

SCCC WOODSHOP

Ordinance No. 123021

Council Bill No. 116529

An ordinance relating to land use and zoning, amending Sections 23.45.092 and 23.84A.044 of the Seattle Municipal Code to allow a 35-foot height limit subject to certain conditions for a wood shop associated with an institution located in a Lowrise zone.

Related Legislation File:

Date Introduced and Referred: <u>5-18-09</u>	To: (committee): Planning, Land Use & Neighborhoods (PLUNC)
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <u>6-29-09</u>	Date Presented to Mayor: <u>6-30-09</u>
Date Signed by Mayor: <u>7-8-09</u>	Date Returned to City Clerk: <u>7-8-09</u>
Published by Title Only	Date Vetoed by Mayor:
Published in Full Text <input checked="" type="checkbox"/> <u>3P</u>	
Date Veto Published:	Date Passed Over Veto:
Date Veto Sustained:	Date Returned Without Signature:

Law Department

The City of Seattle – Legislative Department

Council Bill/Ordinance sponsored by: *[Signature]*

Committee Action:

Date	Recommendation	Vote
<u>6/24/09</u>	<u>PASSED</u>	<u>3-0 SC, TR, TB</u>

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

Full Council Action:

Date	Decision	Vote
<u>6-29-09</u>	<u>PASS</u>	<u>9-0</u>

ORDINANCE 123021

AN ORDINANCE relating to land use and zoning, amending Sections 23.45.092 and 23.84A.044 of the Seattle Municipal Code to allow a 35-foot height limit subject to certain conditions for a wood shop associated with an institution located in a Lowrise zone.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.45.092 of the Seattle Municipal Code, which section was last amended by Ordinance 118414, is amended as follows:

23.45.092 Institutions--Structure height((:))

A. Maximum height limits for institutions ~~((shall be))~~ are as provided for multifamily structures in the same multifamily zone.

B. In the Lowrise Duplex/Triplex, Lowrise 1, Lowrise 2, and Lowrise 3 zones, for gymnasiums, ~~((and))~~ auditoriums, and wood shops that are ~~((necessary))~~ accessory to an institution, the maximum permitted height ~~((shall be thirty-five (35)))~~ is 35 feet if all portions of the structure above the height limit of the zone are set back at least ~~((twenty (20)))~~ 20 feet from all property lines. Pitched roofs on the auditorium, ~~((or))~~ gymnasium, or wood shop with a slope of not less than ~~((three to twelve (3:12)))~~ 4:12 may extend ~~((ten (10)))~~ 10 feet above the ~~((thirty-five (35)))~~ 35-foot height limit. No portion of a shed roof on a gymnasium, ~~((or))~~ auditorium, or wood shop ~~((shall be))~~ is permitted to extend beyond ~~((thirty-five (35)))~~ 35 feet.

C. In the Lowrise 4 zone, pitched roofs on an auditorium, gymnasium, or wood shop with a slope of not less than 4:12 may extend 10 feet above the 37-foot height limit. No portion of a shed roof on a gymnasium, auditorium, or wood shop is permitted to extend beyond 37 feet.



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Section 2. Section 23.84A.044 of the Seattle Municipal Code, which section was enacted by Ordinance 122311, is amended by adding the following new definitional subsection:

23.84A.044 "W"

* * *

“Wood shop” means a structure fitted with machinery and tools for instruction primarily in cabinetry, carpentry, boat building, and marine carpentry.

* * *



1 Section 3. This ordinance shall take effect and be in force thirty (30) days from and after
2
3 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days
4 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

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6 Passed by the City Council the 29 day of June, 2009, and
7 signed by me in open session in authentication of its passage this
8 29 day of June, 2009.

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10 
11 President _____ of the City Council

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13 Approved by me this 8th day of July, 2009.

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16 Gregory J. Nickels, Mayor

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18 Filed by me this 8th day of July, 2009.

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21 City Clerk

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23 (Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Planning and Development	Andrea Petzel/615-1256	Karen Grove/684-5851

Legislation Title:

An ordinance relating to land use and zoning, amending Sections 23.45.092 and 23.84A.044 of the Seattle Municipal Code to allow a 35-foot height limit subject to certain conditions for a wood shop associated with an institution located in a lowrise zone.

- **Summary of the Legislation:** This legislation amends the Land Use Code to allow wood shops that are accessory to an institution and are located in a lowrise zone, to have a maximum permitted height of 35 feet. An additional 10 feet would be permitted for a pitched roof with a minimum slope of 4 to 12 (the pitch of the roof rises 4 inches for every 12 inches of horizontal distance).
- **Background:** Wood shops accessory to an institution, typically a community college, provide a forum for instruction on building techniques, where students use materials and tools to make structures and other finished products. Trades that benefit from training conducted in a wood shop include cabinet making, carpentry, boat building and marine carpentry.

Wood shop (marine carpentry and boat building in particular) facilities require additional height to accommodate large structures as well as various sizes and types of boats. Training the local workforce depends on exposure to the use of modern equipment and the ability to work on different types and sizes of boats. A new, modern facility with an open wood shop built at the proposed height limit would also promote good building design with clerestories allowing in more natural light.

Currently, the Land Use Code allows gymnasiums and auditoriums associated with an institution to be 35 feet in height if all portions of the structure above the height limit of the zone are set back at least 20 feet from all property lines. Allowing wood shop facilities a similar height exception is consistent with the intent behind the existing exception, which is to allow the occasional taller structure for specific uses or activities associated with an institution.

- *Please check one of the following:*

This legislation does not have any financial implications.

This legislation has financial implications.

Attachment 1: Director's Report



March 2009

Director's Report

Permitted Height for

Wood Shops Accessory to an Institution in Lowrise Zones

Proposal

The Department of Planning and Development (DPD) proposes amendments to Sections 23.45.092 and 23.84A.044 of the Land Use Code to allow wood shops that are accessory to an institution and are located in lowrise multifamily residential zones to have a maximum permitted height of 35 feet in lowrise duplex/triplex (LDT), lowrise (L1), lowrise 2 (L2), and lowrise 3 (L3) zones. The permitted height in a lowrise 4 (L4) zone remains 37 feet. An additional 10 feet would be permitted for a pitched roof with a minimum slope of 4:12 (the pitch of the roof rises 4 inches for every 12 inches of horizontal distance).

Background

Wood shops accessory to an institution provide a forum for instruction on building techniques, where students use materials and tools to make structures and other finished products. Trades that provide wood shop training include cabinet making, carpentry, boat building, and marine carpentry. Materials used are predominantly wood, but other materials such as fiberglass and metal are also included.

Community colleges are a typical type of institution that provides wood shop vocational training that is necessary for a highly-skilled workforce. The City of Seattle, a major port and marine-industry hub, is an ideal city in which to learn the craft of woodworking, particularly marine related. The current slowdown of the construction industry has increased the demand for vocational training by people seeking to gain or improve their specialized carpentry skills related to green building and marine carpentry; two areas of construction that demand highly skilled workers and will play a role in the region's long-term economic recovery.

Institutions such as community colleges are generally found throughout the city in commercial and residential zones. In the multifamily chapter of the Land Use Code (23.45) institutions are permitted in all of the multifamily zones and several sections of the chapter contain specific standards for institutional uses. Section 23.45.092 contains provisions related to the allowed height (35 feet) for gymnasiums and auditoriums accessory to an institution located in a lowrise zone.

Existing general height limits in lowrise zones are as follows (pursuant to SMC 23.45.009):

	LDT, L1, L2	L3	L4
Height Limit	25 feet	30 feet	37 feet
Height to Top of Pitched Roof	35 feet with 6:12 pitch 30 feet with 4:12 pitch	35 feet with 4:12 pitch	42 feet with 4:12 pitch

Generally, the permitted height in lowrise zones is established with townhouse and apartment buildings in mind, and allowances are made for specific features - gymnasiums and auditoriums - of an institution to



be taller in order to accommodate the activity intended for the space. Similarly, wood shops, particularly those intended for marine carpentry, require additional height to allow institutions to offer the necessary training and education to meet Seattle's demand for specialized skills. Amending Section 23.45.092 to allow a 35-foot height limit for a wood shop (with an additional 10 feet for a roof with a 4:12 pitch) would allow an educational institution to build a new, or modify an existing, structure that provides the kind of modern facilities necessary to train a skilled workforce.

The change in roof pitch from 3:12 to 4:12 is proposed in order to be consistent with recent changes to single-family development standards and pending changes to the multifamily code. A 4:12 roof pitch is slightly steeper than a 3:12 pitch and is more compatible with development in and around residential zones.

Currently, the Land Use Code allows gymnasiums and auditoriums associated with an institution to be 35 feet in height if all portions of the structure above the height limit of the zone are set back at least 20 feet from all property lines. The 20-foot setback is intended to provide a smooth transition in bulk and scale between structures with different height limits. Allowing wood shop facilities a similar height exception fits with the intent behind the exception - to allow the occasional larger, more modern structures associated with an institution - to exceed the maximum height limit in Lowrise zones.

Marine carpentry (boat building in particular) facilities require additional height to accommodate different sizes and types of boats. Training the local workforce in building and repairing these boats depends on exposure to the use of modern equipment and the ability to work on different types and sizes of boats. Modern facilities require more space, particularly additional height. A new facility with an open wood shop built at the proposed height limit would also promote good building design with clerestories allowing for more natural light in the facility.

Case Study: Seattle Central Community College's Wood Construction Center

The Wood Construction Center provides Marine Carpentry students with realistic learning projects that represent boats they will work on in the industry. Their education depends on the ability to build and repair boats up to 36 feet long with a typical beam (width) of 10 to 14 feet. The height of the keel to top of a deck house varies, but is typically 12 to 14 feet. With the boat on building blocks or a transport cradle, the floor to top-of-house height is often 14 to 16 feet. The existing 23-foot ceilings of the existing facility provide barely enough space to carefully work on the upper deck. The proposed height limit would allow for a wood shop that can accommodate a variety of vessel types, and provide enough clearance for students to work on the boat and the needed mechanical equipment and lighting.

Comprehensive Plan Goals and Policies

The proposed amendments are consistent with the following Comprehensive Plan policies and goals:

Economic Development Element

- EDG6 Develop a highly trained and well educated local work force that effectively competes for meaningful and productive employment, earns a living wage and meets the needs of business.
- ED19 Support employability development and entry-level career development efforts for low-income youth and adults, people of color, women, individuals with disabilities and the homeless.
- ED23 Encourage and facilitate the development of programs for dislocated workers to assist in a successful transition to new jobs.

Human Development Element

- HD19 Work with community colleges, universities and other institutions of higher learning to promote life-long learning opportunities for community members and encourage the broadest possible use



of libraries, community centers, schools, and other existing facilities throughout the city, focusing on development of these resources in urban village areas.

Analysis

The proposed amendments would add wood shops to the short list of accessory uses for an institution allowed 35 feet of height, with an additional 10 feet permitted for a pitched roof. The current allowance applies to gymnasiums and auditoriums. The proposed amendments would also add a definition of “wood shop” that would be limited to structures used for instruction primarily for four specific types of skills: cabinetry, carpentry, boat building, and marine carpentry.

The proposed addition of wood shops to these provisions is limited in that it would apply to only those lots zoned Lowrise. In addition, there are a limited number of existing institutions that have “wood shops” as defined in this proposed amendment. New institutions of this sort are not anticipated. Although the definition of “institution” in the Land Use Code (23.84A.018) includes a variety of institution uses, only community colleges are anticipated to offer vocational training of the sort that would need a wood shop built according to the proposed amendment. DPD research shows that currently only the Seattle Central and South Seattle Community Colleges have established woodworking or marine carpentry programs.

Public elementary and secondary schools are also defined as institutions, and some do support carpentry programs and wood shops. However, permitted height, when developing public elementary and secondary schools in multifamily zones, is governed by Section 23.45.112 of the Land Use Code. The proposed amendment would not change the code sections governing public elementary and secondary schools and thus would not affect the height requirements for secondary schools.

The requirement for a 20-foot setback from all property lines would mitigate height, bulk and scale impacts that would otherwise result from development using the proposed amendment. Adoption of this amendment is expected to result in a limited number of facilities built to the proposed height and any development above the threshold for environmental review (SEPA) would undergo review to address location and building-specific issues of height, bulk, and scale.

Recommendation

The code currently provides a provision for gymnasiums and auditoriums associated with an institution and a similar allowance for wood shops would be consistent. Allowing wood shops associated with an institution to build to a height of 35 feet (with an additional 10 feet allowed for a pitched roof) would have minor impacts in lowrise zones. Developing this type of modern facility would promote valuable opportunities for training and education. DPD recommends adoption of this proposal.





City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

April 14, 2009

Honorable Richard Conlin
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Bill that would amend the Land Use Code to allow additional building height for a wood shop that is accessory to an institution located in a lowrise multifamily zoned area.

Modern facilities that offer wood shop vocational training are necessary for a highly-skilled workforce. The current slowdown of the construction industry has increased the demand for vocational training by people seeking to gain or improve their specialized carpentry skills related to green building and marine carpentry. These areas of construction demand highly-skilled workers who will play a role in the long-term economic recovery of Seattle and the region. An increase in height limit to 35 feet would allow wood shop facilities to accommodate modern equipment and help promote world class facilities with ample work room and design features that allow in more natural light.

Thank you for your consideration of this legislation. Should you have questions please contact Andrea Petzel at 615-1256.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Nickels".

GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

600 Fourth Avenue, 12th Floor, Seattle, WA 98104-1873

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STATE OF WASHINGTON – KING COUNTY

--SS.

241759
CITY OF SEATTLE, CLERKS OFFICE

No.

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

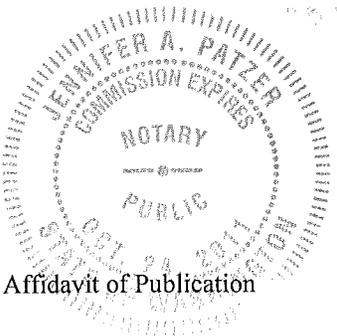
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:123021 ORDINANCE

was published on

07/15/09

The amount of the fee charged for the foregoing publication is the sum of \$ 113.20, which amount has been paid in full.



Affidavit of Publication

[Signature]

Subscribed and sworn to before me on
07/15/09 *[Signature]*

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

ORDINANCE 123021

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Passed by the City Council the 29th day of June, 2009, and signed by me in open session in authentication of its passage this 29th day of June, 2009.

Richard Conlin

President of the City Council

Approved by me this 8th day of July, 2009.

Gregory J. Nickels, Mayor

Filed by me this 8th day of July, 2009.

(Seal) Judith Pippin

City Clerk

Publication ordered by JUDITH PIPPIN,
City Clerk

Date of publication in the Seattle Daily
Journal of Commerce, July 15, 2009.

7/15(241759)