

Ordinance No. 123809

Council Bill No. 117304

AN ORDINANCE relating to land use, zoning and lots, amending Sections 23.22.100, 23.24.040, 23.24.046, 23.28.030, 23.41.012, 23.44.010, and 23.44.012, to require standards for configuration of platted lots, to add specific standards for development on lots qualifying for exceptions to minimum lot area standards in Single Family zones, and to clarify existing standards for structures eligible for unit lot subdivisions.

Related Legislation File: Clerk File 311832

Date Introduced and Referred: <u>Oct. 10, 2011</u>	To: (committee): <u>Built Environment</u>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <u>Jan. 17, 2012</u>	Date Presented to Mayor: <u>Jan. 17, 2012</u>
Date Signed by Mayor: <u>1.26.12</u>	Date Returned to City Clerk: <u>1.27.12</u>
Published by Title Only <u>X</u>	Date Vetoed by Mayor:
Published in Full Text	Date Passed Over Veto:
Date Veto Published:	Date Returned Without Signature:

^{LOT STANDARDS}
The City of Seattle – Legislative Department

Council Bill/Ordinance sponsored by: _____

Committee Action:

Date	Recommendation	Vote
<u>12/14/11</u>	<u>as amended (MS)</u> <u>PASS - 3-0 SC, SB, TB</u>	

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

Full Council Action:

Date	Decision	Vote
<u>1/17/12</u>	<u>Pass as Amended</u>	<u>8-0 (excused: Licata)</u>

Law Department

ORDINANCE 123809

AN ORDINANCE relating to land use, zoning and lots, amending Sections 23.22.100, 23.24.040, 23.24.046, 23.28.030, 23.41.012, 23.44.010, and 23.44.012, to require standards for configuration of platted lots, to add specific standards for development on lots qualifying for exceptions to minimum lot area standards in Single Family zones, and to clarify existing standards for structures eligible for unit lot subdivisions.

WHEREAS, the City of Seattle lacks specific standards for configuration of platted lots, standards which are common in other urban jurisdictions; and

WHEREAS, the lack of lot configuration standards has resulted in the creation of lots that do not reflect the prevailing platting pattern of existing neighborhoods, resulting in confusion about lot ownership, a property owner's rights and responsibilities to neighboring properties, and rights to pedestrian and vehicular access ; and

WHEREAS, the lack of lot configuration standards has resulted in the permitting of structures that are out of proportion within existing neighborhoods, evidenced by the size, orientation, and scale of new structures; and

WHEREAS, odd-shaped lots in all zones raise issues of confusion as to the location of property lines, present issues of access to portions of lots for use and maintenance, potential confusion of ownership and loss of property, or creation of nonconformity due to claims of adverse possession, and may interfere with the purpose of other development standards including but not limited to yard, setback or lot coverage requirements; NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.22.100 of the Seattle Municipal Code, which Section was last amended by Ordinance 122615, is amended as follows:



1
2 **23.22.100 Design standards((+))**

3 Except as provided in Section 23.22.106, design of all subdivisions shall conform to the
4 standards set forth in this ((subsection)) Section 23.22.100:

5 A. Streets and Alleys.

6 1. All subdivisions shall be served by one (((+))) or more streets providing
7
8 adequate ingress and egress to and from the subdivision.

9 2. New streets within each subdivision shall conform ((with)) to the City's
10 thoroughfare and circulation plans and shall provide for the continuation of streets that serve the
11 property contiguous to the subdivision. Streets serving lots on two (((2))) sides shall be at least
12 ((~~sixty~~))60((+)) feet wide unless a narrower street is warranted by special physical
13
14 circumstances as determined by the Director, in consultation with the Director of Transportation,
15 or as specified in Section 3.1.2b (for nonarterial streets) or 3.1.1a (for arterials) of the Seattle
16 Right-of-Way Improvements Manual.

17 3. Street intersections shall be as nearly at right angles as practicable and in no
18 event shall the angle formed be less than ((~~thirty~~))30((+)) degrees.

19 4. A cul-de-sac shall be designed according to the Seattle Right-of-Way
20
21 Improvements Manual to provide a circular turnaround at the closed end. A tee or other
22 reasonable alternative may be authorized by the Hearing Examiner in lieu of the turnaround. Cul-
23 de-sac streets shall not exceed ((~~four hundred fifty~~))450((+)) feet in length and the right-of-way
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1 shall be at least ~~((fifty-))~~50~~(())~~ feet wide, except under special circumstances a lesser width
2 ~~((will be))~~ is permitted.

3 5. Street networks shall provide ready access for fire and other emergency
4 vehicles and equipment, and routes of escape for inhabitants.

5 6. Alleys shall be at least ~~((sixteen-))~~16~~(())~~ feet wide plus such additional width
6 as ~~((shall be))~~ is necessary for an adequate turning radius.
7

8
9 B. Blocks. Blocks shall be designed to ~~((assure))~~ promote traffic safety and ease of
10 traffic control and circulation. Blocks shall be identified by letters or numbers.

11
12 C. Lots.

13 1. Every lot shall be provided with convenient pedestrian and vehicular access to
14 a street or to a permanent appurtenant easement that satisfies the requirements of Sections
15 23.53.005 and 23.53.006.
16

17 2. Lots shall be numbered with reference to blocks.

18 3. Every lot, except unit lots and lots proposed to be platted for individual live-
19 work units in zones where live-work units are permitted, shall conform to the following
20 standards for lot configuration, unless a special exception is authorized under subsection

21 23.22.100.D:

22
23 a. If a lot is proposed with street frontage, then one lot line shall abut the
24 street for at least 10 feet; and



1 b. No lot shall be less than 10 feet wide for a distance of more than 10 feet
2 as measured at any point; and

3 c. No proposed lot shall have more than six separate lot lines. The lot lines
4 shall be straight lines, unless the irregularly-shaped lot line is caused by an existing right-of-way
5 or an existing lot line; and

6 d. If the property proposed for subdivision is adjacent to an alley, and the
7 adjacent alley is either improved or required to be improved according to the standards of
8 Section 23.53.030, then no new lot shall be proposed that does not provide alley access for
9 vehicles, except that access from a street to an existing use or structure is not required to be
10 changed to alley access. Proposed new lots shall have sufficient frontage on the alley to meet
11 access standards for the zone in which the property is located.

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14 D. Special Exception. The Director's recommendation on a proposed subdivision, as a
15 Type II special exception decision, may modify the standards of subsection 23.22.100.C.3, if the
16 applicant demonstrates that the proposed plat meets the following criteria:

17 1. The property has one of the following conditions not created by the applicant:

18 a. Natural topographic features or natural obstructions prevent the platting
19 of one or more lots according to the standards of subsection 23.22.100.C.3;

20 b. Location of existing principal structures that are retained on a lot
21 existing prior to the proposed platting require a platting configuration of one or more lots that
22 cannot reasonably meet the standards of subsection 23.22.100.C.3;
23



1 c. Location of existing easements or feasibility of access to portions of the
2 property prevents the configuration of proposed plat lines that meet the standards of subsection
3 23.22.100.C.3.

4 2. Modification of the standards of subsection 23.22.100.C.3 shall be the
5 minimum necessary to allow platting of lots that each contain a building area for development
6 meeting the development standards of the zone in which the proposed plat is located.

7 3. Lots created under the special exception standards of this subsection
8 23.22.100.D shall not have a configuration that requires a variance from setbacks and yard
9 requirements of the Land Use Code or a variance or exception from the Regulations for
10 Environmentally Critical Areas for any development that may be proposed on the lots.

11 ~~((D))~~E. Design Standards for Pedestrian Access and Circulation. Design of sidewalks
12 and private sidewalk easements for pedestrian access and circulation shall meet the standards of
13 the Seattle Right-of-Way Improvements Manual.

14 ~~((E))~~F. Drainage, Storm Sewer and Utility Easements.

15 1. Easements for drainage channels and ways shall be of sufficient width to
16 assure that they may be maintained and improved. Easements for storm sewers shall be provided
17 and shall be of sufficient width and in proper location to permit future installation. Utility
18 easements shall be in accordance with plans and specifications prepared by the appropriate City
19 department.
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1 2. Easements for electric, telephone, water, gas and similar utilities shall be of
2 sufficient width to assure installation and maintenance.

3 ((F))G. Underground Utility Installation. Subdivisions located adjacent to subdivisions
4 having underground utility lines shall provide underground utility lines including but not limited
5 to those for electricity, telephone, CATV and street lighting.

6 Section 2. Section 23.24.040 of the Seattle Municipal Code, which Section was last
7 amended by Ordinance 122615, is amended as follows:

8
9 **23.24.040 Criteria for approval((:))**

10 A. The Director shall, after conferring with appropriate officials, use the following
11 criteria to determine whether to grant, condition or deny a short plat:

12 1. Conformance to the applicable Land Use Code provisions, as modified by this
13 chapter;

14 2. Adequacy of access for pedestrians, vehicles, utilities and fire protection as
15 provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and
16 circulation;

17 3. Adequacy of drainage, water supply and sanitary sewage disposal;

18 4. Whether the public use and interests are served by permitting the proposed
19 division of land;

20 5. Conformance to the applicable provisions of Section 25.09.240, Short
21 subdivisions and subdivisions, in environmentally critical areas;



1 6. Whether the proposed division of land is designed to maximize the retention of
2 existing trees;

3 7. Conformance to the provisions of Section 23.24.045, Unit lot subdivisions,
4 when the short subdivision is for the purpose of creating separate lots of record for the
5 construction and/or transfer of title of townhouse((s)), rowhouse, and cottage housing
6 developments, ((elustered housing)) as permitted in Single-Family, Residential Small Lot, and
7 Lowrise zones, and for single-family ((housing)) dwelling units in Lowrise zones, or any
8 combination of the above types of residential development, as permitted in the applicable zones;
9 and;
10

11 8. Conformance to the provisions of Section 23.24.046, Multiple single-family
12 dwelling units on a single-family lot, when the short subdivision is for the purpose of creating
13 two (((2))) or more lots from one (((1))) lot with more than one (((1))) existing single-family
14 dwelling unit.
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16 9. Every lot except unit lots and lots proposed to be platted for individual live-
17 work units in zones where live-work units are permitted, shall conform to the following
18 standards for lot configuration, unless a special exception is authorized under subsection
19 23.24.040.B:
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21 a. If a lot is proposed with street frontage, then one lot line shall abut the
22 street for at least 10 feet; and
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1 b. No lot shall be less than 10 feet wide for a distance of more than 10 feet
2 as measured at any point; and

3 c. No proposed lot shall have more than six separate lot lines. The lot
4 lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-
5 of-way or an existing lot line; and

6 d. If the property proposed for subdivision is adjacent to an alley, and the
7 adjacent alley is either improved or required to be improved according to the standards of
8 Section 23.53.030, then no new lot shall be proposed that does not provide alley access, except
9 that access from a street to an existing use or structure is not required to be changed to alley
10 access. Proposed new lots shall have sufficient frontage on the alley to meet access standards for
11 the zone in which the property is located.

12 B. Special Exception. The Director may modify the standards of subsection
13 23.24.040.A.9, as a Type II special exception decision, if the applicant demonstrates that the
14 proposed plat meets the following criteria:

15 1. The property has one of the following conditions not created by the applicant:

16 a. Natural topographic features or natural obstructions prevent the platting
17 of one or more lots according to the standards of subsection 23.24.040.A.9;

18 b. Location of existing principal structures that are retained on lots
19 existing prior to the proposed platting require a platting configuration of one or more lots that
20 cannot reasonably meet the standards of subsection 23.24.040.A.9;



1 c. Location of existing easements or feasibility of access to portions of the
2 property prevents the configuration of proposed plat lines that meet the standards of subsection
3 23.24.040.A.9.

4 2. Modification of the standards of subsection 23.24.040.A.9 shall be the
5 minimum necessary to allow platting of lots that each contain a building area for development
6 meeting the development standards of the zone in which the proposed plat is located.

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8 3. Lots created under the special exception standards of this subsection 23.24.040.B shall
9 not have a configuration that requires a variance from setbacks and yard requirements of the
10 Land Use Code or a variance or exception from the Regulations for Environmentally Critical
11 Areas for any development that may be proposed on the lots.

12 ~~((B))~~C. If the short subdivision contains a proposed dedication, the Director shall refer
13 the matter to the Director of Transportation for a report and recommendation prior to the
14 approval of the short subdivision. The short plat or dedication instrument reflecting the proposed
15 dedication shall be transmitted to the City Council for acceptance of the dedication by ordinance.

16 Section 3. Section 23.24.046 of the Seattle Municipal Code, which Section was last
17 amended by Ordinance 121476, is amended as follows:

18
19 **23.24.046 Multiple single-family dwelling units on a single-family lot((:))**

20
21 A. The provisions of this ~~((s))~~Section 23.24.046 apply exclusively to the short
22 subdivision of a lot in a single-family zone containing more than one ~~((+))~~ existing single-
23 family dwelling unit.

24 * * *



1 D. Short subdivision of a lot under this Section 23.24.046 is exempt from the
2 requirements of subsection 23.24.040.A.9, unless a lot is created that does not have an existing
3 single family dwelling unit.

4 Section 4. Section 23.28.030 of the Seattle Municipal Code, which Section was last
5 amended by Ordinance 122050, is amended as follows:

6 **23.28.030 Criteria for approval((~~r~~))**

7 A. The Director shall approve an application for a lot boundary adjustment if it is
8 determined that:
9

10 1. No additional lot, tract, parcel, site or division ((~~will be~~)) is created by the
11 proposed adjustment;

12 2. No proposed adjusted lot ((~~is created which~~)) contains insufficient area and
13 dimensions to meet the minimum requirements for development as calculated under the
14 development standards of the zone in which the lots affected are situated, except as provided in
15 Section 23.44.010, and under any applicable regulations for siting development on parcels with
16 riparian corridors, shoreline habitat, shoreline habitat buffers, wetlands, wetland buffers or steep
17 slopes in ((~~e~~))Chapter 25.09. Any required nondisturbance area shall be legibly shown and
18 described on the site plan, and a covenant shall be required as set out in Section 25.09.335;
19

20 3. Every proposed adjusted lot shall conform to the following standards for lot
21 configuration, unless a modification is authorized under section 23.28.030.A.4:
22

23 a. If an adjusted lot is proposed with street frontage, then one lot line shall
24 abut the street for at least 10 feet; and
25



1 may be allowed if an applicant demonstrates that departures from Land Use Code requirements
2 would result in a development that better meets the intent of adopted design guidelines.

3 B. Departures may be granted from any Land Use Code standard or requirement, except
4 for the following:

5 * * *

6 23. Lot configuration standards in subsections 23.22.100.C.3, 23.24.040.A.9, and
7 23.28.030.A.3, which may be modified as authorized in those provisions.
8

9 Section 6. Section 23.44.010 of the Seattle Municipal Code, which Section was last
10 amended by Ordinance 123649, is amended as follows:

11 **23.44.010 Lot requirements**

12 * * *

13 B. Exceptions to Minimum Lot Area Requirements. The following exceptions to
14 minimum lot area requirements are allowed, subject to the development standards for undersized
15 lots in subsection 23.44.010.C, except as limited under subsection 23.44.010.B.2:
16

17 1. A lot that does not satisfy the minimum lot area requirements of its
18 zone may be developed or redeveloped separately under one of the following circumstances:

19 a. "The Seventy-Five/Eighty Rule."

20 1) If the lot was established as a separate building
21 site in the public records of the county or City prior to July 24, 1957, by deed, contract of sale,
22 mortgage, property tax segregation, platting or building permit and has an area of at least 75
23 percent of the minimum required lot area and at least 80 percent of the mean lot area of the lots
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1 on the same block face and within the same zone in which the lot is located (Exhibit A for
2 23.44.010), or

3 2) If the lot is or was created by subdivision, short
4 subdivision or lot boundary adjustment, is at least 75 percent of the minimum required lot area,
5 and is at least 80 percent of the mean lot area of the lots on the same block face within which the
6 lot will be located and within the same zone (Exhibit A for 23.44.010).

7
8 3) For purposes of this subsection 23.44.010.B.1.a,
9 if the platting pattern is irregular, the Director will determine which lots are included within a
10 block face.

11 4) A determination whether a lot qualifies for this
12 exception shall be made on the basis of facts in existence as of the date of application for a short
13 plat or building permit for that lot.

14
15 5) New lots created pursuant to subsection
16 23.44.010.B.1.a.2 shall comply with the following standards:

17 a) for a lot that is subdivided or short platted, the
18 configuration requirements of subsections 23.22.100.C.3 and 23.24.040.A.9 or with the
19 modification provisions of subsections 23.22.100.D and 23.24.040.B, as applicable; or
20

21 b) for an existing lot that is reconfigured under the
22 provisions of Chapter 23.28, the configuration requirements of subsection 23.28.030.A.3 or with
23 the or modification provisions of subsection 23.28.030.A.4.
24



1 at the time of its subsequent additions, or that are in effect at the time of redevelopment of the
2 lot (Exhibit B for 23.44.010), or

3 3) The lot is or has been held in common
4 ownership with a contiguous lot after January 17, 1987 and is not developed with all or part of a
5 principal structure, but only if no portion of the lot is required to meet the least restrictive of lot
6 area, lot coverage, setback or yard requirements that were in effect for a principal structure on
7 the contiguous lot at the time of the construction of the principal structure, at the time of its
8 subsequent additions, or that are in effect at the time of the development of the lot (Exhibit B for
9 23.44.010). If any portion of the lot to be developed has been used to meet the parking
10 requirement in effect for a principal structure on a contiguous lot, such parking requirement must
11 continue to be met on the lot to be developed or alternative parking that meets the requirements
12 of this Land Use Code must be provided for the contiguous lot.

13
14
15 4) For purposes of subsection 23.44.010.B.1.d,
16 removal of all or any part of a principal structure or destruction by fire or act of nature on or after
17 January 18, 1987, does not qualify the lot for this minimum lot area exception (Exhibit C for
18 23.44.010) except that minor features containing no interior floor area including but not limited
19 to eaves and unenclosed decks extending onto an adjacent property do not serve to tie the
20 properties together for purposes of this exception, and these features may be removed to allow
21 separate development of the lots if they otherwise qualify; or

22 e. The lot is within a Clustered Housing Planned Development
23 pursuant to Section 23.44.024, a Planned Residential Development pursuant to Section
24
25



1 23.44.034, or a development approved as an environmentally critical areas conditional use
2 pursuant to Section 25.09.260.

3 f. The lot is or was created by short subdivision of a lot
4 containing more than one existing single family dwelling unit pursuant to Section 23.24.046.

5 2. Limitations.

6 a. Development may occur on a substandard lot containing a
7 riparian corridor, a shoreline habitat and shoreline habitat buffer, a wetland and wetland buffer,
8 or a steep slope and steep slope buffer pursuant to the provisions of Chapter 25.09, Regulations
9 for Environmentally Critical Areas, if the following conditions apply:
10

11 1) The substandard lot is not held in common
12 ownership with an adjacent lot or lots at any time after October 31, 1992, or
13

14 2) The substandard lot is held in common
15 ownership with an adjacent lot or lots, or has been held in common ownership at any time after
16 October 31, 1992, if proposed and future development will not intrude into the environmentally
17 critical area or buffer.

18 b. Lots on totally submerged lands do not qualify for any
19 minimum lot area exceptions.
20

21 C. Development standards for certain lots that qualify for the exception to minimum area
22 in subsection 23.44.010.B.1.d. Development on those lots that meet the conditions outlined in
23 subsection 23.44.010.B.1.d but have a total area less than 2,500 square feet shall comply with the
24 following:



1. Except as permitted in Section 23.44.041.B, and except as provided in subsections 23.44.012.A.2 and A.3, the maximum permitted height for any structure not located in a required yard is 30 feet.

2. The maximum permitted height for any structure on a lot 30 feet or less in width is 25 feet.

3. The maximum permitted height for any structure on a lot of less than 2,500 square feet is 22 feet, if that lot has less than 15 feet of street frontage and if the front yard or side yard of that lot abuts, for at least 15 feet, on the rear yard of another lot.

4. The method of determining structure height and lot width is detailed in Chapter 23.86, Measurements.

* * *

Section 8. 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.

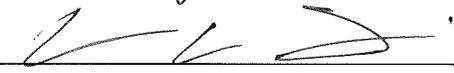


1 Section 9. Except as otherwise provided herein, this ordinance shall take effect and be in
2 force 60 days from and after its approval by the Mayor, but if not approved and returned by the
3 Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal
4 Code Section 1.04.020.

5 Passed by the City Council the 17th day of January, 2012, and
6 signed by me in open session in authentication of its passage this 17th day of
7 January, 2012.

8 
9 President _____ of the City Council

10 Approved by me this 26th day of January, 2012.

11 
12 _____
13 Michael McGinn, Mayor

14 Filed by me this 27th day of January, 2012.

15 
16 _____
17 Monica Martinez Simmons, City Clerk

18 (Seal)
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FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Legislative	Michael Jenkins/5-1674	N/A

Legislation Title:

An Ordinance relating to land use, zoning and lots, amending Seattle Municipal Code Sections 23.22.100, 23.24.040, 23.24.046, 23.28.030, 23.41.012, 23.44.010, and 23.44.012, to require standards for configuration of platted lots, to add specific standards for development on lots qualifying for exceptions to minimum lot area standards in Single Family zones, and to clarify existing standards for structures eligible for unit lot subdivisions.

Summary of the Legislation:

Four changes to the Land Use Code are proposed:

1. *New standards for lot shape and configuration:* Amend subdivision, short subdivision, and lot boundary adjustment regulations to require that newly created lots, or existing lots whose lot size is changed or reconfigured, meet the following standards:
 - a. Minimum street frontage of 10 feet for lots proposed with street frontage;
 - b. Minimum dimension of 10 feet in any direction, except that a lot may be narrower; than 10 feet for a distance of less than 10 feet;
 - c. Maximum of 6 lot lines;
 - d. Must provide alley access if original lot fronts on alley; and
 - e. The standards may be waived or modified based on specific site conditions such as location of streets, structures, natural topographic features, etc.
2. *New lot coverage limit to make buildings more proportionate to lot size/shape:* For all lots, allow only portions of lots that measure at least 10 feet in any direction to count in lot coverage calculations (lot coverage is how much of a lot can be covered by buildings).
3. *New standards for "undersized lots":* Some existing legal lots in Single Family zones are significantly smaller than the minimum lot size requirements established by the Land Use Code – less than 2,500 square feet. These "undersized" lots can also be developed through exceptions to the minimum lot size requirements. To ensure that new structures on such lots are appropriately sized for these small lots that are less than 2,500 sq.ft, new structures must meet the following standards:
 - a. Limit the maximum base height of new structures to 22 feet; and
 - b. Limit the depth of new structures to: two times the width of lot, when the lot is less than 30 feet wide.
4. *Clarify existing standards for structures eligible for unit lot subdivisions:* The proposed amendments would change language in the criteria for approval of short plats so that the



subsection addressing structures and zones to which unit lot subdivisions apply are the same as is listed in the separate standards for specific approval of unit lot subdivisions.

Background:

The proposed legislation builds on Code amendments adopted by City Council in 2008 to address issues of height, bulk and scale in single family development. In addition to single family zones, the legislation addresses many issues posed by platting of odd shaped lots in all zones, including concentration of development near the street and issues of lot maintenance. Platting standards similar to the proposal are common in the land use and zoning codes of other jurisdictions. The proposal further addresses issues of bulk and scale of development of small lots that qualify for exceptions to the minimum lot area standards in single family zones. A lack of specific standards in the existing Land Use Code has sometimes led to unique or oddly configured yards, setbacks, street frontages, or access easements, as well as structures on small lots that have an appearance of excessive bulk and scale. The proposed changes to platting and lot standards would align Seattle's regulations with other jurisdictions that address the size, shape, and configuration of new lots and new development to allow for reasonable infill development through the orderly division of property. While some additional review time to implement this legislation could occur for Department of Planning and Development (DPD) staff, research shows that the total number of proposed plats with odd configurations and the total number of very small lots that will be affected by the proposal represent a limited number of projects. The additional review time is not expected to be significant and may be balanced by reduction in staff time currently spent explaining odd-shaped platting proposals and development on very small lots to the general public.

Please check one of the following:

This legislation does not have any financial implications.

This legislation has financial implications.

Other Implications:

a) Does the legislation have indirect financial implications, or long-term implications?

No.

b) What is the financial cost of not implementing the legislation?

The cost has not been specifically quantified, but the current lack of clarity in the Land Use Code leads to DPD time spent explaining and defending decisions to allow odd-shaped lots in platting reviews, as well as development on very small lots.



c) Does this legislation affect any departments besides the originating department?

No.

d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?

No alternatives have been identified.

e) Is a public hearing required for this legislation?

Yes. The Seattle City Council must hold a public hearing, currently scheduled for Wednesday November 30, 2011, before the Committee on the Built Environment (COBE).

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Yes. Publication of notice of the Council public hearing will be(?) made in *The Daily Journal of Commerce* and in the City's Land Use Information Bulletin. Environmental review under the State Environmental Policy Act (SEPA) is also required for this legislation. Publication of notice of the environmental determination was made in *The Daily Journal of Commerce* and in the City's Land Use Information Bulletin on July 21, 2011.

g) Does this legislation affect a piece of property?

The legislation is of general application in all zones with respect to proposed platting standards and to various residential zones with respect to other proposed requirements.

h) Other Issues:

None.

List attachments to the fiscal note below: None.



1
2 **23.22.100 Design standards(~~(r)~~)**

3 Except as provided in Section 23.22.106, design of all subdivisions shall conform to the
4 standards set forth in this (~~(subsection)~~) Section 23.22.100:

5 A. Streets and Alleys.

6
7 1. All subdivisions shall be served by one (~~((1))~~) or more streets providing
8 adequate ingress and egress to and from the subdivision.

9 2. New streets within each subdivision shall conform (~~(with)~~) to the City's
10 thoroughfare and circulation plans and shall provide for the continuation of streets that serve the
11 property contiguous to the subdivision. Streets serving lots on two (~~((2))~~) sides shall be at least
12 (~~((sixty-))~~)60(~~(r)~~) feet wide unless a narrower street is warranted by special physical
13 circumstances as determined by the Director, in consultation with the Director of Transportation,
14 or as specified in Section 3.1.2b (for nonarterial streets) or 3.1.1a (for arterials) of the Seattle
15 Right-of-Way Improvements Manual.

16
17 3. Street intersections shall be as nearly at right angles as practicable and in no
18 event shall the angle formed be less than (~~((thirty-))~~)30(~~(r)~~) degrees.

19
20 4. A cul-de-sac shall be designed according to the Seattle Right-of-Way
21 Improvements Manual to provide a circular turnaround at the closed end. A tee or other
22 reasonable alternative may be authorized by the Hearing Examiner in lieu of the turnaround. Cul-
23 de-sac streets shall not exceed (~~((four hundred fifty-))~~)450(~~(r)~~) feet in length and the right-of-way
24

1 shall be at least ~~((fifty-))~~50(~~(+)~~) feet wide, except under special circumstances a lesser width
2 ~~((will be))~~ is permitted.

3 5. Street networks shall provide ready access for fire and other emergency
4 vehicles and equipment, and routes of escape for inhabitants.

5 6. Alleys shall be at least ~~((sixteen-))~~16(~~(+)~~) feet wide plus such additional width
6 as ~~((shall be))~~ is necessary for an adequate turning radius.
7

8
9 B. Blocks. Blocks shall be designed to ~~((assure))~~ promote traffic safety and ease of
10 traffic control and circulation. Blocks shall be identified by letters or numbers.
11

12 C. Lots.

13 1. Every lot shall be provided with convenient pedestrian and vehicular access to
14 a street or to a permanent appurtenant easement that satisfies the requirements of Sections
15 23.53.005 and 23.53.006.
16

17 2. Lots shall be numbered with reference to blocks.

18 3. Every lot, except unit lots and lots proposed to be platted for individual live-
19 work units in zones where live-work units are permitted, shall conform to the following
20 standards for lot configuration, unless a special exception is authorized under subsection
21 23.22.100.D:
22

23 a. If a lot is proposed with street frontage, then one lot line shall abut the
24 street for at least 10 feet; and
25

1 b. No lot shall be less than 10 feet wide for a distance of more than 10 feet
2 as measured at any point; and

3 c. No proposed lot shall have more than six separate lot lines. The lot lines
4 shall be straight lines, unless the irregularly-shaped lot line is caused by an existing right-of-way
5 or an existing lot line; and

6 d. If the property proposed for subdivision is adjacent to an alley, and the
7 adjacent alley is either improved or required to be improved according to the standards of
8 Section 23.53.030, then no new lot shall be proposed that does not provide alley access for
9 vehicles, except that access from a street to an existing use or structure is not required to be
10 changed to alley access. Proposed new lots shall have sufficient frontage on the alley to meet
11 access standards for the zone in which the property is located.

12 D. Special Exception. The Director's recommendation on a proposed subdivision, as a
13 Type II special exception decision, may modify the standards of subsection 23.22.100.C.3, if the
14 applicant demonstrates that the proposed plat meets the following criteria:

15 1. The property has one of the following conditions not created by the applicant:

16 a. Natural topographic features or natural obstructions prevent the platting
17 of one or more lots according to the standards of subsection 23.22.100.C.3;

18 b. Location of existing principal structures that are retained on a lot
19 existing prior to the proposed platting require a platting configuration of one or more lots that
20 cannot reasonably meet the standards of subsection 23.22.100.C.3;

1 c. Location of existing easements or feasibility of access to portions of the
2 property prevents the configuration of proposed plat lines that meet the standards of subsection
3 23.22.100.C.3.;

4 d. Other similar conditions are that prevent application of the standards of
5 subsection 23.22.100.C.3.

6 2. Modification of the standards of subsection 23.22.100.C.3 shall be the
7 minimum necessary to allow platting of lots that each contain a building area for development
8 meeting the development standards of the zone in which the proposed plat is located.

9 3. Lots created under the special exception standards of this subsection
10 23.22.100.D shall not have a configuration that requires a variance from setbacks and yard
11 requirements of the Land Use Code or a variance or exception from the Regulations for
12 Environmentally Critical Areas for any development that may be proposed on the lots.

13 ~~(D)~~E. Design Standards for Pedestrian Access and Circulation. Design of sidewalks
14 and private sidewalk easements for pedestrian access and circulation shall meet the standards of
15 the Seattle Right-of-Way Improvements Manual.

16 ~~(E)~~F. Drainage, Storm Sewer and Utility Easements.

17 1. Easements for drainage channels and ways shall be of sufficient width to
18 assure that they may be maintained and improved. Easements for storm sewers shall be provided
19 and shall be of sufficient width and in proper location to permit future installation. Utility
20 easements shall be in accordance with plans and specifications prepared by the appropriate City
21 department.
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1
2 2. Easements for electric, telephone, water, gas and similar utilities shall be of
3 sufficient width to assure installation and maintenance.

4 ~~((F))~~G. Underground Utility Installation. Subdivisions located adjacent to subdivisions
5 having underground utility lines shall provide underground utility lines including but not limited
6 to those for electricity, telephone, CATV and street lighting.

7
8 Section 2. Section 23.24.040 of the Seattle Municipal Code, which Section was last
9 amended by Ordinance 122615, is amended as follows:

10 **23.24.040 Criteria for approval~~((:))~~**

11 A. The Director shall, after conferring with appropriate officials, use the following
12 criteria to determine whether to grant, condition or deny a short plat:

13 1. Conformance to the applicable Land Use Code provisions, as modified by this
14 chapter;

15 2. Adequacy of access for pedestrians, vehicles, utilities and fire protection as
16 provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and
17 circulation;

18 3. Adequacy of drainage, water supply and sanitary sewage disposal;

19 4. Whether the public use and interests are served by permitting the proposed
20 division of land;

21 5. Conformance to the applicable provisions of Section 25.09.240, Short
22 subdivisions and subdivisions, in environmentally critical areas;

1
2 6. Whether the proposed division of land is designed to maximize the retention of
3 existing trees;

4 7. Conformance to the provisions of Section 23.24.045, Unit lot subdivisions,
5 when the short subdivision is for the purpose of creating separate lots of record for the
6 construction and/or transfer of title of townhouse((s)), rowhouse, and cottage housing
7 developments, ((clustered housing)) as permitted in Single-Family, Residential Small Lot, and
8 Lowrise zones, and for single-family ((housing)) dwelling units in Lowrise zones, or any
9 combination of the above types of residential development, as permitted in the applicable zones;
10 and;

11
12 8. Conformance to the provisions of Section 23.24.046, Multiple single-family
13 dwelling units on a single-family lot, when the short subdivision is for the purpose of creating
14 two ((2)) or more lots from one ((1)) lot with more than one ((1)) existing single-family
15 dwelling unit.

16
17 9. Every lot except unit lots and lots proposed to be platted for individual live-
18 work units in zones where live-work units are permitted, shall conform to the following
19 standards for lot configuration, unless a special exception is authorized under subsection
20 23.24.040.B:

21
22 a. If a lot is proposed with street frontage, then one lot line shall abut the
23 street for at least 10 feet; and

1
2 b. No lot shall be less than 10 feet wide for a distance of more than 10 feet
3 as measured at any point; and

4 c. No proposed lot shall have more than six separate lot lines. The lot
5 lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-
6 of-way or an existing lot line; and

7
8 d. If the property proposed for subdivision is adjacent to an alley, and the
9 adjacent alley is either improved or required to be improved according to the standards of
10 Section 23.53.030, then no new lot shall be proposed that does not provide alley access, except
11 that access from a street to an existing use or structure is not required to be changed to alley
12 access. Proposed new lots shall have sufficient frontage on the alley to meet access standards for
13 the zone in which the property is located.

14
15 B. Special Exception. The Director may modify the standards of subsection
16 23.24.040.A.9, as a Type II special exception decision, if the applicant demonstrates that the
17 proposed plat meets the following criteria:

18 1. The property has one of the following conditions not created by the applicant:

19 a. Natural topographic features or natural obstructions prevent the platting
20 of one or more lots according to the standards of subsection 23.24.040.A.9;

21 b. Location of existing principal structures that are retained on lots
22 existing prior to the proposed platting require a platting configuration of one or more lots that
23 cannot reasonably meet the standards of subsection 23.24.040.A.9;
24

1
2 c. Location of existing easements or feasibility of access to portions of the
3 property prevents the configuration of proposed plat lines that meet the standards of subsection
4 23.24.040.A.9.;

5 d. Other similar conditions are that prevent application of the standards of
6 subsection 23.24.040.A.9.

7
8 2. Modification of the standards of subsection 23.24.040.A.9 shall be the
9 minimum necessary to allow platting of lots that each contain a building area for development
10 meeting the development standards of the zone in which the proposed plat is located.

11 3. Lots created under the special exception standards of this subsection 23.24.040.B shall
12 not have a configuration that requires a variance from setbacks and yard requirements of the
13 Land Use Code or a variance or exception from the Regulations for Environmentally Critical
14 Areas for any development that may be proposed on the lots.

15
16 ((B))C. If the short subdivision contains a proposed dedication, the Director shall refer
17 the matter to the Director of Transportation for a report and recommendation prior to the
18 approval of the short subdivision. The short plat or dedication instrument reflecting the proposed
19 dedication shall be transmitted to the City Council for acceptance of the dedication by ordinance.

20
21 Section 3. Section 23.24.046 of the Seattle Municipal Code, which Section was last
22 amended by Ordinance 121476, is amended as follows:

23 **23.24.046 Multiple single-family dwelling units on a single-family lot((-))**
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1 A. The provisions of this ~~((s))~~Section 23.24.046 apply exclusively to the short
2 subdivision of a lot in a single-family zone containing more than one ~~((1))~~ existing single-
3 family dwelling unit.

4 * * *

5 D. Short subdivision of a lot under this Section 23.24.046 is exempt from the
6 requirements of subsection 23.24.040.A.9, unless a lot is created that does not have an existing
7 single family dwelling unit.

8
9 Section 4. Section 23.28.030 of the Seattle Municipal Code, which Section was last
10 amended by Ordinance 122050, is amended as follows:

11 **23.28.030 Criteria for approval~~((:))~~**

12 A. The Director shall approve an application for a lot boundary adjustment if it is
13 determined that:

- 14
- 15 1. No additional lot, tract, parcel, site or division ~~((will be))~~ is created by the
16 proposed adjustment;
 - 17 2. No proposed adjusted lot ~~((is created which))~~ contains insufficient area and
18 dimensions to meet the minimum requirements for development as calculated under the
19 development standards of the zone in which the lots affected are situated, except as provided in
20 Section 23.44.010, and under any applicable regulations for siting development on parcels with
21 riparian corridors, shoreline habitat, shoreline habitat buffers, wetlands, wetland buffers or steep
22 slopes in ~~((e))~~Chapter 25.09. Any required nondisturbance area shall be legibly shown and
23 described on the site plan, and a covenant shall be required as set out in Section 25.09.335;
- 24
25
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27
28

THIS VERSION IS NOT ADOPTED



1 3. Every proposed adjusted lot shall conform to the following standards for lot
2 configuration, unless a modification is authorized under section 23.28.030.A.4:

3 a. If an adjusted lot is proposed with street frontage, then one lot line shall
4 abut the street for at least 10 feet; and

5 b. No adjusted lot shall be less than 10 feet wide for a distance of more
6 than 10 feet as measured at any point; and

7 c. No adjusted lot shall have more than six separate lot lines. The lot lines
8 shall be straight lines unless the irregularly shaped lot line is caused by an existing right of way
9 or existing lot line; and

10 d. If adjusted lot is adjacent to an alley, and the adjacent alley is either
11 improved or required to be improved according to the standards of Section 23.53.030, then no
12 adjusted lot shall be proposed that does not provide alley access, except that access from a street
13 to an existing use or structure is not required to be changed to alley access. Proposed adjusted
14 lots shall have sufficient frontage on the alley to meet access standards for the zone in which the
15 property is located.

16 4. Modification. The Director's recommendation on a proposed lot adjustment
17 may modify the standards of subsection 23.28.030.A.3 if the applicant demonstrates that the
18 proposed lot boundary adjustment meets the following criteria:

19 a. The property has one of the following conditions not created by the
20 applicant:

THIS VERSION IS NOT ADOPTED



1 1) Natural topographic features or natural obstructions prevent the
2 reconfiguration of one or more lots according to the standards of subsection 23.28.030.A.3;

3 2) Location of existing principal structures that are retained on lots
4 existing prior to the proposed lot boundary adjustment require a reconfiguration of one or more
5 lots that cannot reasonably meet the standards of subsection 23.28.030.A.3;

6 3) Location of existing easements or feasibility of access to
7 portions of the property prevents the reconfiguration of lot lines that meet the standards of
8 subsection 23.28.030.A.3.

9 4) Other similar conditions are that prevent application of the
10 standards of subsection 23.28.030.A.3.

11 b. Modification of the standards of subsection 23.28.030.A.3 shall be the
12 minimum necessary to allow adjusted lots that each contain a building area for development that
13 meets the development standards of the zone in which the proposed lot boundary adjustment is
14 located.

15 ~~((3))~~5. ~~((No))~~ The adjusted lot ~~((is created which does not have))~~ has adequate
16 drainage, water supply and sanitary sewage disposal, and access for vehicles, utilities and fire
17 protection;

18 ~~((4))~~6. The lot boundary adjustment is consistent with applicable provisions of
19 Title 23 of the Seattle Municipal Code ~~((Land Use Code, Title 23)).~~

20 B. An application for a lot boundary adjustment on a parcel containing an~~((d))~~
21 environmentally critical area or buffer shall include the information described in Section
22

THIS VERSION IS NOT ADOPTED



1 25.09.330, unless the Director determines that some of the information listed is not necessary for
2 reviewing the application.

3 Section 5. Section 23.41.012 of the Seattle Municipal Code, which Section was last
4 amended by Ordinance 123776, is amended as follows:

5 **23.41.012 Development standard departures**

6 A. Departure from Land Use Code requirements may be permitted for new multifamily,
7 commercial, and Major Institution development as part of the design review process. Departures
8 may be allowed if an applicant demonstrates that departures from Land Use Code requirements
9 would result in a development that better meets the intent of adopted design guidelines.

10 B. Departures may be granted from any Land Use Code standard or requirement, except
11 for the following:

12 * * *

13 23. Lot configuration standards in subsections 23.22.100.C.3, 23.24.040.A.9, and
14 23.28.030.A.3, which may be modified as authorized in those provisions.

15 Section 6. Section 23.44.010 of the Seattle Municipal Code, which Section was last
16 amended by Ordinance 123649, is amended as follows:

17 **23.44.010 Lot requirements**

18 * * *

19 B. Exceptions to Minimum Lot Area Requirements. The following exceptions to
20 minimum lot area requirements are allowed, subject to the development standards for undersized
21 lots in subsection 23.44.010.C, except as limited under subsection 23.44.010.B.2:

1 1. A lot that does not satisfy the minimum lot area requirements of its
2 zone may be developed or redeveloped separately under one of the following circumstances:

3 a. "The Seventy-Five/Eighty Rule."

4 1) If the lot was established as a separate building
5 site in the public records of the county or City prior to July 24, 1957, by deed, contract of sale,
6 mortgage, property tax segregation, platting or building permit and has an area of at least 75
7 percent of the minimum required lot area and at least 80 percent of the mean lot area of the lots
8 on the same block face and within the same zone in which the lot is located (Exhibit A for
9 23.44.010), or
10

11 2) If the lot is or was created by subdivision, short
12 subdivision or lot boundary adjustment, is at least 75 percent of the minimum required lot area,
13 and is at least 80 percent of the mean lot area of the lots on the same block face within which the
14 lot will be located and within the same zone (Exhibit A for 23.44.010).
15

16 3) For purposes of this subsection 23.44.010.B.1.a,
17 if the platting pattern is irregular, the Director will determine which lots are included within a
18 block face.
19

20 4) A determination whether a lot qualifies for this
21 exception shall be made on the basis of facts in existence as of the date of application for a short
22 plat or building permit for that lot.

23 5) New lots created pursuant to subsection
24 23.44.010.B.1.a.2 shall comply with the following standards:
25

1 a) for a lot that is subdivided or short platted, the
2 configuration requirements of subsections 23.22.100.C.3 and 23.24.040.A.9 or with the
3 modification provisions of subsections 23.22.100.D and 23.24.040.B, as applicable; or

4 b) for an existing lot that is reconfigured under the
5 provisions of Chapter 23.28, the configuration requirements of subsection 23.28.030.A.3 or with
6 the or modification provisions of subsection 23.28.030.A.4.

7
8 b. The lot area deficit is the result of a dedication or sale of a
9 portion of the lot to the City or state for street or highway purposes, payment was received for
10 only that portion of the lot, and the lot area remaining is at least 50 percent of the minimum
11 required.

12 c. The lot would qualify as a legal building site under
13 subsection 23.44.010.B but for a reduction in lot area due to court- ordered adverse possession,
14 and the amount by which the lot was so reduced was less than 10 percent of the former area of
15 the lot. This exception does not apply to lots reduced to less than 50 percent of the minimum
16 area required under subsection 23.44.010.A

17
18 d. The lot was established as a separate building site in the
19 public records of the county or City prior to July 24, 1957, by deed, contract of sale, mortgage,
20 property tax segregation, platting or building permit, and falls into one of the following
21 categories:

22
23 1) The lot has not been held in common ownership
24 with any contiguous lot after January 17, 1987, or

THIS VERSION IS NOT ADOPTED



1 to eaves and unenclosed decks extending onto an adjacent property do not serve to tie the
2 properties together for purposes of this exception, and these features may be removed to allow
3 separate development of the lots if they otherwise qualify; or

4 e. The lot is within a Clustered Housing Planned Development
5 pursuant to Section 23.44.024, a Planned Residential Development pursuant to Section
6 23.44.034, or a development approved as an environmentally critical areas conditional use
7 pursuant to Section 25.09.260.
8

9 f. The lot is or was created by short subdivision of a lot
10 containing more than one existing single family dwelling unit pursuant to Section 23.24.046.

11 2. Limitations.

12 a. Development may occur on a substandard lot containing a
13 riparian corridor, a shoreline habitat and shoreline habitat buffer, a wetland and wetland buffer,
14 or a steep slope and steep slope buffer pursuant to the provisions of Chapter 25.09, Regulations
15 for Environmentally Critical Areas, if the following conditions apply:
16

17 1) The substandard lot is not held in common
18 ownership with an adjacent lot or lots at any time after October 31, 1992, or

19 2) The substandard lot is held in common
20 ownership with an adjacent lot or lots, or has been held in common ownership at any time after
21 October 31, 1992, if proposed and future development will not intrude into the environmentally
22 critical area or buffer.
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1 b. Lots on totally submerged lands do not qualify for any
2 minimum lot area exceptions.

3 C. Development standards for certain lots that qualify for the exception to minimum area
4 in subsection 23.44.010.B.1.d. Development on those lots that meet the conditions outlined in
5 subsection 23.44.010.B.1.d but have a total area less than 2,500 square feet shall comply with the
6 following:

7 1. The height standards of Section 23.44.012.A.3.

8 2. Structure depth shall not exceed two times the width of the lot, for any lot less
9 than 30 feet wide. If a side yard easement is provided according to subsection 23.44.014.D.3,
10 then the easement area may be included as part of the width of the lot for purposes of compliance
11 with this subsection 23.44.010.C.2.

12 D. Maximum Lot Coverage. The maximum lot coverage permitted for principal and
13 accessory structures is as follows:

16 Lot Size	Maximum Lot Coverage
17 Less than 5,000 square feet (sq. ft.)	1,000 sq. ft. + 15% of lot area
18 5,000 sq. ft. or more	35% of lot area

19 For purposes of computing maximum lot coverage, only those portions of a lot that measure at
20 least 10 feet in any direction shall be included in lot coverage calculations, except for portions of
21 a lot that are used for access or that are granted a waiver under subsections 23.22.100.D,
22 23.24.040.B, or 23.28.030.A.4 for the purpose of providing access.
23
24
25

THIS VERSION IS NOT ADOPTED



1 ((D))E. Lot Coverage Exceptions.

2 * * *

3 Section 7. Section 23.44.012.A of the Seattle Municipal Code, which Section was
4 last amended by Ordinance 123564, is amended as follows:

5 **23.44.012 Height Limits**

6 A. Maximum Height Established.

7
8 1. Except as permitted in Section 23.44.041.B, and except as provided in
9 subsections 23.44.012.A.2 and A.3, the maximum permitted height for any structure not located
10 in a required yard is 30 feet.

11 2. The maximum permitted height for any structure on a lot 30 feet or less in
12 width is 25 feet.

13 3. The maximum permitted height for any structure on a lot of less than 2,500
14 square feet is 22 feet, if that lot has less than 15 feet of street frontage and if the front yard or
15 side yard of that lot abuts, for at least 15 feet, on the rear yard of another lot.

16 4. The method of determining structure height and lot width is detailed in Chapter
17 23.86, Measurements.

18 * * *

19
20
21 Section 8. The provisions of this ordinance are declared to be separate and severable.
22 The invalidity of any particular provision shall not affect the validity of any other provision.

23 Section 9. Except as otherwise provided herein, this ordinance shall take effect and be in
24 force 60 days from and after its approval by the Mayor, but if not approved and returned by the
25



1 Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal
2 Code Section 1.04.020.

3 Passed by the City Council the ____ day of _____, 2012, and
4 signed by me in open session in authentication of its passage this ____ day of
5 _____, 2012.

6 _____
7 President _____ of the City Council

8 Approved by me this ____ day of _____, 2012.

9 _____
10 _____
11 Michael McGinn, Mayor

12 Filed by me this ____ day of _____, 2012.

13 _____
14 _____
15 City Clerk

16 (Seal)

THIS VERSION IS NOT ADOPTED



1
2 **23.22.100 Design standards(~~(r)~~)**

3 Except as provided in Section 23.22.106, design of all subdivisions shall conform to the
4 standards set forth in this (~~(subsection)~~) Section 23.22.100:

5 A. Streets and Alleys.

6
7 1. All subdivisions shall be served by one (~~((1))~~) or more streets providing
8 adequate ingress and egress to and from the subdivision.

9 2. New streets within each subdivision shall conform (~~(with)~~) to the City's
10 thoroughfare and circulation plans and shall provide for the continuation of streets that serve the
11 property contiguous to the subdivision. Streets serving lots on two (~~((2))~~) sides shall be at least
12 (~~(sixty-)~~)60(~~(-)~~) feet wide unless a narrower street is warranted by special physical
13 circumstances as determined by the Director, in consultation with the Director of Transportation,
14 or as specified in Section 3.1.2b (for nonarterial streets) or 3.1.1a (for arterials) of the Seattle
15 Right-of-Way Improvements Manual.

16
17 3. Street intersections shall be as nearly at right angles as practicable and in no
18 event shall the angle formed be less than (~~(thirty-)~~)30(~~(-)~~) degrees.

19
20 4. A cul-de-sac shall be designed according to the Seattle Right-of-Way
21 Improvements Manual to provide a circular turnaround at the closed end. A tee or other
22 reasonable alternative may be authorized by the Hearing Examiner in lieu of the turnaround. Cul-
23 de-sac streets shall not exceed (~~(four hundred fifty-)~~)450(~~(-)~~) feet in length and the right-of-way
24



1 shall be at least ~~((fifty-))~~50((~~0~~)) feet wide, except under special circumstances a lesser width
2 ~~((will be))~~ is permitted.

3 5. Street networks shall provide ready access for fire and other emergency
4 vehicles and equipment, and routes of escape for inhabitants.

5 6. Alleys shall be at least ~~((sixteen-))~~16((~~0~~)) feet wide plus such additional width
6 as ~~((shall be))~~ is necessary for an adequate turning radius.
7

8
9 B. Blocks. Blocks shall be designed to ~~((assure))~~ promote traffic safety and ease of
10 traffic control and circulation. Blocks shall be identified by letters or numbers.

11 C. Lots.

12 1. Every lot shall be provided with convenient pedestrian and vehicular access to
13 a street or to a permanent appurtenant easement that satisfies the requirements of Sections
14 23.53.005 and 23.53.006.
15

16 2. Lots shall be numbered with reference to blocks.

17 3. Every lot, except unit lots and lots proposed to be platted for individual live-
18 work units in zones where live-work units are permitted, shall conform to the following
19 standards for lot configuration, unless a modification is authorized under subsection
20

21 23.22.100.D:

22 a. If a lot is proposed with street frontage, then one lot line shall abut the
23 street for at least 10 feet; and
24



1 b. No lot shall be less than 10 feet wide for a distance of more than 10 feet
2 as measured at any point; and

3 c. No proposed lot shall have more than six separate lot lines. The lot lines
4 shall be straight lines, unless the irregularly-shaped lot line is caused by an existing right-of-way
5 or an existing lot line; and

6 d. If the property proposed for subdivision is adjacent to an alley; and the
7 adjacent alley is either improved or required to be improved according to the standards of
8 Section 23.53.030, then no new lot shall be proposed that does not provide alley access for
9 vehicles, except that access from a street to an existing use or structure is not required to be
10 changed to alley access. Proposed new lots shall have sufficient frontage on the alley to meet
11 access standards for the zone in which the property is located.

12 D. Modification. The Director's recommendation on a proposed subdivision may modify
13 the standards of subsection 23.22.100.C.3, if the applicant demonstrates that the proposed plat
14 meets the following criteria:

15 1. The property has one of the following conditions not created by the applicant:

16 a. Natural topographic features or natural obstructions prevent the platting
17 of one or more lots according to the standards of subsection 23.22.100.C.3;

18 b. Location of existing principal structures that are retained on a lot
19 existing prior to the proposed platting require a platting configuration of one or more lots that
20 cannot reasonably meet the standards of subsection 23.22.100.C.3;



1 c. Location of existing easements or feasibility of access to portions of the
2 property prevents the configuration of proposed plat lines that meet the standards of subsection
3 23.22.100.C.3.

4 d. Other similar conditions that prevent application of the standards of
5 subsection 23.22.100.C.3

6 2. Modification of the standards of subsection 23.22.100.C.3 shall be the
7 minimum necessary to allow platting of lots that each contain a building area for development
8 meeting the development standards of the zone in which the proposed plat is located.

9 3. Lots created under the waiver or modification standards of this subsection
10 23.22.100.D shall not have a configuration that requires a variance from setbacks and yard
11 requirements of the Land Use Code or a variance or exception from the Regulations for
12 Environmentally Critical Areas for any development that may be proposed on the lots.

13 ~~((D))~~E. Design Standards for Pedestrian Access and Circulation. Design of sidewalks
14 and private sidewalk easements for pedestrian access and circulation shall meet the standards of
15 the Seattle Right-of-Way Improvements Manual.

16 ~~((E))~~F. Drainage, Storm Sewer and Utility Easements.
17 1. Easements for drainage channels and ways shall be of sufficient width to
18 assure that they may be maintained and improved. Easements for storm sewers shall be provided
19 and shall be of sufficient width and in proper location to permit future installation. Utility
20 easements shall be in accordance with plans and specifications prepared by the appropriate City
21 department.
22
23
24
25

THIS VERSION IS NOT ADOPTED



1
2 2. Easements for electric, telephone, water, gas and similar utilities shall be of
3 sufficient width to assure installation and maintenance.

4 ((F))G. Underground Utility Installation. Subdivisions located adjacent to subdivisions
5 having underground utility lines shall provide underground utility lines including but not limited
6 to those for electricity, telephone, CATV and street lighting.
7

8 Section 2. Section 23.24.040 of the Seattle Municipal Code, which Section was last
9 amended by Ordinance 122615, is amended as follows:

10 **23.24.040 Criteria for approval((:))**

11 A. The Director shall, after conferring with appropriate officials, use the following
12 criteria to determine whether to grant, condition or deny a short plat:
13

14 1. Conformance to the applicable Land Use Code provisions, as modified by this
15 chapter;

16 2. Adequacy of access for pedestrians, vehicles, utilities and fire protection as
17 provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and
18 circulation;

19 3. Adequacy of drainage, water supply and sanitary sewage disposal;

20 4. Whether the public use and interests are served by permitting the proposed
21 division of land;
22

23 5. Conformance to the applicable provisions of Section 25.09.240, Short
24 subdivisions and subdivisions, in environmentally critical areas;
25



1
2 6. Whether the proposed division of land is designed to maximize the retention of
3 existing trees;

4 7. Conformance to the provisions of Section 23.24.045, Unit lot subdivisions,
5 when the short subdivision is for the purpose of creating separate lots of record for the
6 construction and/or transfer of title of townhouse((s)), rowhouse, and cottage housing
7 developments, ((clustered housing)) as permitted in Single-Family, Residential Small Lot, and
8 Lowrise zones, and for single-family ((housing)) dwelling units in Lowrise zones, or any
9 combination of the above types of residential development, as permitted in the applicable zones;
10 and;
11

12 8. Conformance to the provisions of Section 23.24.046, Multiple single-family
13 dwelling units on a single-family lot, when the short subdivision is for the purpose of creating
14 two (((2))) or more lots from one (((1))) lot with more than one (((1))) existing single-family
15 dwelling unit.
16

17 9. Every lot except unit lots and lots proposed to be platted for individual live-
18 work units in zones where live-work units are permitted, shall conform to the following
19 standards for lot configuration, unless a modification is authorized under subsection
20 23.24.040.B:
21

22 a. If a lot is proposed with street frontage, then one lot line shall abut the
23 street for at least 10 feet; and
24



1
2 b. No lot shall be less than 10 feet wide for a distance of more than 10 feet
3 as measured at any point; and

4 c. No proposed lot shall have more than six separate lot lines. The lot
5 lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-
6 of-way or an existing lot line; and

7
8 d. If the property proposed for subdivision is adjacent to an alley, and the
9 adjacent alley is either improved or required to be improved according to the standards of
10 Section 23.53.030, then no new lot shall be proposed that does not provide alley access, except
11 that access from a street to an existing use or structure is not required to be changed to alley
12 access. Proposed new lots shall have sufficient frontage on the alley to meet access standards for
13 the zone in which the property is located.

14
15 B. Modification. The Director's recommendation on a proposed subdivision may modify
16 the standards of subsection 23.24.040.A.9 if the applicant demonstrates that the proposed plat
17 meets the following criteria:

18 1. The property has one of the following conditions not created by the applicant:
19
20 a. Natural topographic features or natural obstructions prevent the platting
21 of one or more lots according to the standards of subsection 23.24.040.A.9;

22 b. Location of existing principal structures that are retained on lots
23 existing prior to the proposed platting require a platting configuration of one or more lots that
24 cannot reasonably meet the standards of subsection 23.24.040.A.9;



1
2 c. Location of existing easements or feasibility of access to portions of the
3 property prevents the configuration of proposed plat lines that meet the standards of subsection
4 23.24.040.A.9.

5 d. Other similar conditions that prevent application of the standards of
6 subsection 23.24.040.A.9

7
8 2. Modification of the standards of subsection 23.24.040.A.9 shall be the
9 minimum necessary to allow platting of lots that each contain a building area for development
10 meeting the development standards of the zone in which the proposed plat is located.

11 3. Lots created under the waiver or modification standards of this subsection
12 23.24.040.B shall not have a configuration that requires a variance from setbacks and yard
13 requirements of the Land Use Code or a variance or exception from the Regulations for
14 Environmentally Critical Areas for any development that may be proposed on the lots.

15
16 ((B))C. If the short subdivision contains a proposed dedication, the Director shall refer
17 the matter to the Director of Transportation for a report and recommendation prior to the
18 approval of the short subdivision. The short plat or dedication instrument reflecting the proposed
19 dedication shall be transmitted to the City Council for acceptance of the dedication by ordinance.

20
21 Section 3. Section 23.24.046 of the Seattle Municipal Code, which Section was last
22 amended by Ordinance 121476, is amended as follows:

23 **23.24.046 Multiple single-family dwelling units on a single-family lot((-))**
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1 A. The provisions of this ~~((s))~~Section 23.24.046 apply exclusively to the short
2 subdivision of a lot in a single-family zone containing more than one ~~((+))~~ existing single-
3 family dwelling unit.

4 * * *

5 D. Short subdivision of a lot under this Section 23.24.046 is exempt from the
6 requirements of subsection 23.24.040.A.9, unless a lot is created that does not have an existing
7 single family dwelling unit.
8

9 Section 4. Section 23.28.030 of the Seattle Municipal Code, which Section was last
10 amended by Ordinance 122050, is amended as follows:

11 **23.28.030 Criteria for approval~~((:))~~**

12 A. The Director shall approve an application for a lot boundary adjustment if it is
13 determined that:

14 1. No additional lot, tract, parcel, site or division ~~((will be))~~ is created by the
15 proposed adjustment;

16 2. No proposed adjusted lot ~~((is created which))~~ contains insufficient area and
17 dimensions to meet the minimum requirements for development as calculated under the
18 development standards of the zone in which the lots affected are situated, except as provided in
19 Section 23.44.010, and under any applicable regulations for siting development on parcels with
20 riparian corridors, shoreline habitat, shoreline habitat buffers, wetlands, wetland buffers or steep
21 slopes in ~~((e))~~Chapter 25.09. Any required nondisturbance area shall be legibly shown and
22 described on the site plan, and a covenant shall be required as set out in Section 25.09.335;
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1 3. Every proposed adjusted lot shall conform to the following standards for lot
2 configuration, unless a modification is authorized under section 23.28.030.A.4:

3 a. If an adjusted lot is proposed with street frontage, then one lot line shall
4 abut the street for at least 10 feet; and

5 b. No adjusted lot shall be less than 10 feet wide for a distance of more
6 than 10 feet as measured at any point; and

7 c. No adjusted lot shall have more than six separate lot lines. The lot lines
8 shall be straight lines unless the irregularly shaped lot line is caused by an existing right of way
9 or existing lot line; and

10 d. If adjusted lot is adjacent to an alley, and the adjacent alley is either
11 improved or required to be improved according to the standards of Section 23.53.030, then no
12 adjusted lot shall be proposed that does not provide alley access, except that access from a street
13 to an existing use or structure is not required to be changed to alley access. Proposed adjusted
14 lots shall have sufficient frontage on the alley to meet access standards for the zone in which the
15 property is located.

16 4. Modification. The Director's recommendation on a proposed lot adjustment
17 may modify the standards of subsection 23.28.030.A.3 if the applicant demonstrates that the
18 proposed lot boundary adjustment meets the following criteria:

19 a. The property has one of the following conditions not created by the
20 applicant:



1 1) Natural topographic features or natural obstructions prevent the
2 reconfiguration of one or more lots according to the standards of subsection 23.28.030.A.3;

3 2) Location of existing principal structures that are retained on lots
4 existing prior to the proposed lot boundary adjustment require a reconfiguration of one or more
5 lots that cannot reasonably meet the standards of subsection 23.28.030.A.3;

6 3) Location of existing easements or feasibility of access to
7 portions of the property prevents the reconfiguration of lot lines that meet the standards of
8 subsection 23.28.030.A.3.

9 4) Other similar conditions are that prevent application of the
10 standards of subsection 23.28.030.A.3.

11 b. Modification of the standards of subsection 23.28.030.A.3 shall be the
12 minimum necessary to allow adjusted lots that each contain a building area for development that
13 meets the development standards of the zone in which the proposed lot boundary adjustment is
14 located.

15 ~~((3))~~5. ~~((No))~~ The adjusted lot ~~((is created which does not have))~~ has adequate
16 drainage, water supply and sanitary sewage disposal, and access for vehicles, utilities and fire
17 protection;

18 ~~((4))~~6. The lot boundary adjustment is consistent with applicable provisions of
19 Title 23 of the Seattle Municipal Code ((Land Use Code, Title 23)).
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1 B. An application for a lot boundary adjustment on a parcel containing an((d))
2 environmentally critical area or buffer shall include the information described in Section
3 25.09.330, unless the Director determines that some of the information listed is not necessary for
4 reviewing the application.

5 Section 5. Section 23.41.012 of the Seattle Municipal Code, which Section was last
6 amended by Ordinance 123392, is amended as follows:

7 **23.41.012 Development standard departures**
8

9 A. Departure from Land Use Code requirements may be permitted for new multifamily,
10 commercial, and Major Institution development as part of the design review process. Departures
11 may be allowed if an applicant demonstrates that departures from Land Use Code requirements
12 would result in a development that better meets the intent of adopted design guidelines.

13 B. Departures may be granted from any Land Use Code standard or requirement, except
14 for the following:
15

16 * * *

17 23. Lot configuration standards in subsections 23.22.100.C.3, 23.24.040.A.9, and
18 23.28.030.A.3, which may be modified as authorized in those provisions.
19

20 Section 6. Section 23.44.010 of the Seattle Municipal Code, which Section was last
21 amended by Ordinance 123649, is amended as follows:

22 **23.44.010 Lot requirements**
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1 B. Exceptions to Minimum Lot Area Requirements. The following exceptions to
2 minimum lot area requirements are allowed, subject to the development standards for undersized
3 lots in subsection 23.44.010.C, except as limited under subsection 23.44.010.B.2:

4 1. A lot that does not satisfy the minimum lot area requirements of its
5 zone may be developed or redeveloped separately under one of the following circumstances:

6 a. "The Seventy-Five/Eighty Rule."

7
8 1) If the lot was established as a separate building
9 site in the public records of the county or City prior to July 24, 1957, by deed, contract of sale,
10 mortgage, property tax segregation, platting or building permit and has an area of at least 75
11 percent of the minimum required lot area and at least 80 percent of the mean lot area of the lots
12 on the same block face and within the same zone in which the lot is located (Exhibit A for
13 23.44.010), or
14

15 2) If the lot is or was created by subdivision, short
16 subdivision or lot boundary adjustment, is at least 75 percent of the minimum required lot area,
17 and is at least 80 percent of the mean lot area of the lots on the same block face within which the
18 lot will be located and within the same zone (Exhibit A for 23.44.010).
19

20 3) For purposes of this subsection 23.44.010.B.1.a,
21 if the platting pattern is irregular, the Director will determine which lots are included within a
22 block face.
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1 4) A determination whether a lot qualifies for this
2 exception shall be made on the basis of facts in existence as of the date of application for a short
3 plat or building permit for that lot.

4 5) New lots created pursuant to subsection
5 23.44.010.B.1.a.2 shall comply with the following standards:

6 a) for a lot that is subdivided or short platted, the
7 configuration requirements of subsections 23.22.100.C.3 and 23.24.040.A.9 or with the
8 modification provisions of subsections 23.22.100.D and 23.24.040.B, as applicable; or

9 b) for an existing lot that is reconfigured under the
10 provisions of Chapter 23.28, the configuration requirements of subsection 23.28.030.A.3 or with
11 the or modification provisions of subsection 23.28.030.A.4.

12 b. The lot area deficit is the result of a dedication or sale of a
13 portion of the lot to the City or state for street or highway purposes, payment was received for
14 only that portion of the lot, and the lot area remaining is at least 50 percent of the minimum
15 required.

16 c. The lot would qualify as a legal building site under
17 subsection 23.44.010.B but for a reduction in lot area due to court- ordered adverse possession,
18 and the amount by which the lot was so reduced was less than 10 percent of the former area of
19 the lot. This exception does not apply to lots reduced to less than 50 percent of the minimum
20 area required under subsection 23.44.010.A
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1 d. The lot was established as a separate building site in the
2 public records of the county or City prior to July 24, 1957, by deed, contract of sale, mortgage,
3 property tax segregation, platting or building permit, and falls into one of the following
4 categories:

5 1) The lot has not been held in common ownership
6 with any contiguous lot after January 17, 1987, or
7

8 2) The lot is or has been held in common
9 ownership with a contiguous lot after January 17, 1987 and is or has been developed with a
10 principal structure that is wholly within the lot's boundaries, but only if no portion of any
11 contiguous lot is required to meet the least restrictive of lot area, lot coverage, setback or yard
12 requirements that were in effect at the time of the original construction of the principal structure,
13 at the time of its subsequent additions, or that are in effect at the time of redevelopment of the
14 lot (Exhibit B for 23.44.010), or
15

16 3) The lot is or has been held in common
17 ownership with a contiguous lot after January 17, 1987 and is not developed with all or part of a
18 principal structure, but only if no portion of the lot is required to meet the least restrictive of lot
19 area, lot coverage, setback or yard requirements that were in effect for a principal structure on
20 the contiguous lot at the time of the construction of the principal structure, at the time of its
21 subsequent additions, or that are in effect at the time of the development of the lot (Exhibit B for
22 23.44.010). If any portion of the lot to be developed has been used to meet the parking
23 requirement in effect for a principal structure on a contiguous lot, such parking requirement must
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1 continue to be met on the lot to be developed or alternative parking that meets the requirements
2 of this Land Use Code must be provided for the contiguous lot.

3 4) For purposes of subsection 23.44.010.B.1.d,
4 removal of all or any part of a principal structure or destruction by fire or act of nature on or after
5 January 18, 1987, does not qualify the lot for this minimum lot area exception (Exhibit C for
6 23.44.010) except that minor features containing no interior floor area including but not limited
7 to eaves and unenclosed decks extending onto an adjacent property do not serve to tie the
8 properties together for purposes of this exception, and these features may be removed to allow
9 separate development of the lots if they otherwise qualify; or
10

11 e. The lot is within a Clustered Housing Planned Development
12 pursuant to Section 23.44.024, a Planned Residential Development pursuant to Section
13 23.44.034, or a development approved as an environmentally critical areas conditional use
14 pursuant to Section 25.09.260.
15

16 f. The lot is or was created by short subdivision of a lot
17 containing more than one existing single family dwelling unit pursuant to Section 23.24.046.
18

19 2. Limitations.

20 a. Development may occur on a substandard lot containing a
21 riparian corridor, a shoreline habitat and shoreline habitat buffer, a wetland and wetland buffer,
22 or a steep slope and steep slope buffer pursuant to the provisions of Chapter 25.09, Regulations
23 for Environmentally Critical Areas, if the following conditions apply:
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1 1) The substandard lot is not held in common
2 ownership with an adjacent lot or lots at any time after October 31, 1992, or

3 2) The substandard lot is held in common
4 ownership with an adjacent lot or lots, or has been held in common ownership at any time after
5 October 31, 1992, if proposed and future development will not intrude into the environmentally
6 critical area or buffer.

7
8 b. Lots on totally submerged lands do not qualify for any
9 minimum lot area exceptions.

10 C. Development standards for certain lots that qualify for the exception to minimum area
11 in subsection 23.44.010.B.1.d. Development on those lots that meet the conditions outlined in
12 subsection 23.44.010.B.1.d but have a total area less than 2,500 square feet shall comply with the
13 following:

- 14
15 1. The height standards of Section 23.44.012.A.3.
16 2. Structure depth shall not exceed two times the width of the lot, for any lot less
17 than 30 feet wide. If a side yard easement is provided according to subsection 23.44.014.D.3,
18 then the easement area may be included as part of the width of the lot for purposes of compliance
19 with this subsection 23.44.010.C.2.

20
21 D. Maximum Lot Coverage. The maximum lot coverage permitted for principal and
22 accessory structures is as follows:

THIS VERSION IS NOT ADOPTED



Lot Size	Maximum Lot Coverage
Less than 5,000 square feet (sq. ft.)	1,000 sq. ft. + 15% of lot area
5,000 sq. ft. or more	35% of lot area

For purposes of computing maximum lot coverage, only those portions of a lot that measure at least 10 feet in any direction shall be included in lot coverage calculations, except for portions of a lot that are used for access or that are granted a waiver under subsections 23.22.100.D, 23.24.040.B, or 23.28.030.A.4 for the purpose of providing access.

~~(D)~~E. Lot Coverage Exceptions.

* * *

Section 7. Section 23.44.012.A of the Seattle Municipal Code, which Section was last amended by Ordinance 123564, is amended as follows:

23.44.012 Height Limits

A. Maximum Height Established.

1. Except as permitted in Section 23.44.041.B, and except as provided in subsections 23.44.012.A.2 and A.3, the maximum permitted height for any structure not located in a required yard is 30 feet.

2. The maximum permitted height for any structure on a lot 30 feet or less in width is 25 feet.

3. The maximum permitted base height for any structure on a lot of less than 2,500 square feet is 22 feet.



STATE OF WASHINGTON – KING COUNTY

--SS.

280587

No. 123809,810,811,812,813 14

CITY OF SEATTLE, CLERKS OFFICE

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: TITLE ONLY ORDINANCE

was published on

02/03/12

The amount of the fee charged for the foregoing publication is the sum of \$ 153.45, which amount has been paid in full.

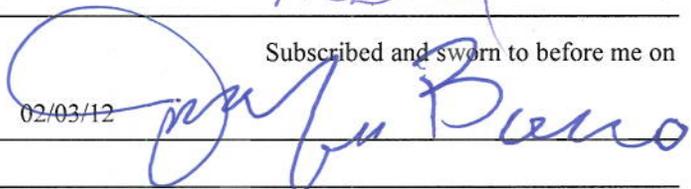


Affidavit of Publication



Subscribed and sworn to before me on

02/03/12



Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle Title Only Ordinances

The full text of the following legislation, passed by the City Council on January 17, 2012, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Contact: Office of the City Clerk at (206) 684-8344.

ORDINANCE NO. 123809

AN ORDINANCE relating to land use, zoning and lots, amending Seattle Municipal Code Sections 23.22.100, 23.24.040, 23.24.046, 23.28.030, 23.41.012, 23.44.010, and 23.44.012, to require standards for configuration of platted lots, to add specific standards for development on lots qualifying for exceptions to minimum lot area standards in Single Family zones, and to clarify existing standards for structures eligible for unit lot subdivisions.

ORDINANCE NO. 123810

AN ORDINANCE relating to the Bridge Rehabilitation and Replacement project; amending Ordinance 123417 to authorize the Director of the Department of Transportation to accept, on behalf of the City of Seattle, a Hydrant Easement from SPO, LLC, a Washington limited liability company in a portion of Block 30 of Ladd's First Addition to South Seattle for the purposes of construction, reconstruction, alteration, operation, maintenance, and repair of the water service facilities in connection with the Airport Way South Viaduct Over Argo Railroad Yard project.

ORDINANCE NO. 123811

AN ORDINANCE relating to the NE 45th Street Viaduct project; authorizing the Director of the Seattle Department of Transportation to accept, on behalf of the City of Seattle, a Maintenance Easement and Agreement from the University of Washington for the purposes of accessing, maintaining, cleaning, repairing, reconstructing, and replacing a retaining wall supporting the west approach of the NE 45th Street Viaduct; placing the easement under the jurisdiction of the Seattle Department of Transportation; and ratifying and confirming prior acts.

ORDINANCE NO. 123812

AN ORDINANCE accepting deeds and easements for street, alley, or sidewalk purposes; laying off, opening, widening, extending, and establishing portions of the following rights-of-way: Lenora Street abutting Block 47 and the alley in Block 47, Addition to the City of Seattle as laid out by A.A. Denny (commonly known as A.A. Denny's 6th Addition to the City of Seattle); the alley in Block 8, North Park; the alley in Block 13, Addition to the Town of Seattle as laid off by the Heirs of Sarah A. Bell, Deceased; the alley in Block 26, Second Addition to the Town of Seattle as laid off by the Heirs of Sarah A. Bell, Deceased, (commonly known as Heirs of Sarah A. Bell's Second Addition to the City of Seattle); the alley in Block 1, H.S. Turner and Co's University Add'n to the City of Seattle; 46th Avenue South abutting Lot 20, Speedway Addition to the City of Seattle; the street turn-around in Lots 19 and 20, Speedway Addition to the City of Seattle; the alley in Block 11, D.T. Denny's Waterfront Addition to the City of Seattle; the alley in Lot 12, Supplemental Plat of Block 27 to Bell & Denny's First Addition to the City of Seattle; the alley in Block 1, May Addition to the City of Seattle; the alley in Block "A", Greene's Replat of Block 10, Squire Park Add. to the City of Seattle; the sidewalk adjoining Block A, Brooklyn Supplemental Addition to the City of Seattle; the alley in Block 6, Columbia; Stone Avenue North abutting a portion of the SW 1/4 of the SE 1/4, Sec. 19, T26N, R4E, W.M.; the sidewalk adjoining a portion of Stone Avenue North in SW 1/4 of the SE 1/4, Sec. 19, T26N, R4E, W.M.; the alley in Block 19, Denny-Fuhrman Addition to the City of Seattle; the alley in Block 20, First Addition to that part of the Town of Seattle, laid off by Wm. N. Bell and A.A. Denny (commonly known as Bell & Denny's 1st Addition to the City of Seattle); the alley in Block 8, the Byron Addition to the City of Seattle; the sidewalk adjoining Block 104, Terry's Second Addition to the Town of Seattle; the sidewalk adjoining Blocks 51 and 52, New Rainier Vista; and placing the real property conveyed by said deeds and easements under the jurisdiction of the Seattle Department of Transportation.

ORDINANCE NO. 123813

AN ORDINANCE vacating the portion of South Atlantic Street from the east margin of 6th Avenue South easterly to vacated South Atlantic Street, as established in Vacation Ordinance 113655, on the petition of King County Metro Transit; as reflected in Clerk File 304924.

ORDINANCE NO. 123814

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Date of publication in the Seattle Daily Journal of Commerce, February 3, 2012.

2/3(230587)