CLERK



Establishing an Artist's Studio/Dwelling in an Existing Building

November 2001

The purpose of this Client Assistance Memo (CAM) is to define the Land Use and Building Code requirements that are generally applicable to the rehabilitation of an existing building for an artist's studio/dwelling in Seattle. Each building is different and consequently the code requirements will vary. **Information in this publication is not applicable to new construction.**

It is important to know all applicable zoning, fire and life safety regulations before investing in a space. This CAM provides only a brief explanation of the requirements for an artist studio/dwelling. To obtain more information, contact the DCLU Applicant Services Center (ASC) located on the 20th floor of Key Tower at 700 Fifth Avenue, (206) 684-8850.

DEFINITIONS

Artist—a person who is regularly engaged in the visual, performing or creative arts.

Artist's Studio/Dwelling—a combination working studio and dwelling unit for artists. An artist's dwelling unit consists of a room or suite of rooms on one or more floors designed for and occupied by not more than one family and including adequate working space reserved for the artist or artists residing therein.

LAND USE CODE REQUIREMENTS

An artist/studio dwelling is permitted outright as a residential use in mixed use structures or as an Administrative Conditional Use in single-purpose residential structures in NC1, NC2, NC3, C1, & C2 zones. Within industrial zones IB, IC, IG1 & 2, the Land Use Code permits artists studio/dwellings as an Administrative Conditional Use in buildings existing as of October 5, 1987.

An Administrative Conditional Use permit is a discretionary decision made by the Director of DCLU and requires a notice of application and a public comment period. The Director's decision is appealable to the Hearing Examiner.

For information regarding fees and procedures, contact the DCLU Public Resource Center (PRC) at (206) 684-8467. Building permit fees, based on construction costs of the work needed to fulfill occupancy requirements, will also apply (see the next section of this CAM). Information and materials required for filing an application are available at the DCLU Applicant Services Center.

When permitted only as a conditional use in commercial zones, artist studio/dwellings are subject to criteria listed in Section 23.47.006 of the Seattle Municipal Code. Conditional use criteria for artist studio/dwellings within industrial zones are as follows:

1. The use is not located in areas where environmental or safety problems may exist.
2. The use is not located on freight lines or next to freeway or highway access, or where it would restrict or disrupt industrial activity.
3. The nature of the artist's work shall be such that there is a genuine need for the space.
4. The use shall not be located where it may restrict or disrupt industrial activity.

Establishment of an artist studio/dwelling in industrial zones also requires the proponent to complete and record a covenant and equitable servitude acknowledging the industrial character of the surrounding neighborhood. This is intended to ensure that artist/residents understand that neighboring industrial activity may not necessarily be compatible with residential use.

A professional artist may maintain a studio as accessory to his or her dwelling in a residential zone if the home occupation standards of Section 23.44.050 are met. A "hobby" artist may maintain a studio if by nature it qualifies as incidental and accessory to the residential use.



BUILDING CODE REQUIREMENTS

NOTE: The following discussion only applies to projects that are not considered substantial alterations of existing buildings per the Seattle Building Code Section 3403.11. Any major remodeling will likely require more Building Code requirements (see CAM 314).

General Information

Under the Seattle Building Code, each building alteration project is considered individually. The particular improvements that DCLU will require for an artist's studio/dwelling will depend on the unique features of the building, the extent of work being done, and the nature of both the new and former uses of the building. In some cases, it may be necessary to have a structural engineer assess the condition of the building. The final permit or Certificate of Occupancy may include restrictions, such as limitations on use of the building for assembly purposes or storage of flammable liquids.

Because the requirements vary, it is advisable to schedule a meeting with DCLU representatives before beginning an artist's studio/dwelling project. At the meeting, you can decide the extent of work that will be necessary to comply with the construction codes.

The following paragraphs set forth some general rules, but keep in mind that DCLU may require additional or different improvements.

Substantial rehabilitation is defined as including one or more of the following:

1. extensive structural repair;
2. remodeling to substantially extend the physical or economic life of the building or significant portion of the building;
3. changing the occupancy to one that is more hazardous than the existing occupancy;
4. reoccupying a building that has been vacant for more than 24 months; or
5. significantly increasing the occupant load of an unreinforced masonry building.

If your building will require substantial rehabilitation, call DCLU's Applicant Services Center (ASC) at (206) 684-8850 for information about additional requirements.

NOTE: Usually, a single-family dwelling can be occupied as an artist's studio/dwelling without making any special changes. The following provisions apply primarily to other buildings.

These rules assume that the artist's studio/dwelling will not include gallery space or other areas open to the public. Additional review will be required for portions of buildings that include these types of areas.

Structural Requirements

Portions of buildings in which artists' studio/dwellings will be located must meet certain structural design requirements:

- The building floors must be capable of supporting a minimum live load of 40 psf (pounds per square foot). Most commercial buildings are designed for greater loads, so this requirement usually will not present a problem.
- All loose appendages and other material must be secured to the exterior of the building or be removed.
- It may be necessary to tie exterior masonry walls to floors and roofs, depending on the condition of the building and the extent of rehabilitation or repair proposed. This will be determined by the building official after an evaluation of the work proposed.
- It may be necessary to remove or back brace unreinforced masonry parapets, depending on their condition. In general, parapets must be able to resist a lateral force equal to their weight. DCLU may require repair of parapets, rather than removal, if the parapets are part of the building's fire and life safety system or if they are part of a historical landmark structure.

Elevator Requirements

Passenger elevators may be used to serve studio/dwellings, usually without modifications. Freight elevators may serve studio/dwellings if they conform to the American Society of Mechanical Engineers (ASME) Standard A17.1, Safety Code for Elevators and Escalators. The standard lists the following requirements for freight elevators which are used to serve passengers:

- The elevator must not be accessible to the public. For example, it may be operated by a key that is available only to occupants of the building, or it may be located in a locked vestibule.
- The elevator must be rated for passenger load.
- Elevator cars must be fully enclosed. Cars may have removable panels, but the panels must be locked or otherwise secured in place.



- Manually-operated bi-parting vertically sliding doors are prohibited.

Heating Requirements

Every studio/dwelling shall be provided with a heating system capable of maintaining a room temperature of 65° F.

Kitchen Facility Requirements

Every studio/dwelling shall either have its own kitchen or have access to a kitchen that is provided with a kitchen sink with hot and cold running water, a cooking appliance, refrigeration facilities, and a countertop working space.

Bathroom Facility Requirements

At least one toilet, lavatory, and bathtub or shower must be provided for every eight occupants.

Guardrail Requirements

A guardrail will be required whenever a walking surface, such as a stairway or floor, is located more than 30 inches above adjacent walking surfaces. The guardrail must be at least 36 inches high if within the unit or 42 inches high elsewhere.

Required Access For Persons With Disabilities

Federal, state and local laws currently require accessibility for people with disabilities for new construction and alterations, and additions to existing buildings.

Chapter 11 of the Washington State Building Code does not require that alterations to existing buildings be accessible unless they are "substantial alterations" (see separate definition for this purpose).

The Federal Fair Housing Act (FFHA) and the Americans With Disabilities Act (ADA) are federal laws which may require artist's studio/dwellings to be accessible. DCLU does not enforce FFHA and ADA regulations.

Fire and Life Safety Requirements

Provisions designed to protect the building and its occupants in case of fire are summarized below:

One-Hour Construction. As explained in the following pages, one-hour construction will be required for many of the walls and ceilings in the studio dwelling.

One-hour construction most commonly means 2" x 4" wood or metal studs with 5/8" Type X gypsum wallboard on both sides.

Exits. In most circumstances, studio/dwellings must be served by two means of egress to a public street or alley. The exits must be unobstructed all the way to the street or alley.

Corridors. Corridor walls and ceilings must be of at least one-hour fire resistive construction. Existing lath and plaster in good condition may also be acceptable.

Doors opening into the corridor must have a 20-minute fire rating. They must be self-closing and self-latching. Doors which are solid wood, at least 1-3/8 inch thick may be accepted in lieu of tested and labelled doors. Transoms must be covered on both sides with 5/8" Type X gypsum wallboard.

Drawings in **Figures 2-6** of this CAM show acceptable methods for modifying existing doors as an alternative to 20-minute corridor doors. Alterations may be made to either side of the door. All doors must be uniformly close-fitting and may not sag.

Doors to individual studio/dwellings must have a dead bolt or dead latch with at least a 1/2-inch throw that penetrates the striker at least 1/4 inch. They must also have a visitor observation port installed between 54 and 66 inches from the floor. **Figure 7** shows acceptable construction methods.

Stairways. Interior stairways must be enclosed in one-hour construction in buildings of four and fewer stories. Existing wood lath and plaster in good condition may be accepted in lieu of one-hour fire-resistive construction.

Doors opening into one-hour stairway enclosures must be one-hour self-closing and self-latching assemblies. A solid wood door at least 1-3/4 inches thick may be accepted in lieu of a tested and labelled door. **Figures 8 and 9** show acceptable methods of modifying existing doors as an alternative to labelled doors.

In buildings more than four stories in height, the stairway enclosures must be of two-hour construction with one and one-half hour self-closing or automatic-closing doors.

Landings between flights of stairs and all corridors, passageways or public rooms necessary for continuous exit to the exterior of the building shall be included in the stair enclosure.

Stairways are generally required to have at least six feet eight inches of headroom. Ladders are allowed only within dwellings to provide access to areas of less



than 200 square feet that do not contain the primary bathroom or kitchen.

Construction. Artists' studio/dwellings in buildings more than two stories in height or which have more than 3,000 square feet of floor area above the first story must be of one-hour fire resistive construction or heavy timber, if the artist's studio/dwelling is more hazardous than the existing occupancy. Examples of occupancies that are less hazardous than studio/dwellings are factories that use noncombustible materials, office buildings, and storage of combustible goods.

Studio/dwellings must be separated from each other and from the corridor by one hour construction. Partitions within a studio space may be 3/4 height partitions. See **Figure 1** for a sample floor layout.

Partitions must be constructed of materials complying with the flame-spread classifications found in Chapter 8 of the Seattle Building Code.

Some additional fire protection may be necessary if other areas of the building contain businesses that would expose the artist's studio/dwelling to a high potential hazard, such as auto repair garages, gasoline service stations, warehouses for hazardous and highly flammable materials.

Escape Windows. An escape window or exterior door must be provided for sleeping rooms below the fourth story. The net clear opening must be 5.7 square feet with a net clear height of 24 inches and width of 20 inches. **NOTE: All three net clear opening criteria must be met.** Maximum finished sill height is 44 inches.

Fire Detection Systems. An approved smoke detector must be located in every bedroom or sleeping area. An additional smoke detector must be located on the ceiling between the sleeping areas and the other areas of the studio/dwelling.

In addition, at least one manual-pull station fire alarm must be provided in the corridor on each floor.

Fire Sprinkler Systems. A residential-type automatic fire sprinkler system will often be required when a non-residential building is converted to use as studio/dwellings. A sprinkler system will be required in buildings of three or more stories, in buildings with two or more stories of residential use located above another type of use other than parking, and in buildings with five or more studio/dwellings or apartments.

Minimum Room Dimensions. Every studio/dwelling must have at least one room with not less than 120

square feet of floor area. Sleeping rooms must be at least 70 square feet in area. No room, other than a kitchen or bathroom, may be less than seven feet wide.

Most rooms must have a ceiling height of seven feet six inches. Kitchens, corridors, bathrooms, and hallways must have ceilings at least seven feet high.

ELECTRICAL CODE REQUIREMENTS

All new electrical equipment and circuits must meet the Seattle Electrical Code. All revisions to electrical circuitry require an electrical permit.

Kitchens must have at least three outlets and one supplied light fixture.

At least one supplied electric light fixture is required in each bathroom, laundry room, hallway, and flight of stairs.

Extension cords for cooking and heating are not permitted.

ENERGY CODE REQUIREMENTS

The current DCLU Director's Rule on the application of the Seattle Energy Code to existing buildings specifies the energy conservation measures required. Usually, all floors above unconditioned space and roofs must be brought up to current Energy Code standards, plus windows and exterior walls must comply with current code. Alternatives which will result in comparable energy use may be accepted if supported by calculations.

PERMITS YOU WILL NEED

Building

A building permit is usually required for artists' studio/dwellings. A permit is required to change the occupancy of an existing building—for instance to change a warehouse to a studio/dwelling—even if no remodeling work is done. If no change of occupancy is involved, a building permit will not be required for work with a value of less than \$4,000 unless the alteration will affect exiting or will create new exterior openings.

The building permit application must include at least three sets of plans showing what is intended to be built and how it will be constructed and occupied. The plans must also include a plot plan of the site. Plans must be drawn to scale on paper at least 18 X 18 inches in size.

You can obtain more information about how to apply for a building permit by calling the DCLU Applicant Services Center (ASC) at (206) 684-8850.

Electrical

A separate electrical permit will be required for all changes to the wiring. Additional information about electrical permits can be obtained from DCLU's Over-the-Counter (OTC) permit staff at (206) 684-8464.

Elevator

A separate elevator permit is required for all new installations of elevators. Elevator permits are also required when existing elevators are altered, including modifying freight elevators for passenger use. Additional information may be obtained from DCLU's Elevator Inspections section at (206) 684-8453.

Plumbing

A plumbing permit will be required for all plumbing work. Information about plumbing permits can be obtained from the DCLU Applicant Services Center (ASC), located on the 20th floor of Key Tower at 700 Fifth Avenue, Seattle, WA, 98104, (206) 684-8850.

Access to Information

Links to electronic versions of DCLU **Client Assistance Memos (CAMs)**, **Director's Rules**, and the **Seattle Municipal Code** are available on the "Publications" and "Codes" pages of our website at www.cityofseattle.net/dclu. Paper copies of these documents, as well as additional regulations mentioned in this CAM, are available from our Public Resource Center, located on the 20th floor of Key Tower at 700 Fifth Avenue in downtown Seattle, (206) 684-8467.

PLEASE NOTE: DCLU public information documents should not be used as substitutes for codes and regulations. Details of your project should be reviewed for specific compliance by DCLU staff.



Figure 1. Sample Floor Layout

This drawing shows studio/dwellings separated by one-hour walls. The corridor is also of one-hour construction.

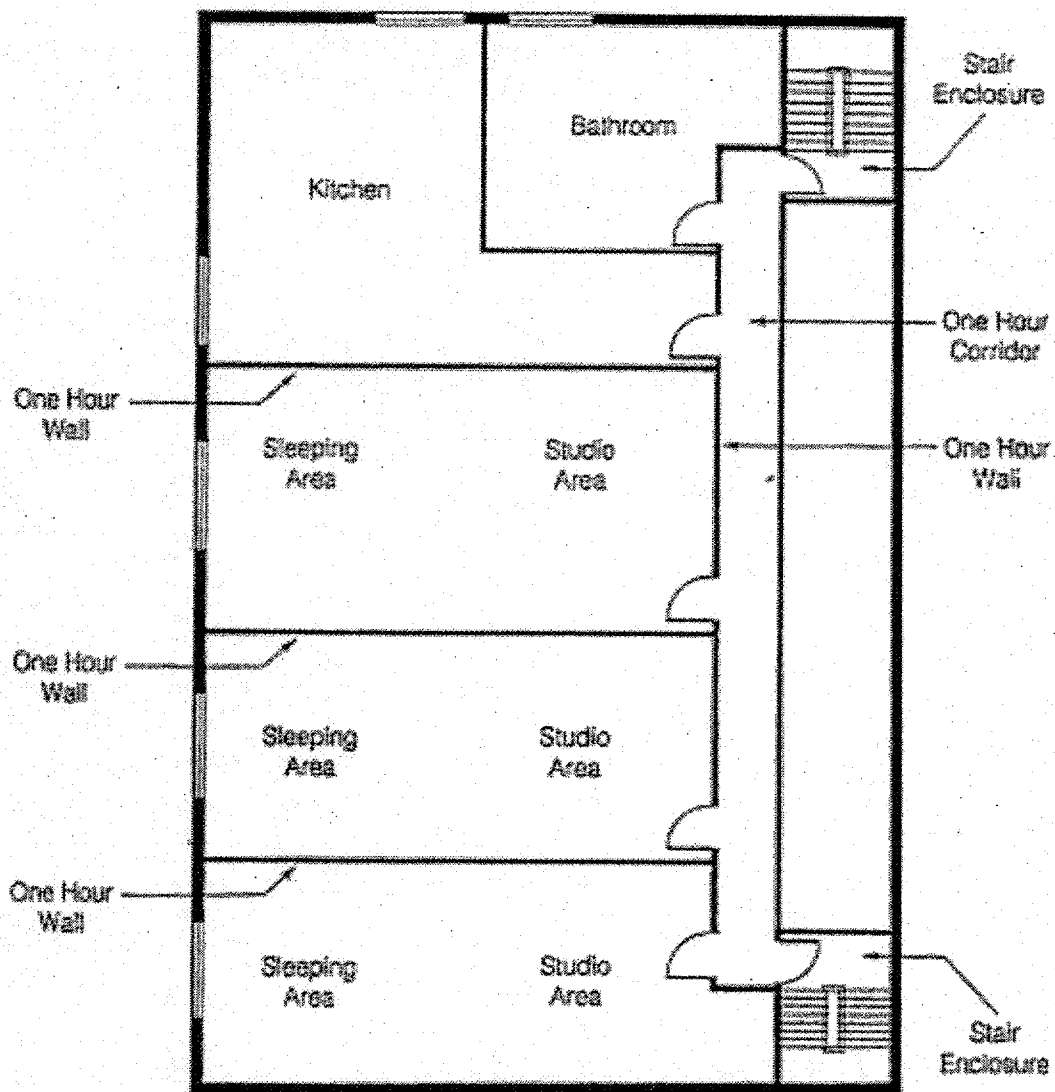


Figure 2. Acceptable Alternatives to 20-Minute Corridor Doors

Figures 2 through 6 show acceptable alternatives for 20-minutes corridor doors. This alteration may be made to either side of the door. All doors must be uniformly close-fitting, and must not sag.

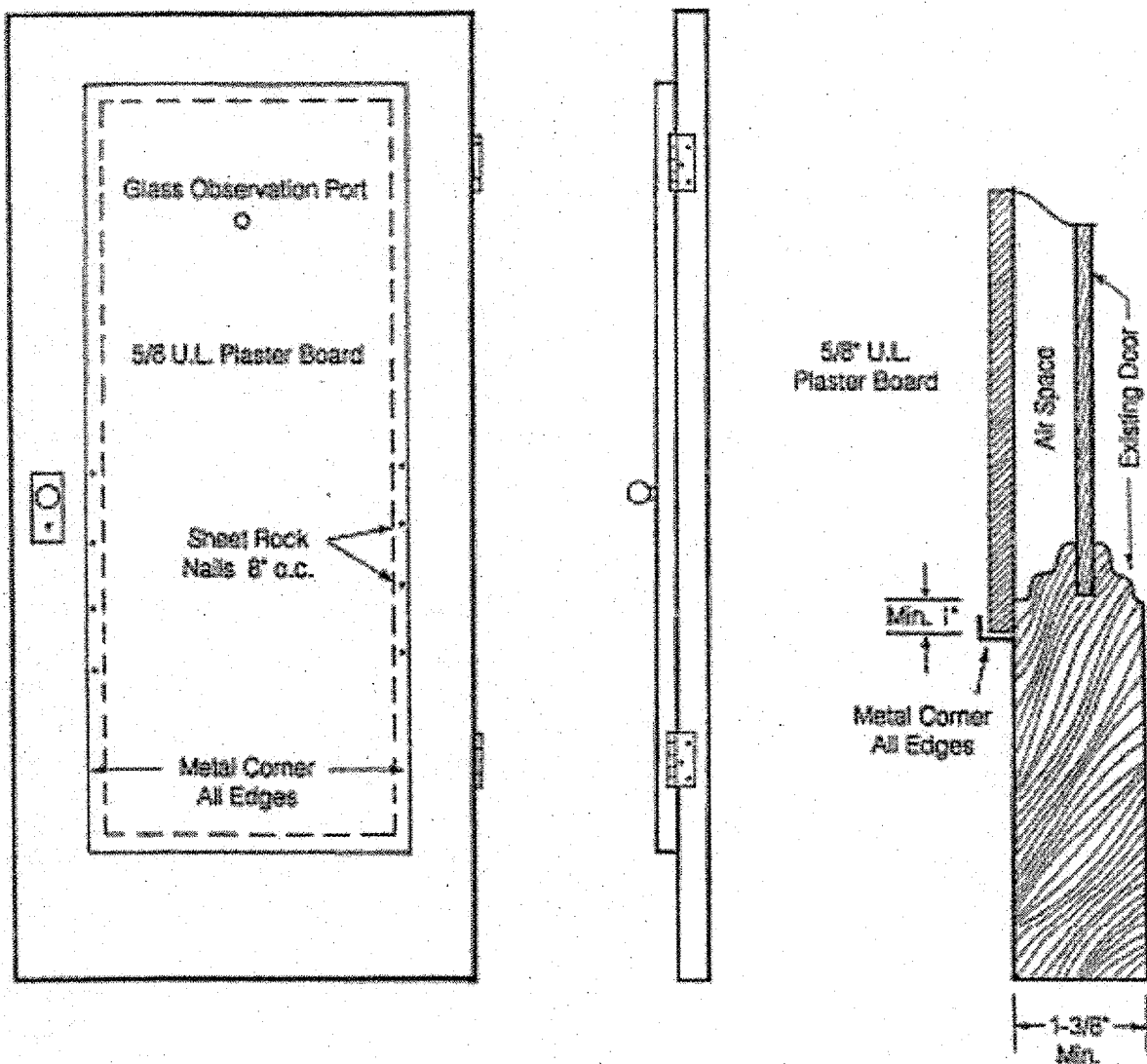


Figure 3. Acceptable Alternatives to 20-Minute Corridor Doors

Figures 2 through 6 show acceptable alternatives for 20-minute corridor doors. This alteration may be made to either side of the door. All doors must be uniformly close-fitting, and must not sag.

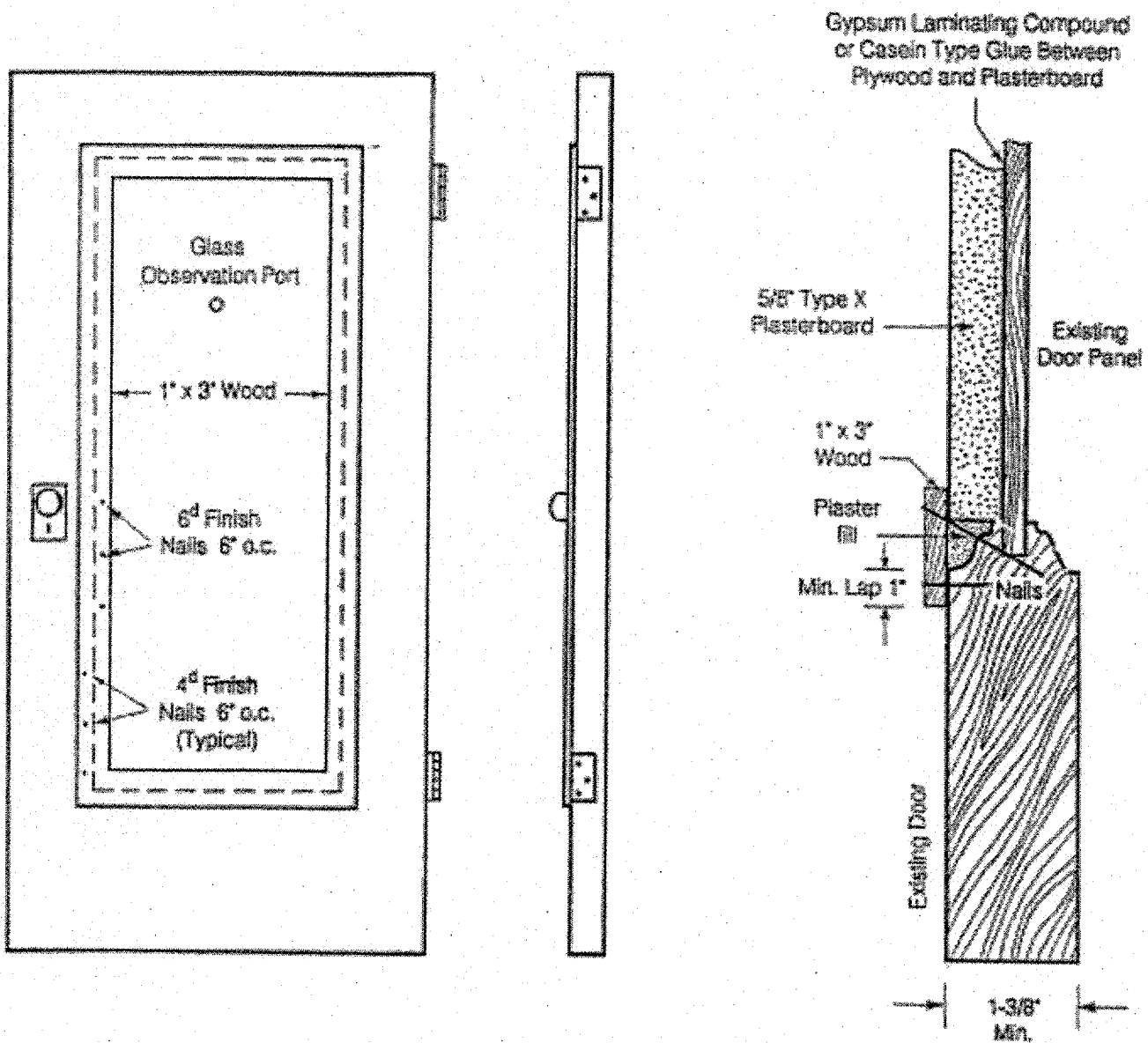


Figure 4. Acceptable Alternatives to 20-Minute Corridor Doors

Figures 2 through 6 show acceptable alternatives for 20-minute corridor doors. This alteration may be made to either side of the door. All doors must be uniformly close-fitting, and must not sag.

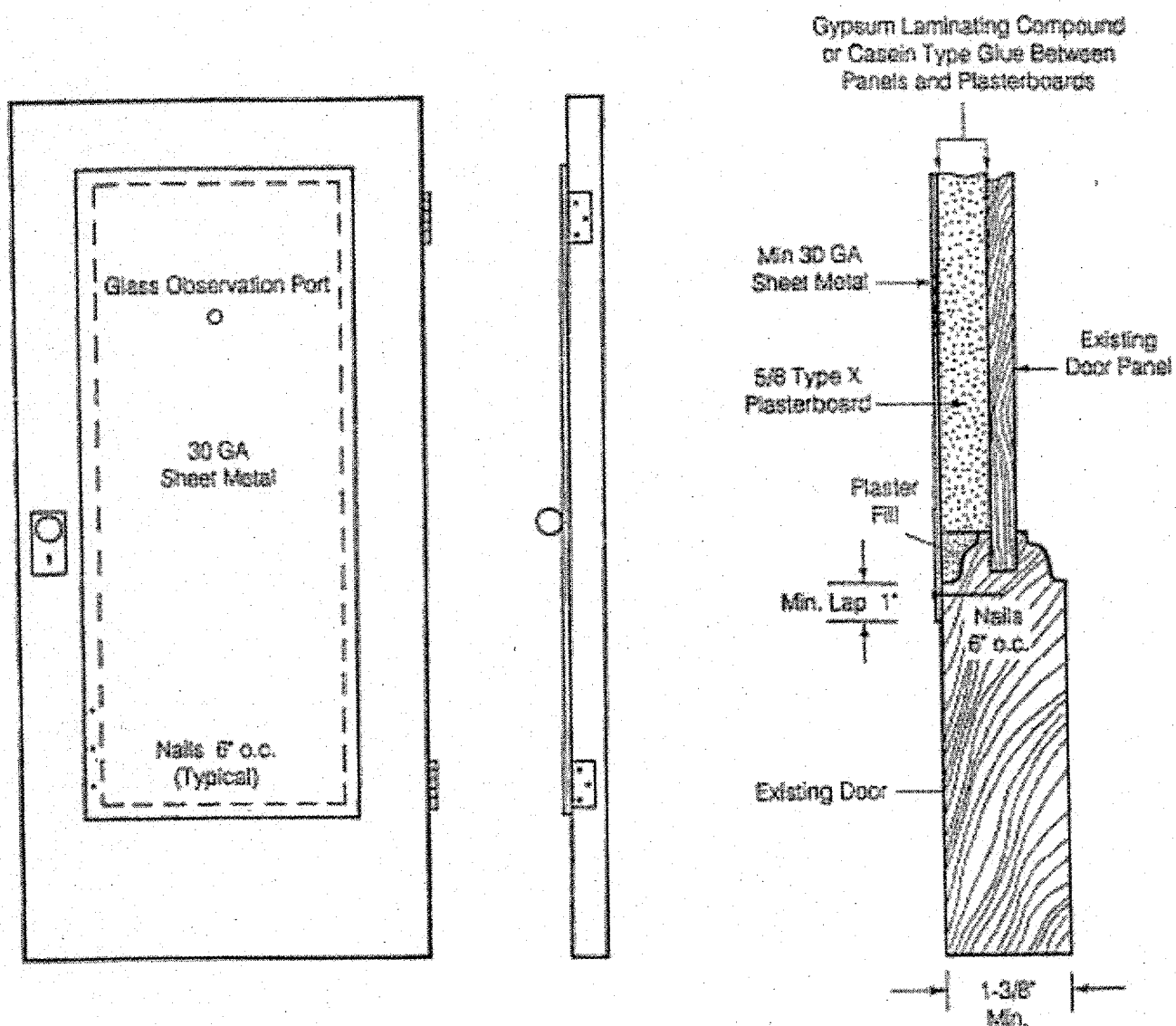


Figure 5. Acceptable Alternatives to 20-Minute Corridor Doors

Figures 2 through 6 show acceptable alternatives for 20-minute corridor doors. This alteration may be made to either side of the door. All doors must be uniformly close-fitting, and must not sag.

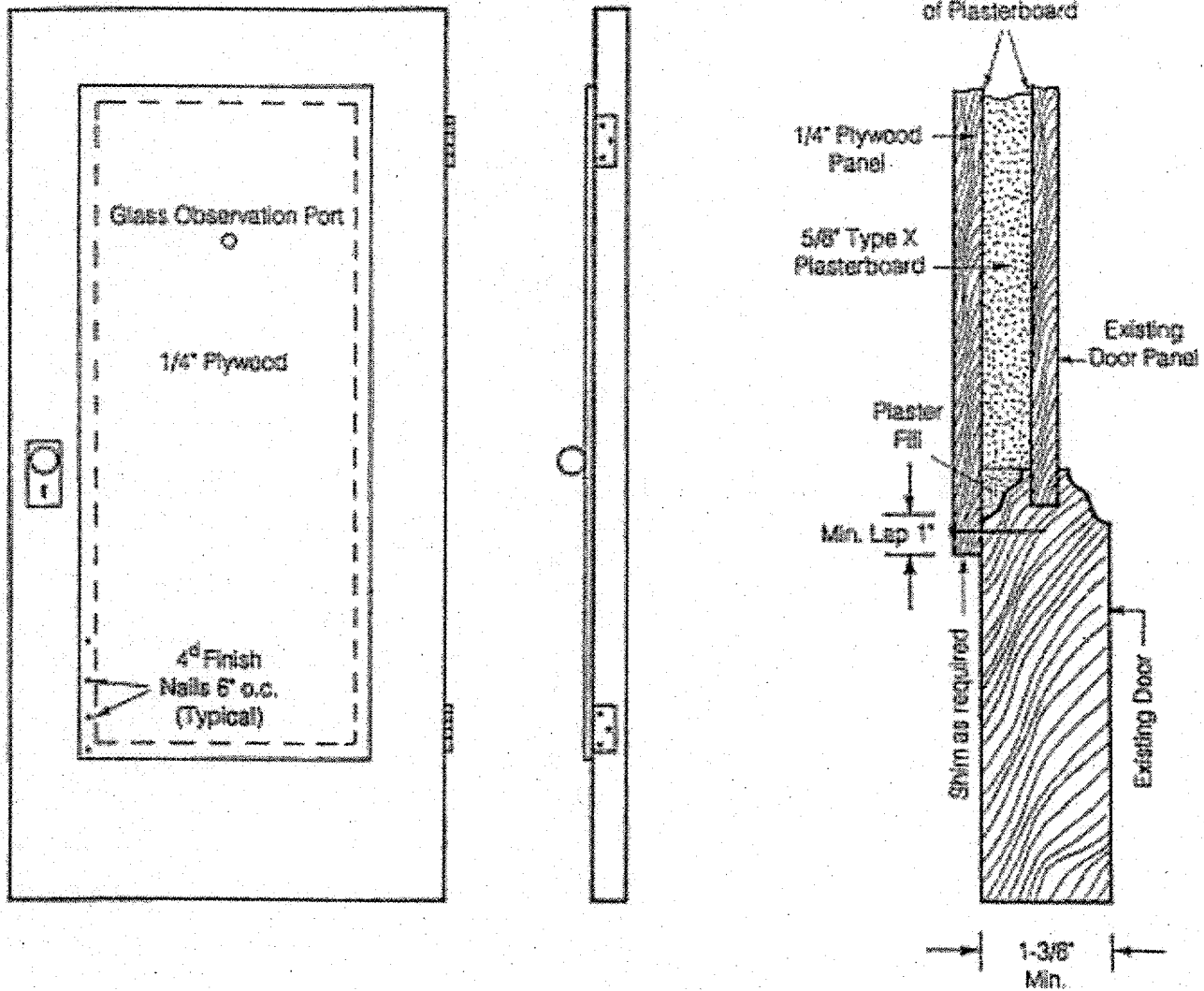


Figure 6. Acceptable Alternatives to 20-Minute Corridor Doors

Figures 2 through 6 show acceptable alternatives for 20-minute corridor doors. This alteration may be made to either side of the door. All doors must be uniformly close-fitting, and must not sag.

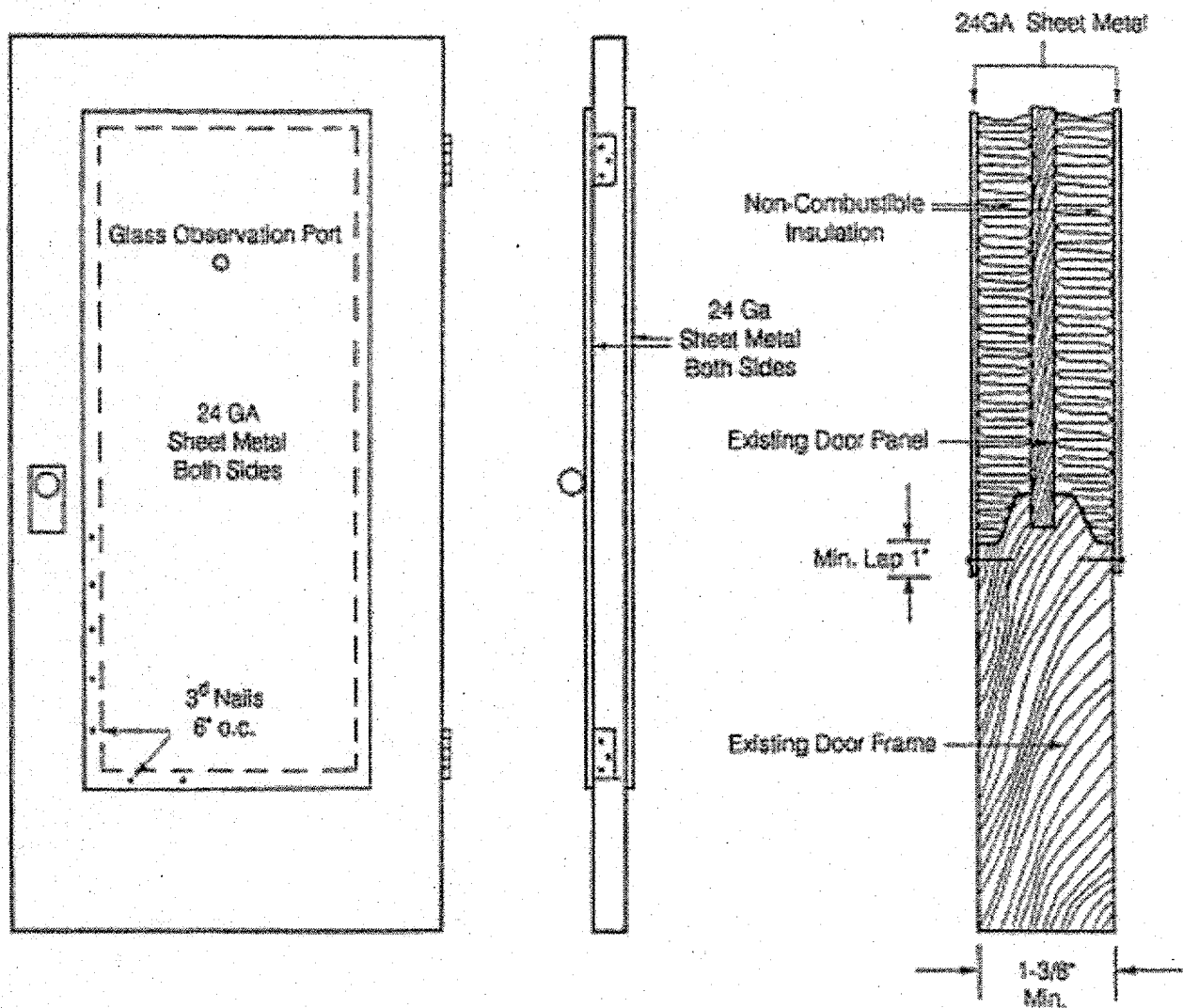


Figure 7. Acceptable Construction Methods for View Ports in Doors

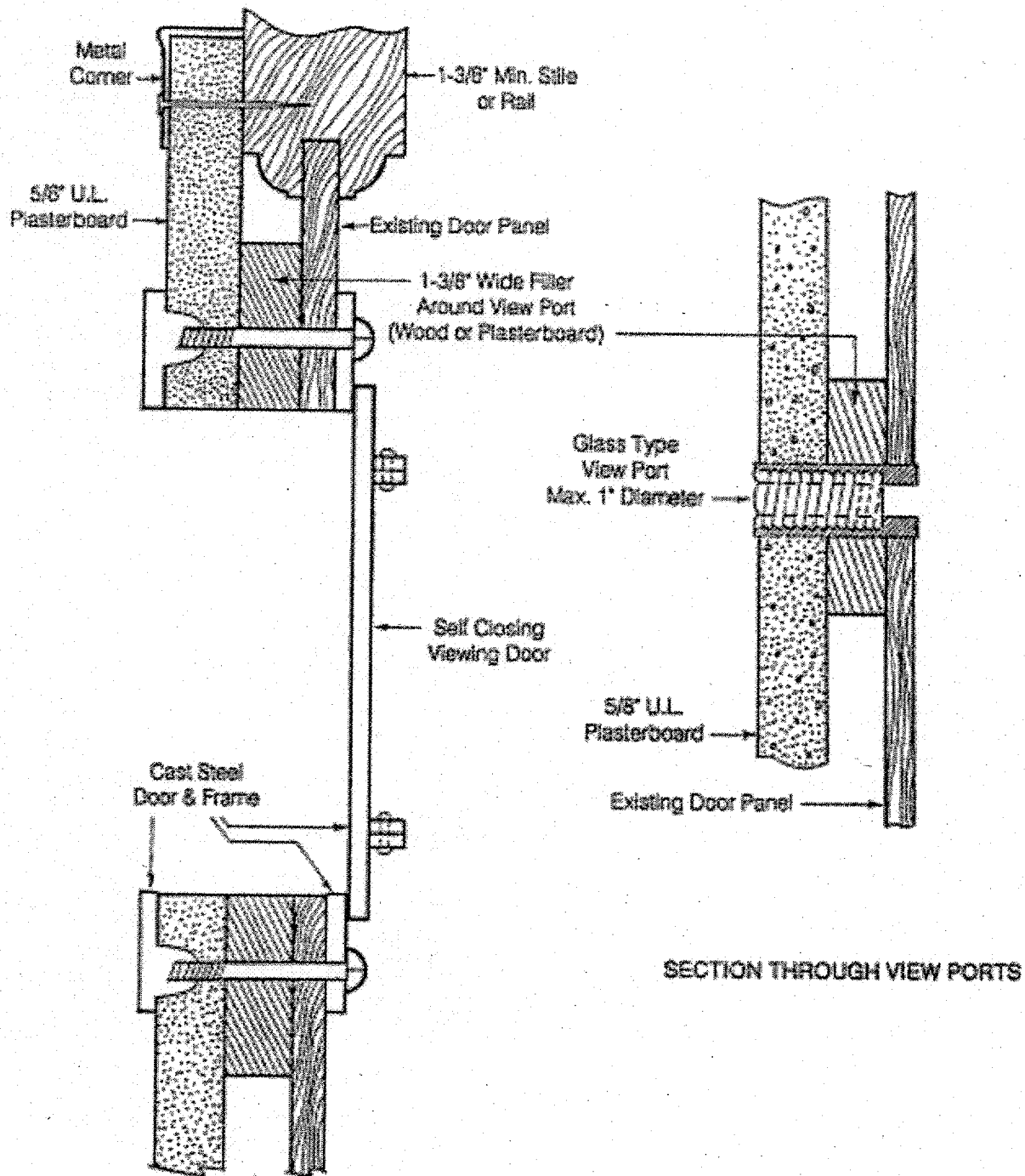


Figure 8. Acceptable Alternatives to 1-Hour Stairway Doors

Figure 8 shows acceptable alternatives to one-hour stairway doors for two-, three-, and four-story buildings. Doors must be close-fitting and must not sag.

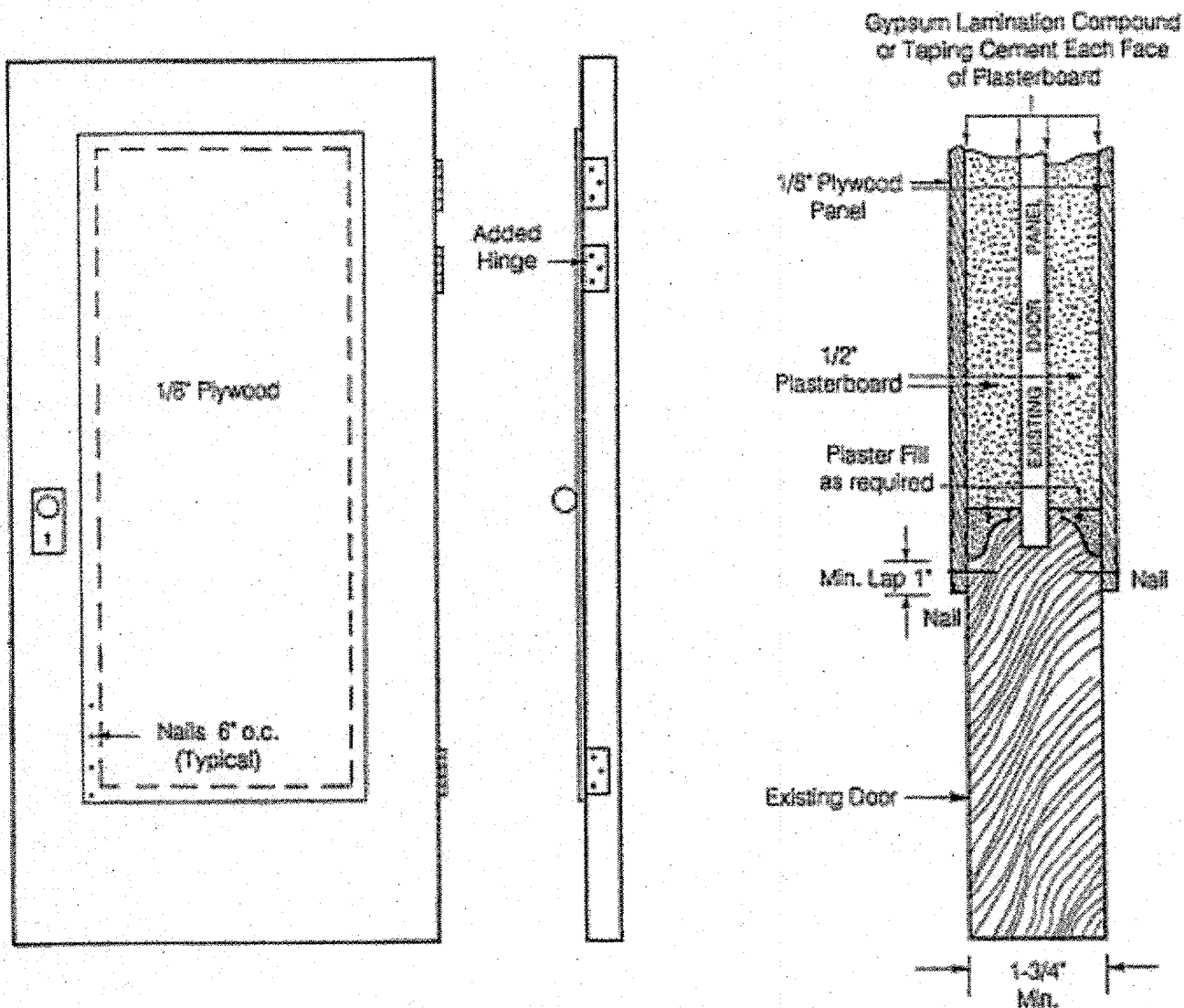
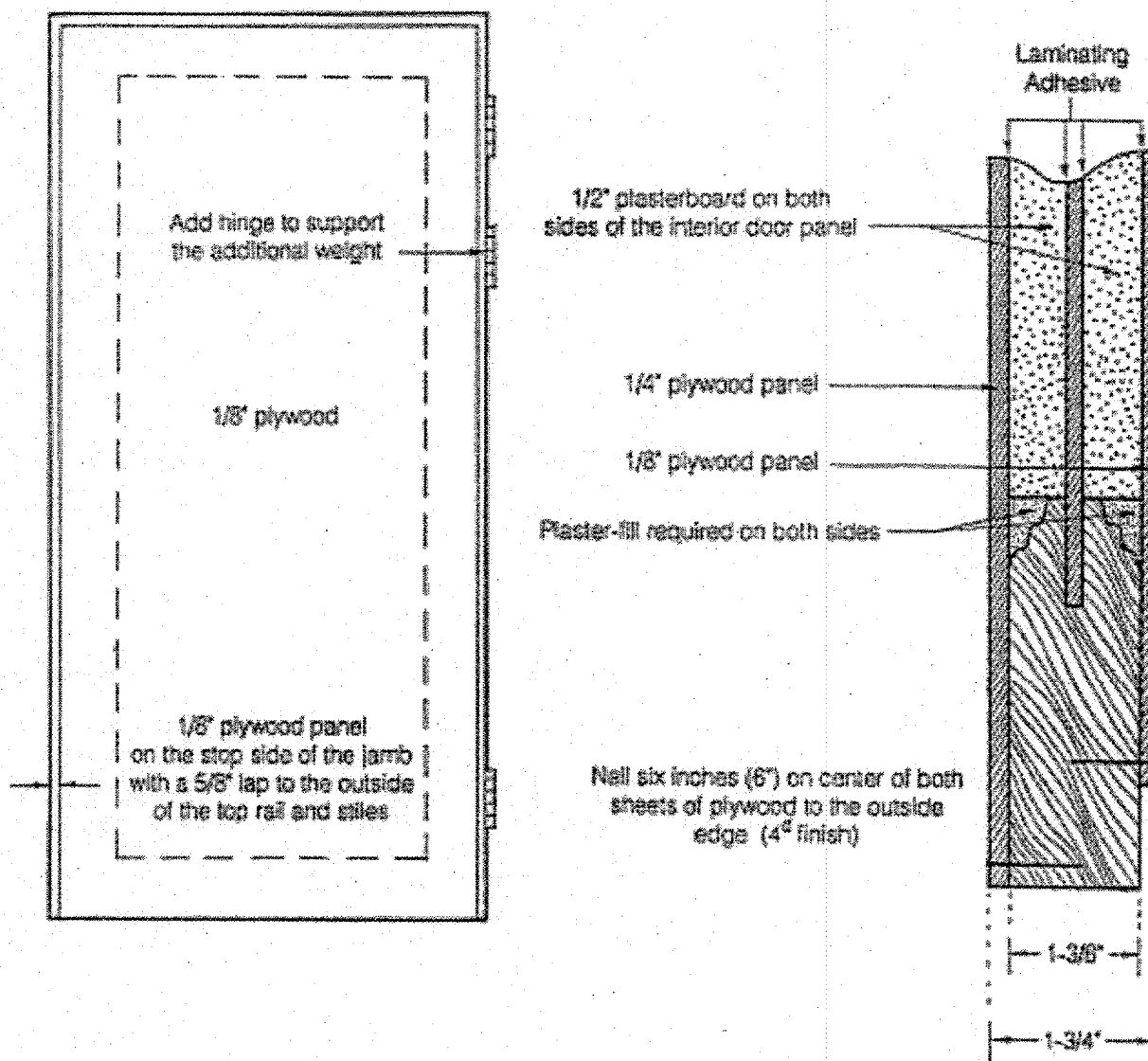


Figure 9. Acceptable Alternatives to 1-Hour Stairway Doors

Figure 9 shows an acceptable method for altering a 1-3/8 inch panel door to meet the minimum requirements for a one-hour stairway door.



PUBLIC HEARING SIGN-UP SHEET

Subject: LIVE/WORK UNITS

C.B. 114507

Date: 5/28/03

INFORMATION ON THIS SIGN-UP SHEET IS PUBLIC RECORD

#	(PLEASE PRINT) NAME	ORGANIZATION	(OPTIONAL) ADDRESS	ZIP	(OPTIONAL) PHONE/FAX
1.	Bob Ketterlin	A.F. EVANS DEV. CO.	88 LEVODA ST.	98121	206.443.1541
2.	Phil Fagerholm		1916 PIKE PL STE 12 #83	98101	
3.	Christopher J. Buening	ArtSpace, Seattle	1512 31st Ave. S. - Seattle WA	98144	206.624.9336 (work)
4.	Kent Smutny	TSA Architects	50 116th Ave S.E., Suite 201 Bellevue WA	98004	425-401-6828
5.	JOEL LEE	Art Space Seattle			
6.	Matthew Landkammer	Art Space Seattle	5202 21st Ave SW 98106	98106	206.762.4387
7.	Mark Philips		170 STURGEON ST #3	98114	206.948.5483
8.	CONNOR GALE	ARIEL DEV./A.I.R COOP	1101 AIRPORT WAY S.	98134	206.264.1815
9.	Joan Paulson	NA	4916 Pike Place #88	98101	206-954-5074
10.					
11.					
12.					
13.					

STATE OF WASHINGTON – KING COUNTY

--SS.

160913
City of Seattle, Clerk's Office

No. ORDINANCE IN FULL

Affidavit of Publication

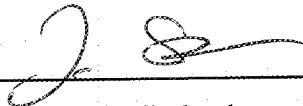
The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published 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

CT:121196 ORD. IN FULL

was published on

7/22/2003



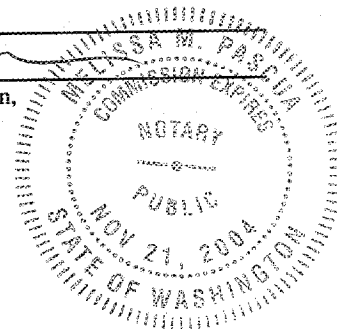
Subscribed and sworn to before me on

7/22/2003



Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication



BANKRUPTCY NOTICES

USING THIS SECTION

This section lists bankruptcies filed in the U.S. Bankruptcy court offices in Seattle and Tacoma, published daily.

The records are sorted by the office in which they were filed. This section allows readers to research the financial history of potential clients and customers and monitor the general financial health of the local economy.

The name of the filer is in bold, followed by the social security number or business tax ID number and contact address. The records conclude with the filing date, filing number and the type of bankruptcy (Chapter 7, 11, or 13).

A database of bankruptcy listings from 1994 is available to online subscribers on the DJC's Web site.

Visit <http://www.djc.com>.

FILED IN SEATTLE

Berneda R. Ornelas, 502-62-0176, 24116 NE 27th Pl, Redmond, WA 98053, Ref 03-19269, filed on Jul 18 (Ch. 13)

Joanne L. Jamison, 531-44-4806, 21231 31st Ave S, Seattle, WA 98198, Ref 03-19270, filed on Jul 18 (Ch. 13)

Thomas DeCoster, 328-52-8205, 7108 31st Ave SW, Seattle, WA 98126, Ref 03-19271, filed on Jul 18 (Ch. 13)

Dan Vangilder, 531-50-3920, 1716 Gregory Way, Bremerton, WA 98310, Ref 03-19272, filed on Jul 18 (Ch. 13)

Byte Night, 33-1023846, 4580 Klahanie Dr SE #247, Issaquah, WA 98029, Ref 03-19273, filed on Jul 18 (Ch. 7)

Travis W. Shipley, Shannon Shipley, 303-94-1878, 251-E-8924, 1614 Burwell St, Bremerton, WA 98337, Ref 03-19274, filed on Jul 18 (Ch. 13)

Tammie Irene Russell, 538-76-0865, 9524 - 49th Ave W #13-H, Mukilteo, WA 98275, Ref 03-19275, filed on Jul 18 (Ch. 7)

Melia Evelyn Nemeyer, 532-74-7926, 5423 123rd Ave NE, Lake Stevens, WA 98258, Ref 03-19276, filed on Jul 18 (Ch. 7)

Joseph L. Estrada, Erin A. Estrada, 548-69-4011, 568-57-4831, 20532 127th Ave SE, Snohomish, WA 98296, Ref 03-19277, filed on Jul 18 (Ch. 7)

Charles Earl Fincher, Kim Jo Fincher, 536-46-3430, 537-64-7166, 2927 - 171st Ave SE, Snohomish, WA 98290, Ref 03-19278, filed on Jul 18 (Ch. 7)

Tamika Lashun Hall, 427-33-8088, 9610 1st Ave SE, Everett, WA 98208, Ref 03-19279, filed on Jul 18 (Ch. 7)

Debra Lynn Finley, 534-76-5869, 326 Vautier Rd, Sequim, WA 98282, Ref 03-19280, filed on Jul 18 (Ch. 7)

Janet Marlene Hammer, 539-72-9673, 3513 156th St SW #8, Lynnwood, WA 98037, Ref 03-19281, filed on Jul 18 (Ch. 7)

David Thomas Stover, 535-64-6755, 19711 26th Ave NW, Shoreline, WA 98177, Ref 03-19282, filed on Jul 18 (Ch. 7)

Kenneth Lewis Williams, 368-70-3886, P.O. Box 3121, Blaine, WA 98231, Ref 03-19283, filed on Jul 18 (Ch. 7)

Mark Robert Frey, Marie Elaine Frey, 277-66-2526, 561-15-3346, 4322 Elk Horn Trail NW, Bremerton, WA 98312, Ref 03-19284, filed on Jul 18 (Ch. 7)

Jose Libano Daplaoen, Josefina Silverio Daplaoen, 533-58-5266, 538-58-4000, 538-58-4000, filed on Jul 18 (Ch. 7)

19312, filed on Jul 18 (Ch. 7)

Angela Seybold, 538-80-8354, 2226 Eastlake Avenue East #70, Seattle, WA 98102, Ref 03-19313, filed on Jul 18 (Ch. 7)

Daniel L. Jackson, 554-58-4147, 2275 Lake Whatcom Blvd, PMB 145, Bellingham, WA 98226, Ref 03-19314, filed on Jul 18 (Ch. 7)

Henry James Wallace, Jr., Susan Wallace, 353-38-8688, 500-52-2142, 5329 Village Park Dr SE #2222, Bellevue, WA 98006, Ref 03-19315, filed on Jul 18 (Ch. 7)

Jonathan Allen Miller, Mary Louise Miller, 532-08-5139, 467-55-2083, PO Box 1254, North Bend, WA 98045, Ref 03-19316, filed on Jul 18 (Ch. 7)

Jean Ann French, 440-58-8443, 12303 SE 60th St, #3B, Bellevue, WA 98006-0000, Ref 03-19317, filed on Jul 18 (Ch. 7)

Merika E. Gamaro, Laurent Anders Gamaro, 337-66-2119, 114-64-6856, 11401 3rd Ave SE #W8, Everett, WA 98208, Ref 03-19318, filed on Jul 18 (Ch. 7)

James Kevin Price, Karen Lynn Price, 305-64-8704, 610-30-6271, 2102 E. 21st St, Bremerton, WA 98310, Ref 03-19319, filed on Jul 18 (Ch. 7)

William Aaron Gunnyon, Hilda Marta Gunnyon, 538-80-0921, 531-56-6225, 750 Miracle Ln, Burlington, WA 98233, Ref 03-19320, filed on Jul 18 (Ch. 7)

FILED IN TACOMA

Susan Jacobson Lohr, 481-84-5744, 10020 Wilkeson St S, Tacoma, WA 98444, Ref 03-47567, filed on Jul 18 (Ch. 13)

Valerie Berding, 479-70-6117, 2505 NE 83rd Dr, Vancouver, WA 98662, Ref 03-47568, filed on Jul 18 (Ch. 13)

Glenn B. Pingree, 533-64-6975, PO Box 12, Castle Rock, WA 98611, Ref 03-47570, filed on Jul 18 (Ch. 7)

C. Lynette Lichenstein, 461-58-3174, 3424 52nd Ave NE, Tacoma, WA 98422, Ref 03-47572, filed on Jul 18 (Ch. 7)

Valerie F. Burton, 568-46-2997, 723 G St, Washougal, WA 98671, Ref 03-47573, filed on Jul 18 (Ch. 7)

Roya Nasserli, 552-57-2288, 3813 NW Seward Rd, Vancouver, WA 98685, Ref 03-47574, filed on Jul 18 (Ch. 7)

Mark Stricker Berry, Lynne Marie Berry, 573-23-4668, 562-35-0617, 300 NE 14th Ave, Battle Ground, WA 98604, Ref 03-47575, filed on Jul 18 (Ch. 7)

Bradly J. Knapper, Danielle L. Miller-Knapper, 527-51-5719, 538-78-4508, 289 Dieckman Rd, Chehalis, WA 98532, Ref 03-47576, filed on Jul 18 (Ch. 7)

Luke David Taylor, 532-06-0304, 16 NW 12th St #4, Battle Ground, WA 98604, Ref 03-47577, filed on Jul 18 (Ch. 7)

Daniel Vela, Anita Arlene Vela, 312-68-6236, 312-68-1525, 1614 207th St Ct E, Spanaway, WA 98387, Ref 03-47578, filed on Jul 18 (Ch. 7)

Michael James Wolfe, Nicole Rene Wolfe, 531-92-3246, 538-86-4055, 7912 NE 18th Ave #36, Vancouver, WA 98685, Ref 03-47579, filed on Jul 18 (Ch. 7)

Melissa Marie Paris, 536-15-5312, 16 NW 12th St #4, Battle Ground, WA 98604, Ref 03-47580, filed on Jul 18 (Ch. 7)

Larry Rice, 559-86-0033, PO Box 678, Napavine, WA 98565, Ref 03-47581, filed on Jul 18 (Ch. 7)

Ronald James English, Delores Ann English, 572-60-0540, 559-06-6674, 183 Mt Ranier Dr, Packwood, WA 98361, Ref 03-47582, filed on Jul 18 (Ch. 7)

KING COUNTY COURT RECC

KING COUNTY SUPERIOR COURT NEW SUITS

SCOMIS NUMBER EXPLANATION
Court records reported here are based on the SCOMIS numbering system. The nine-digit number, when properly read, will give you the year, case type, case serial number, and check digit of each case reported here.

Year	Case type	Serial No.	Check digit
82	2	12345	2

Case types we report are as follows: (2) civil; (9) judgments.

JUDGMENTS

Filed June 24

03-9-08621-1 TAX \$597, St Empl Sec Dept v Alexander, Dorothy K.

03-9-08622-9 TAX \$3,145, St Empl Sec Dept v Larsen, Kristopher.

03-9-08623-7 TAX \$8,342, St Empl Sec Dept v Robinson, Gaylene.

03-9-08624-5 TAX \$2,276, St Empl Sec Dept v Moglashan, Norman D.

03-9-08625-3 TAX \$1,029, St Empl Sec Dept v Garciasales, Ivan Z.

03-9-08626-1 TAX \$8,149, St Empl Sec Dept v Kelly, Christopher R.

03-9-08627-0 TAX \$1,511, St Empl Sec Dept v Vance, Tawnya L.

03-9-08628-8 TAX \$530, St Empl Sec Dept v Robling, Dale B.

03-9-08629-6 TAX \$12,236, St Empl Sec Dept v Petersen, Cheryl A.

03-9-08630-0 TAX \$2,203, St Empl Sec Dept v Winslow, Karl.

03-9-08631-8 TAX \$2,566, St Empl Sec Dept v Diggs, Jeff S.

03-9-08632-6 TAX \$6,246, St Empl Sec Dept v Lauritsen, Robin.

03-9-08633-4 TAX \$5,126, St Empl Sec Dept v Black, Leatha M.

03-9-08634-2 TAX \$724, St Empl Sec Dept v Brooks, Steven M.

03-9-08635-1 TAX \$4,477, St Empl Sec Dept v Diaz, Teresa M.

03-9-08636-9 TAX \$999, St Empl Sec Dept v Peton, Devin M.

03-9-08637-7 TAX \$690, St Empl Sec Dept v Mccray, Cassidy T.

03-9-08638-5 TAX \$5,135, St Empl Sec Dept v Kelly, Kim A.

03-9-08639-3 TAX \$4,557, St Empl Sec Dept v Tomlinson, Lisha K.

03-9-08640-7 TAX \$643, St Empl Sec Dept v Cuielle, George E.

03-9-08641-5 TAX \$3,632, St Empl Sec Dept v Ford, Lamiiko D.

03-9-08642-3 TAX \$535, St Empl Sec Dept v Rickle, George J.

03-9-08643-1 TAX \$817, St Empl Sec Dept v Myricks-Harris, Derrick N.

03-9-08644-0 TAX \$1,645, St Empl Sec Dept v Vegsundvag, Xana H.

03-9-08645-8 TAX \$869, St Empl Sec Dept v Puc, Marco A.

03-9-08646-6 TAX \$1,273, St Empl Sec Dept v Puc, Marco A.

03-9-08824-8

Credit Com

03-9-08825-6

Company v

03-9-08826-4

Credit Com

03-9-08827-2

Credit Com

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Waddle, Ch

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Industries.

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Lane Asso

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Guerrero, I

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Drywall.

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Assoc; Rian

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Sunny L

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Inc v White

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Lane Asso

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Severino, I

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Driscoll, D

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Duong, Ke

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Warsame,

03-9-27742

Charlotte

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Meet the

03-9-27770

Rodolfo,

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Michaela

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Clarence

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Mark E

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Insulation

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Jane, Na

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