

28-6-7
ORDINANCE No. 114658

*4
COUNCIL BILL No. 107456

AN ORDINANCE amending Section 23.45.0065 of the Seattle Municipal Code to extend the duration of the Citywide emergency interim controls in the Lowrise 3 (L3), Lowrise 2 (L2) and Lowrise 1 (L1) multifamily residential zones, and declaring that emergency conditions continue to exist in those zones.

The City of

Honorable President:

Your Committee on Urban Redevelopment

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

Aug 16 1989 Do Pass

Vote 8-0

COMPROLLER FILE No.

Introduced: AUG 7 1989	By: <u>Kraabel</u>
Referred: AUG 7 1989	To: <u>URBAN Redevelopment</u>
Referred:	To:
Referred:	To:
Reported: AUG 21 1989	Second Reading: AUG 21 1989
Third Reading: AUG 21 1989	Signed: AUG 21 1989
Presented to Mayor: AUG 22 1989	Approved: AUG 31 1989
Returned to City Clerk: AUG 31 1989	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted

President:

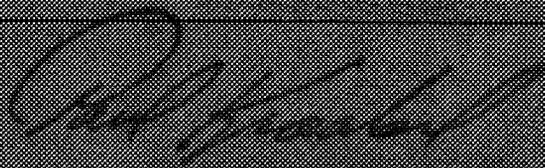
Committee on Urban Redevelopment

was referred to within Council Bill No. 1074510

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

be passed (2-0; PK, JK)

8-0



Committee Chair

ORDINANCE 114658

1
2 AN ORDINANCE amending Section 23.45.0065 of the Seattle Municipal Code
3 to extend the duration of the Citywide emergency interim controls
4 in the Lowrise 3 (L3), Lowrise 2 (L2) and Lowrise 1 (L1) multifamily
5 residential zones, and declaring that emergency conditions
6 continue to exist in those zones.

7 WHEREAS, on March 8, 1988, by Ordinance 113858, the City Council and
8 the Mayor adopted emergency Citywide interim zoning controls in
9 the lowrise multifamily residential zones (L3, L2, and L1), to
10 allow reevaluation of the land use policies for those zones; and

11 WHEREAS, the Office for Long-range Planning completed the evaluation
12 of the Land Use Policies and Code, and published the Draft
13 Revisions to the Multi-family Land Use Policies in October, 1988;
14 and

15 WHEREAS, the Office for Long-range Planning conducted the environmen-
16 tal review of the Draft Revisions to the Multi-family Land use
17 Policies published a Draft Environmental Impact Statement on
18 November 21, 1988, and held a public hearing on Wednesday,
19 December 14, 1988; and

20 WHEREAS, the public has made extensive comments both on the Draft
21 Revisions to the Multi-family Policies and the Draft EIS, and

22 WHEREAS, the Mayor sent his Recommended Revisions to the Multi-family
23 Land Use Policies for Council review and adoption; and

24 WHEREAS, the City Council held a public hearing on the Mayor's
25 Recommendations and Final Environmental Impact Statement after a
26 30-day notice period and additional time is needed to provide ade-
27 quate public review prior to Council action; and

28 WHEREAS, a Final Environmental Impact Statement on the proposed revi-
sions to the Multi-family Policies has been issued; and

WHEREAS, an appeal of the FEIS has delayed final City Council action
on the proposal; and

WHEREAS, through an agreement between the EIS appellants and the
City's Office for Long-range Planning an addendum to the FEIS has
been issued, and the appeal withdrawn; and

WHEREAS, a 15 day period is required for comments upon the FEIS adden-
dum; and

WHEREAS, final City Council action will not take place prior to the
expiration of the interim controls currently in effect, September
4, 1989; and

WHEREAS, unless the duration of interim controls is extended, they
will lapse prior to the effective date of new policies; and

WHEREAS, an extension of interim controls is necessary to prevent
adverse land use impacts until the Council can take action on the
proposal; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.45.0065, added by Ordinance 113858, is
amended to read as follows:

*S/B Sec. 23.45.065

1
2 23.45.0065 Interim Zoning

3
4 Except for the areas of Ballard and Fremont as provided in Section
5 23.45.007, the development standards for the Lowrise (L1), Lowrise
6 2 (L2) and Lowrise 3 (L3) and corresponding RC zones throughout
7 the City of Seattle are supplemented by the following interim
8 controls for a period extending from ~~(one year and six months~~
9 ~~from)~~ the effective date of this ordinance to December 31, 1989.

- 10 A. Development in Lowrise 3 (L3) and Lowrise 3
11 Residential-Commercial (L3/RC) zones shall be limited to the
12 height standards of the existing Lowrise 2 (L2) zone, to
13 maximum lot coverages of 45 percent for single structure
14 development and 50 percent for multiple structure develop-
15 ment, and to a maximum density of one dwelling unit for each
16 700 square feet of lot area. Fractions of lot area above
17 increments of 700 square feet for each dwelling shall not
18 allow development of an additional dwelling unit.
- 19 B. Development in Lowrise 2 (L2) and Lowrise 2
20 Residential-Commercial (L2/RC) zones shall be limited to
21 maximum lot coverages of 45 percent for single structure
22 development and 50 percent for multiple structure develop-
23 ments, and to a maximum density of one dwelling unit for each
24 900 square feet of lot area. Fractions of lot area above
25 increments of 900 square feet for each dwelling unit shall
26 not allow development of an additional dwelling unit.
- 27 C. Development in Lowrise (L1) and Lowrise
28 Residential-Commercial (L1/RC) zones shall be limited to a
 maximum density of one dwelling unit for each 1,400 square
 feet of lot area. Fractions of lot area above increments of
 1,400 square feet for each dwelling unit shall not allow
 development of an additional dwelling unit.

1
2 Section 2. Declaration of Emergency. The City Council finds that
3 since the adoption of the multi-family provisions of the Land Use Code
4 in August, 1982, multi-family development activity has been intensive,
5 evidenced by (1) the number of development permits, (2) the achieve-
6 ment of greater densities than were anticipated in the multi-family
7 environmental impact statement, (3) the achievement of densities in
8 some areas which are significantly greater than permitted under pre-
9 vious zoning, and (4) the construction of multi-family housing which
10 is out of scale with the character of those neighborhoods. Said
11 multi-family provisions should be reevaluated, but if development is
12 allowed to proceed at the same pace pending review, a meaningful
13 reevaluation of the land use policies in those areas would be
14 foreclosed. For these reasons, an emergency exists, and continues to
15 exist, necessitating the continuation of interim zoning regulations
16 for the Lowrise 1, Lowrise 2, and Lowrise 3 zones until the City
17 Council can reconsider the zoning provisions in said zones and enact
18 into law such permanent regulations as may be indicated.

19 Section 3. Effective Date. In view of the emergency declared in
20 Section 2, this amendment shall become effective immediately upon its
21 approval by the Mayor or passage over his veto, as provided in the
22 City Charter.

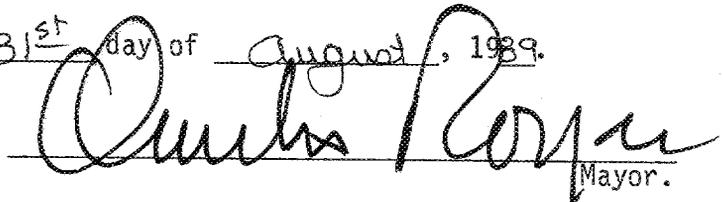
23 Section 4. SEPA Emergency Exemption. Pursuant to SMC 25.05.880,
24 the City Council finds that an exemption under SEPA for this action is
25 necessary to prevent an imminent threat to public health and safety
26 and to prevent an imminent threat of serious environmental degradation
27 through continued development under the existing regulations. SEPA
28 review of any permanent regulations proposed for replacement of the
existing zoning and the interim controls shall be conducted.

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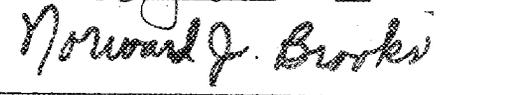
Passed by three fourth vote of all members of the City Council the
21st day of August, 1989 and signed by me in open
session in authentication of its passage this 21st day of
August, 1989.



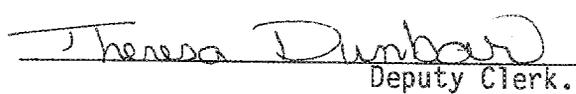
President of the City Council.

Approved by me this 31st day of August, 1989.


Mayor.

Filed by me this 31st day of August, 1989.
ATTEST: 

City Comptroller and City Clerk.

BY: 

Deputy Clerk.

(SEAL)
Published _____

