

ORDINANCE No. 112970

*Law Department*

*105635*

The City of

AN ORDINANCE relating to land use and zoning; amending Sections 23.45.038, 23.84.012 "F" and 23.86.014 of the Seattle Municipal Code to clarify the structure width and depth regulations in the Lowrise 3 zone.

Honorable President:

Your Committee on Urban

to which was referred the within Council report that we have considered the same

COMPTROLLER FILE No. \_\_\_\_\_

Intrafiled: <u>7-14-86</u>	By: <u>Grant</u>
Referred: <u>7-14-86</u>	To: <u>U</u>
Referred:	To:
Referred:	To:
Reported: <u>JUL 21 1986</u>	Second Reading: <u>JUL 21 1986</u>
Third Reading: <u>JUL 21 1986</u>	Signed: <u>JUL 21 1986</u>
Presented to Mayor: <u>JUL 22 1986</u>	Approved: <u>JUL 31 1986</u>
Returned to City Clerk: <u>JUL 31 1986</u>	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:



JUL 21 1986

Vote 6-

Department

# The City of Seattle--Legislative Department

Date Reported  
and Adopted

## REPORT OF COMMITTEE

President:

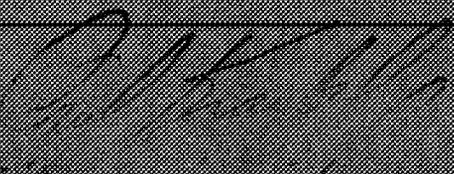
Committee on Urban Redevelopment

as referred the within Council Bill No. 105635

we have considered the same and respectfully recommend that the same:

DO PASS

Vote 6-0



Committee Chair

105635  
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ORDINANCE 112970

AN ORDINANCE relating to land use and zoning; amending Sections 23.45.038, 23.84.012 "F" and 23.86.014 of the Seattle Municipal Code to clarify the structure width and depth regulations in the Lowrise 3 zone.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 23.45.038 of the Seattle Municipal Code is amended to read as follows:

23.45.038 Lowrise 3 Structure width and depth

A. Maximum Width

1. The maximum width of a structure on a lot when the front facade is not modulated according to the standards of Section 23.45.040C shall be:

a. Thirty feet if there is no principal entrance facing the street;

b. Forty feet if a principal entrance faces the street.

2. When the front facade is modulated according to the standards of Section 23.45.040C, the maximum width of each structure on a lot shall be:

a. Ground-related housing: one hundred fifty feet;

b. Terraced housing: one hundred fifty feet;

c. Apartments: ninety feet.

3. When the front facade is modulated according to the standards of Section 23.45.040C, the following width exceptions shall be made for apartments:

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a. ((Apartments no more than thirty feet  
(30') in height are permitted a maximum  
width of one hundred ten feet (110').))

The maximum width of apartments no more  
than thirty feet in height shall be one  
hundred ten feet.

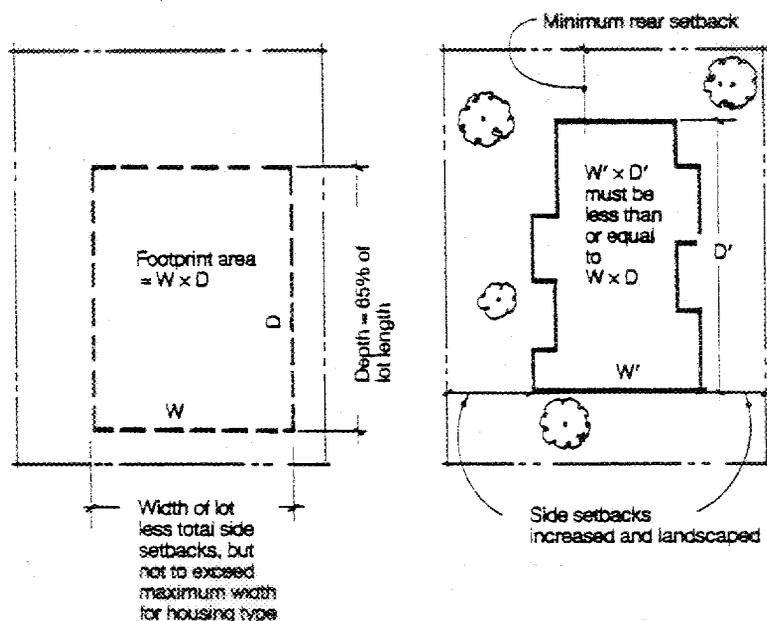
b. ((Apartments are permitted a maximum width  
of one hundred fifty feet (150'), provided  
that at least forty percent (40%) of the  
width is set back from the portion of the  
front facade closest to the front lot line  
a distance equal to at least twenty-five  
percent (25%) of the total depth of the  
structure (Exhibit 23.45.038A), and  
provided that no parking shall be located  
in the additional setback area.))

The maximum width of apartments which  
provide a continuous courtyard at ground  
level of at least forty percent of the  
total structure width shall be one hundred  
fifty feet. The depth of the courtyard  
shall be equal to at least twenty-five  
percent of the total structure depth  
measured from that portion of the front  
facade which is closest to the front lot  
line and which equals at least thirty  
percent of the width of the structure,  
Exhibit 45.038A. No parking areas,

1                    drive-ways, garbage dumpsters, and/or  
2                    similar equipment shall be located in the  
3                    court-yard, which shall be landscaped.

4                    i. This width exception may be applied to  
5                    an apartment structure located in a  
6                    cluster development if the structure  
7                    has a front facade.

8                    ii. This width exception shall not be used  
9                    if the structure depth exception of  
10                   subsection B2 is used.



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20                    **Exhibit 45.0388    Lowrise 3, structure depth exception**

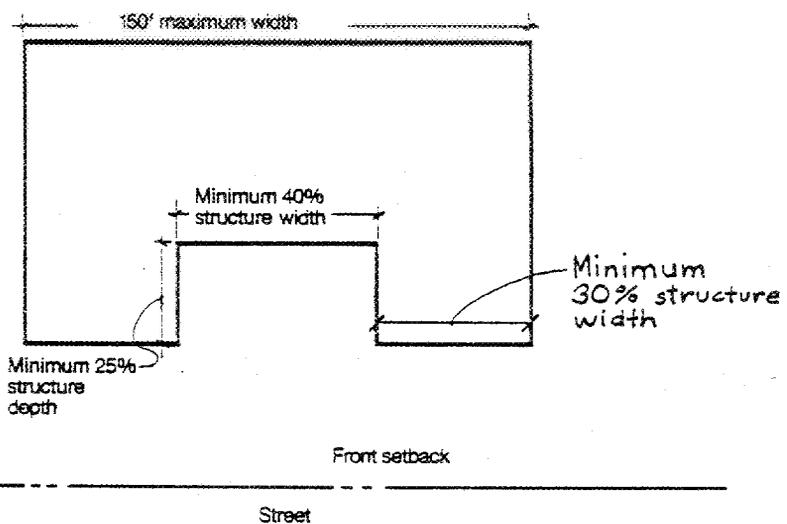
21                    **B. Maximum Depth**

- 22                    1. The maximum depth of a structure shall be:
- 23                    a. Ground-related housing: sixty-five percent  
24                    of lot depth;
- 25                    b. Terraced housing on slopes of twenty-five  
26                    percent or more: no maximum depth limit;
- 27                    c. Apartments: sixty-five percent of lot  
28                    depth.

1 2. Exceptions to maximum depth requirements

2 Structure depth is permitted to exceed sixty-  
3 five percent of lot depth, Exhibit 45.038B,  
4 subject to the following conditions:

- 5 a. The total lot coverage shall not be greater  
6 than that which would have been possible by  
7 meeting development standards for maximum  
8 width, depth and setbacks.
- 9 b. Any increased side setbacks provided to  
10 meet this condition shall be landscaped and  
11 shall not be used for parking.
- 12 c. Structure depth shall in no case exceed the  
13 maximum width permitted according to  
14 Section 23.45.038A.
- 15 d. Apartments with depth greater than sixty-  
16 five percent of lot depth shall be modu-  
17 lated along the side setbacks, according to  
18 the standards of subsection 23.45.040C.
- 19 e. This depth exception shall not be used if  
20 the structure width exception of subsection  
21 A3b is used.



28 Exhibit 45.038A Lowrise 3, structure width exception

1           Section 2. That the following subsections of Section  
2 23.84.012 of the Seattle Municipal Code are amended to read as  
3 follows:

4           23.84.012 "F"

5                           \*   \*   \*

6           Facade, front

7           The facade extending the full width of the structure,  
8 including modulations, which is closest to and most  
9 nearly parallels the front lot line. An interior  
10 facade shall not be considered a front facade.

11          Facade, interior

12          Any facade of a structure within a cluster develop-  
13 ment, which faces, or portions of which face, the  
14 facade(s) of another structure(s) within the same  
15 development. ((Any facade defined as a front, rear  
16 or side facade would not be considered an interior  
17 facade.))

18          Facade, rear

19          The facade extending the full width of the structure,  
20 including modulations, that is closest to and most  
21 nearly parallels the rear lot line. An interior  
22 facade shall not be considered a rear facade.

23          Facade, side

24          The facade extending the full width of the structure,  
25 including modulations, that is closest to and most  
26 nearly parallels the side lot line. An interior  
27 facade shall not be considered a side facade.

28                           \*   \*   \*

1 Section 3. That subsection D of Section 23.86.014 of the  
2 Seattle Municipal Code is amended to read as follows:

3 23.86.014 Structure Width

4 \* \* \*

5 D. Structure width exception

6 In certain multi-family zones, apartment structures  
7 are allowed greater width when at least forty percent  
8 of the width is set back from the portion of the  
9 front facade closest to the front lot line a distance  
10 ((~~equivalent~~)) equal to twenty-five percent of the  
11 structure depth. ((~~In such cases, the following~~  
~~provisions shall apply:~~

12 ~~1.~~ When)) If the front facade(s) is(are) not essen-  
13 tially parallel to the property line, the facade  
14 containing the point closest to the street shall  
15 be considered the facade closest to the street.

16 ((~~2.~~ The twenty-five percent of building depth may be  
17 achieved by adding together the depths of more  
18 than one facade segment. The forty percent of  
19 structure width may also be composed of more  
20 than open facade segment meeting the twenty-five  
percent setback requirement.))

(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 21 day of July, 1986,  
and signed by me in open session in authentication of its passage this 21 day of July, 1986.  
*Jan Stueck*  
President Pro Tem of the City Council.

Approved by me this 31 day of July, 1986.  
*Charles Roper*  
Mayor.

Filed by me this 31 day of July, 1986.

Attest: *Norman J. Brooks*  
City Comptroller and City Clerk.

By *Margaret Carter*  
Deputy Clerk.

(SEAL)

Published \_\_\_\_\_

# Affidavit of Publication

## STATE OF WASHINGTON COUNTY—SS.

FRONTS WHICH IS CLOSEST TO THE FRONT LOT

98104  
Center, Seattle, Washington  
Union, 2700 Columbia-Seattle  
for Plaintiff Metro Credit Union  
LAI D PHARRIS, Attorney  
CRAIG STEINBERG, DAN  
at the Daily Journal of Com  
merce, August 5 and August 26  
(30889)  
Subscribe to the Seattle Daily Jour  
nal of Commerce—\$125.00 per year.  
(2869)

### City of Seattle

ORDINANCE 112970

AN ORDINANCE relating to land use and zoning; amending Sections 23.45.038, 23.84.012 "g" and 23.85.014 of the Seattle Municipal Code to clarify the structure width and depth regulations in the Lowrise 3 zone.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 23.45.038 of the Seattle Municipal Code is amended to read as follows:

23.45.038 Lowrise 3 Structure width and depth

A. Maximum width

1. The maximum width of a structure on a lot when the front facade is not modulated according to the standards of Section 23.45.040C shall be:

- a. Thirty feet if there is no principal entrance facing the street;
- b. Forty feet if a principal entrance faces the street.

2. When the front facade is modulated according to the standards of Section 23.45.040C, the maximum width of each structure on a lot shall be:

- a. Ground-related housing: one hundred fifty feet;
- b. Terraced housing: one hundred fifty feet;

signed, on oath states that he is an owner of The Daily Journal of Commerce, a newspaper is a legal newspaper and it is now and has been for more than the date of publication hereinafter in the English language continuously in Seattle, King County, Washington, and all of said time was printed in the aforesaid place of publication of the Daily Journal of Commerce was on the date approved as a legal newspaper by King County.

Contract form annexed, was published in the Daily Journal of Commerce, which was read to its subscribers during the below

published notice, a \_\_\_\_\_  
Ordinance No. 112970

August 5, 1986

*S. Blair*

Subscribed and sworn to before me on  
August 5, 1986

*Yvonne Summers*

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

C-388-X

# 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. 112970

was published on August 5, 1986

*B. Spicuzza*

Subscribed and sworn to before me on

August 5, 1986

*Robert L. Jones*

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

facade(s) of another structure(s) within the same development. ((Any facade defined as a front, rear or side facade would not be considered an interior facade.))

Facade, rear

The facade extending the full width of the structure including modulations, that is closest to and most nearly parallels the rear lot line. An interior facade shall not be considered a rear facade.

Facade, side

The facade extending the full width of the structure, including modulations, that is closest to and most nearly parallels the side lot line. An interior facade shall not be considered a side facade.

\* \* \*

Section 3. That subsection D of Section 23.86.014 of the Seattle Municipal Code is amended to read as follows:

23.86.014 Structure Width

\* \* \*

D. Structure width exception

In certain multi-family zones, apartment structures are allowed greater width when at least forty percent of the width is set back from the portion of the front facade closest to the front lot line a distance ((equivalent)) equal to twenty-five percent of the structure depth. ((In such cases, the following provisions shall apply:

1- When) if the front facade(s) is(are) not essentially parallel to the property line, the facade containing the point closest to the street shall be considered the facade closest to the street.

((2- The twenty-five percent of building depth may be achieved by adding together the depths of more than one facade segment. The forty percent of structure width may also be composed of more than one facade segment meeting the twenty-five percent setback requirement.))

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 21st day of July, 1986, and signed by me in open session in authentication of its passage the 21st day of July, 1986.

JIM STREET,  
President Pro Tem of the City Council.

Approved by me this 31st day of July, 1986.

CHARLES ROYER,  
Mayor.

Filed by me this 31st day of July, 1986.

Attest: NORWARD J. BROOKS,  
City Comptroller and City Clerk.

(Seal) By MARGARET CARTER,  
Deputy Clerk.

Publication ordered by NORWARD J. BROOKS, Comptroller and City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, August 5, 1986. (C-188-X)

# City of Seattle

## ORDINANCE 112373

AN ORDINANCE relating to land use and zoning; amending Sections 23.45.038, 23.84.012 "F" and 23.85.014 of the Seattle Municipal Code to clarify the structure width and depth regulations in the Lowrise 3 zone.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 23.45.038 of the Seattle Municipal Code is amended to read as follows:

23.45.038 Lowrise 3 Structure width and depth

### A. Maximum Width

1. The maximum width of a structure on a lot when the front facade is not modulated according to the standards of Section 23.45.040C shall be:

- Thirty feet if there is no principal entrance facing the street;
- Forty feet if a principal entrance faces the street.

2. When the front facade is modulated according to the standards of Section 23.45.040C, the maximum width of each structure on a lot shall be:

- Ground-related housing: one hundred fifty feet;
- Terraced housing: one hundred fifty feet;
- Apartments: ninety feet.

3. When the front facade is modulated according to the standards of Section 23.45.040C, the following width exceptions shall be made for apartments:

- ~~[(Apartments no more than thirty feet (30') in height are permitted a maximum width of one hundred ten feet (110').)]~~  
The maximum width of apartments no more than thirty feet in height shall be one hundred ten feet.

- ~~[(Apartments are permitted a maximum width of one hundred fifty feet (150'), provided that at least forty percent (40%) of the width is set back from the portion of the front facade closest to the front lot line a distance equal to at least twenty-five percent (25%) of the total depth of the structure (Exhibit 23.45.038A), and provided that no parking shall be located in the additional setback area:)]~~

The maximum width of apartments which provide a continuous courtyard at ground level of at least forty percent of the total structure width shall be one hundred fifty feet. The depth of the courtyard shall be equal to at least twenty-five percent of the total structure depth measured from that portion of the front facade which is closest to the front lot line and which equals at least thirty

feet.

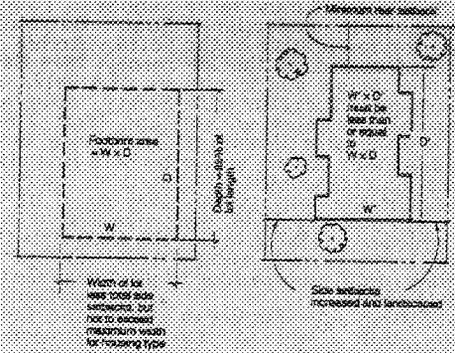


Exhibit 45.038B Lowrise 3, structure depth exception

### B. Maximum Depth

- The maximum depth of a structure shall be:
  - Ground-related housing: sixty-five percent of lot depth;
  - Terraced housing on slopes of twenty-five percent or more: no maximum depth limit;
  - Apartments: sixty-five percent of lot depth.

### 2. Exceptions to maximum depth requirements

Structure depth is permitted to exceed sixty-five percent of lot depth, Exhibit 45.038B, subject to the following conditions:

- The total lot coverage shall not be greater than that which would have been possible by meeting development standards for maximum width, depth and setbacks.
- Any increased side setbacks provided to meet this condition shall be landscaped and shall not be used for parking.
- Structure depth shall in no case exceed the maximum width permitted according to Section 23.45.038A.
- Apartments with depth greater than sixty-five percent of lot depth shall be modulated along the side setbacks, according to the standards of subsection 23.45.040C.
- This depth exception shall not be used if the structure width exception of subsection 83b is used.

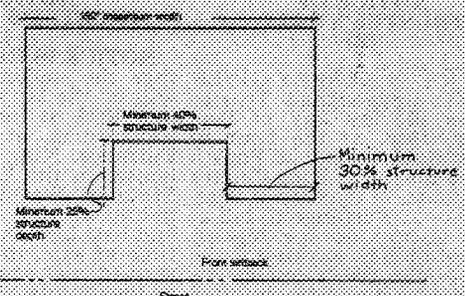


Exhibit 45.038A Lowrise 3, structure width exception