

Ordinance No. 123282

~~TS ALLARED~~ ~~LAWD USE MAP~~

# The City of Seattle - Legislative Department

Council Bill No. 116775

Council Bill/Ordinance sponsored by: Springer

AN ORDINANCE relating to land use and zoning amending the Official Land Use Map, Section 23.32.016, to rezone industrially zoned land within the Ballard Hub Urban Village, and amending Sections 23.41.004, 23.40.012 and 23.50.038 of the Seattle Municipal Code to require Green Factor and Design Review for all projects in the Industrial Commercial zone within Urban Villages and Urban Centers.

Related Legislation File: CF 310383

Date Introduced and Referred: <u>1.19.10</u>	To: (committee): <u>Committee on the Built Environment</u>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <u>4.19.10</u>	Date Presented to Mayor: <u>4.23.10</u>
Date Signed by Mayor: <u>April 28, 2010</u>	Date Returned to City Clerk: <u>April 29, 2010</u>
Published by Title Only	Date Vetoed by Mayor:
Published in Full Text <input checked="" type="checkbox"/>	
Date Veto Published:	Date Passed Over Veto:
Date Veto Sustained:	Date Returned Without Signature:

**Committee Action:**

Date	Recommendation	Vote
<u>04/14/10</u>	<u>PASS</u>	<u>20 TB, SB</u>
	<u>AS AMENDED</u>	

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

**Full Council Action:**

Date	Decision	Vote
<u>4.19.10</u>	<u>Passed</u>	<u>8-0</u>
		<u>(absent: Burgess)</u>

*Law Department*



1. Design review is required for any new multifamily, ~~((ø))~~ commercial, or industrial development proposal that exceeds one of the following thresholds in Table A for 23.41.004:

<b>Table A for 23.41.004</b>		
<b>Thresholds for Design Review</b>		
	<b>Zone</b>	<b>Threshold</b>
a.	Lowrise (L3, L4)	8 dwelling units
b.	Midrise (MR)	20 dwelling units
c.	Highrise (HR)	20 dwelling units
d.	Neighborhood Commercial (NC1, 2, 3)	4 dwelling units or 4,000 square feet of nonresidential gross floor area
e.	Commercial (C1, C2)	<del>((4))</del> Four dwelling units or 12,000 square feet of nonresidential gross floor area, when located in an urban center or urban village 1, or on a lot that abuts or is across a street or alley from a lot zoned single family, or located in the area bounded by: NE 95th St., NE 145th St., 15th Ave. NE, and Lake Washington.
f.	Seattle Mixed (SM)	20 units or 12,000 square feet of nonresidential gross floor area
g.	Industrial Commercial (IC) zone <del>((within the South Lake Union Urban Center)),</del> within all designated urban villages and centers.	12,000 square feet of nonresidential gross floor area

1 Urban centers and urban villages are identified in the Seattle Comprehensive Plan.

\* \* \*

Section 4. Section 23.50.012 of the Seattle Municipal Code, which section was last amended by Ordinance 123046, is amended as follows:

**23.50.012 Permitted and ~~((p))~~ Prohibited ~~((u))~~ Uses**



A. All uses shall be either permitted outright, prohibited or permitted as a conditional use according to Table A for ((Section)) 23.50.012.

\* \* \*

**((Chart)) Table A for ((Section)) 23.50.012  
 Uses in Industrial Zones**

PERMITTED AND PROHIBITED USES BY ZONE							
		USES	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
* * *							
E. INSTITUTIONS							
		E.1. Adult care centers	X	X	X	X	X
		E.2. Child care centers	P	P	P	P	P
		E.3. Colleges	EB	EB	EB	X(6)	X(6)
		E.4. Community centers and Family support centers	EB	EB	EB	P	P
		E.5. Community clubs	EB	EB	EB	X	P
		E.6. Hospitals	EB	EB	CU(7)	P	P
		E.7. Institutes for advanced study	P	P	P	X	X
		E.8. Libraries	X	X	X	X	X
		E.9. Major institutions subject to the provisions of Chapter 23.69	EB	EB	EB	EB	EB
		E.10. Museums	EB	EB (9)	EB((9))	X(8)	X(8)
		E.11. Private Clubs	EB	EB	EB	X	X
		E.12. Religious	P	P	P	P	P



**((Chart)) Table A for ((Section)) 23.50.012  
 Uses in Industrial Zones**

PERMITTED AND PROHIBITED USES BY ZONE							
		USES	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
		facilities					
		E.13. Schools, elementary or secondary	EB	EB	EB	X	X
		E.14. Vocational or fine arts schools	P	P	P	P	P
* * *							

**KEY**

CU = Administrative conditional use

CCU = Council conditional use

EB = Permitted only in a building existing on October 5, 1987.

EB/CU = Administrative conditional use permitted only in a building existing on October 5, 1987.

P = Permitted

X = Prohibited

\* \* \*

(9) On ((IG2)) IC zoned parcels within the Ballard Hub Urban Village and abutting Market Street, museums are allowed in new buildings or structures.

\* \* \*



1 Section 5. Section 23.50.038 of the Seattle Municipal Code, which section was last  
2 enacted by Ordinance 113658, is amended as follows:

3 **23.50.038 Industrial Commercial--Screening and ~~(H)~~Landscaping~~(-)~~**

4 A. Screening and ~~(L)~~landscaping ~~(R)~~requirements for ~~(A)~~all ~~(U)~~uses.

5 1. All property zoned Industrial Commercial (IC) and within a designated urban  
6 village or urban center shall achieve a Green Factor score of .30 or greater, pursuant to Section  
7 23.86.019.

8 ~~(+)~~ 2. ~~(Street Trees. a.)~~ All uses shall provide street trees, unless it is  
9 determined by the Director to be infeasible. ~~(b)~~ If it is not feasible to plant street trees in the  
10 planting strip, then they shall be provided in the required ~~(five-foot (5'))~~ 5-foot deep landscaped  
11 area along street property lines.

12 **B. Treatment of blank facades.**

13 ~~(2.)~~ 1. ~~(Blank Facades. a.)~~ Blank facade requirements shall apply to the area  
14 of the facade between ~~(two feet (2') and eight feet (8'))~~ 2 and 8 feet above the sidewalk.

15 ~~(b)~~a. Any portion of a facade that is not transparent shall be considered  
16 to be a blank facade. Clear or lightly tinted glass in windows, doors and display windows shall  
17 be considered transparent. Transparent areas shall allow views into the structure or into display  
18 windows from the outside.

19 ~~(e)~~b. Portions of a facade of a structure which are separated by  
20 transparent areas of at least ~~(two feet (2'))~~ 2 feet in width shall be considered separate facade  
21 segments for the purposes of this subsection.





1 Section 6. This ordinance shall take effect and be in force thirty days from and after its  
2 approval by the Mayor, but if not approved and returned by the Mayor within ten days after  
3 presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

4  
5 Passed by the City Council the 19<sup>th</sup> day of April, 2010, and signed by me in  
6 open session in authentication of its passage this 19<sup>th</sup> day of April, 2010.

7  
8   
9 \_\_\_\_\_  
President \_\_\_\_\_ of the City Council

10 Approved by me this 28<sup>th</sup> day of April, 2010.

11  
12   
13 \_\_\_\_\_  
Mayor

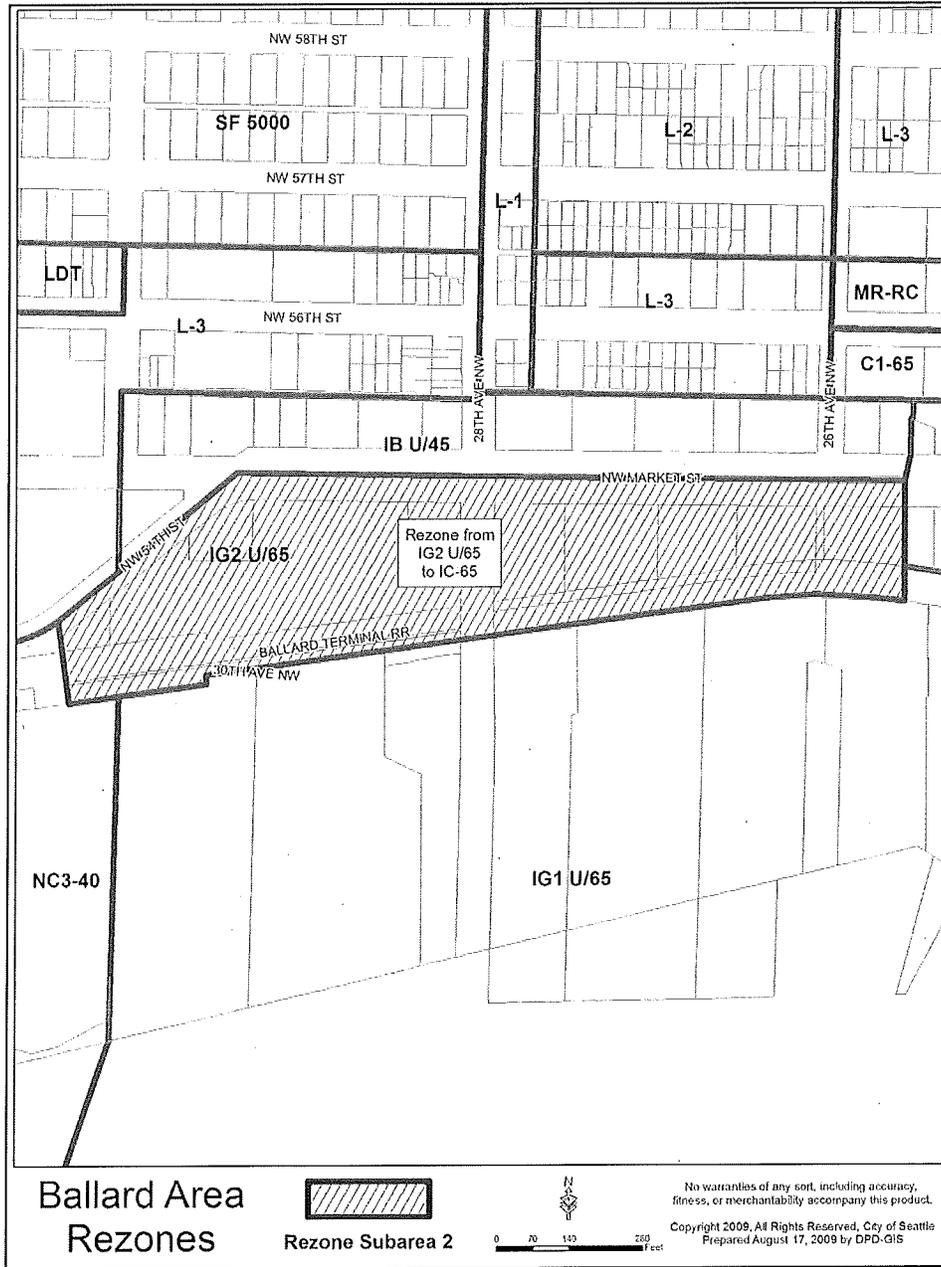
14 Filed by me this 29<sup>th</sup> day of April, 2010.

15   
16 \_\_\_\_\_  
City Clerk

17  
18  
19  
20  
21 (Seal)



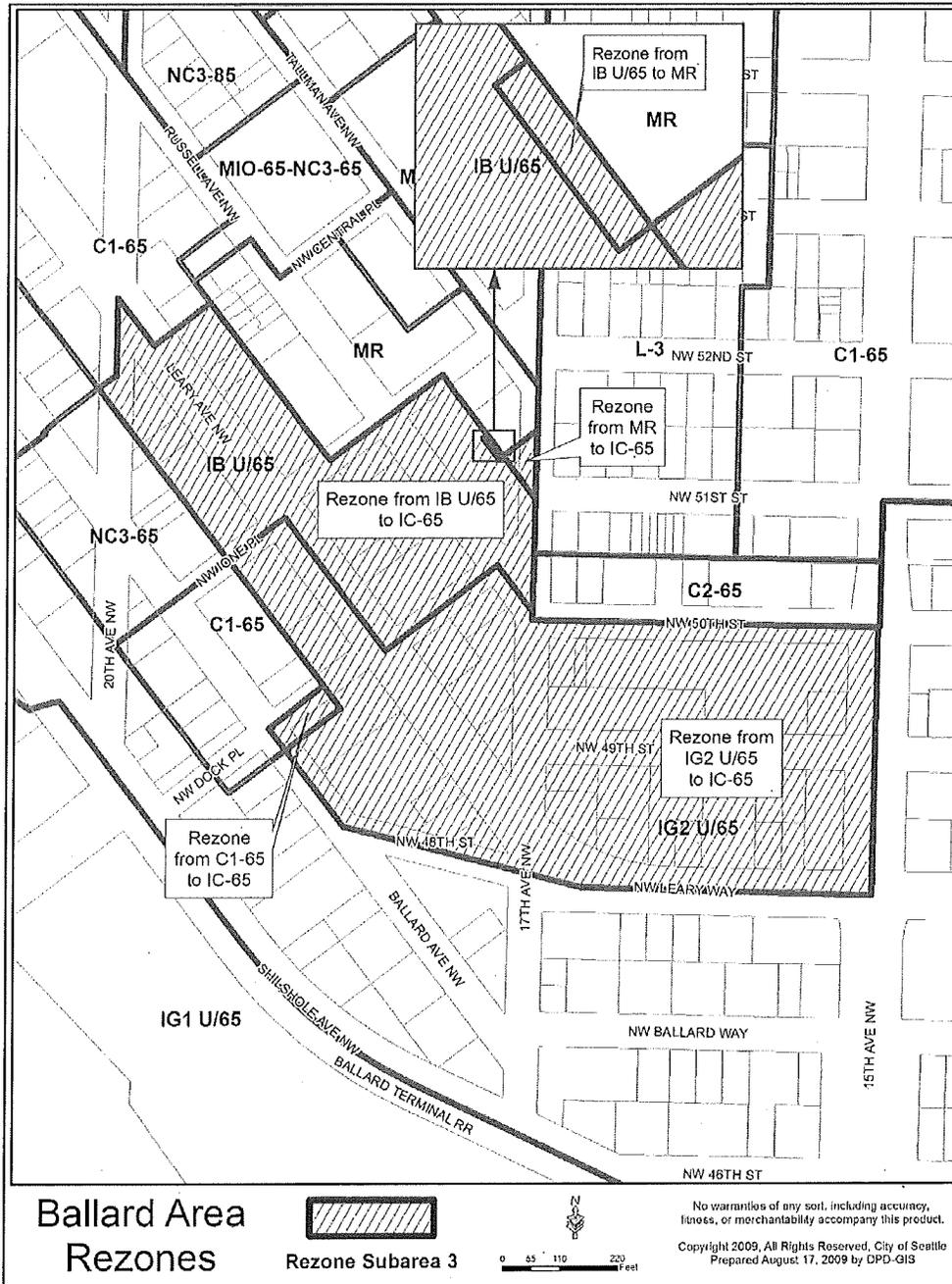
### Exhibit A



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



**Exhibit B**



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





# City of Seattle

Gregory J. Nickels, Mayor

## Office of the Mayor

December 29, 2009

Honorable Richard Conlin  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

Dear Council President Conlin:

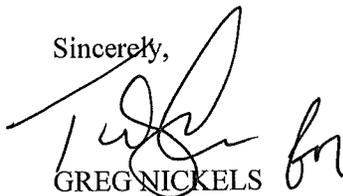
I am pleased to transmit the attached proposed Council Bill that would amend the Land Use Code to rezone heavy industrial land within the Ballard Hub Urban Village (HUV). In addition to recommended rezones, DPD proposes amendments to the Land Use Code requiring design review and Green Factor for all Industrial Commercial zones within designated urban villages and urban centers.

Analysis of the industrial zoning in Ballard is part of the Industrial Jobs Initiative that the Council and I launched in 2007 with Resolution 31026 and the 2007 amendments to the Comprehensive Plan. The Ballard HUV has experienced significant redevelopment in the past 10 years. Heavy industrial and maritime uses once dominated the rezone subareas. Now some subareas have evolved to more commercial and residential uses, alongside a thriving maritime/industrial presence in Ballard Interbay Northend Manufacturing and Industrial Center (BINMIC). In developing these recommendations, DPD staff worked with stakeholders in Ballard, including representatives from the Chamber of Commerce, industry, real estate, small business and residential interests.

I believe my recommended rezones will help to balance the housing growth that Ballard has recently experienced with an opportunity for more jobs. The requirements for Green Factor and design review will help to ensure attractive and sustainable new development and more meaningful community participation in the development process.

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

Sincerely,

  
GREG NICKELS  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council



**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>DOF Analyst/Phone:</b>
Planning and Development	Andrea Petzel - 615-1256	Karen Grove - 684-5805

**Legislation Title:**

AN ORDINANCE relating to land use and zoning amending the Official Land Use Map, Section 23.32.016, to rezone industrially zoned land within the Ballard Hub Urban Village, and amending Sections 23.41.004, 23.40.012 and 23.50.038 of the Seattle Municipal Code to require Green Factor and Design Review for all projects in the Industrial Commercial zone within Urban Villages and Urban Centers.

**Summary of the Legislation:** This proposed Council Bill would amend the Land Use Code and the future land use map to rezone three subareas in the Ballard Hub Urban Village as follows:

Subarea 1: Rezone the north side of Market St., between 24th Ave. NW and 30th Ave. NW from IB U/45 and C1-65 to L3, NC2-40 and NC3-65.

Subarea 2: Rezone the south side of Market St., between 26th Ave. NW, and 30th Ave. NW (including one parcel to the east of 26th Ave. NW), from IG2-65 to IC-65.

Subarea 3: Rezone the area around Leary Ave. NW, between 15th Ave. NW and 20th Ave. NW, from IB-65, IG2-65, MR and C1-65 to IC-65.

In addition to the rezone recommendations, DPD proposes requiring all new development in the IC zones within urban villages and urban centers to be subject to design review and to meet the commercial standard of .30 for Green Factor.

This proposed rezone for industrial lands within the Ballard HUV is supported by specific polices found in the Comprehensive Plan. In general, members of the Ballard community have expressed their support for the proposed rezone because it will help to balance the amount of housing growth that Ballard has recently experienced, by creating the opportunity for more jobs. Requirements for Green Factor and design review will help to ensure a higher standard of design, greater sustainability of new development and more meaningful community participation in the development process.

**Background:** In December, 2007, City Council adopted Resolution 31026, which directed DPD to examine the boundaries of industrial-zoned land. At the same time, Council adopted an amendment to the Comprehensive Plan, which discourages certain industrial zones within urban villages. Ballard is one of three urban villages that contain industrial zones. Review of the other neighborhoods is proceeding separately and may result in legislation later in 2010.



*Please check one of the following:*

**This legislation does not have any financial implications.**

**This legislation has financial implications.**

Attachment 1: Director's Report



**THIS VERSION IS NOT ADOPTED**

**ORDINANCE** \_\_\_\_\_

1  
2  
3 AN ORDINANCE relating to land use and zoning amending the Official Land Use Map, Section  
4 23.32.016, to rezone industrially zoned land within the Ballard Hub Urban Village, and  
5 amending Sections 23.41.004, 23.40.012 and 23.50.038 of the Seattle Municipal Code to  
6 require Green Factor and Design Review for all projects in the Industrial Commercial  
7 zone within Urban Villages and Urban Centers.

8  
9 WHEREAS, in December, 2007, City Council adopted Resolution 31026, which directed DPD  
10 to examine the boundaries of industrial-zoned land and at the that time, Council adopted  
11 an amendment to the Comprehensive Plan (Ordinance 122610) that discourages certain  
12 industrial zones within Urban Villages; and

13  
14 WHEREAS, the Crown Hill/Ballard Neighborhood Plan envisions a “defined, vital, accessible  
15 mixed use core with residential and commercial activity in the Ballard Hub Urban  
16 Village;” and

17  
18 WHEREAS the Crown Hill/Ballard Neighborhood Plan calls on the City to improve the  
19 pedestrian environment along NW Market St., while retaining its function as a principal  
20 arterial; NOW THEREFORE,

21  
22 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

23  
24 Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is  
25 amended to rezone certain properties shown on page 53 from IB U/45 to L3, and from IB U/45  
26 to NC2-40, and from IB U/45 and C1-65 to NC3-65 as shown in Exhibit A attached to this  
27 ordinance.

28  
29 Section 2. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is  
30 amended to rezone certain properties shown on page 53 from IG2 U/65 to IC 65 as shown in  
31 Exhibit B attached to this ordinance.

32  
33 Section 3. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is  
34 amended to rezone certain properties shown on page 54 from IB U/65, MR, NC 3-65 and IG2  
35 U/65 to IC 65 as shown in Exhibit C attached to this ordinance.



**THIS VERSION IS NOT ADOPTED**

Section 4. Subsection A of Section 23.41.004 of the Seattle Municipal Code, which section was last amended by Ordinance 123034, is amended as follows:

**23.41.004 Applicability((:))**

A. Design ~~((R))~~review ~~((R))~~required.

1. Design review is required for any new multifamily, ~~((R))~~ commercial, or industrial development proposal that exceeds one of the following thresholds in Table A for 23.41.004:

<b>Table A for 23.41.004 Thresholds for Design Review</b>		
<b>Zone</b>		<b>Threshold</b>
a.	Lowrise (L3, L4)	8 dwelling units
b.	Midrise (MR)	20 dwelling units
c.	Highrise (HR)	20 dwelling units
d.	Neighborhood Commercial (NC1, 2, 3)	4 dwelling units or 4,000 square feet of nonresidential gross floor area
e.	Commercial (C1, C2)	<del>((4))</del> Four dwelling units or 12,000 square feet of nonresidential gross floor area, when located in an urban center or urban village 1, or on a lot that abuts or is across a street or alley from a lot zoned single family, or located in the area bounded by: NE 95th St., NE 145th St., 15th Ave. NE, and Lake Washington.
f.	Seattle Mixed (SM)	20 units or 12,000 square feet of nonresidential gross floor area
g.	Industrial Commercial (IC) zone <del>((within the South Lake Union Urban Center)),</del> <u>within all designated urban villages and centers.</u>	12,000 square feet of nonresidential gross floor area

1 Urban centers and urban villages are identified in the Seattle Comprehensive Plan.



**THIS VERSION IS NOT ADOPTED**

\* \* \*

Section 5. Section 23.50.012 of the Seattle Municipal Code, which section was last amended by Ordinance 123046, is amended as follows:

**23.50.012 Permitted and ((p))Prohibited ((u))Uses**

A. All uses shall be either permitted outright, prohibited or permitted as a conditional use according to Table A for ((Section)) 23.50.012.

\* \* \*

**((Chart))Table A for ((Section)) 23.50.012  
 Uses in Industrial Zones**

PERMITTED AND PROHIBITED USES BY ZONE						
USES	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center	
* * *						
<b>E. INSTITUTIONS</b>						
E.1. Adult care centers	X	X	X	X	X	
E.2. Child care centers	P	P	P	P	P	
E.3. Colleges	EB	EB	EB	X(6)	X(6)	
E.4. Community centers and Family support centers	EB	EB	EB	P	P	
E.5. Community clubs	EB	EB	EB	X	P	
E.6. Hospitals	EB	EB	CU(7)	P	P	
E.7. Institutes for advanced study	P	P	P	X	X	
E.8. Libraries	X	X	X	X	X	



**THIS VERSION IS NOT ADOPTED**

**((Chart)) Table A for ((Section)) 23.50.012  
 Uses in Industrial Zones**

PERMITTED AND PROHIBITED USES BY ZONE						
USES	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center	
E.9. Major institutions subject to the provisions of Chapter 23.69	EB	EB	EB	EB	EB	EB
E.10. Museums	EB	EB (9)	EB(((9)))	X(8)	X(8)	X(8)
E.11. Private Clubs	EB	EB	EB	X	X	X
E.12. Religious facilities	P	P	P	P	P	P
E.13. Schools, elementary or secondary	EB	EB	EB	X	X	X
E.14. Vocational or fine arts schools	P	P	P	P	P	P
* * *						

**KEY**

CU = Administrative conditional use

CCU = Council conditional use

EB = Permitted only in a building existing on October 5, 1987.

EB/CU = Administrative conditional use permitted only in a building existing on October 5, 1987.

P = Permitted

X = Prohibited



**THIS VERSION IS NOT ADOPTED**

\* \* \*

1  
2 (9) On ~~((IG2))~~ IC zoned parcels within the Ballard Hub Urban Village and abutting  
3 Market Street, museums are allowed in new buildings or structures.

\* \* \*

4  
5 Section 6. Section 23.50.038 of the Seattle Municipal Code, which section was last  
6 enacted by Ordinance 113658, is amended as follows:

7  
8 **23.50.038 Industrial Commercial--Screening and ~~((H))~~Landscaping~~((r))~~**

9 A. Screening and ~~((L))~~landscaping ~~((R))~~requirements for ~~((A))~~all ~~((U))~~uses.

10 1. All property zoned Industrial Commercial (IC) and within a designated urban  
11 village or urban center shall achieve a Green Factor score of .30 or greater, pursuant to Section  
12 23.86.019.

13  
14 ~~((1-))~~ 2. ~~((Street Trees. a.))~~ All uses shall provide street trees, unless it is  
15 determined by the Director to be infeasible. ~~((b))~~ If it is not feasible to plant street trees in the  
16 planting strip, then they shall be provided in the required ~~((five-foot (5'))~~ 5-foot deep landscaped  
17 area along street property lines.

18 B. Treatment of blank facades.

19  
20 ~~((2-))~~ 1. ~~((Blank Facades. a.))~~ Blank facade requirements shall apply to the area  
21 of the facade between ~~((two feet (2') and eight feet (8'))~~ 2 and 8 feet above the sidewalk.

22 ~~((b))~~a. Any portion of a facade that is not transparent shall be considered  
23 to be a blank facade. Clear or lightly tinted glass in windows, doors and display windows shall  
24 be considered transparent. Transparent areas shall allow views into the structure or into display  
25 windows from the outside.  
26





**THIS VERSION IS NOT ADOPTED**

1 Section 7. This ordinance shall take effect and be in force thirty days from and after its  
2 approval by the Mayor, but if not approved and returned by the Mayor within ten days after  
3 presentation, it shall take effect as provided by Municipal Code Section 1.04.020.  
4

5  
6 Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2010, and signed by me in  
7 open session in authentication of its passage this \_\_\_\_ day of \_\_\_\_\_, 2010.  
8

9 \_\_\_\_\_  
10 President \_\_\_\_\_ of the City Council

11 Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2010.

12 \_\_\_\_\_  
13 Mayor

14 Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2010.

15 \_\_\_\_\_  
16 City Clerk  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

(Seal)



---

**STATE OF WASHINGTON – KING COUNTY**

--SS.

---

256385  
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 12<sup>th</sup> day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

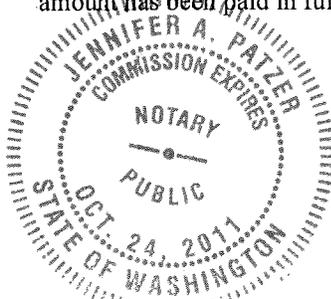
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:ORDINANCE 123282

was published on

06/17/10

The amount of the fee charged for the foregoing publication is the sum of \$1,048.00, which amount has been paid in full.



Affidavit of Publication

A handwritten signature in black ink, appearing to be "Mr. [unclear]".

Subscribed and sworn to before me on

06/17/10

A large, stylized handwritten signature in black ink, likely belonging to the notary public.

Notary public for the State of Washington,  
residing in Seattle

**ORDINANCE 123282**

AN ORDINANCE relating to land use and zoning amending the Official Land Use Map, Section 23.32.01.6, to rezone industrially zoned land within the Ballard Hub Urban Village, and amending Sections 23.41.004, 23.46.012 and 23.50.038 of the Seattle Municipal Code to require Green Factor and Design Review for all projects in the Industrial Commercial zone within Urban Villages and Urban Centers.

WHEREAS, in December, 2007, City Council adopted Resolution 31026, which directed DPD to examine the boundaries of industrial-zoned land and at the that time, Council adopted an amendment to the Comprehensive Plan (Ordinance 122610) that discourages certain industrial zones within Urban Villages; and

WHEREAS, the Crown Hill/Ballard Neighborhood Plan envisions a "defined, vital, accessible mixed use core with residential and commercial activity in the Ballard Hub Urban Village;" and

WHEREAS the Crown Hill/Ballard Neighborhood Plan calls on the City to improve the pedestrian environment along NW Market St., while retaining its function as a principal arterial; NOW THEREFORE,

**BE IT OBTAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is amended to rezone certain properties shown on page 53 from IC2 U/65 to IC 65 as shown in Exhibit A attached to this ordinance.

Section 2. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is amended to rezone certain properties shown on page 54 from IB U/65, MR, NC 3-05 and IC2 U/65 to IC 65 as shown in Exhibit B attached to this ordinance.

Section 3. Subsection A of Section 23.41.004 of the Seattle Municipal Code, which section was last amended by Ordinance 123034, is amended as follows:

**23.41.004 Applicability((s))**

A. Design ((s))review ((R))required.

1. Design review is required for any new multifamily, ((s)) commercial, or industrial development proposal that exceeds one of the following thresholds in Table A for 23.41.004:

Table A for 23.41.004	
Thresholds for Design Review	
Zone	Threshold
a. Lowrise (L3, L4)	8 dwelling units
b. Midrise (M/R)	20 dwelling units
c. Highrise (H/R)	20 dwelling units
d. Neighborhood Commercial (NC1, 2, 3)	4 dwelling units or 4,000 square feet of nonresidential gross floor area
e. Commercial (C1, C2)	((4)) Four dwelling units or 12,000 square feet of nonresidential gross floor area, when located in an urban center or urban village 1, or on a lot that abuts or is across a street or alley from a lot zoned single family, or located in the area bounded by: NE 95th St., NE 145th St., 15th Ave. NE, and Lake Washington.
f. Seattle Mixed (SM)	20 units or 12,000 square feet of nonresidential gross floor area
g. Industrial Commercial (IC) zone ((with the South Lake Union Urban Center)), within all designated urban villages and centers.	12,000 square feet of nonresidential gross floor area

1 Urban centers and urban villages are identified in the Seattle Comprehensive Plan.

Section 4. Section 23.50.012 of the Seattle Municipal Code, which section was last amended by Ordinance 123046, is amended as follows:

**23.50.012 Permitted and ((P))Prohibited ((U))Uses**

A. All uses shall be either permitted outright, prohibited or permitted as a conditional use according to Table A for ((Section)) 23.50.012.

((Chart)) Table A for ((Section)) 23.50.012  
Uses in Industrial Zones

USES	PERMITTED AND PROHIBITED USES BY ZONE				
	IR	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
I. INSTITUTIONS					
I.1. Adult care centers	X	X	X	X	X
I.2. Child care centers	P	P	P	P	P
I.3. Colleges	EB	EB	EB	X(6)	X(6)
I.4. Community centers and family support centers	EB	EB	EB	P	P
I.5. Community clubs	EB	EB	EB	X	P
I.6. Hospitals	EB	EB	CU(7)	P	P
I.7. Institutes for advanced study	P	P	P	X	X
I.8. Libraries	X	X	X	X	X
I.9. Major institutions subject to the provisions of Chapter 23.69	EB	EB	EB	EB	EB
I.10. Museums	EB	EB (9)	EB((9))	X(8)	X(8)
I.11. Private Clubs	EB	EB	EB	X	X
I.12. Religious	P	P	P	P	P

**KEY**

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

(9) On ((IG2)) IC zoned parcels within the Ballard Hub Urban Village and abutting Market Street, museums are allowed in new buildings or structures.

((Chart)) Table A for ((Section)) 23.50.012  
Uses in Industrial Zones

USES	PERMITTED AND PROHIBITED USES BY ZONE				
	IR	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
Facilities					
F.13. Schools, elementary or secondary	EB	EB	EB	X	X
F.14. Vocational or Fine arts schools	P	P	P	P	P

Section 5. Section 23.50.038 of the Seattle Municipal Code, which section was last enacted by Ordinance 113658, is amended as follows:

**23.50.038 Industrial Commercial--Screening and ~~(D)~~Landscaping~~(C)~~**

**A. Screening and ~~(L)~~landscaping ~~(R)~~requirements for ~~(A)~~all ~~(U)~~uses.**

1. All property zoned Industrial Commercial (IC) and within a designated urban village or urban center shall achieve a Green Factor score of .30 or greater pursuant to Section 23.86.019.

~~(4)~~ 2. ~~(Street Trees, etc)~~: All uses shall provide street trees, unless it is determined by the Director to be infeasible. ~~(b)~~ If it is not feasible to plant street trees in the planting strip, then they shall be provided in the required ~~(five-foot (5-))~~ 5-foot deep landscaped area along street property lines.

**B. Treatment of blank facades.**

~~(2)~~ 1. ~~(Blank Facades, etc)~~: Blank facade requirements shall apply to the area of the facade between ~~(two feet (2') and eight feet (8'))~~ 2 and 8 feet above the sidewalk.

~~(b)~~ a. Any portion of a facade that is not transparent shall be considered to be a blank facade. Clear or lightly tinted glass in windows, doors and display windows shall be considered transparent. Transparent areas shall allow views into the structure or into display windows from the outside.

~~(c)~~ b. Portions of a facade of a structure which are separated by transparent areas of at least ~~(two feet (2'))~~ 2 feet in width shall be considered separate facade segments for the purposes of this subsection.

~~(d)~~ c. Blank facades which are ~~(greater than sixty feet (60') in width)~~ 60 feet wide and greater, ~~(which are within twenty feet (20'))~~ and within 20 feet of the street front shall provide one ~~(of)~~ of the following:

~~(e)~~ 1) A hedge which would achieve a height of at least ~~(five feet (5'))~~ 5 feet within ~~(three (3))~~ 3 years of planting and a height of at least ~~(ten feet (10'))~~ 10 feet at full maturity; or

~~(f)~~ 2) Trellises and climbing plants attached to the wall up to a minimum height of ~~(ten feet (10'))~~ 10 feet; or

~~(g)~~ 3) A landscaped area meeting the provisions of Section 23.50.034.C, landscaped areas or berms.

\*\*\*

Section 6. This ordinance shall take effect and be in force thirty days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 19th day of April, 2010, and signed by me in open session in authentication of its passage this 19th day of April, 2010.

RICHARD CONLIN,  
President of the City Council.

Approved by me this 28th day of April, 2010.

MICHAEL MCGINN,  
Mayor.

Filed by me the 19th day of April, 2010,

(Seal) JUDITH E. PIPPIN,  
City Clerk.

Exhibit A

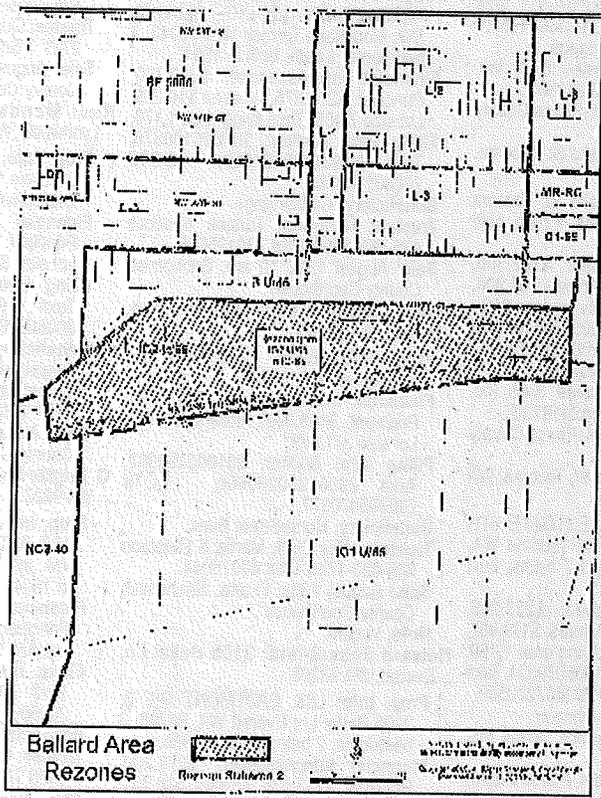


Exhibit B

