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Ordinance No. 104012

AN ORDINANCE relating to land use and zoning; amending Section 19.2 of the Zoning Ordinance (86300) to include houseboats in established moorages as uses permitted outright in the Manufacturing (M) Zone and dividing said section into sections designated Sections 19.20 through 19.26; amending Section 19.3 of the Zoning Ordinance to include houseboat moorages and multiple dwellings as uses conditionally permitted in said M Zone and dividing said section into sections designated Sections 19.30 through 19.32; and amending Section 19.6 of the Zoning Ordinance to modify the bulk requirements for residential structures in the M Zone and dividing said section into COMPTROLLER sections designated Sections 19.60 through 19.63.

FILE NUMBER 279729 19.63.

11/14/74 - Pass

Council Bill No. 95774

INTRODUCED: NOV 2 1974	BY: MILLER
REFERRED: NOV 4 1974	TO: PLANNING & URBAN DEV.
REFERRED:	
REPORTED: NOV 13 1974	SECOND READING: NOV 16 1974
THIRD READING: NOV 16 1974	SIGNED: NOV 13 1974
PRESENTED TO MAYOR: NOV 18 1974	APPROVED: NOV 22 1974
VETO TO CITY CLERK: NOV 22 1974	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

Unanimous Vote

YES _____ NO _____

SEE BACK COVER

ORD 106848 -FURTHER AMENDS SEC 19.21, ETAL, ZONING ORD 86300 RE DEFINING, ETC. OF "FAST FOOD RESTAURANT".

ORD 107537 -FURTHER AMENDS SEC 19.31 (ETAL) TO PERMIT UPHOLSTERING SHOPS IN BN ZONE; TO DEFINE "JAIL" & "WORK-RELEASE CENTER"; & TO PERMIT JAILS, WORK-RELEASE CENTERS & POLICE PRECINCT STATIONS IN VARIOUS ZONES.

Ord. 107990 * Amends Sec 19.22, et al, Zoning Ord 86300 re temp. permitting animal control shelter in mfg & more intensive zones.

Ord. 107990 -

BPC

PUB
(80)
BLDG.

ORDINANCE 104012

AN ORDINANCE relating to land use and zoning; amending Section 19.2 of the Zoning Ordinance (86300) to include houseboats in established moorages as uses permitted outright in the Manufacturing (M) Zone and dividing said section into sections designated Sections 19.20 through 19.26; amending Section 19.3 of the Zoning Ordinance to include houseboat moorages and multiple dwellings as uses conditionally permitted in said M Zone and dividing said section into sections designated Sections 19.30 through 19.32; and amending Section 19.6 of the Zoning Ordinance to modify the bulk requirements for residential structures in the M Zone and dividing said section into sections designated Sections 19.60 through 19.63.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 19.2 of the Zoning Ordinance (86300), as last amended by Ordinance 103106, is further amended and divided into sections designated Sections 19.20 through 19.26 to read as follows:

Section 19.20. Principal Uses Permitted Outright shall be as set forth in Sections 19.21 through 19.26 of this Article. References in other sections of this ordinance to "Section 19.2" shall mean and include Sections 19.20 through 19.26, inclusive.

AMENDED ORG. Section 19.21 The following uses:

106848

- (a) CG uses permitted outright as specified and regulated in Article 18, unless modified in this Article.
- (b) Trailer Park, provided that any portion thereof not permanently maintained in landscaped condition shall be graded, drained and surfaced as required in Section 23.41(c).
- (c) Individual houseboats when located within an established houseboat moorage.

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AMENDED ORD.
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Section 19.22 Uses permitted provided however that

they shall be in a completely enclosed building or completely enclosed portion of building when within fifty (50) feet of any lot in an R Zone.

- (a) Manufacture, compounding, processing, packaging, or treatment of such products as bakery goods, candy, cosmetics, paints, oils, pharmaceuticals, toiletries and food products, except food products permitted in Sections 19.23, 19.24 or 19.25 or prohibited in Section 19.7.
- (b) Manufacture of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, sheet metal (excluding stampings of metal heavier than fourteen (14) gauge), shell, textiles, tobacco, wax, wire, wood and yarns.
- (c) Manufacture of pottery and figurines or other similar ceramic products from previously pulverized clay, kilns to be fired by electricity or gas; casting of concrete products for cemetery purposes.
- (d) Manufacture of musical instruments, toys, novelties, rubber or metal stamps, or other small moulded rubber products.
- (e) Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.

1 Section 19.23 Uses permitted when one hundred (100)

2 feet or more from any lot in an R zone:

3 (a) Machine shop, welding or other metal working
4 shop, blacksmith shop, excluding punch presses
5 over twenty (20) tons, and noise-producing
6 tools.

7 (b) Electro-plating.

8 (c) Foundry casting light weight non-ferrous
9 metals or unobnoxious electric foundry.

10 (d) Cold storage plant.

11 (e) Enameling processes utilizing filtered sprays
12 and electricity, oil, natural or manufactured
13 gas and fuel.

14 (f) Rendering of edible fats in closed vessels
15 under steam.

16 Section 19.24 Uses permitted when two hundred (200)

17 feet or more from any lot in an R zone.

18 Acetylene manufacturing in excess of fifteen (15)
19 pounds pressure per square inch.

20 Assaying gold and silver

21 Automobile assembly

22 Babbit metal manufacturing

23 Bag Cleaning

24 Battery manufacture

25 Bleaching and dyeing plant

26 Boat building and repair for craft up to one-hundred-
27 ten (110) feet in length.

28 Bronze powder manufacturing

 Bulk station

 Coal, coke or wood yard

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Concrete mixing, concrete products manufacturing

Cooperage works

Crematory

Felt manufacturing

Grain elevator

Heliports, subject to the following provisions:

(1) Open areas and landing pads shall be hard surfaced.

(2) Landing pads shall be enclosed by a solid wall or chain link or similar fence not less than three (3) feet high and so located as not to obstruct the glide angle of aircraft using said landing pads.

(3) At least two (2) approach lanes to each landing pad shall be provided and maintained free of obstruction and shall be located not less than ninety (90) degrees apart. Such approach lanes shall be located within forty-five (45) degrees left or right of the prevailing winds and shall fan out at an angle of ten (10) degrees from the width of the landing pad to a width of one thousand (1000) feet, and shall have a glide angle slope of eight (8) to one (1).

Ice manufacturing plant

Manufacture of excelsior, wood fiber or sawdust products not involving chemical treatment

Poultry slaughter house including packing and freezing

Railroad freight terminal

Refuse transfer station, subject to the following provisions:

- 1 (1) Adequate control measures for insects, rodents
2 and odors shall be maintained continually.
- 3 (2) Operations shall be limited to hours between
4 6:00 A.M. and 8:00 P.M.
- 5 (3) All transfer operations shall take place
6 within a building.
- 7 (4) All trailers and trucks, when containing
8 garbage, shall be completely closed and shall
9 be stored or parked no closer than two hundred
10 (200) feet to any lot in an R zone.
- 11 (5) A view-obscuring eight (8) foot high fence
12 or wall shall be erected and maintained on
13 all sides which abut upon or face across a
14 street or alley any lot in other than an
15 M or I Zone. Such fence or wall shall be
16 located twenty (20) feet or more from any
17 lot line. Areas between fencing and lot
18 lines shall be landscaped with trees and
19 with grass, hardy shrubs or evergreen ground
20 cover and shall be maintained in good condition.

21 Sand blasting or cutting

22 Stonecutting yard or monument works

23 Waterfront freight terminal

24 Wire or rod drawing - nut, screw, or bolt manufacturing

25 Section 19.25 Uses permitted when three hundred (300)
26 feet or more from any lot in an R Zone.

27 (a) Shipbuilding and repair

28 (b) Planing mill, sawmill, shingle mill or plywood
manufacture.

(c) Pickle and sauerkraut manufacture.

1 (d) Mushroom plant and cannery.

2 (e) Feed and cereal mill.

3 (f) Steam manufacture.

4 Section 19.26 Uses permitted when five hundred (500)
5 feet from any lot in an R Zone.

6 Auto wrecking yard or junk yard when completely
7 enclosed by a view-obscuring fence at least eight
8 (8) feet in height.

9 Section 2. That Section 19.3 of the Zoning Ordinance
10 (86300) as last amended by Ordinance 91700, is further
11 amended and divided into sections designated Sections 19.30
12 through 19.32, inclusive, to read as follows:

12 Section 19.30 Principal Conditional Uses shall be
13 as set forth in Sections 19.31 through 19.32 of
14 this Article. References in other sections of
15 this ordinance to "Section 19.3" shall mean and
16 include Sections 19.30 through 19.32, inclusive.

17 AMENDED - ORD.

107537

17 Section 19.31 The following uses when authorized by
18 the Council in accordance with Article 27:

18 (a) Houseboat moorages and multiple dwellings
19 in structures designed primarily for
20 residential uses when located on waterfront
21 lots and subject to the following conditions:

22 (1) When nearby or associated uses and
23 other conditions in the immediate environs
24 are not of the type to create a nuisance
25 or adversely affect the desirability of
26 the area for living purposes.

27 (2) When residential development will not
28 usurp land which is needed for and better

1 suited to manufacturing usage by virtue
2 of special attributes such as railroad
3 access and proximity to established
4 manufacturing development.

5 (3) When the residential development is
6 buffered by distance or screening from
7 adjacent non-residential uses and vacant
8 lots.

9 Section 19.32 The following uses permitted when
10 authorized by the Hearing Examiner in accordance
11 with Article 28.

12 (a) Principal conditional uses which the Hearing
13 Examiner may authorize in a less intensive
14 zone unless modified in this Article.

15 Section 3. That Section 19.6 of the Zoning Ordinance
16 (86300), as last amended by Ordinance 87225, is further amended
17 and divided into sections designated Sections 19.60 through
18 19.63 to read as follows:

19 Section 19.60 Bulk regulations shall be as set forth
20 in Sections 19.61 through 19.63 of this Article.
21 References in other sections of this ordinance to
22 "Section 19.6" shall mean and include Sections 19.60
23 through 19.63, inclusive.

24 Section 19.61 Height of buildings and lot coverage:

25 (a) The gross floor area of any non-residential
26 structure not including floor area used for
27 parking, shall not exceed two and one-half
28 (2 1/2) times the area of the lot, except
as modified in Section 22.2.

(b) The height and lot coverage for permitted
residential structures shall be provided in

(To be used for all Ordinances except Emergency.)

Section 4.... This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 18 day of November, 1974, and signed by me in open session in authentication of its passage this 18 day of November, 1974, *Jeanette Williams* President Pro Tem of the City Council.

Approved by me this 22 day of November, 1974, *[Signature]* Mayor.

Filed by me this 22 day of November, 1974

Attest: *[Signature]* City Comptroller and City Clerk.

(SEAL)

Published.....

By *[Signature]* Deputy Clerk.

The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported
and Adopted

Your Committee on

PLANNING & URBAN DEVELOPMENT

NOV 18 1974

to which was referred C.B. 95774,

Relating to land use and zoning; amending Section 19.2 of the Zoning Ordinance (86300) to include houseboats in established moorages as uses permitted outright in the Manufacturing (M) Zone and dividing said section into sections designated ~~Sections designated~~ Sections 19.20 through 19.26; amending Section 19.3 of the Zoning Ordinance to include houseboat moorages and multiple dwellings as uses conditionally permitted in said M Zone and dividing said section into sections designated Sections 19.30 through 19.32; and amending Section 19.6 of the Zoning Ordinance to modify the bulk requirements for residential structures in the M Zone and dividing said section into sections designated Section 19.60 through 19.63,
RECOMMEND THAT THE SAME DO PASS.

Chairman

John R. Mills
Chairman

Committee

Committee

TIME AND DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY
THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

John R. Miller

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: P+UD

[Signature]

PRESIDENT'S SIGNATURE

Affidavit of Publication

STATE OF WASHINGTON,
KING COUNTY—SS.

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

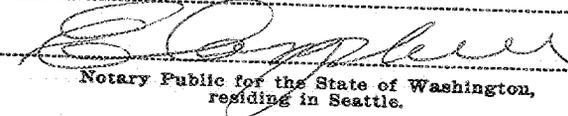
ORDINANCE NO 104012

was published on Nov 26, 1974



Subscribed and sworn to before me on

Nov 26, 1974



Notary Public for the State of Washington,
residing in Seattle.

ORDINANCE 13012

AN ORDINANCE relating to land use and zoning, amending Section 13.1 of the Zoning Ordinance (86300) to include houseboats in established moorages as uses permitted outright in the Manufacturing (M) Zone and dividing said section into sections designated Sections 13.20 through 13.24, amending Section 13.3 of the Zoning Ordinance to include houseboat moorages and multiple dwellings as uses conditionally permitted in said M Zone and dividing said section into sections designated Sections 13.30 through 13.32, and amending Section 13.4 of the Zoning Ordinance to modify the bulk requirements for residential structures in the M Zone and dividing said section into sections designated Sections 13.50 through 13.52.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 13.2 of the Zoning Ordinance (86300), as last amended by Ordinance 103105, is further amended and divided into sections designated Sections 13.20 through 13.24 to read as follows:

Section 13.20 Principal Uses Permitted Outright SHALL BE AS SET FORTH IN SECTIONS 13.21 THROUGH 13.24 OF THIS ARTICLE. REFERENCES IN OTHER SECTIONS OF THIS ORDINANCE TO "SECTION 13.2" SHALL MEAN AND INCLUDE SECTIONS 13.20 THROUGH 13.24, INCLUSIVE.

SECTION 13.21 The following uses:

(a) CG uses permitted outright as specified and regulated in Article 13, unless modified in this Article.

(b) Trailer Park, provided that any portion thereof not permanently maintained in landscaped condition shall be graded, drained and surfaced as required in Section 23.41(c).

(c) INDIVIDUAL HOUSEBOATS WHEN LOCATED WITHIN AN ESTABLISHED HOUSEBOAT MOORAGE.

SECTION 13.22 Uses permitted provided however that they shall be in a completely enclosed building or completely enclosed portion of building when within fifty (50) feet of any lot in an R Zone.

(a) Manufacture, compounding, processing, packaging, or treatment of such products as bakery goods, candy, cosmetics, paints, oils, pharmaceuticals, toiletries and food products, except food products permitted in Sections 13.23, 13.24 or 13.25 or prohibited in Section 13.27.

(b) Manufacture of articles or merchandise from the following previously prepared materials: burlap, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, sheet metal (excluding stampings of metal heavier than fourteen (14) gauge), shell, textiles, tobacco, wax, wire, wood and yarns.

(c) Manufacture of pottery and figurines or other similar ceramic products from previously pulverized clay, kilns to be fired by electricity or gas; casting of concrete products for cemetery purposes.

(d) Manufacture of musical instruments, toys, novelties, rubber or metal stamps, or other small moulded rubber products.

(e) Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.

SECTION 13.23 Uses permitted when one hundred (100) feet or more from any lot in an R Zone:

Acetylene manufacturing in excess of fifteen (15) pounds pressure per square inch.

Assaying gold and silver

Automobile assembly

Rabbit metal manufacturing

Bag Cleaning

Battery manufacture

Bleaching and dyeing plant

Boat building and repair for craft up to one-hundred-ten (110) feet in length.

Bronze powder manufacturing

Bulk station

Coal, coke or wood yard

Concrete mixing, concrete products manufacturing

Cooperage works

Crematory

Felt manufacturing

Grain elevator

Heliports, subject to the following provisions:

(1) Open areas and landing pads shall be hard surfaced.

(2) Landing pads shall be enclosed by a solid wall or chain link or similar fence not less than three (3) feet high and so located as not to obstruct the glide angle of aircraft using said landing pads.

(3) At least two (2) approach lanes to each landing pad shall be provided and maintained free of obstruction and shall be located not less than ninety (90) degrees apart. Such approach lanes shall be located within forty-five (45) degrees left or right of the prevailing winds and shall fan out at an angle of ten (10) degrees from the width of the landing pad to a width of one thousand (1000) feet, and shall have a glide angle slope of eight (8) to one (1).

Ice manufacturing plant

Manufacture of excelsior, wood fiber or sawdust products not involving chemical treatment

Poultry slaughter house including packing and freezing

Railroad freight terminal

Refuse transfer station, subject to the following provisions:

(1) Adequate control measures for insects, rodents and odors shall be maintained continuously.

(2) Operations shall be limited to hours between 5:00 a. m. and 3:00 p. m.

(3) All transfer operations shall take place within a building.

(4) All trailers and trucks, when containing garbage, shall be completely closed and shall be stored or parked no closer than two hundred (200) feet to any lot in an R zone.

(5) A view-obscuring eight (8) foot high fence or wall shall be erected and maintained on all sides which abut upon or face across a street or alley any lot in other than an M or I Zone. Such fence or wall shall be located twenty (20) feet or more from any lot line. Areas between fencing and lot lines shall be landscaped with trees and with grass, hardy shrubs or evergreen ground cover and shall be maintained in good condition.

Sand blasting or cutting

Stonecutting yard or monument works

Waterfront freight terminal

Wire or rod drawing—nut, screw or bolt manufacturing.

(6) Feed and cereal mill.

(7) Steam manufacture

SECTION 13.24 Uses permitted when five hundred (500) feet from any lot in an R Zone.

Auto wrecking yard or junk yard when completely enclosed by a view-obscuring fence at least eight (8) feet in height.

Section 2. That Section 13.3 of the Zoning Ordinance (86300) as last amended by Ordinance 87700, is further amended and divided into sections designated Sections 13.30 through 13.32, inclusive, to read as follows:

Section 13.30 Principal Conditional Uses SHALL BE AS SET FORTH IN SECTIONS 13.31 THROUGH 13.32 OF THIS ARTICLE. REFERENCES IN OTHER SECTIONS OF THIS ORDINANCE TO "SECTION 13.3" SHALL MEAN AND INCLUDE SECTIONS 13.30 THROUGH 13.32, INCLUSIVE.

SECTION 13.31 THE FOLLOWING USES WHEN AUTHORIZED BY THE COUNCIL IN ACCORDANCE WITH ARTICLE 27:

(a) HOUSEBOAT MOORAGES AND MULTIPLE DWELLINGS IN STRUCTURES DESIGNED PRIMARILY FOR RESIDENTIAL USES WHEN LOCATED ON WATERFRONT LOTS AND SUBJECT TO THE FOLLOWING CONDITIONS:

(1) WHEN NEARBY OR ASSOCIATED USES AND OTHER CONDITIONS IN THE IMMEDIATE ENVIRONS ARE NOT OF THE TYPE TO CREATE A NUISANCE OR ADVERSELY AFFECT THE DESIRABILITY OF THE AREA FOR LIVING PURPOSES.

(2) WHEN RESIDENTIAL DEVELOPMENT WILL NOT USURP LAND WHICH IS NEEDED FOR AND BETTER SUITED TO MANUFACTURING USAGE BY VIRTUE OF SPECIAL ATTRIBUTES SUCH AS RAILROAD ACCESS AND PROXIMITY TO ESTABLISHED MANUFACTURING DEVELOPMENT.

(3) WHEN THE RESIDENTIAL DEVELOPMENT IS BUFFERED BY DISTANCE OR SCREENING FROM ADJACENT NON-RESIDENTIAL USES AND VACANT LOTS.

SECTION 13.32 The following uses permitted when authorized by the Hearing Examiner in accordance with Article 28:

(a) Principal conditional uses which the Hearing Examiner may authorize in a less intensive zone unless modified in this Article.

Section 3. That Section 13.6 of the Zoning Ordinance (86300), as last amended by Ordinance 87225, is further amended and divided into sections designated Sections 13.60 through 13.63 to read as follows:

SECTION 13.60 Bulk regulations SHALL BE AS SET FORTH IN SECTIONS 13.61 THROUGH 13.63 OF THIS ARTICLE. REFERENCES IN OTHER SECTIONS OF THIS ORDINANCE TO "SECTION 13.6" SHALL MEAN AND INCLUDE SECTIONS 13.60 THROUGH 13.63, INCLUSIVE.

SECTION 13.61 Height of buildings and lot coverage:

(a) The gross floor area of any non-residential structure not including floor area used for parking, shall not exceed two and one-half (2½) times the area of the lot, except as modified in Section 22.2.

(b) The height and lot coverage for permitted residential structures shall be provided in Section 13.1.

Front Yard: None required except as specified in Section 13.1. FRONT YARDS FOR RESIDENTIAL BUILDINGS OR RESIDENTIAL PARTS SHALL BE AS PROVIDED IN SECTION 12.54(a).

Side Yards: None required for non-residential buildings. Side yards for residential buildings or residential parts shall be as provided in Section 12.54(a).

Rear Yard: None required for non-residential buildings. Rear yards for residential buildings and residential parts shall be as provided in Section 12.54(a).

Section 4. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 18th day of November, 1974, and signed by me in open session in authentication of its passage this 18th day of November, 1974.

JEANETTE WILLIAMS
President pro tem of the City Council.

Approved by me this 22nd day of November, 1974.

WES UHLMAN
Mayor.

Filed by me this 22nd day of November, 1974.

Attest: C. G. ERLANDSON,
City Comptroller and
City Clerk.

(Seal) By J. F. FENTON,
Deputy Clerk.

Publication ordered by C. G. ERLANDSON, Comptroller and City Clerk.

Date of Official Publication in the Daily Journal of Commerce, Seattle, November 26, 1974.
(C-718)