

Ordinance No. 119698

Council Bill No. 112919

The City of Seattle  
Council Bill/Ordinance

Relating to land use and zoning, amending the Official Land Use Map, SMC Chapter 23.32, to rezone properties located within the area generally bounded by Martin Luther King Junior Way South and 46th Avenue South and South Andover Street and South Lucille Street; and amending SMC Chapter 23.47, relating to single purpose residential development, to implement the Columbia City-Hillman City-Genesee Neighborhood Plan.

9/28/99 passed

CF No. \_\_\_\_\_

Date Introduced: <u>SEP 14 1999</u>		
Date 1st Referred: <u>SEP 21 1999</u>	To: (committee)	Neighborhoods, Growth Planning and Civic Engagement Committee
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage: <u>10-11-99</u>	Full Council Vote: <u>9-0</u>	
Date Presented to Mayor: <u>10-13-99</u>	Date Approved: <u>10/14/99</u>	
Date Returned to City Clerk: <u>10/14/99</u>	Date Published: <u>384</u>	T.O. <input checked="" type="checkbox"/> F.T. <input checked="" type="checkbox"/>
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

10-11-99 Full

This file is complete and ready

Law Dept. Review

# The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: CONLIN  
Councilmember

## Committee Action:

6/28/99 passed unanimously as amended 2-0  
Conlin yes  
Lantz yes.

(8)

10-11-99 Full Council: Passed As Amended 9-0

This file is complete and ready for presentation to Full Council. Committee: RC 9/28/99

(initial/date)

Law Dept. Review

OMP  
Review

City Clerk  
Review

Electronic  
Copy Loaded

Indexed

ORDINANCE 119698

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38

**AN ORDINANCE** relating to land use and zoning, amending the Official Land Use Map, SMC Chapter 23.32, to rezone properties located within the area generally bounded by Martin Luther King Junior Way South and 46<sup>th</sup> Avenue South and South Andover Street and South Lucille Street; and amending SMC Chapter 23.47, relating to single purpose residential development, to implement the Columbia City-Hillman City-Genesee Neighborhood Plan.

**Whereas**, the Seattle City Council finds that the rezoning established by this ordinance will protect and promote the health, safety and welfare of the general public, and implement the Columbia City-Hillman City-Genesee Neighborhood Plan; and

**Whereas**, the Columbia City-Hillman City-Genesee Neighborhood Plan recommends a number of rezones to encourage the development of a diverse, connected, attractive, healthy and vibrant neighborhood; and a diverse, connected, attractive,

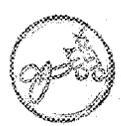
**Whereas**, Council has adopted Sound Transit's proposed light rail alignment that includes a station at M. L. King Jr. Way S. and S. Edmonds St., and Council has committed resources to a Station Area Plan process that will help achieve the City of Seattle and Sound Transit's common policy objectives of fostering transit-oriented development, supportive land use planning around transit stations, and development of public/private partnerships to promote transit oriented development and community objectives; and

**Whereas**, the Columbia City-Hillman City-Genesee Neighborhood Plan's rezone recommendations preceded the final selection of a Sound Transit light rail alignment, and Council has 1) considered proposed rezones E and F, 2) found the parcels identified in proposals E and F to be within the M. L. King Jr. Way S. and S. Edmonds St. station area planning boundaries, 3) decided to table further consideration of proposals E and F pending recommendations from the Station Area Plan process, and 4) will continue its consideration of this legislative proposal as part of the Station Area Plan process at a later time; and

**Whereas**, following discussion and deliberation, the Council has decided to remove proposed Rezone S from further consideration at this time; and

**Whereas**, the Council has considered whether to rezone property on Martin Luther King, Jr. Way S., identified in "Proposal D", as part of its legislative process to establish policies, zoning and other land use regulations within the Columbia City, Hillman City, and Genessee areas, and the Council wishes to conduct additional analysis to determine which zoning classification the property should be rezoned to,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**



1 **Section 1.** Attached to this ordinance are 12 zoning maps, identified as Attachment  
2 A, and incorporated herein by reference. The Official Land Use Map, pages 146, 159,  
3 and 160 is amended to rezone the properties shown on the maps in Attachment A as  
4 "Proposed Rezone Area," to the zone indicated in the title on the map pages in  
5 Attachment A.

6  
7 **Section 2.** Section 23.47.004, Subsection E of the Seattle Municipal Code, as  
8 subsequently amended is further amended as follows:  
9

10 **23.47.004 Permitted and prohibited uses.**

11  
12 \*\*\*

13 E. Residential Uses.

14 1. Residential use in single-purpose residential structures.  
15 Residential use in single-purpose residential structures is permitted as an administrative  
16 conditional use, unless:

17 a. the structure is located within an area in which the use is  
18 either permitted outright or prohibited, as shown on Maps 23.47.004 A, B, C, D, and E,  
19 F, G, H and I;

20 b. the structure is located in a Pedestrian-Designated zone, in  
21 which case residential use is prohibited at street level along the designated principal  
22 pedestrian street as provided in Section 23.47.042;

23 c. the structure is located within a zone which has a height  
24 limit of 85 feet (85') or higher, in which case single purpose residential structures are  
25 prohibited; or

26 d. the residential use is a nursing home, in which case it is  
27 permitted outright unless prohibited as provided in E1b.

28 2. Residential Use in Mixed use Development. Residential  
29 use in mixed-use development is permitted outright in NC1, NC2, NC2/R, NC3 NC3/R  
30 and C1 zones, provided that for assisted living facilities, which are considered mixed-use  
31 development, private living units and parking accessory to those units are prohibited at  
32 street level.

33 \*\*\*  
34

35 **Section 3.** Attached to this ordinance is Map 23.47.004 H , identified as Attachment  
36 B, and incorporated herein by reference.  
37

38 **Section 4.** The Executive is directed to conduct additional analysis of zoning  
39 classifications which may be applied to the "Proposal D" site, and to return to the Council  
40 with a recommendation for new zoning for the site as soon as practicable.  
41

42 **Section 5.** The provisions of this ordinance are declared to be separate and severable  
43 and the invalidity of any clause, sentence, paragraph, subdivision, section, subsection, or  
44 portion of this ordinance, or the invalidity of the application thereof to any person or



1 circumstance, shall not affect the validity of the remainder of this ordinance or the  
2 validity of its application to other persons or circumstances.

3  
4 **Section 5.** This ordinance shall take effect and be in force thirty (30) days from and  
5 after its approval by the Mayor, but if not approved and returned by the Mayor within ten  
6 (10) days after presentation, it shall take effect as provided by Municipal Code Section  
7 1.04.020.

8  
9 PASSED by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 1999 and signed by  
10 me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

11  
12 *[Signature]*  
13 Approved by me this 19<sup>th</sup> day of October, 1999  
President of City Council

14  
15 *[Signature]*  
Mayor

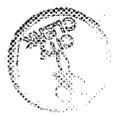
16 Filed by me this 19<sup>th</sup> day of October, 1999  
17  
18 *[Signature]*  
City Clerk

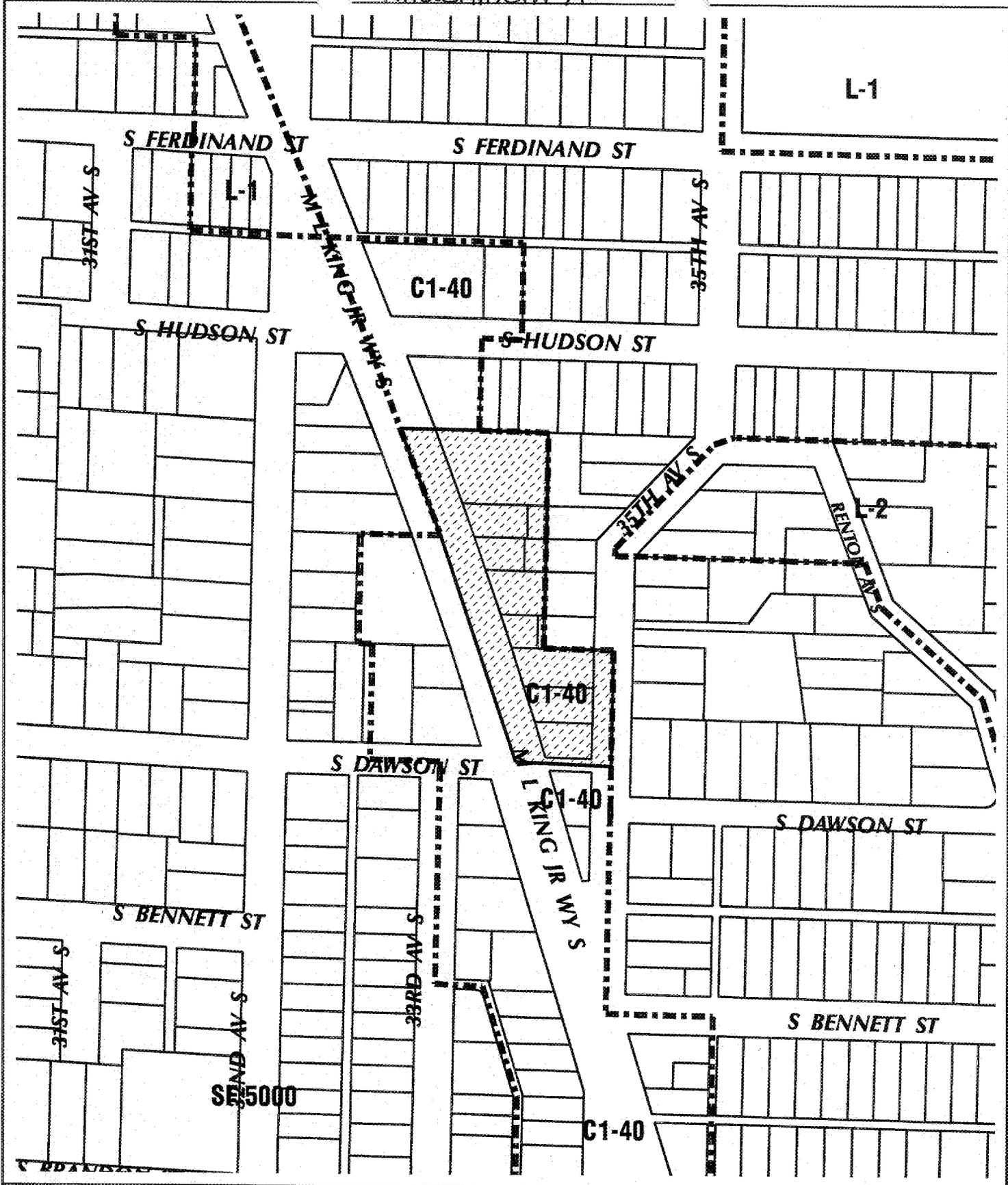
19 (SEAL)

20  
21 **LIST OF ATTACHMENTS:**

22 **ATTACHMENT A COLUMBIA CITY NEIGHBORHOOD PLAN REZONES**

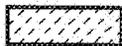
23 **ATTACHMENT B MAP 23.47.004 F**



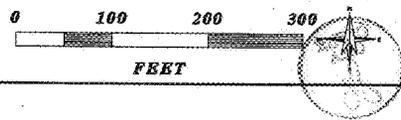


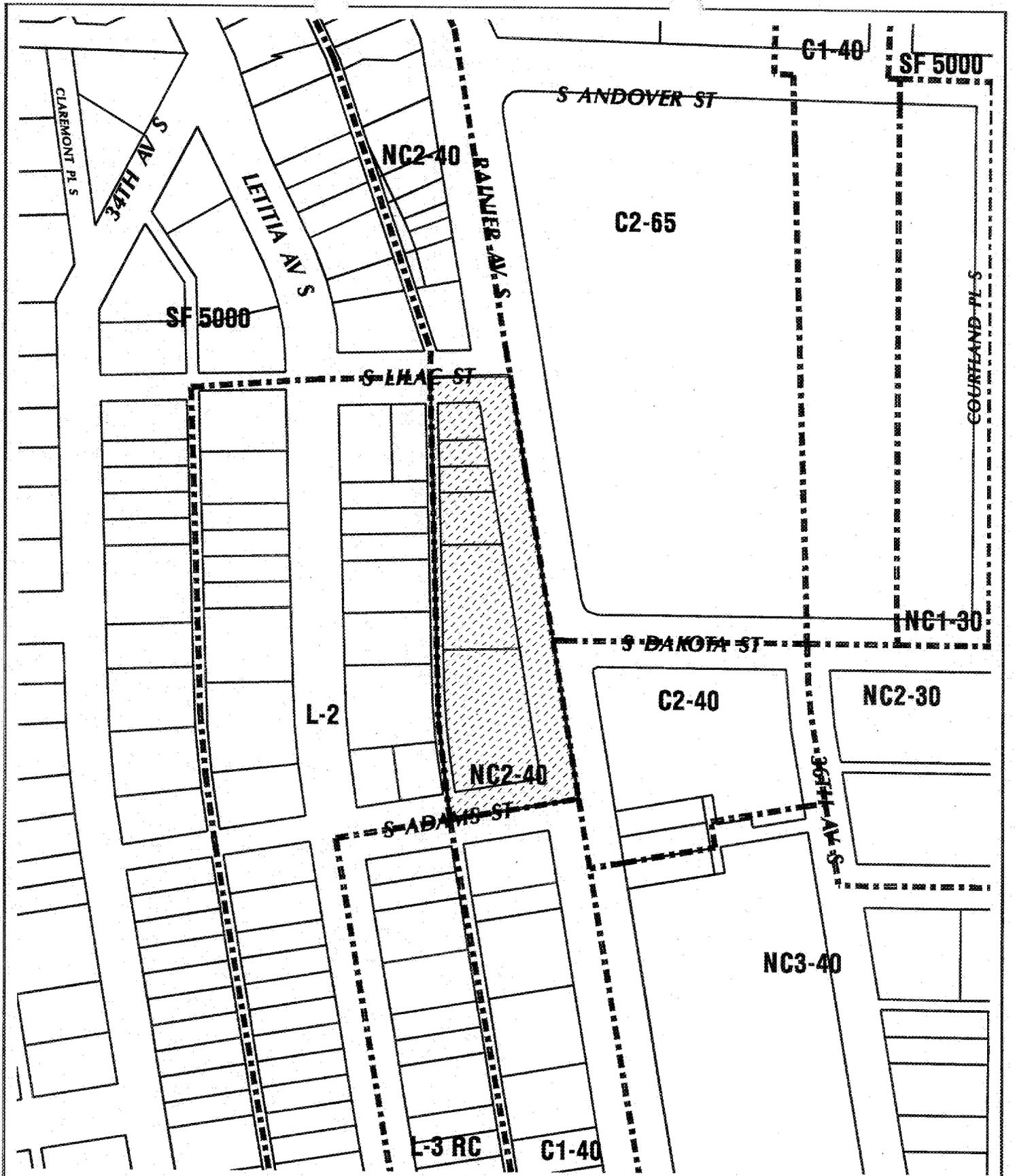
# Columbia City Neighborhood Plan Rezones

Page 1 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'G' from C1-40 to L4/RC

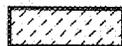
No warranties of any sort, including accuracy fitness, or merchantability accompany this product.  
 Copyright 1998, City of Seattle, DGLU-GIS  
 Prepared October 08, 1998



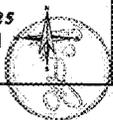


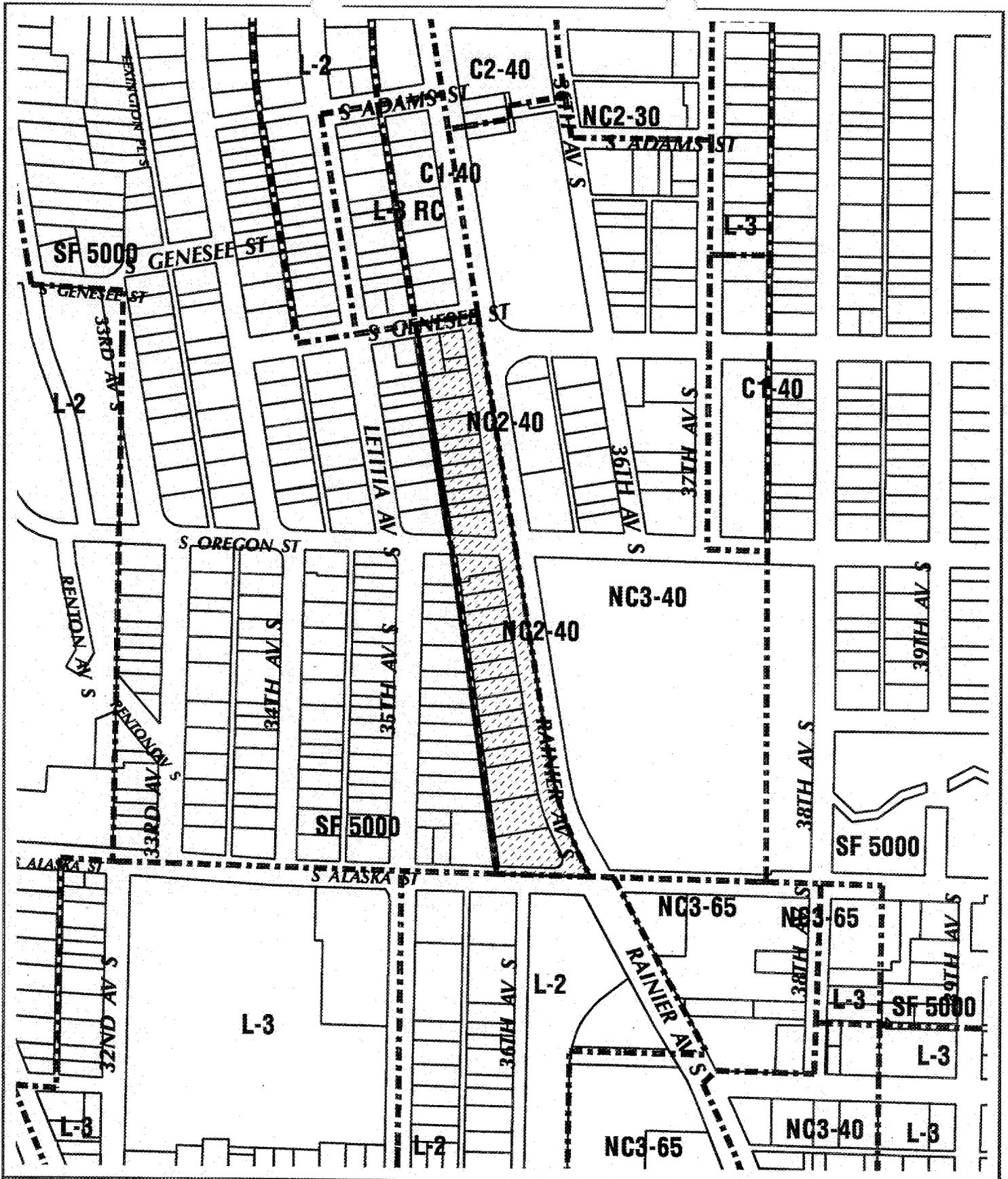
# Columbia City Neighborhood Plan Rezones

Page 2 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'H' from NC2-40 to NC2/R-40

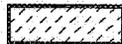
No warranties of any sort, including accuracy fitness, or merchantability accompany this product.  
 Copyright 1999, City of Seattle, DOLU-GIS  
 Prepared October 08, 1999



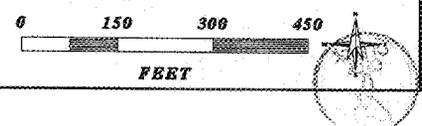


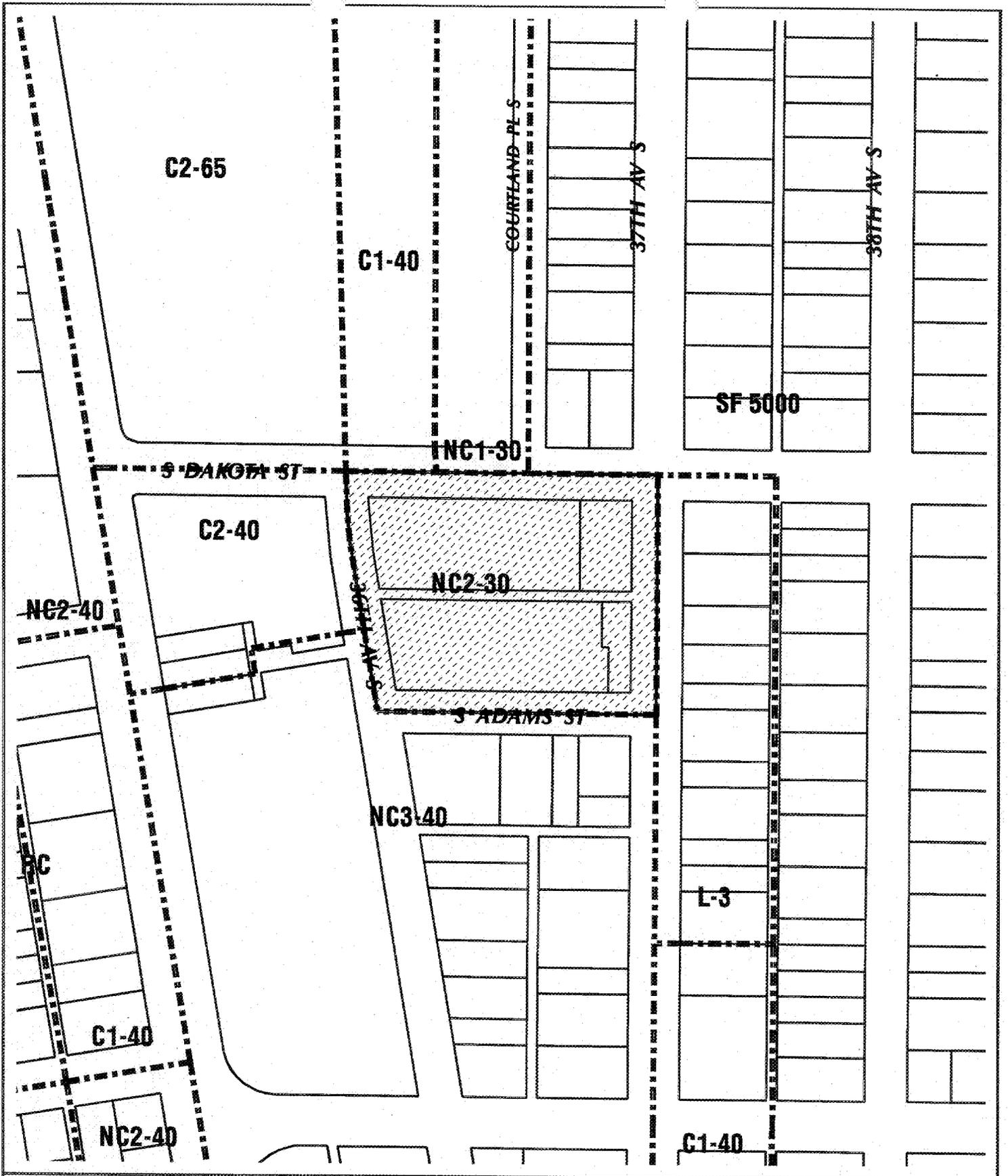
# Columbia City Neighborhood Plan Rezones

Page 3 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'K' from NC2-40 to NC2/R-40

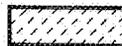
No warranties of any sort, including accuracy fitness, or merchantability accompany this product.  
 Copyright 1989, City of Seattle, DGLU-GIS  
 Prepared October 08, 1989



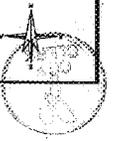
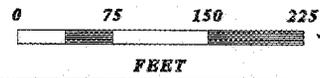


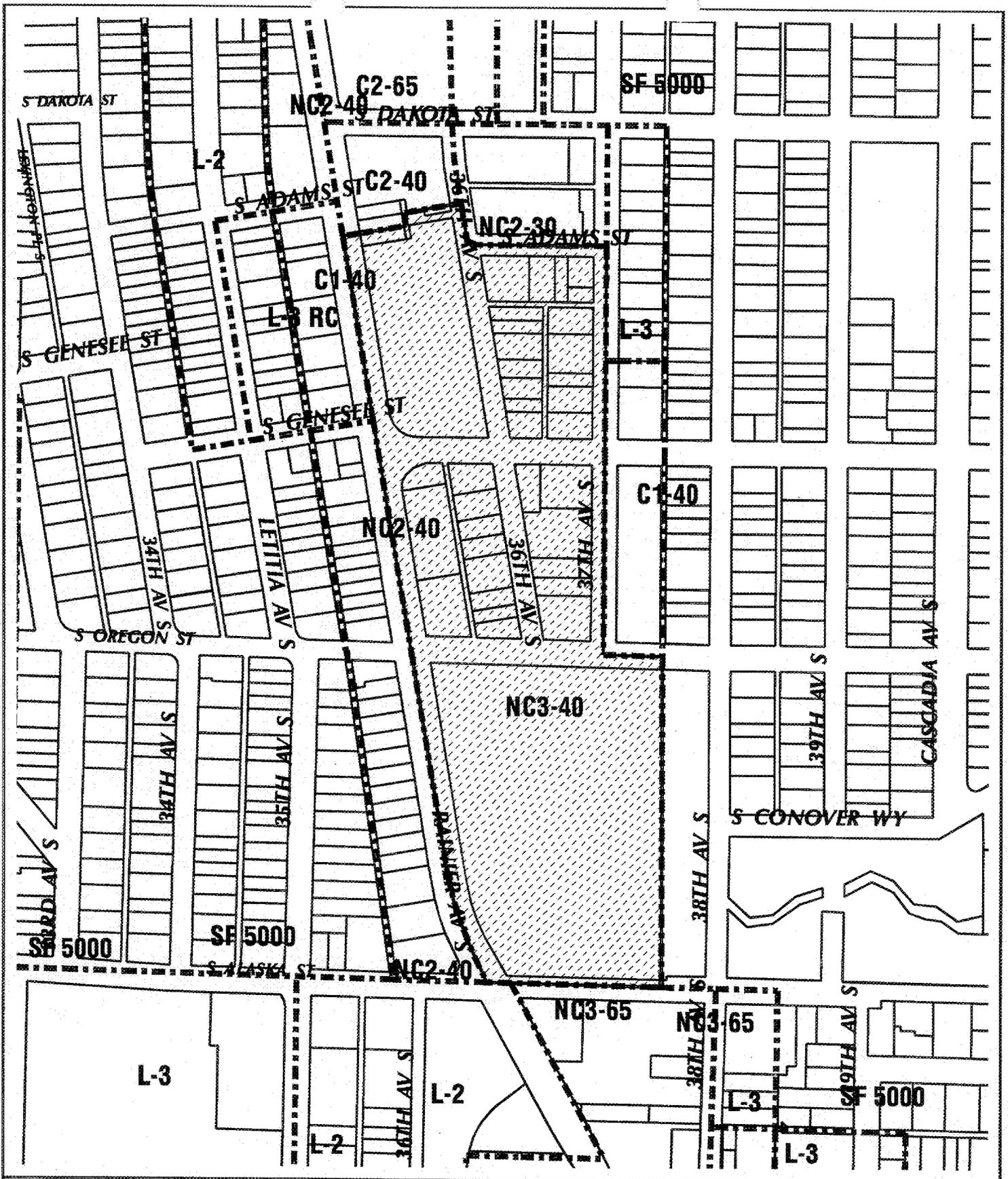
# Columbia City Neighborhood Plan Rezones

Page 4 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'L' from NC2-30 to NC2/R-30

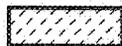
No warranties of any sort, including accuracy fitness, or merchantability accompany this product.  
 Copyright 1998, City of Seattle, DGLU-016  
 Prepared October 08, 1998



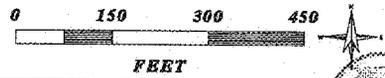


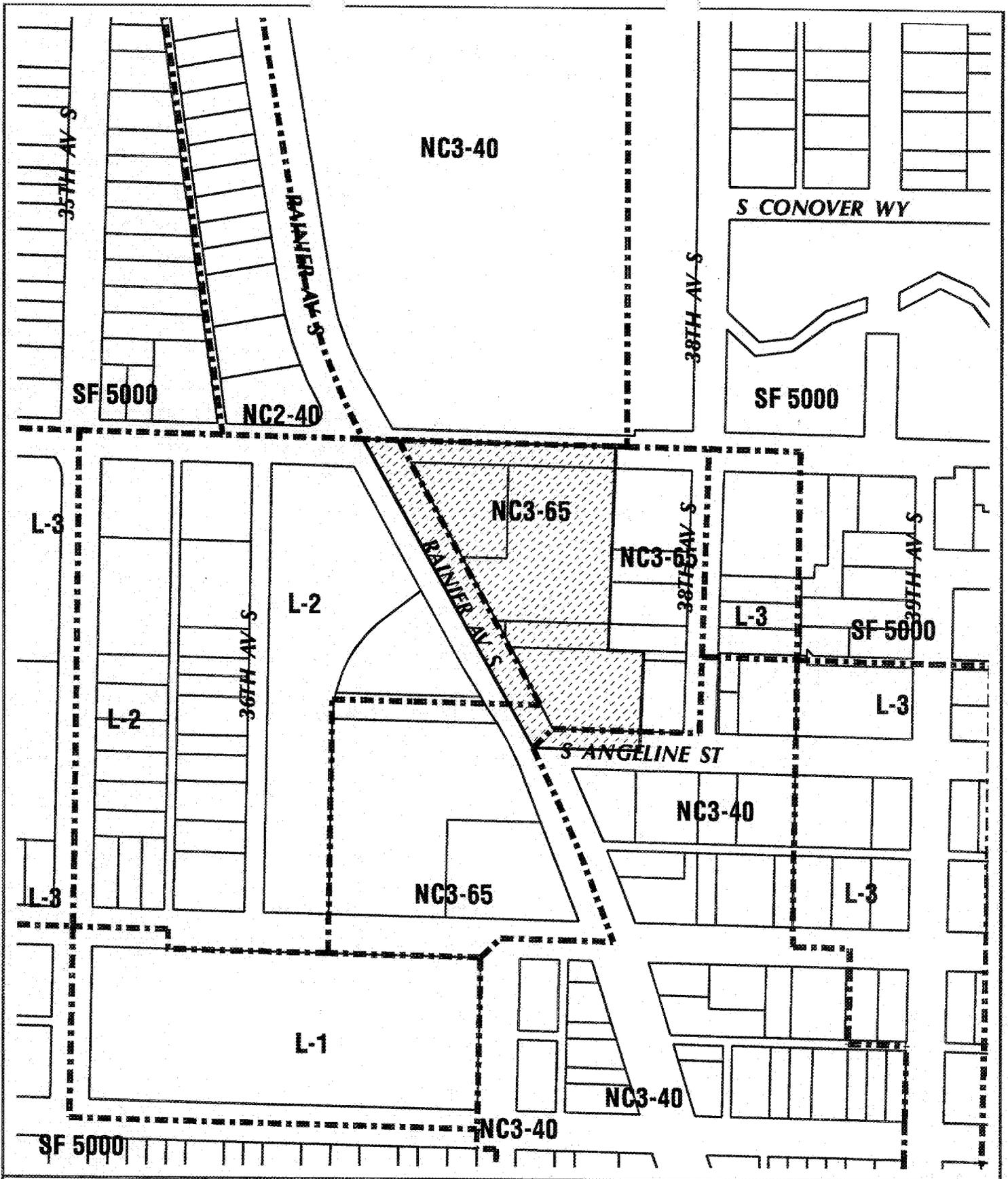
# Columbia City Neighborhood Plan Rezones

Page 5 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'M' from NC3-40 to NC2/R-40

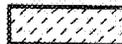
No warranties of any sort, including accuracy fitness, or merchantability accompany this product.  
 Copyright 1998, City of Seattle, DCLU-016  
 Prepared October 08, 1998



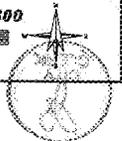
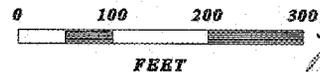


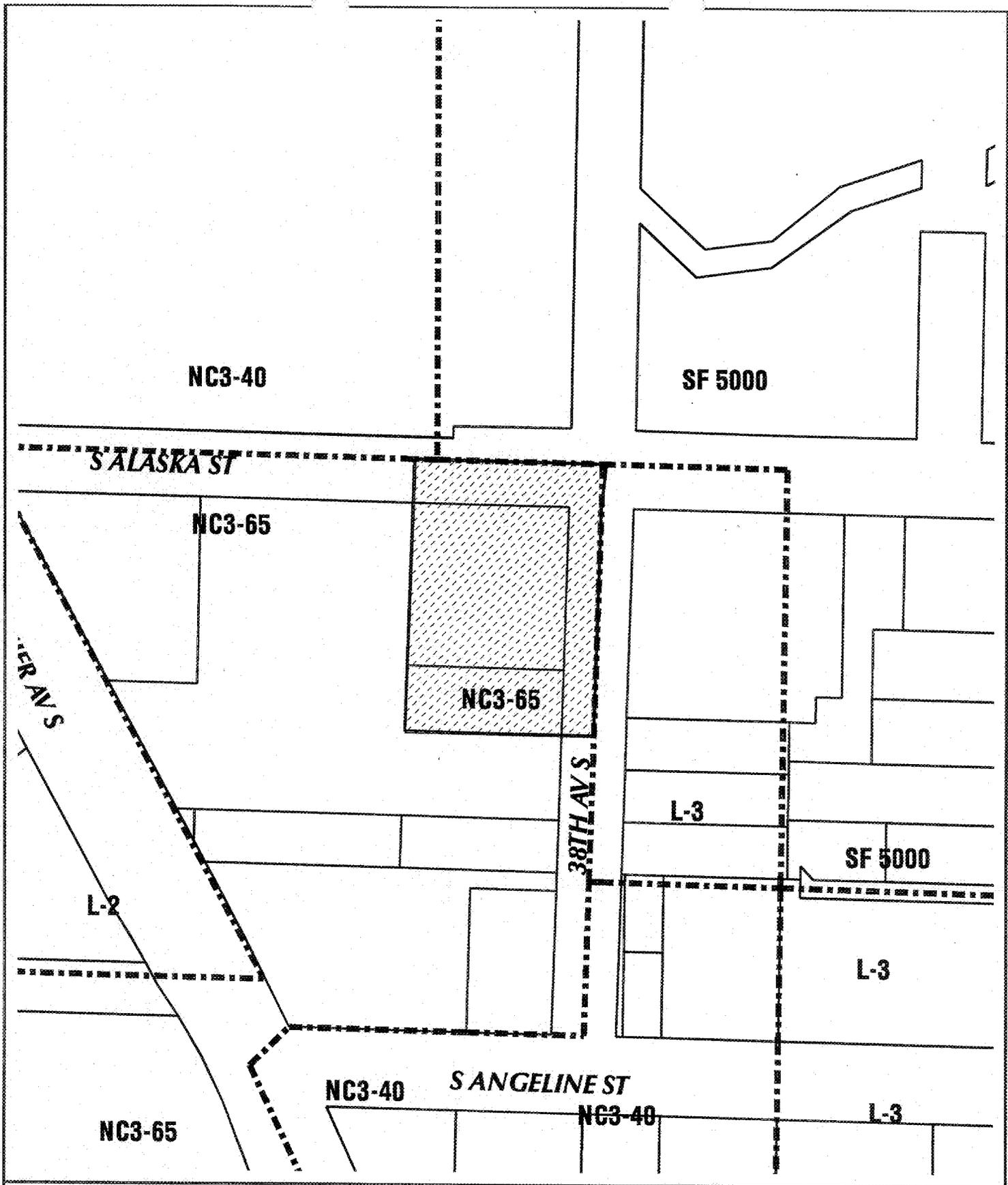
# Columbia City Neighborhood Plan Rezones

Page 6 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'N' from NC3-65 to NC2-40

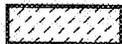
No warranties of any sort, including accuracy fitness, or merchantability accompany this product.  
 Copyright 1998, City of Seattle, D&L U-016  
 Prepared October 08, 1998



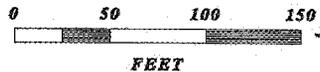


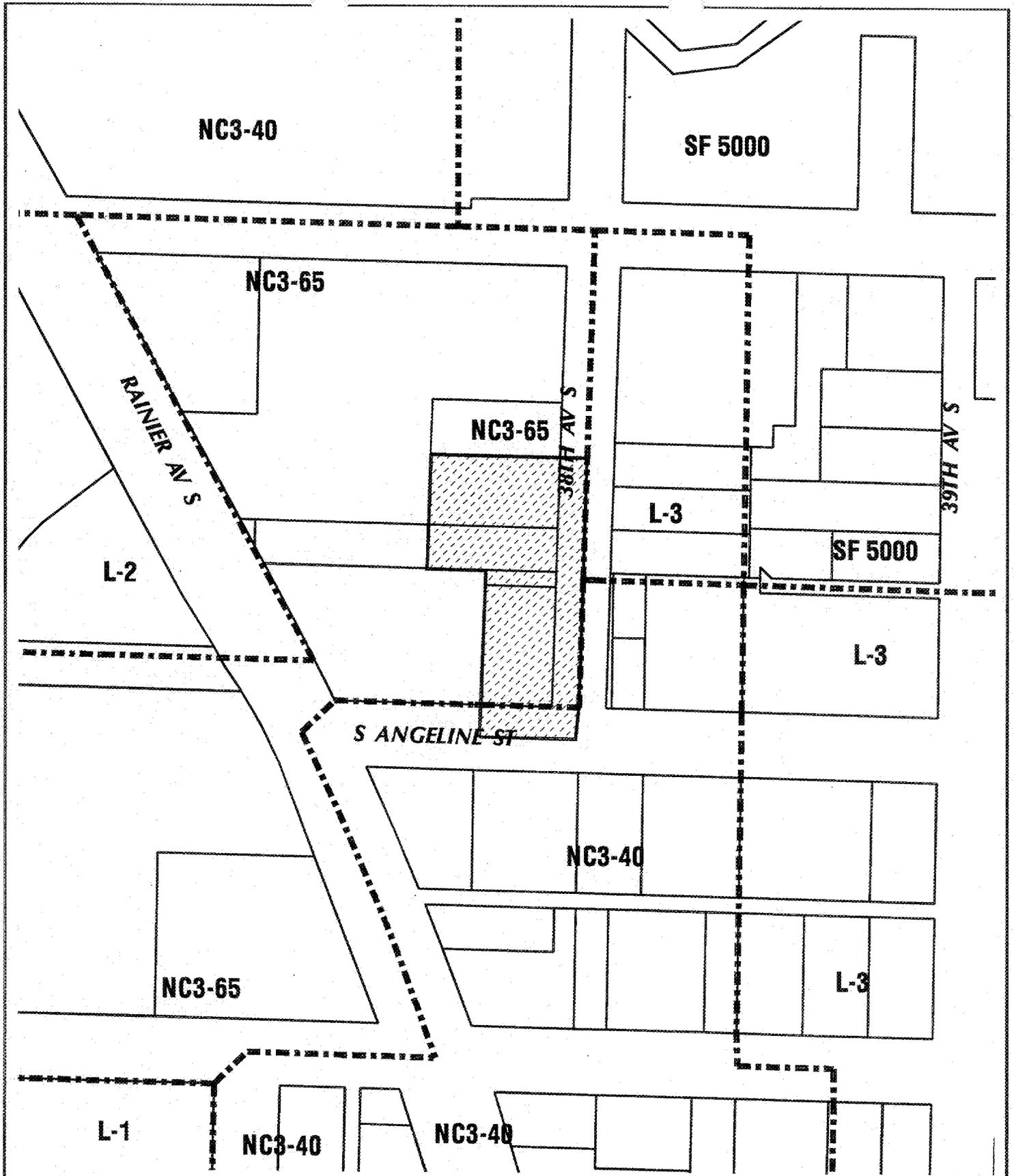
# Columbia City Neighborhood Plan Rezones

Page 7 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'O' from NC3-65 to NC2/R-65

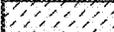
No warranties of any sort, including accuracy fitness, or merchantability accompany this product. Copyright 1988, City of Seattle, DOI U-616



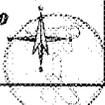
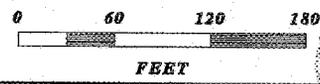


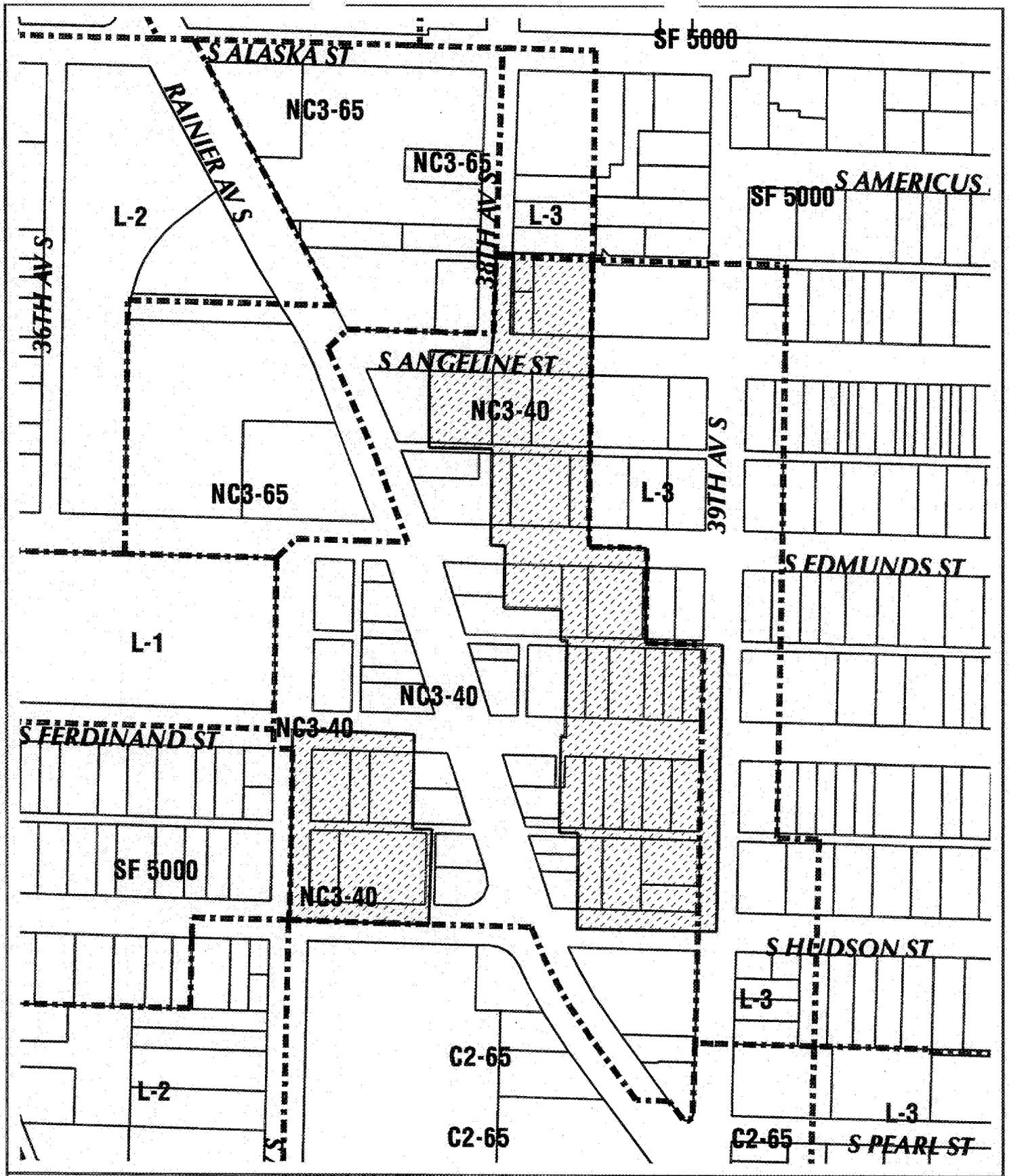
# Columbia City Neighborhood Plan Rezones

Page 8 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'P' from NC3-65 to NC2/R-40

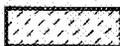
No warranties of any sort, including accuracy fitness, or merchantability accompany this product.  
 Copyright 1999, City of Seattle, DCU-018  
 Prepared October 08, 1999



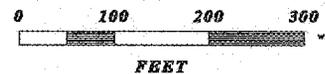


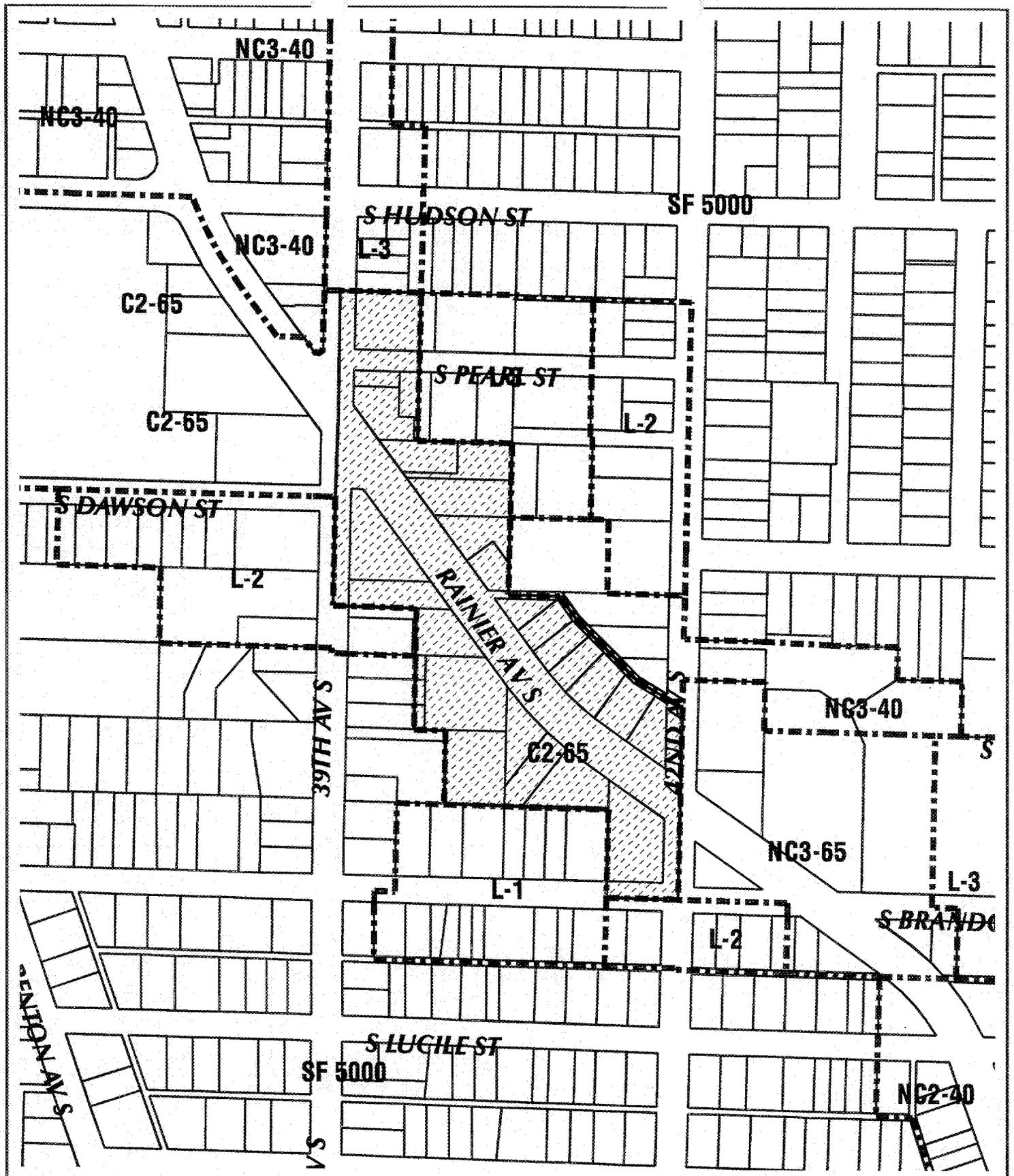
# Columbia City Neighborhood Plan Rezones

Page 9 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'R' from NC3-40 to NC2/R-40

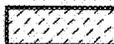
No warranties of any sort, including accuracy fitness, or merchantability accompany this product.  
 Copyright 1999, City of Seattle, DCU-016  
 Prepared October 08, 1999



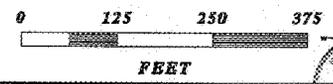


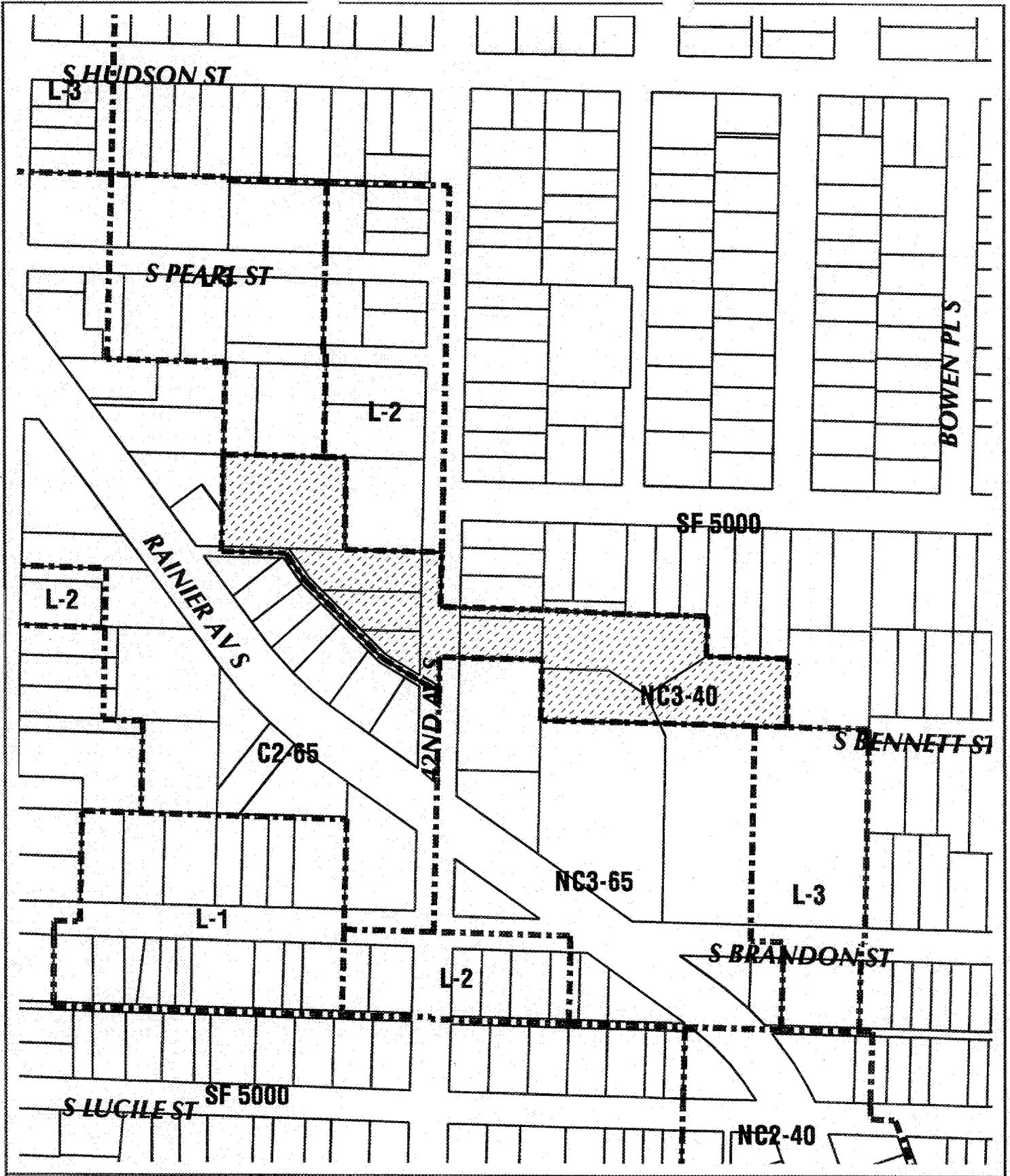
# Columbia City Neighborhood Plan Rezones

Page 10 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'T' from C2-65 to NC2/R-40

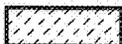
No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.  
 Copyright 1999, City of Seattle, DCLU-BIS  
 Prepared October 08, 1999



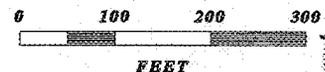


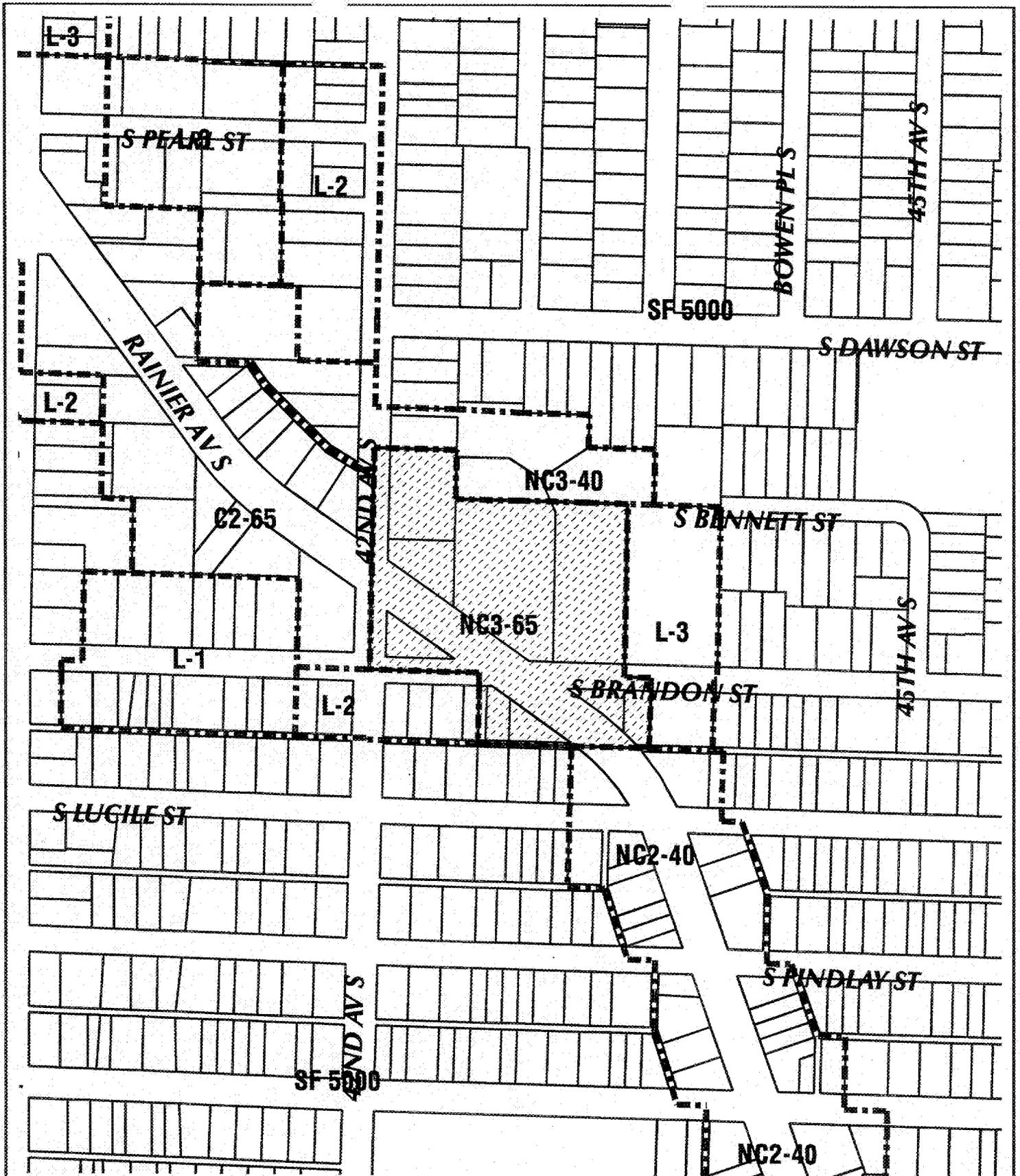
# Columbia City Neighborhood Plan Rezones

Page 11 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'U' from NC3-40 to NC2/R-40

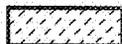
No warranties of any sort, including accuracy fitness, or merchantability accompany this product. Copyright 1998, City



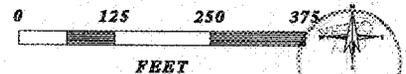


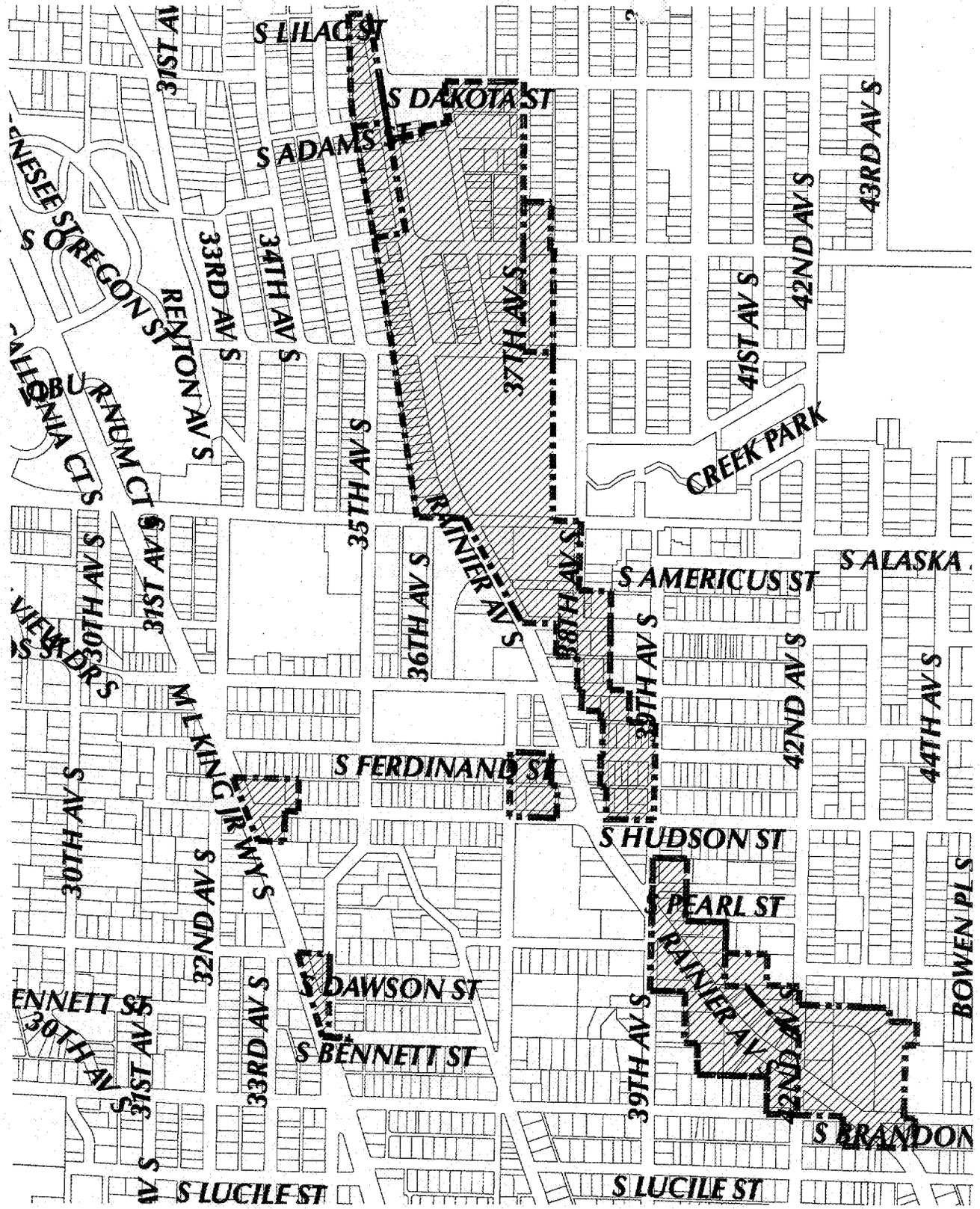
# Columbia City Neighborhood Plan Rezones

Page 12 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'V' from NC3-65 to NC2/R-40

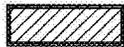
No warranties of any sort, including accuracy fitness, or merchantability accompany this product.  
 Copyright 1999, City of Seattle, DCU-GIS  
 Prepared October 06, 1999





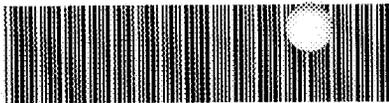
# Columbia City Residential Urban Village

Section 23.47.004E Map 23.47.004H

 Single-purpose residential permitted outright

No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.  
 Copyright 1999, City of Seattle, DCU-GIS  
 Prepared October 11, 1999





19991103001594

PAGE 001 OF 017  
11/03/1999 15:26  
KING COUNTY, WA

CITY OF SEATTL MISC 24.00

**Return Address:**

Seattle City Clerk's Office

600 4th Avenue, Room 104

Seattle, WA 98104

FILED  
CITY OF SEATTLE  
03 JAN 26 AM 10:08  
CITY CLERK

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

<p><b>Document Title(s)</b> (or transaction contained therein): (all areas applicable to your document <u>must</u> be filled in.)</p> <p>1. ORDINANCE # 119698</p>
<p><b>Re -</b> _____ of document.</p> <p>AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map, SMC Chapter 23.32, to rezone properties located within the area generally bounded by Martin Luther King Junior Way South and 46th Avenue South and South Andover Street and South Lucille Street; and amending SMC Chapter 23.47, relating to single purpose residential development, to implement the Columbia City - Hillman City - Genesee</p>
<p><b>Grantor(s)</b> (Last name first, then first name and initials)</p> <p>1. City of Seattle</p> <p><input type="checkbox"/> Additional names on page-----of document.</p>
<p><b>Grantee(s)</b> (Last name first, then first name and initials)</p> <p>1. N/A</p> <p>2.</p>
<p><b>Legal description</b> (abbreviated: i.e. lot, block, plat or section, township, range)</p> <p><input type="checkbox"/> Additional reference #'s on page -----of document N/A</p>
<p><b>Assessor's Property Tax Parcel/Account Number/</b> N/A</p> <p><input type="checkbox"/> Assessor Tax # not yet assigned.</p>



1 Section 1. Attached to this ordinance are 12 zoning maps, identified as Attachment  
2 A, and incorporated herein by reference. The Official Land Use Map, pages 146, 159,  
3 and 160 is amended to rezone the properties shown on the maps in Attachment A as  
4 "Proposed Rezone Area," to the zone indicated in the title on the map pages in  
5 Attachment A.

6  
7 Section 2. Section 23.47.004, Subsection E of the Seattle Municipal Code, as  
8 subsequently amended is further amended as follows:  
9

10 23.47.004 Permitted and prohibited uses.

11  
12 \*\*\*

13 E. Residential Uses.

14 1. Residential use in single-purpose residential structures.  
15 Residential use in single-purpose residential structures is permitted as an administrative  
16 conditional use, unless:

17 a. the structure is located within an area in which the use is  
18 either permitted outright or prohibited, as shown on Maps 23.47.004 A, B, C, D, and E,  
19 F, G, H and I;

20 b. the structure is located in a Pedestrian-Designated zone, in  
21 which case residential use is prohibited at street level along the designated principal  
22 pedestrian street as provided in Section 23.47.042;

23 c. the structure is located within a zone which has a height  
24 limit of 85 feet (85') or higher, in which case single purpose residential structures are  
25 prohibited; or

26 d. the residential use is a nursing home, in which case it is  
27 permitted outright unless prohibited as provided in E1b.

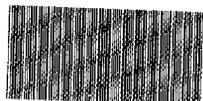
28 2. Residential Use in Mixed use Development. Residential  
29 use in mixed-use development is permitted outright in NC1, NC2, NC2/R, NC3 NC3/R  
30 and C1 zones, provided that for assisted living facilities, which are considered mixed-use  
31 development, private living units and parking accessory to those units are prohibited at  
32 street level.

33  
34 \*\*\*

35 Section 3. Attached to this ordinance is Map 23.47.004 H, identified as Attachment  
36 B, and incorporated herein by reference.  
37

38 Section 4. The Executive is directed to conduct additional analysis of zoning  
39 classifications which may be applied to the "Proposal D" site, and to return to the Council  
40 with a recommendation for new zoning for the site as soon as practicable.  
41

42 Section 5. The provisions of this ordinance are declared to be separate and severable  
43 and the invalidity of any clause, sentence, paragraph, subdivision, section, subsection, or  
44 portion of this ordinance, or the invalidity of the application thereof to any person or



MBB

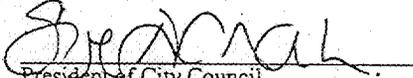
June 15, 1999 2:00 PM

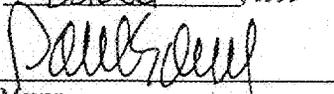
F:\legis\neigh\ills\112919.doc V1, page 3 of 20

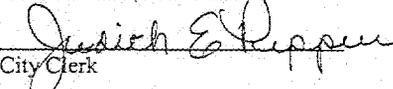
1 circumstance, shall not affect the validity of the remainder of this ordinance or the  
2 validity of its application to other persons or circumstances.  
3

4 **Section 5.** This ordinance shall take effect and be in force thirty (30) days from and  
5 after its approval by the Mayor, but if not approved and returned by the Mayor within ten  
6 (10) days after presentation, it shall take effect as provided by Municipal Code Section  
7 1.04.020.  
8

9 PASSED by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 1999 and signed by  
10 me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

11  
12   
13 Approved by me this 19<sup>th</sup> day of October, 1999  
President of City Council

14  
15   
16 Filed by me this 19<sup>th</sup> day of October, 1999  
Mayor

17  
18   
19 (SEAL)  
20 City Clerk

21 LIST OF ATTACHMENTS:

22 ATTACHMENT A COLUMBIA CITY NEIGHBORHOOD PLAN REZONES

23 ATTACHMENT B MAP 23.47.004 F



CITY OF SEATTLE MISC

24.00

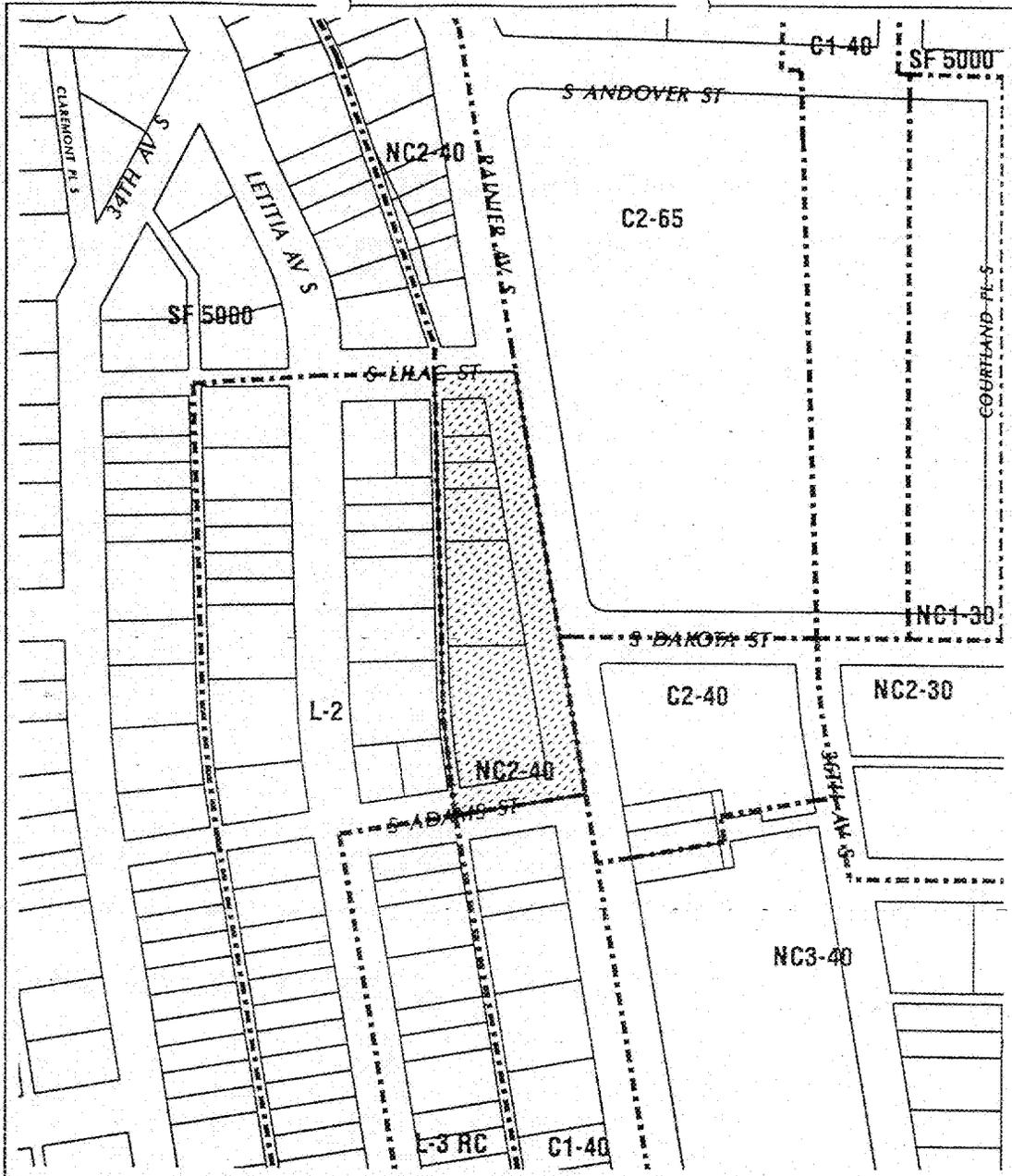
19991103001594

PAGE 004 OF 017

11/03/1999 15:26  
KING COUNTY, WA





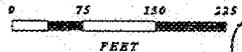


**Columbia City Neighborhood Plan Rezones**

Page 2 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'H' from NC2-40 to NC2/R-40

No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.  
Copyright 1999, City of Seattle, OGLU-010  
Prepared October 08, 1999



CITY OF SEATTLE MISC

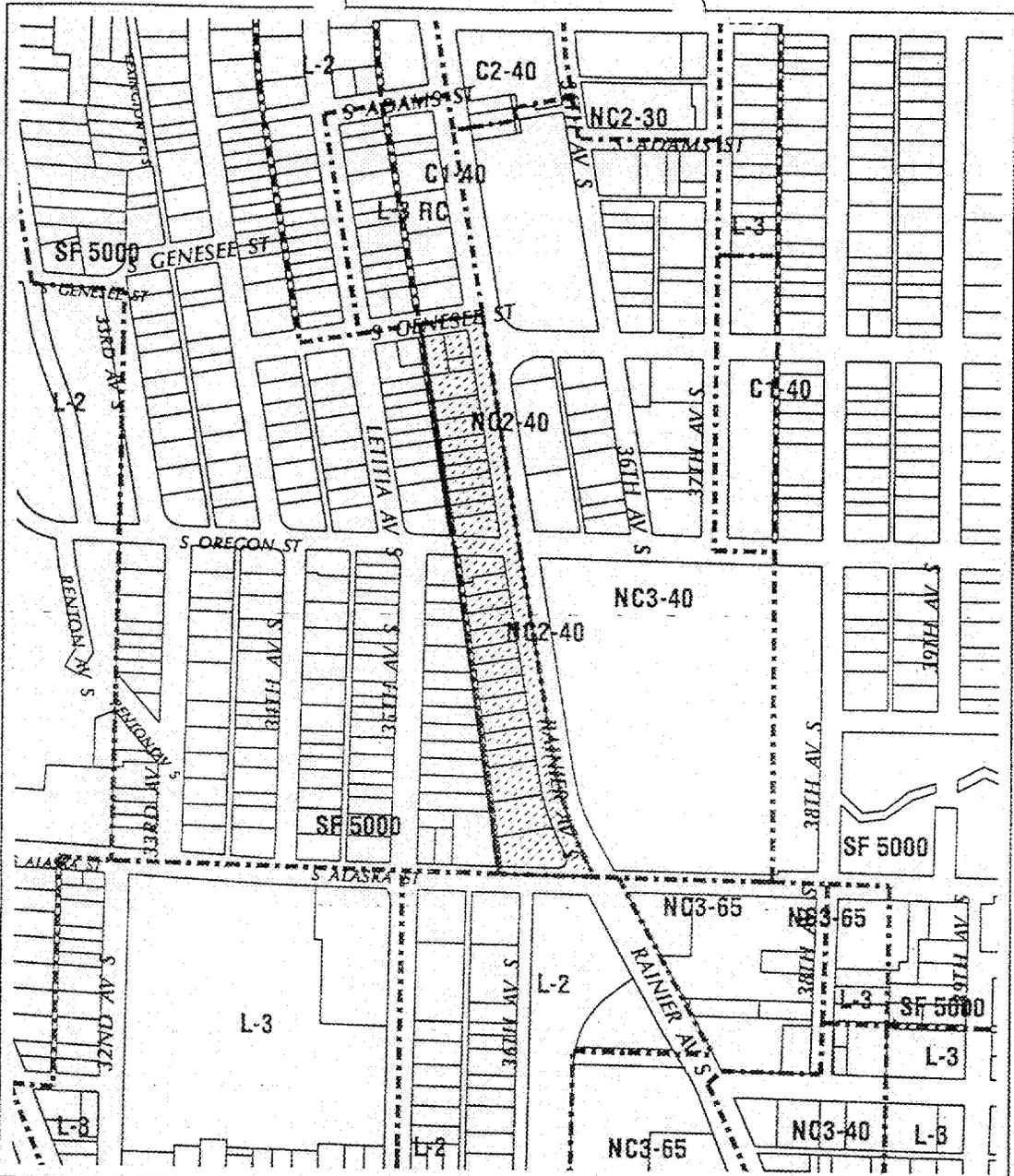
24.00

19991103001594

PAGE 006 OF 017

11/03/1999 15:26

KING COUNTY, WA

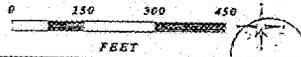


**Columbia City Neighborhood Plan Rezones**

Page 3 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'K' from NC2-40 to NC2/R-40

No warranties of any sort, including accuracy fitness, or merchantability accompany this product. Copyright 1999, City of Seattle, DCI, Inc. Prepared October 08, 1999



CITY OF SEATTLE MISC

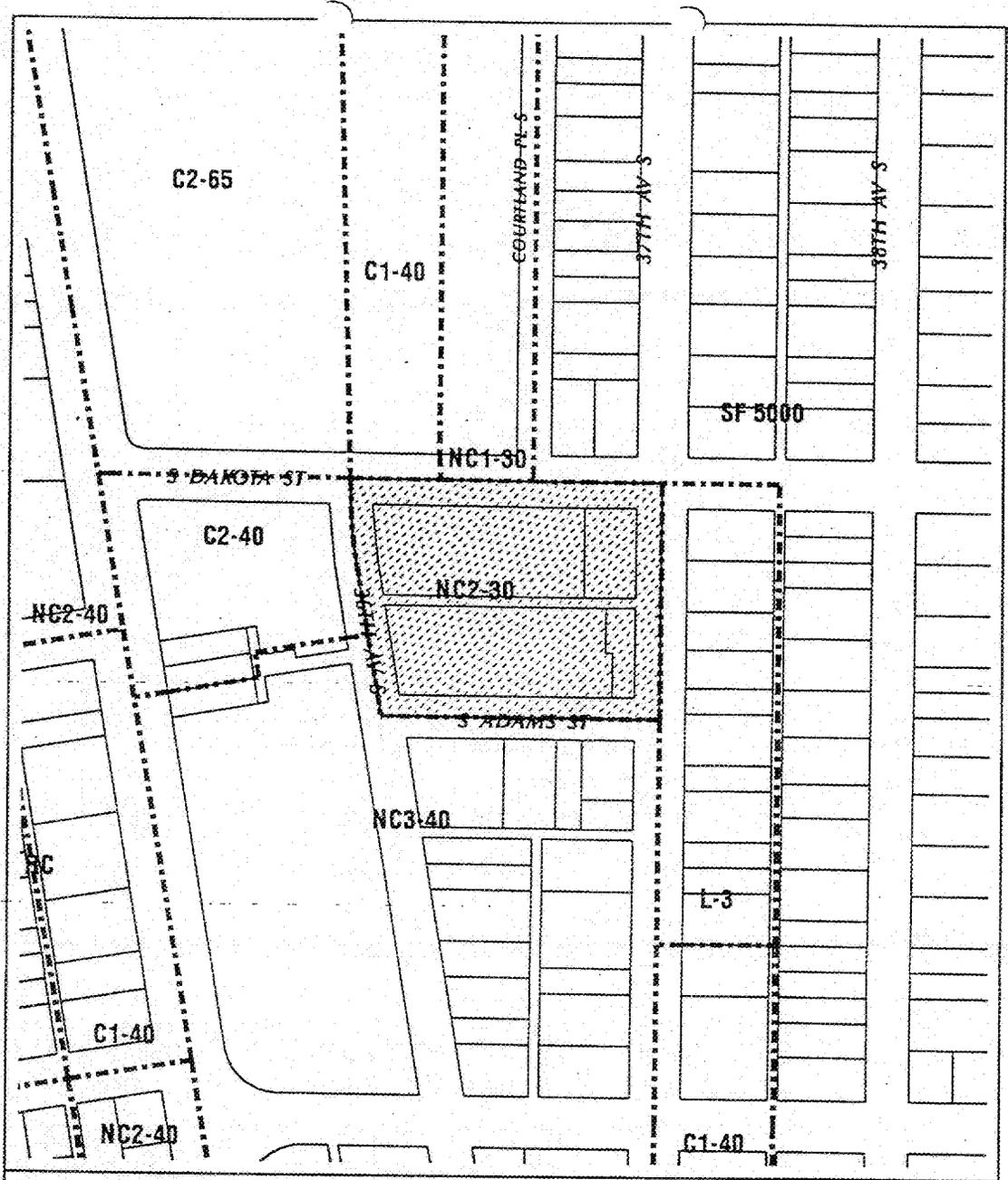
24.00

19991103001594

PAGE 007 OF 017

11/03/1999 15:26

KING COUNTY, WA

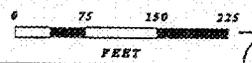


**Columbia City Neighborhood Plan Rezones**

Page 4 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'L' from NC2-30 to NC2/R-30

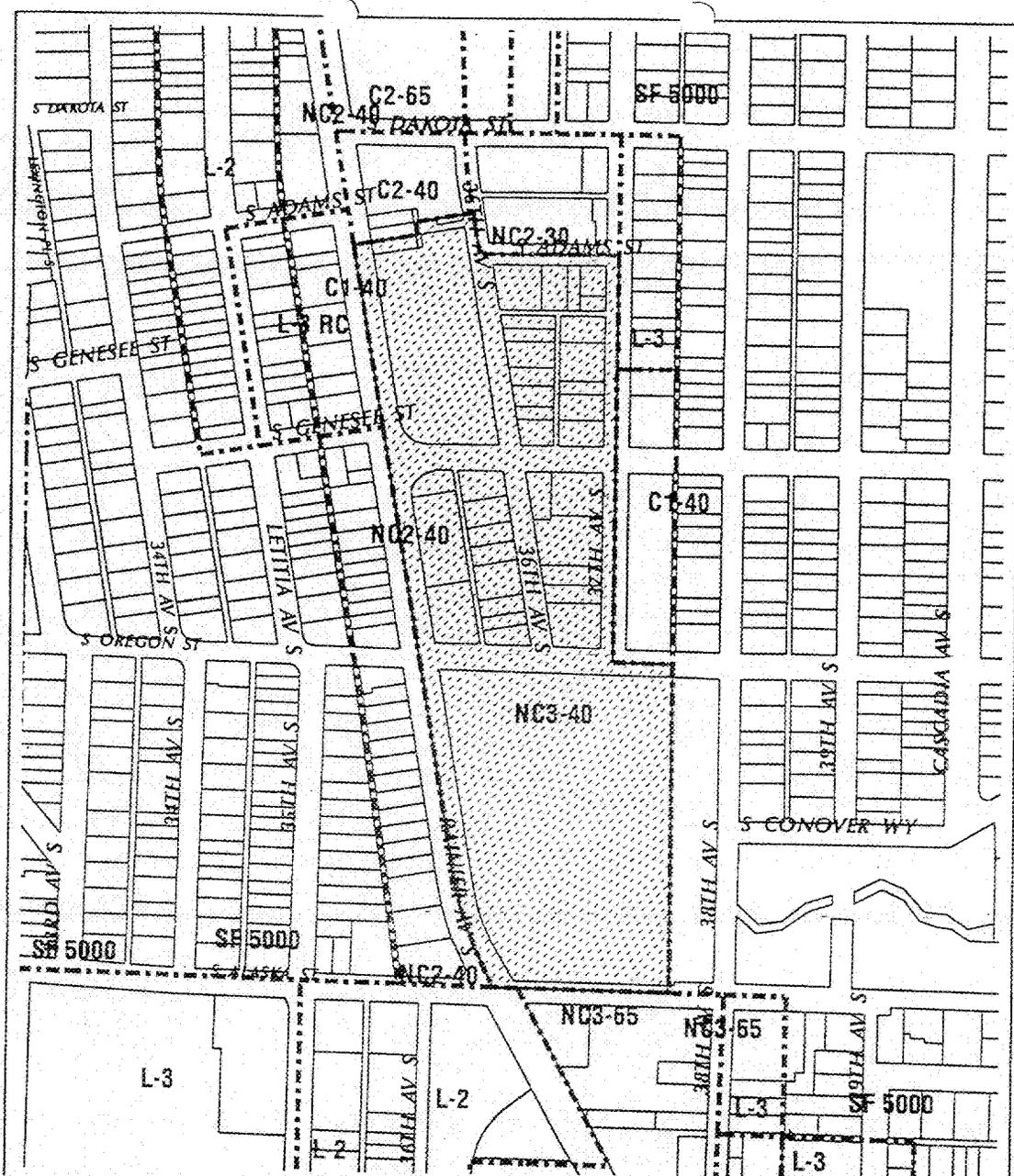
No warranty is made by the City of Seattle, or any other person, for the accuracy of the information shown on this map. The City of Seattle, Department of Planning and Development, 1999.



CITY OF SEATTLE MISC

24.00

19991103001594  
PAGE 008 OF 017  
11/03/1999 15:26  
KING COUNTY, WA

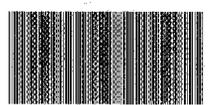
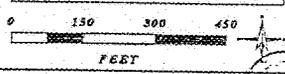


### Columbia City Neighborhood Plan Rezones

Page 5 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'M' from NC3-40 to NC2/R-40

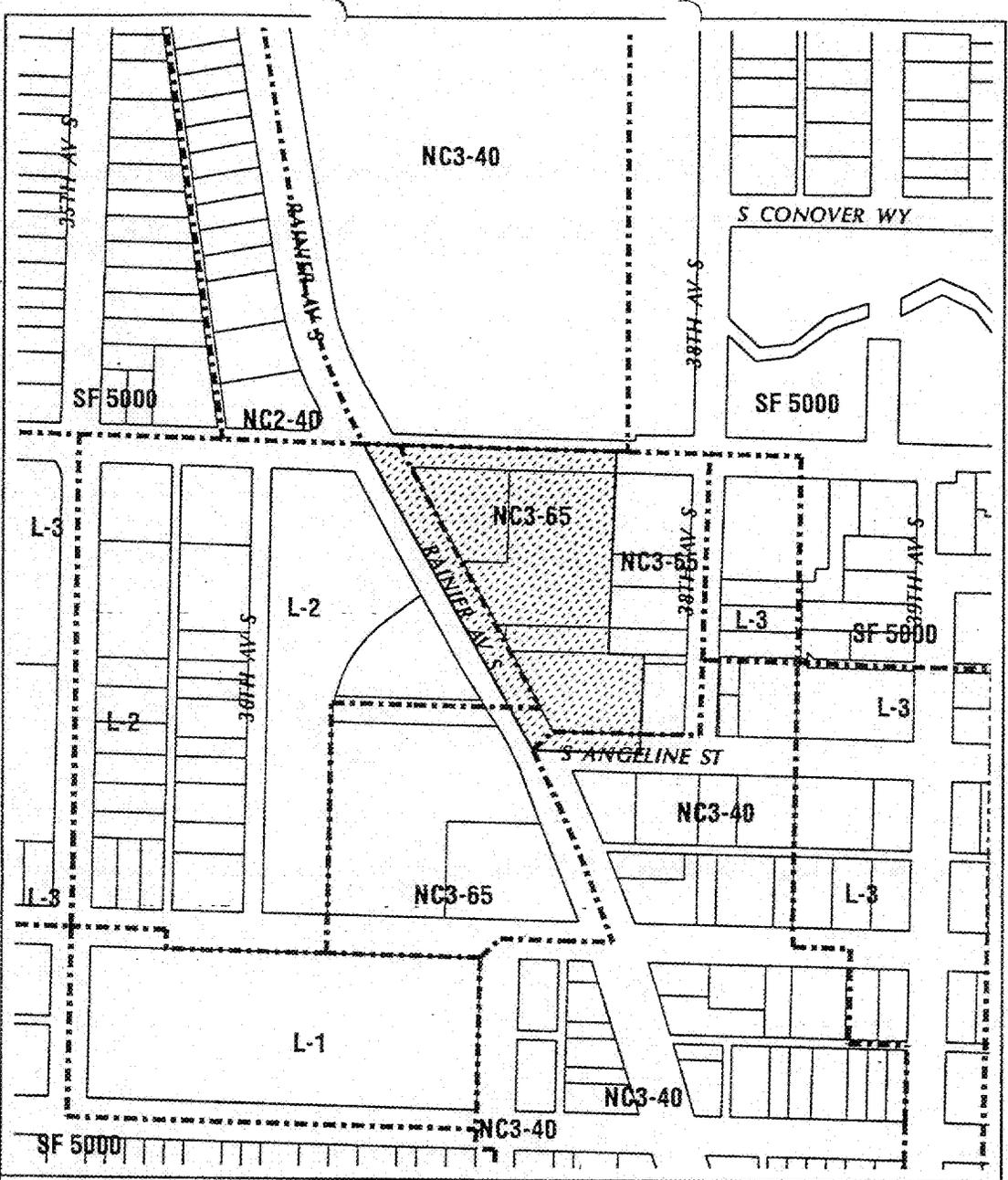
No warranty of any sort, including accuracy thereof, is made by the City of Seattle for this product. Copyright 1999, City of Seattle, DCLU-GIS. Prepared October 08, 1999.



CITY OF SEATTLE MISC

24.00

19991103001594  
PAGE 009 OF 017  
11/03/1999 15:26  
KING COUNTY, WA

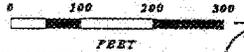


**Columbia City Neighborhood Plan Rezones**

Page 6 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'N' from NC3-65 to NC2-40

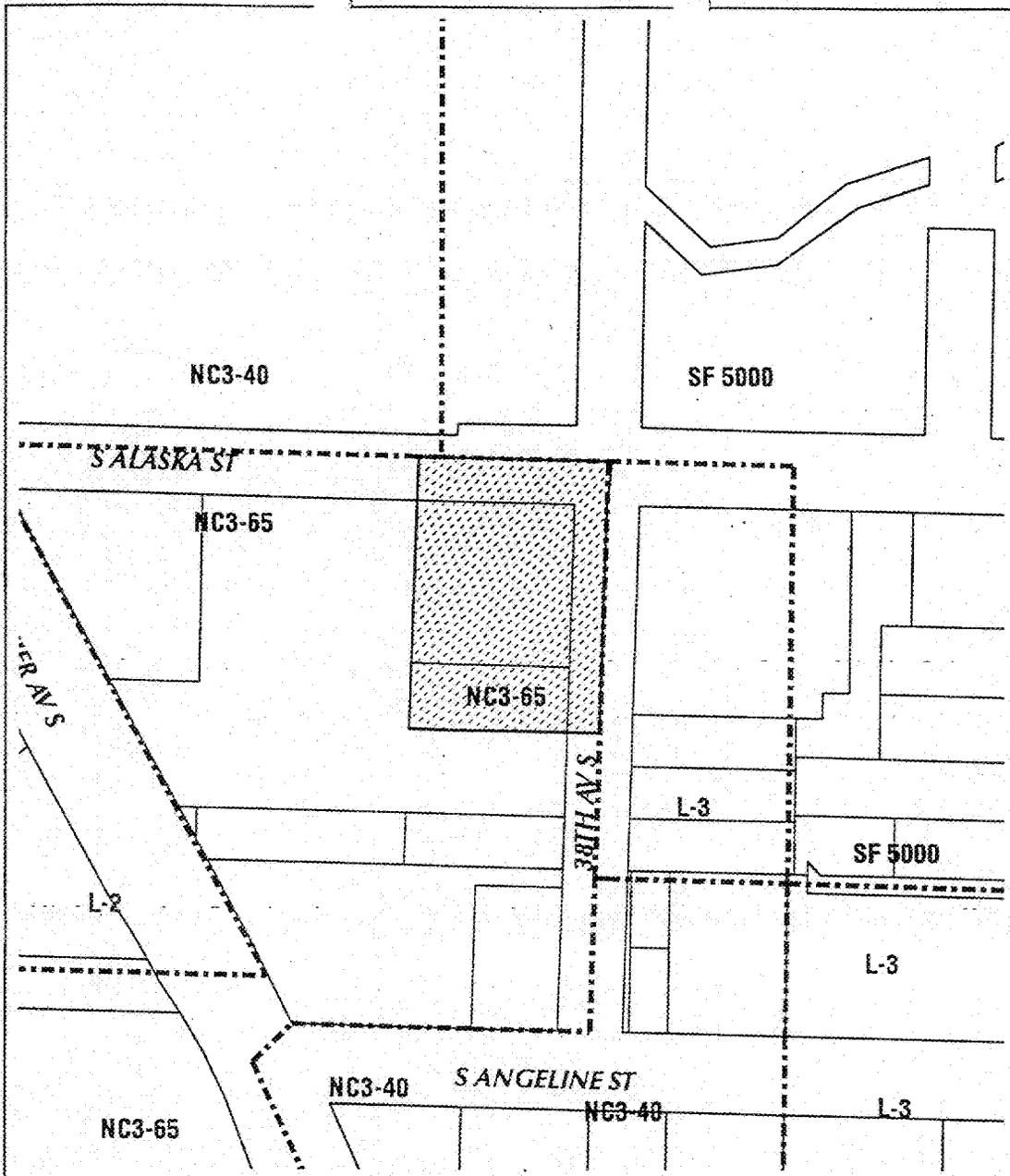
No warranties of any sort, including accuracy thereof, or merchantability accompany this product.  
Copyright 1999, City of Seattle, DCLU-016  
Revised October 05, 1999



CITY OF SEATTLE MISC

24.00

19991103001594  
PAGE 010 OF 017  
11/03/1999 15:26  
KING COUNTY, WA

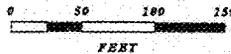


**Columbia City Neighborhood Plan Rezones**

Page 7 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'O' from NC3-65 to NC2/R-65

No warranty of any sort, including accuracy, fitness, or merchantability, accompanies this product. Copyright 1999, City of Seattle, DCLJ-GIE



CITY OF SEATTLE MISC

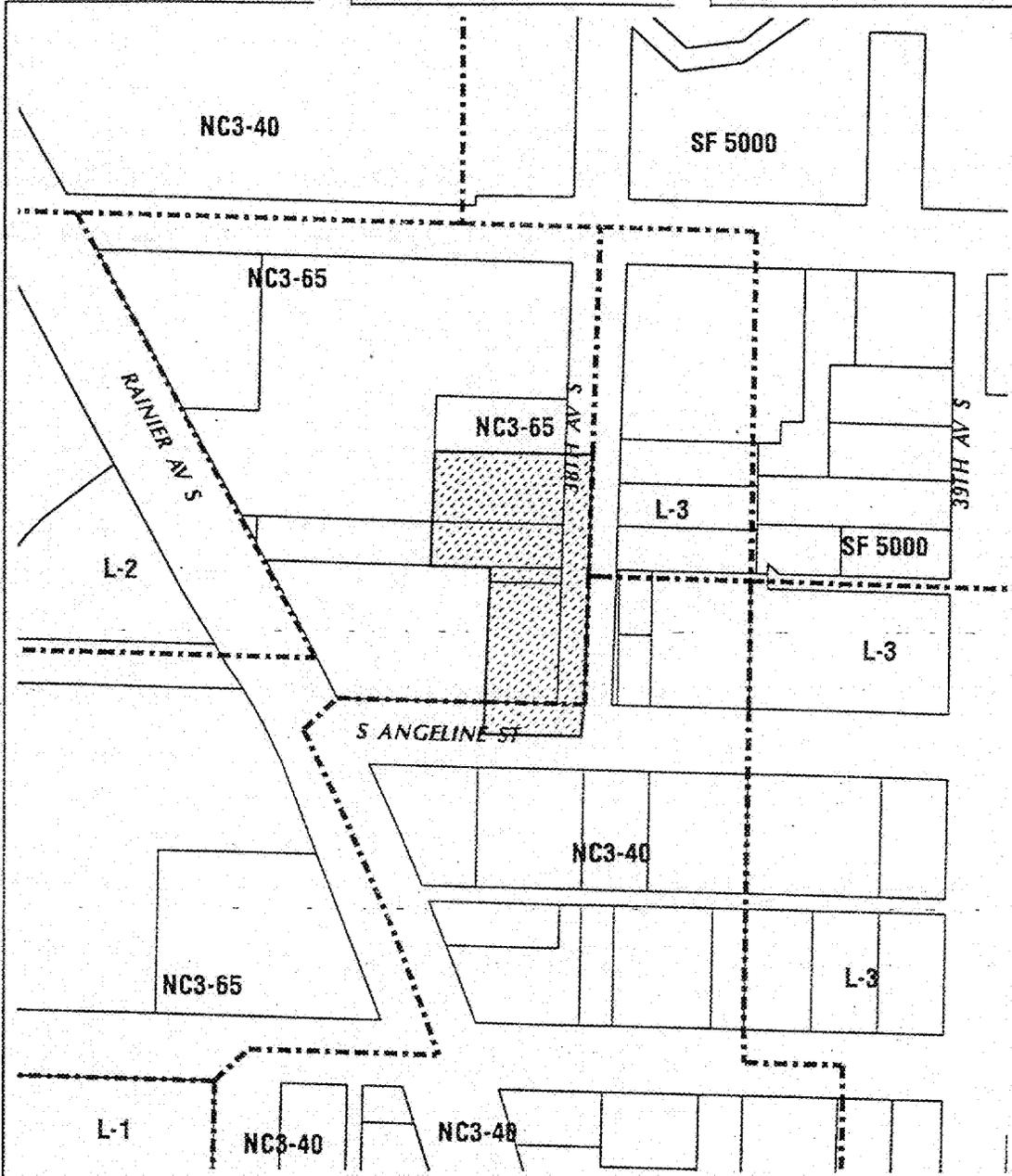
24.00

19991103001594

PAGE 011 OF 017

11/03/1999 15:26

KING COUNTY, WA

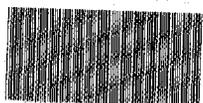
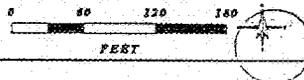


**Columbia City Neighborhood Plan Rezones**

Page 8 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'P' from NC3-65 to NC2/R-40

No warranty of any sort, including accuracy of lines, or of the ability to carry the project.  
 Copyright 1999, City of Seattle, DCU-616  
 Prepared October 06, 1999



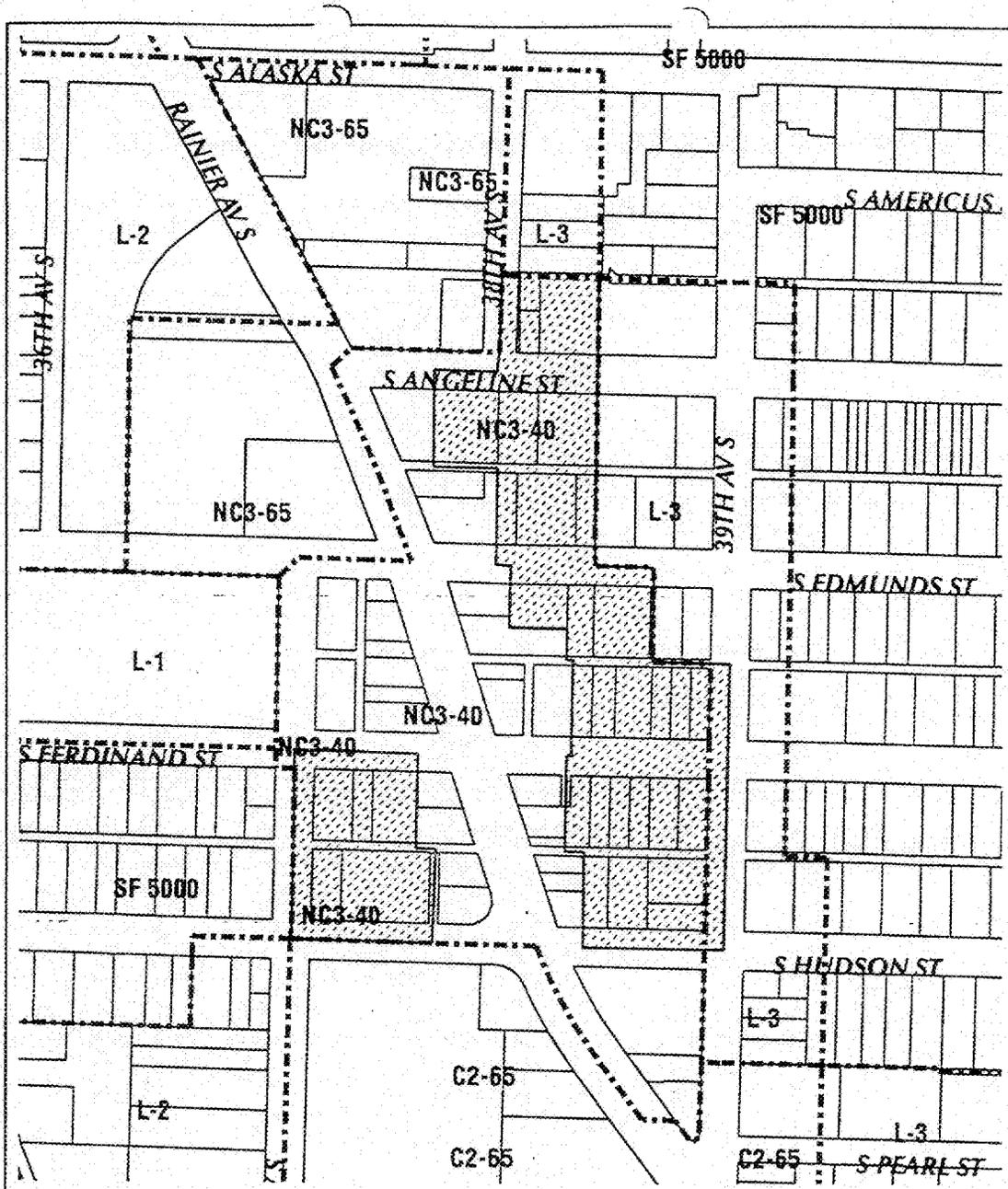
CITY OF SEATTLE MISC

24.00

19991103001594

PAGE 012 OF 017

11/03/1999 15:26  
 KING COUNTY, WA

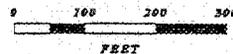


**Columbia City Neighborhood Plan Rezones**

Page 9 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'R' from NC3-40 to NC2/R-40

No warranty of any kind, including accuracy, is made by the City of Seattle, or its contractors, for this product. Copyright 1999, City of Seattle, DDU-015 Prepared October 02, 1999



CITY OF SEATTLE MISC

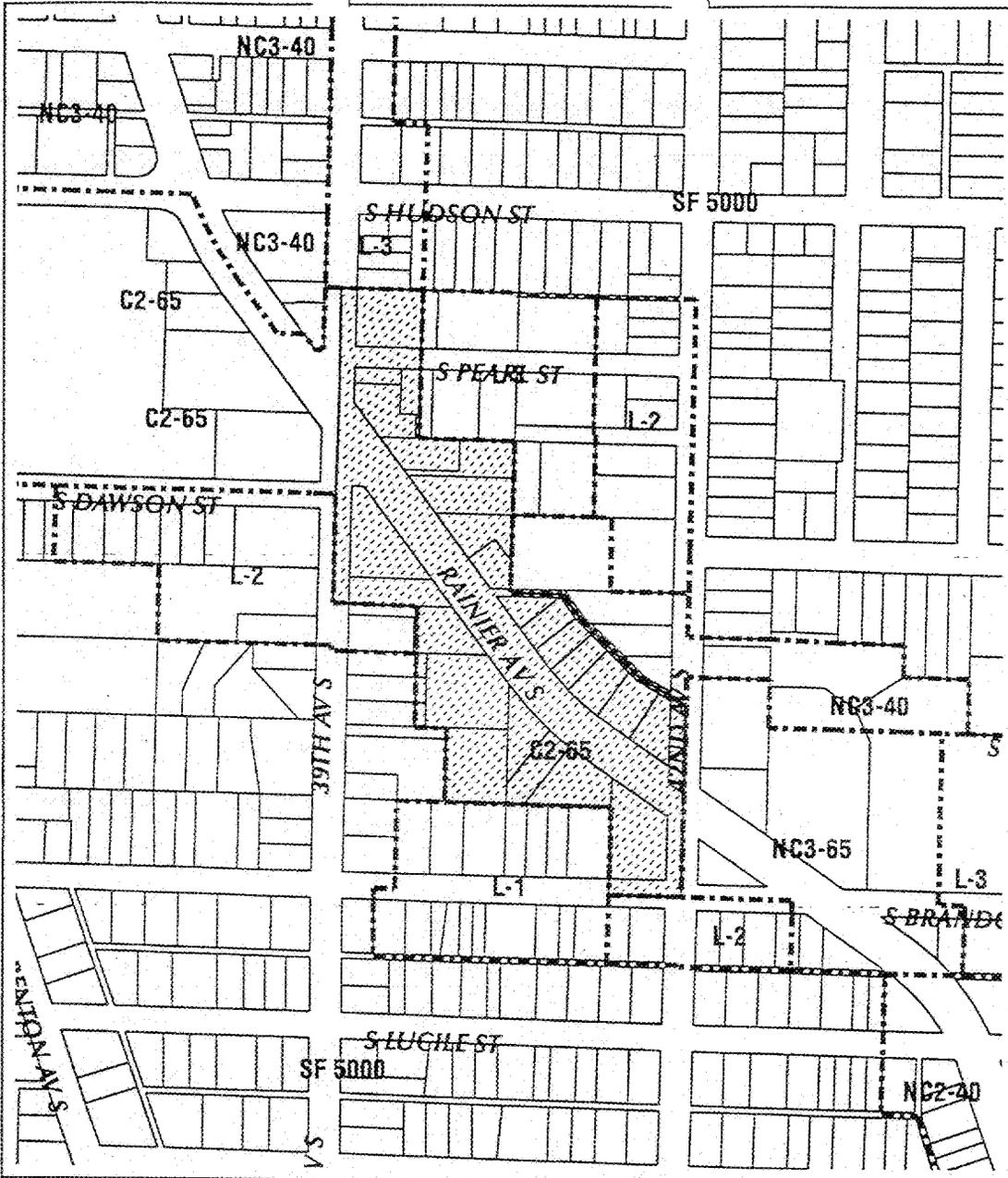
24.00

19991103001594

PAGE 013 OF 017

11/03/1999 15:26

KING COUNTY, WA

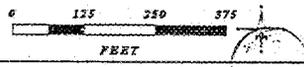


**Columbia City Neighborhood Plan Rezones**

Page 10 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'T' from C2-65 to NC2/R-40

No warranties of any sort, including accuracy thereof, or merchantability accompany this product.  
 Copyright 1999, City of Seattle, DCLU-GIS  
 Prepared October 05, 1999



CITY OF SEATTLE MISC

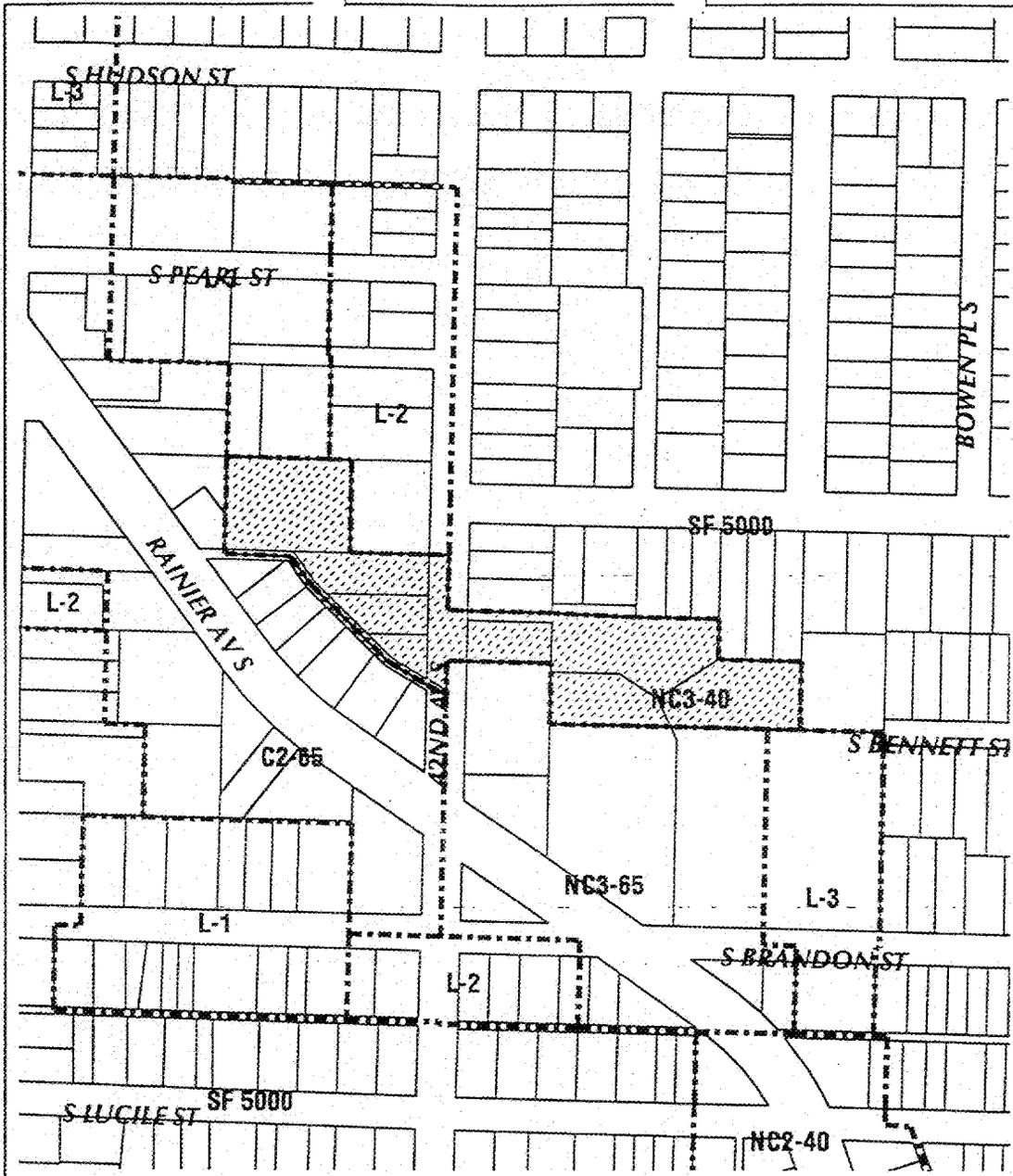
24.00

19991103001594

PAGE 014 OF 017

11/03/1999 15:26

KING COUNTY, WA

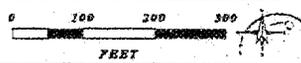


**Columbia City Neighborhood Plan Rezones**

Page 11 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'U' from NC3-40 to NC2/R-40

No warranty of any sort, including accuracy fitness, or merchantability accompany this product. Copyright 1999, City.



CITY OF SEATTLE MISC

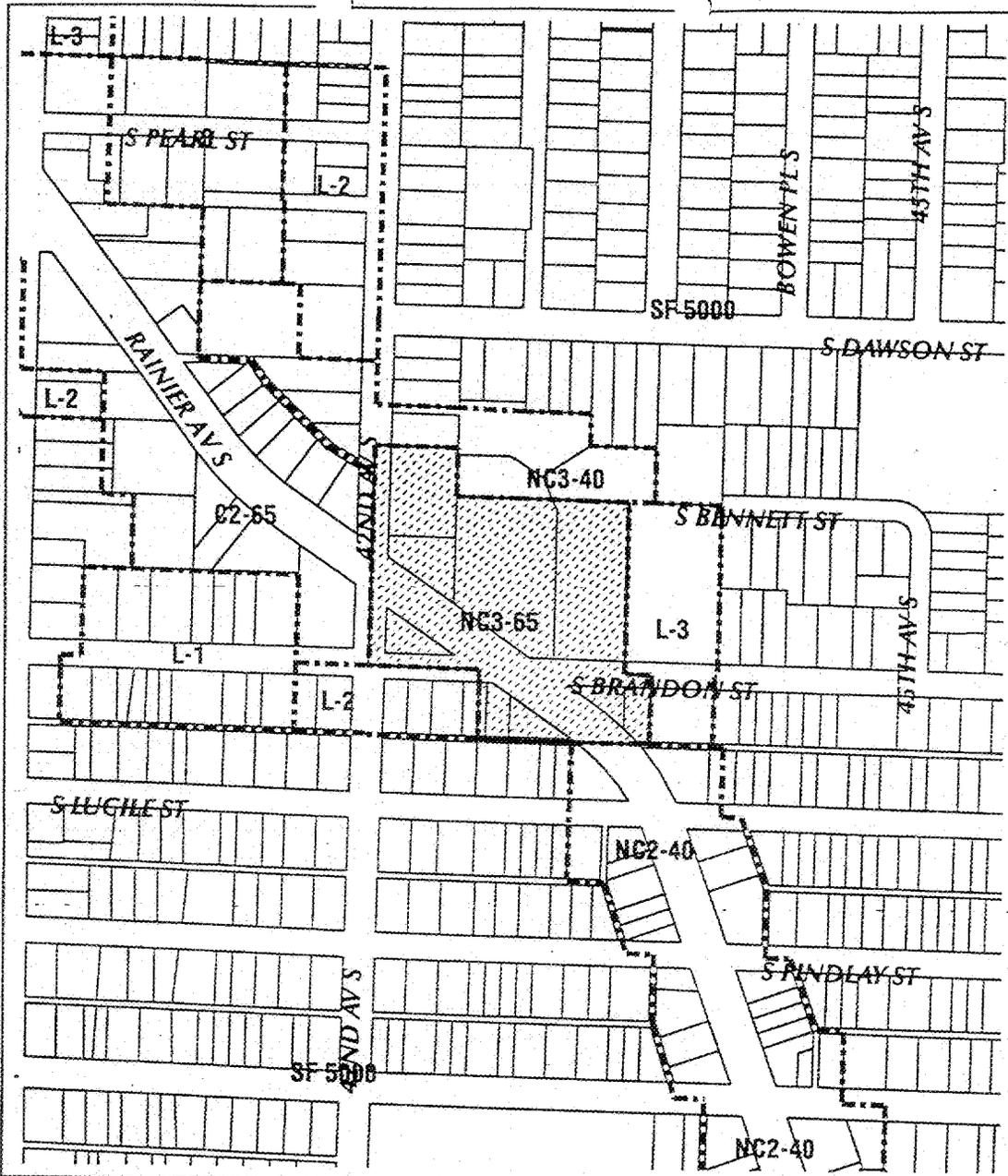
24.00

19991103001594

PAGE 015 OF 017

11/03/1999 15:26

KING COUNTY, WA

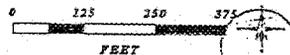


**Columbia City Neighborhood Plan Rezones**

Page 12 of 12, Amending Official Land Use Map Pages 146, 159, and 160

 Rezone 'V' from NC3-65 to NC2/R-40

No warranty of any sort, including accuracy, fitness, or merchantability, is made by the Planning Department, City of Seattle, DCU-016. Prepared October 08, 1999.



CITY OF SEATTLE MISC

24.00

19991103001594

PAGE 016 OF 017

11/03/1999 15:26

KING COUNTY, WA





1 **Section 1.** Attached to this ordinance are 16 zoning maps, identified as Attachment  
2 A, and incorporated herein by reference. The Official Land Use Map, pages 145, 146,  
3 158, 159, 160, and 166, is amended to rezone the properties shown on the maps in  
4 Attachment A as "Proposed Rezone Area," to the zone indicated in the title on the map  
5 pages in Attachment A.

6  
7 **Section 2.** Section 23.47.004, Subsection E of the Seattle Municipal Code, as last  
8 amended by Ordinance \_\_\_\_\_ (SLU, North, or FOJ), is further amended as  
9 follows:

10  
11 **23.47.004 Permitted and prohibited uses.**

12  
13 \*\*\*

14 E. Residential Uses.

15 1. Residential Use in Single-purpose Residential Structures.  
16 Residential use in single-purpose residential structures is permitted as an administrative  
17 conditional use, unless:

18 a. the structure is located within an area in which the use is  
19 either permitted outright or prohibited, as shown on the Map 23.47.004 A, B, C, D,  
20 ((and)) E and F, or

21 b. the structure is located in a Pedestrian-Designated zone, in  
22 which case residential use is prohibited; or

23 c. the structure is located within a zone which has a height  
24 limit of 85 feet or higher, in which case single purpose residential structures are  
25 prohibited.

26 2. Residential use in mixed use development. Residential use in  
27 mixed-use development is permitted outright in NC1, NC2, NC3 and C1 zones. Where  
28 non-residential use is required to occupy the street level of a mixed-use development, as  
29 provided in 23.47.008, Mixed use development, or as provided in 23.47.042, Uses in  
30 pedestrian-designated zones, the following residential uses are permitted at the street  
31 level of a mixed-use development:

32 a. Nursing home; and

33 b. Assisted living facilities, limited to the following uses:  
34 activity rooms, administrative offices, lounges, mail room, dining area, or lobby. Private  
35 living units and their accessory parking are not permitted at the street level of a mixed-use  
36 development.

37  
38 \*\*\*

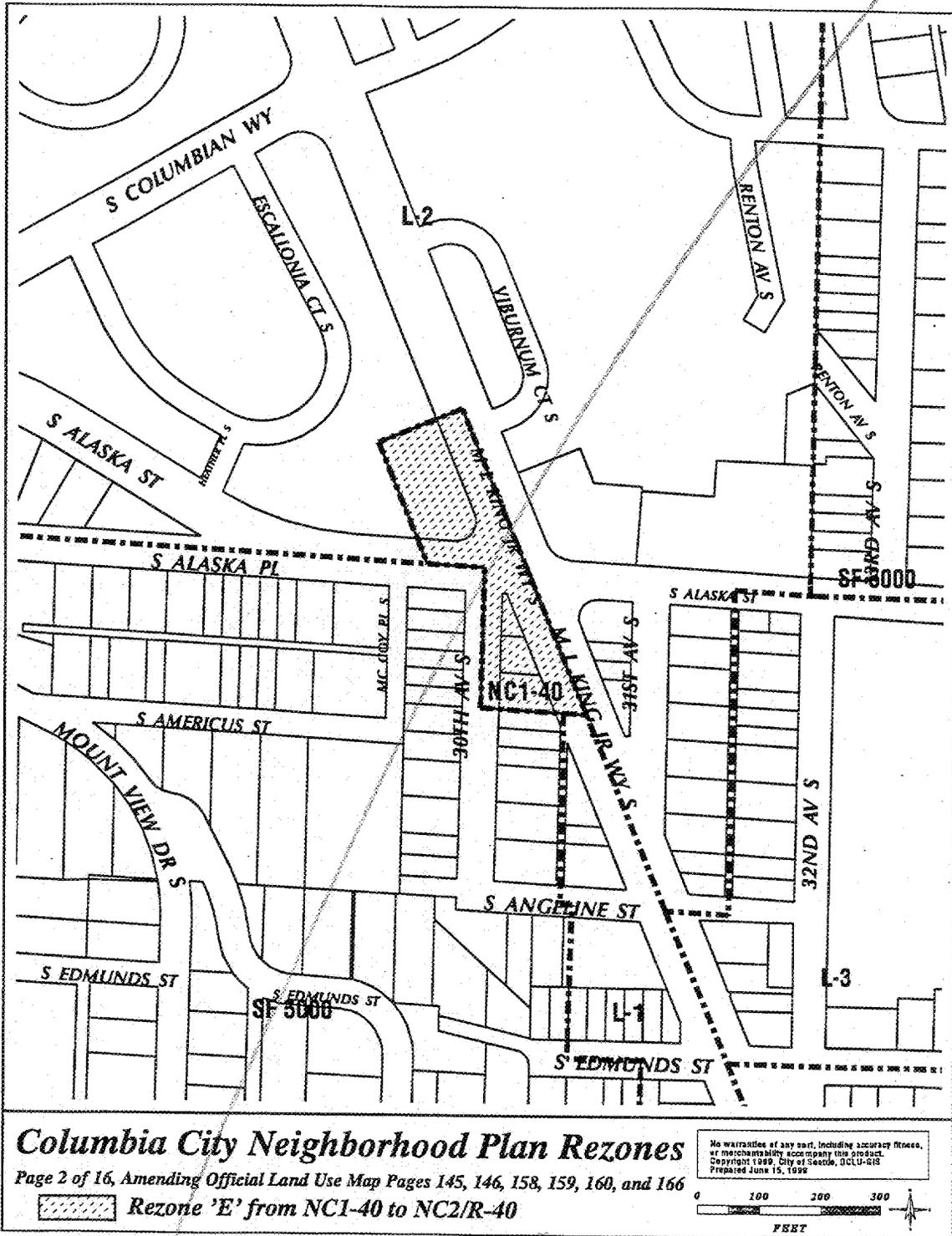
39 **Section 3.** Attached to this ordinance is Map 23.47.004 F, identified as Attachment  
40 B, and incorporated herein by reference.

41  
42 **Section 4.** The provisions of this ordinance are declared to be separate and severable  
43 and the invalidity of any clause, sentence, paragraph, subdivision, section, subsection, or  
44 portion of this ordinance, or the invalidity of the application thereof to any person or

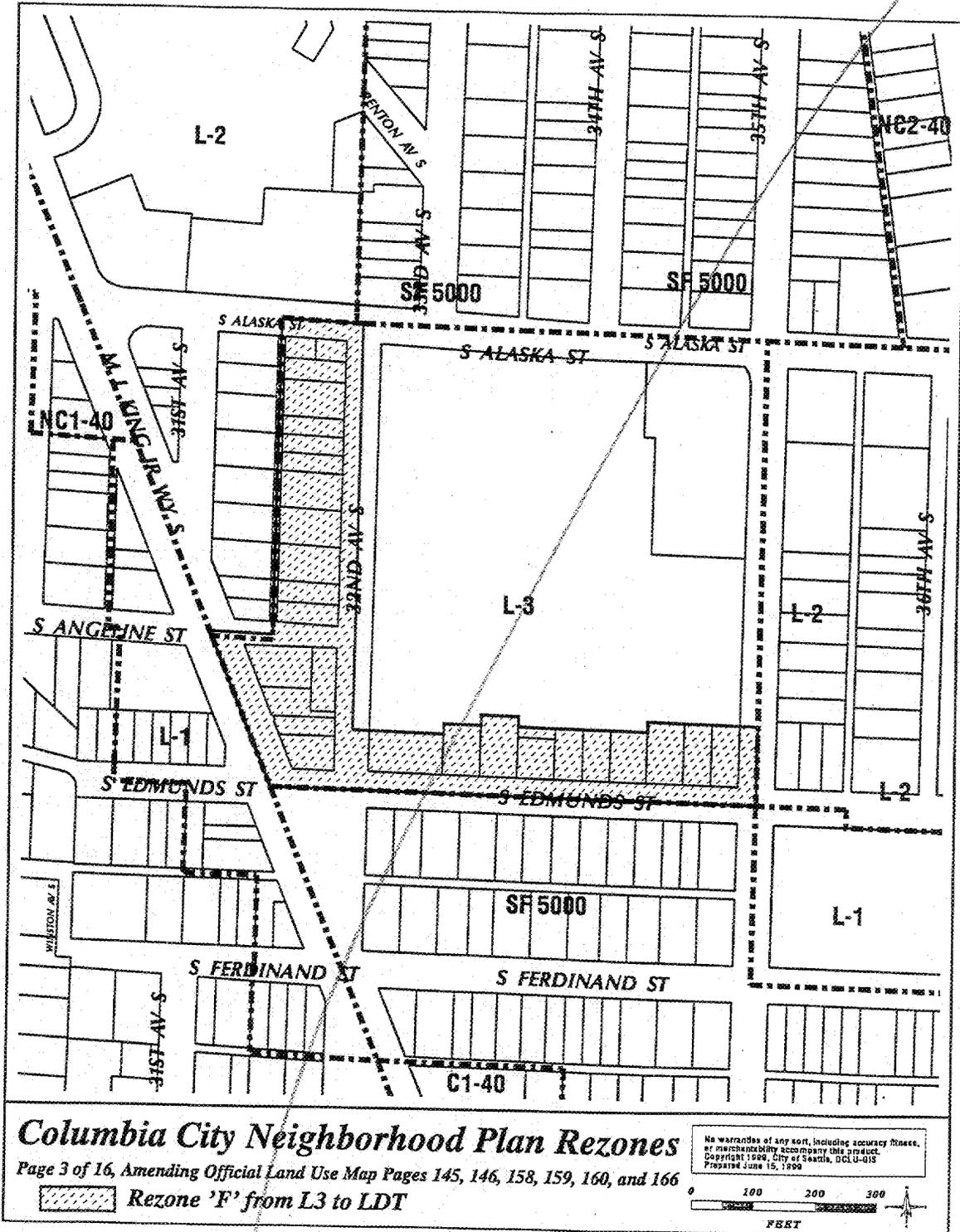




1 Attachment A

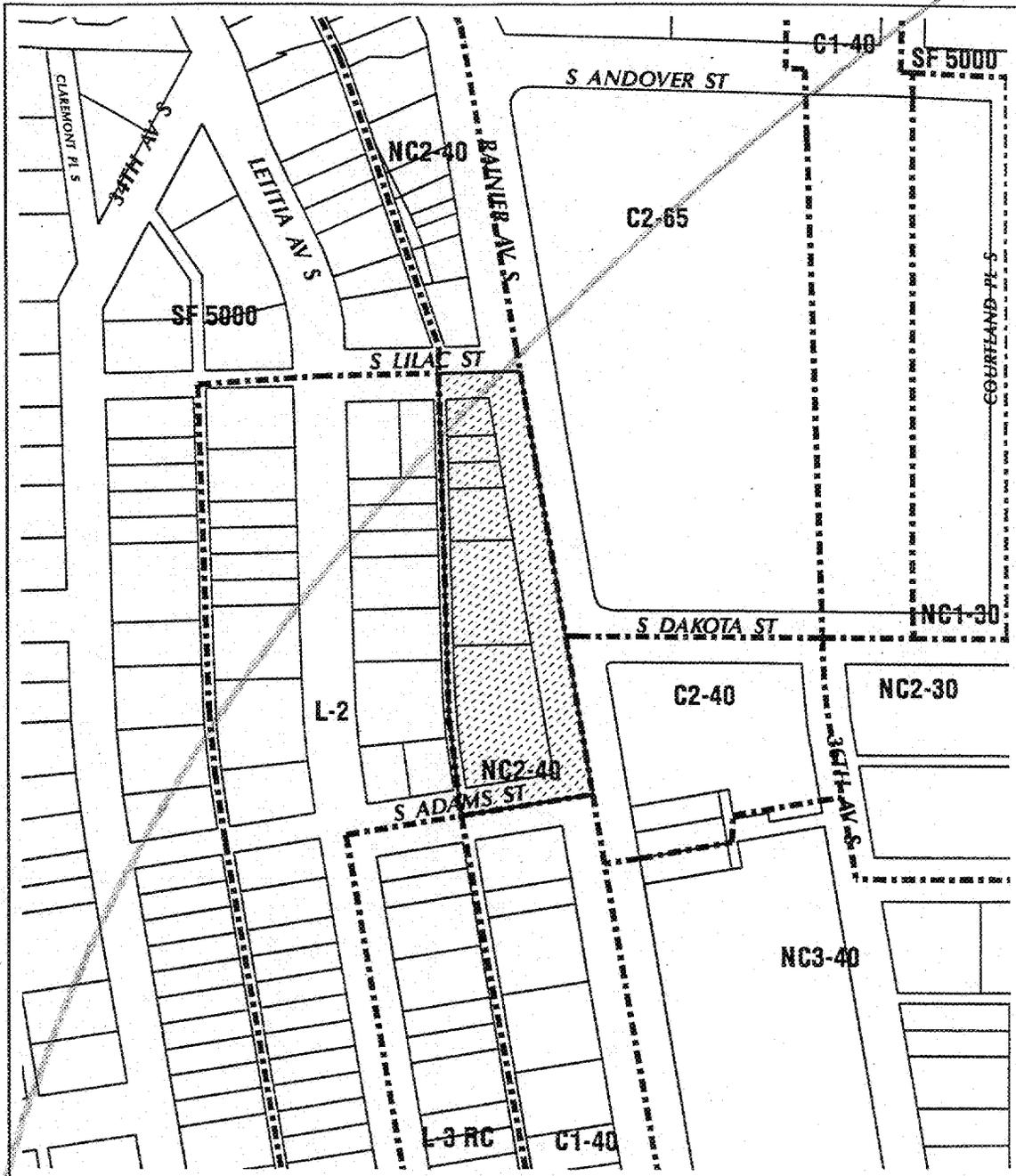


1 Attachment A





1 Attachment A

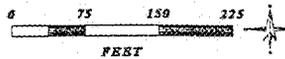


**Columbia City Neighborhood Plan Rezones**

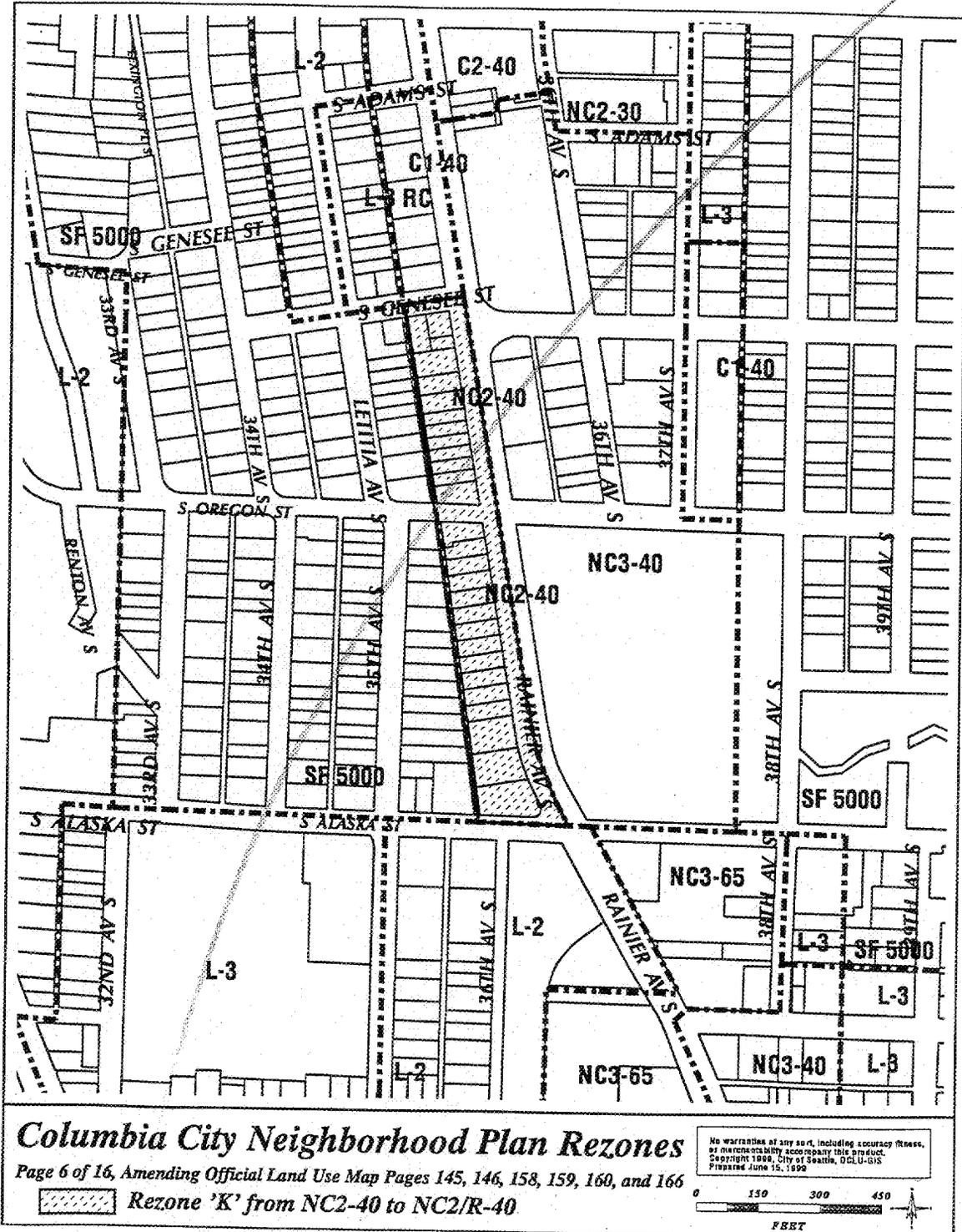
Page 5 of 16, Amending Official Land Use Map Pages 145, 146, 158, 159, 160, and 166

 Rezone 'H' from NC2-40 to NC2/R-40

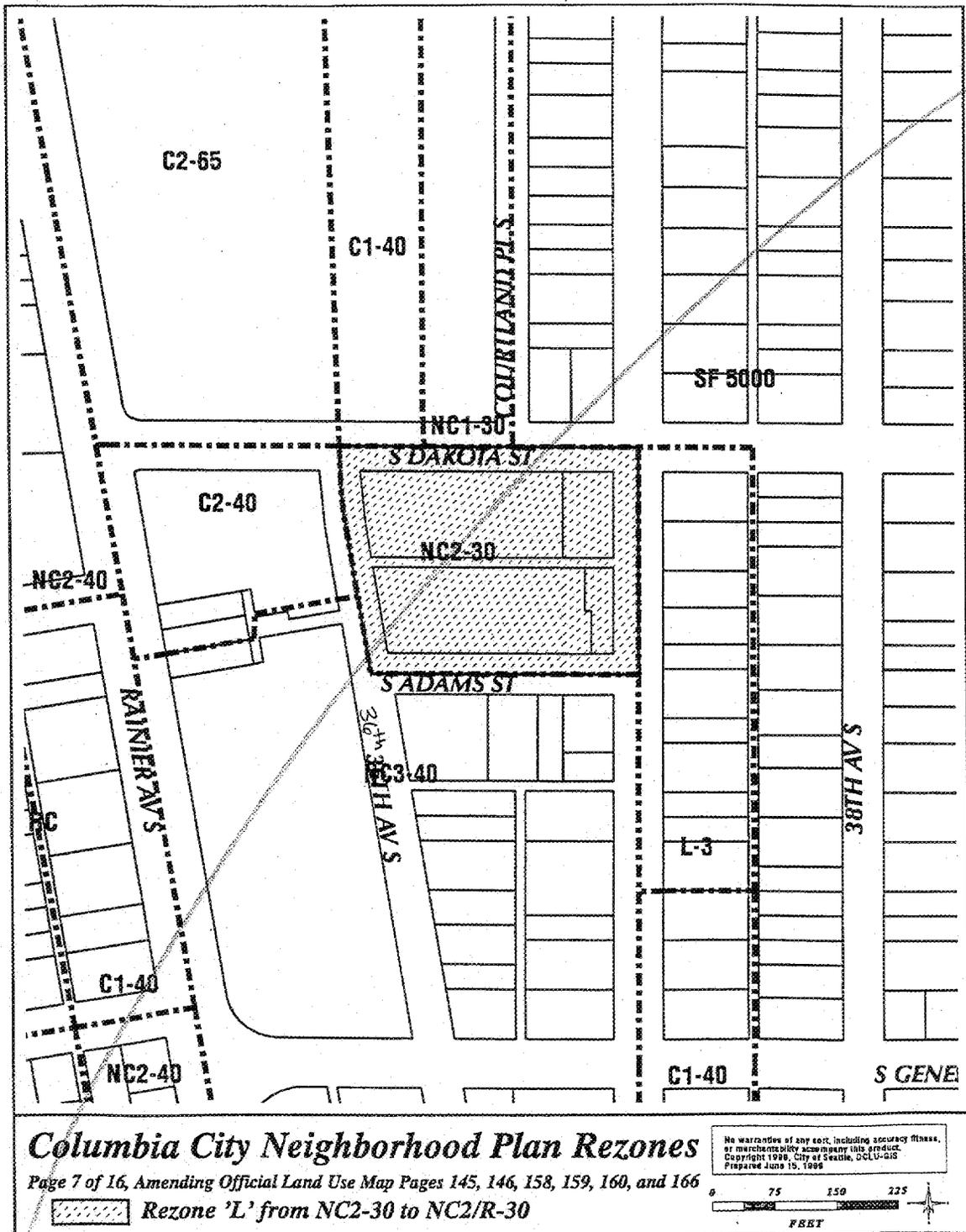
No warranties of any sort, including accuracy fitness, or merchantability accompany this product.  
Copyright 1999, City of Seattle, DCLU-GIS  
Prepared June 15, 1999



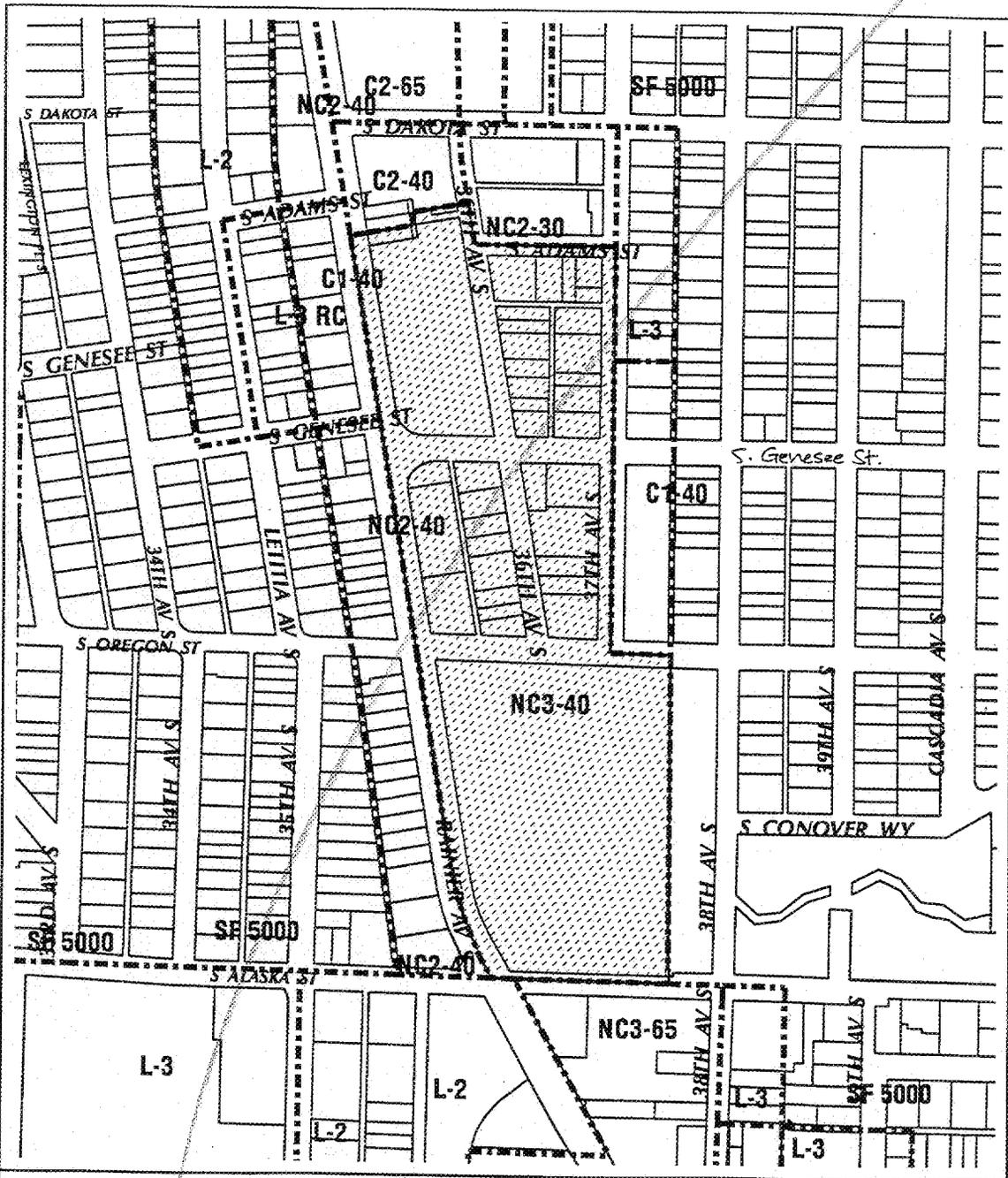
1 Attachment A



1 Attachment A



1 Attachment A

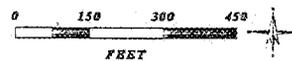


### Columbia City Neighborhood Plan Rezones

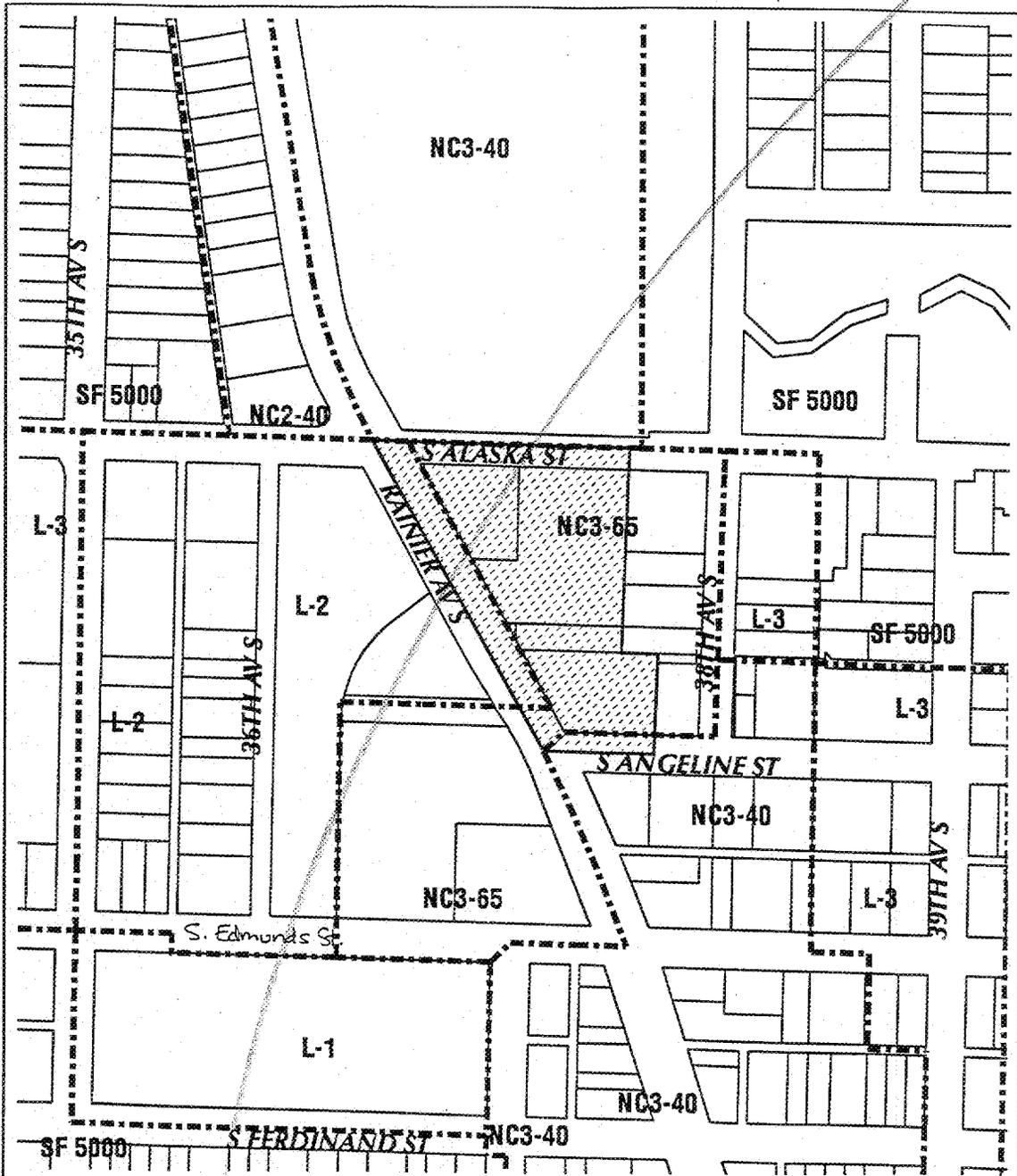
Page 8 of 16, Amending Official Land Use Map Pages 145, 146, 158, 159, 160, and 166

 Rezone 'M' from NC3-40 to NC2/R-40

No warranty of any sort, including accuracy fitness, or merchantability accompany this product.  
Copyright 1999, City of Seattle, SCLU-GIS  
Prepared June 15, 1999



1 Attachment A

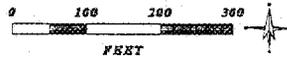


**Columbia City Neighborhood Plan Rezones**

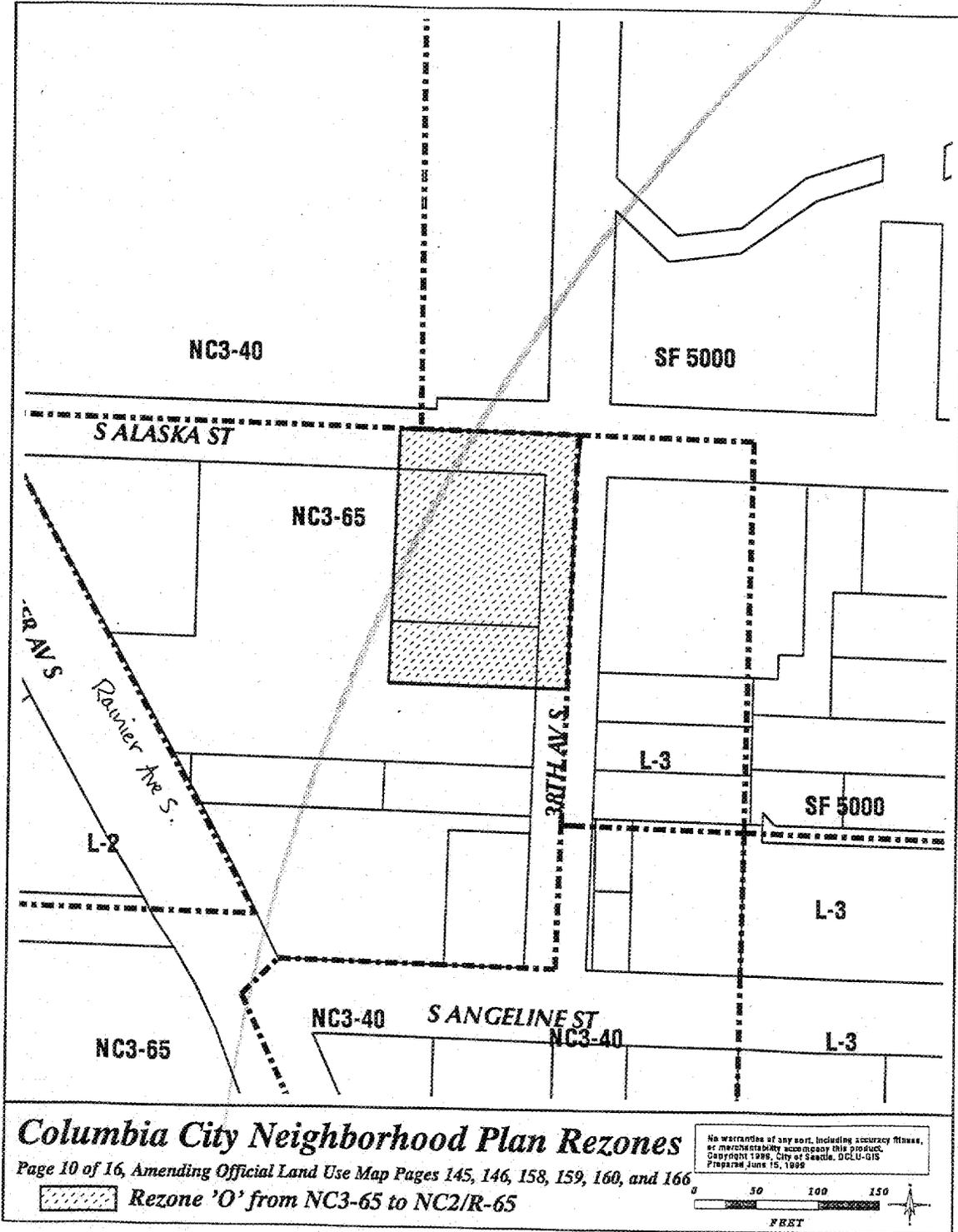
Page 9 of 16, Amending Official Land Use Map Pages 145, 146, 158, 159, 160, and 166

 Rezone 'N' from NC3-65 to NC2-40

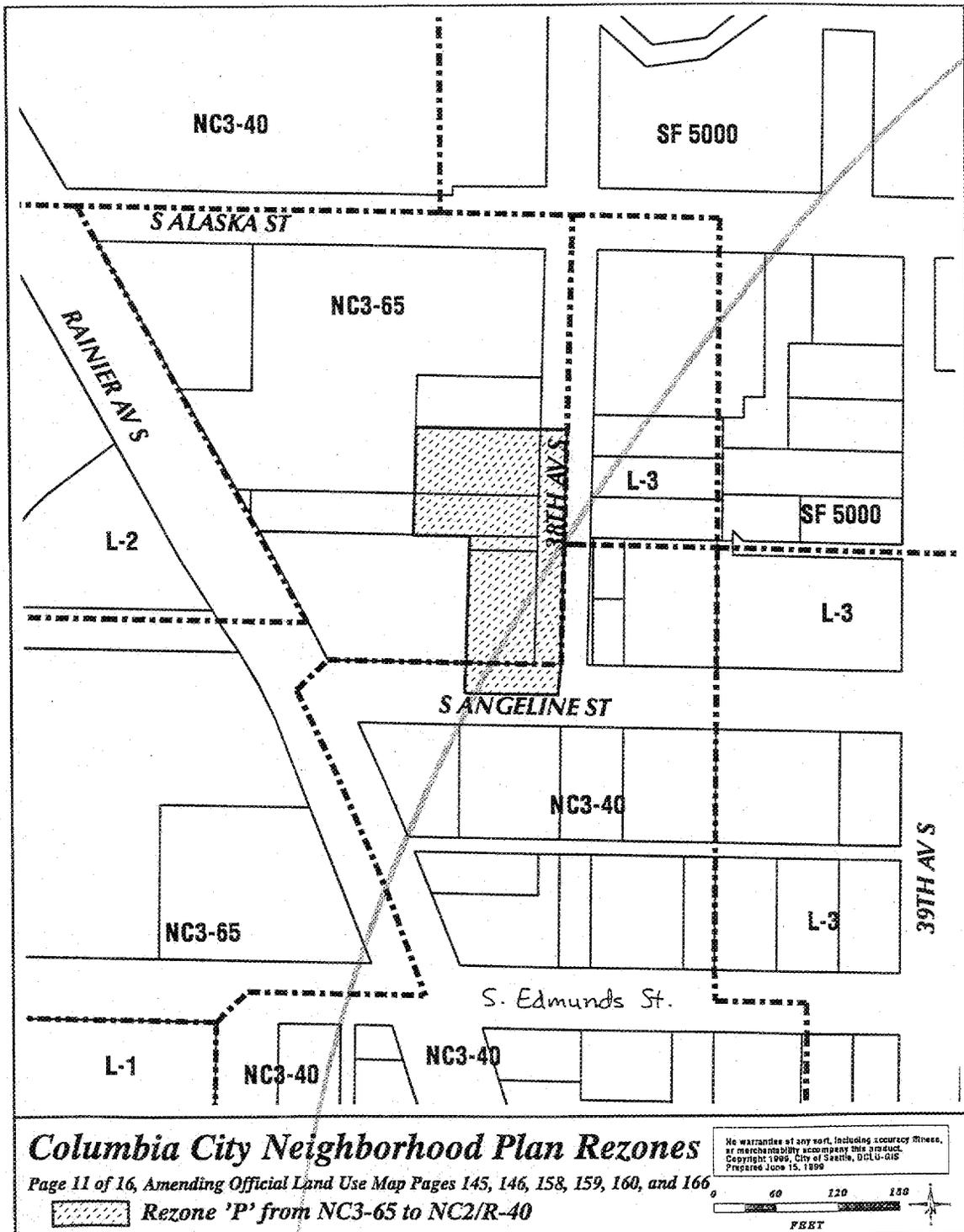
No warranty of any sort, including accuracy thereof, or merchantability accompanies this product.  
Copyright 1999, City of Seattle, OCLU-GIS  
Prepared June 15, 1999



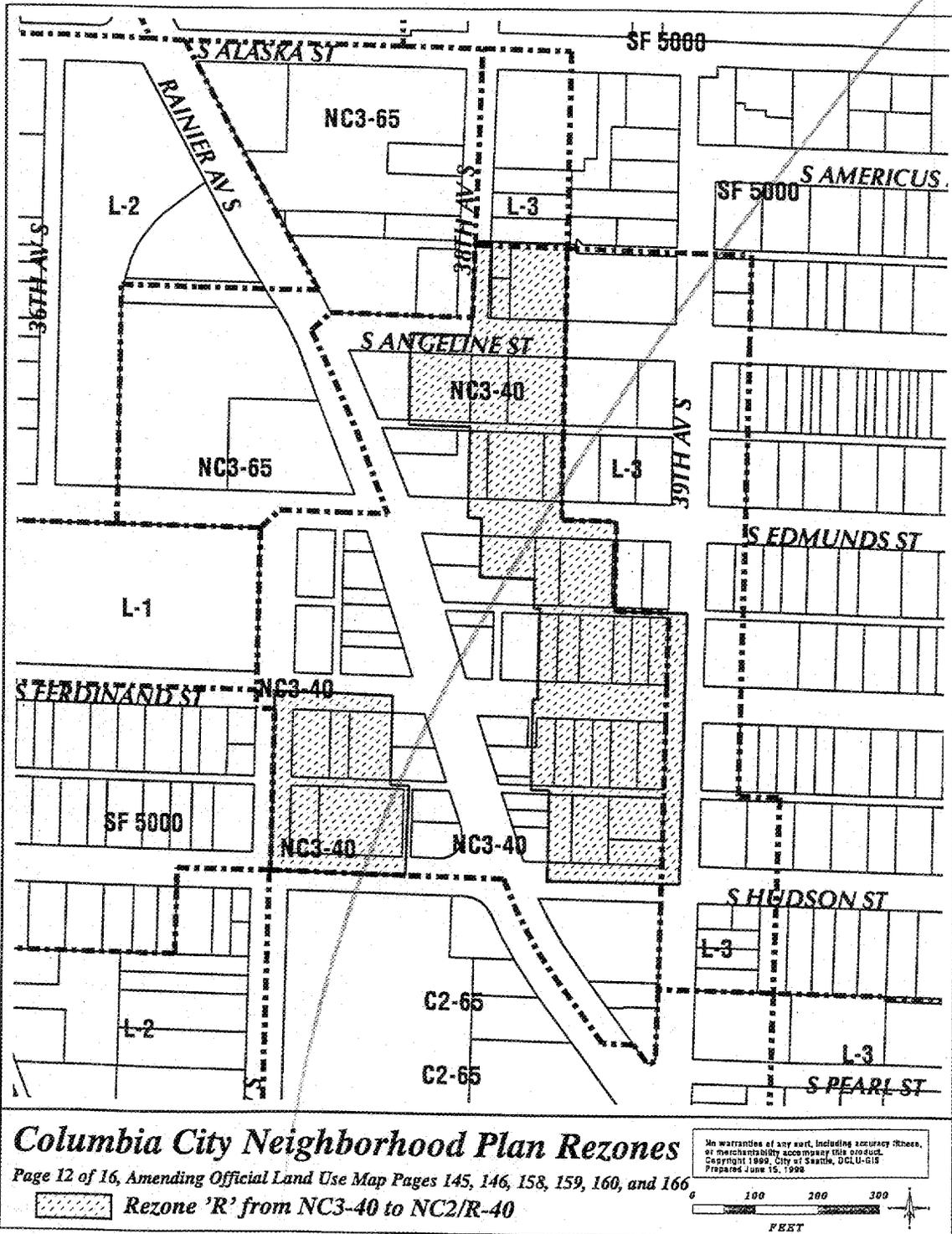
1 Attachment A



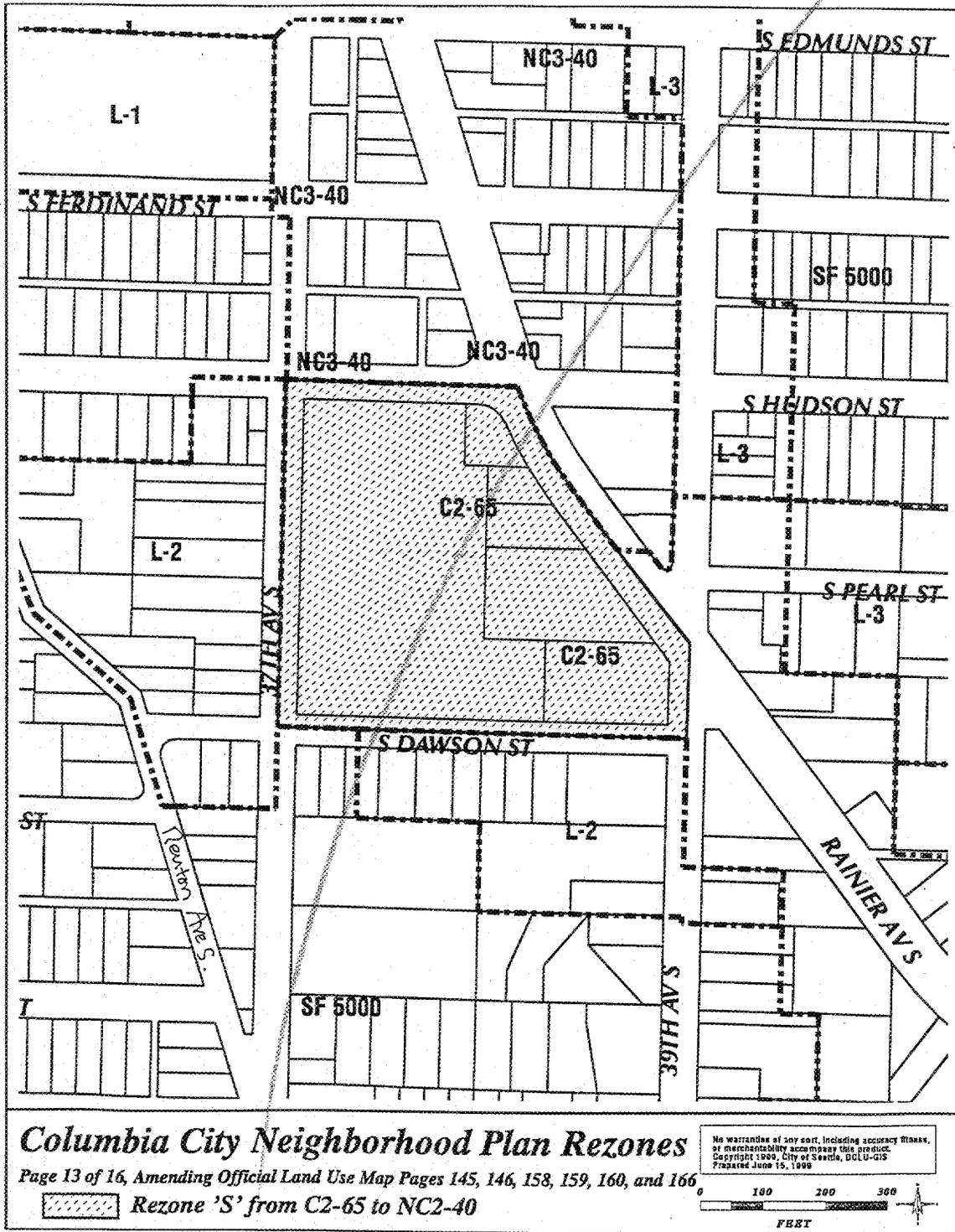
1 Attachment A



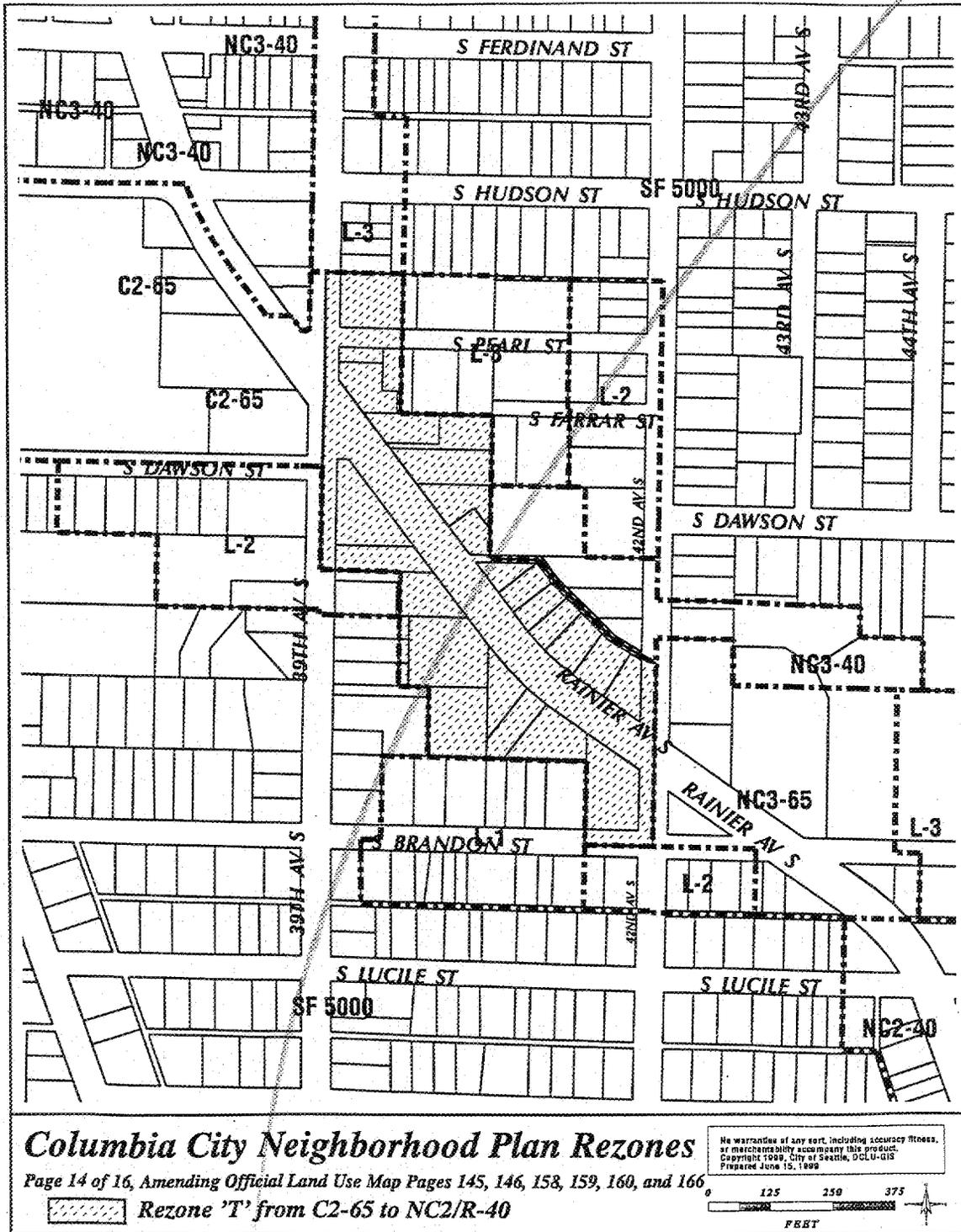
1 Attachment A



1 Attachment A



1 Attachment A



### Columbia City Neighborhood Plan Rezones

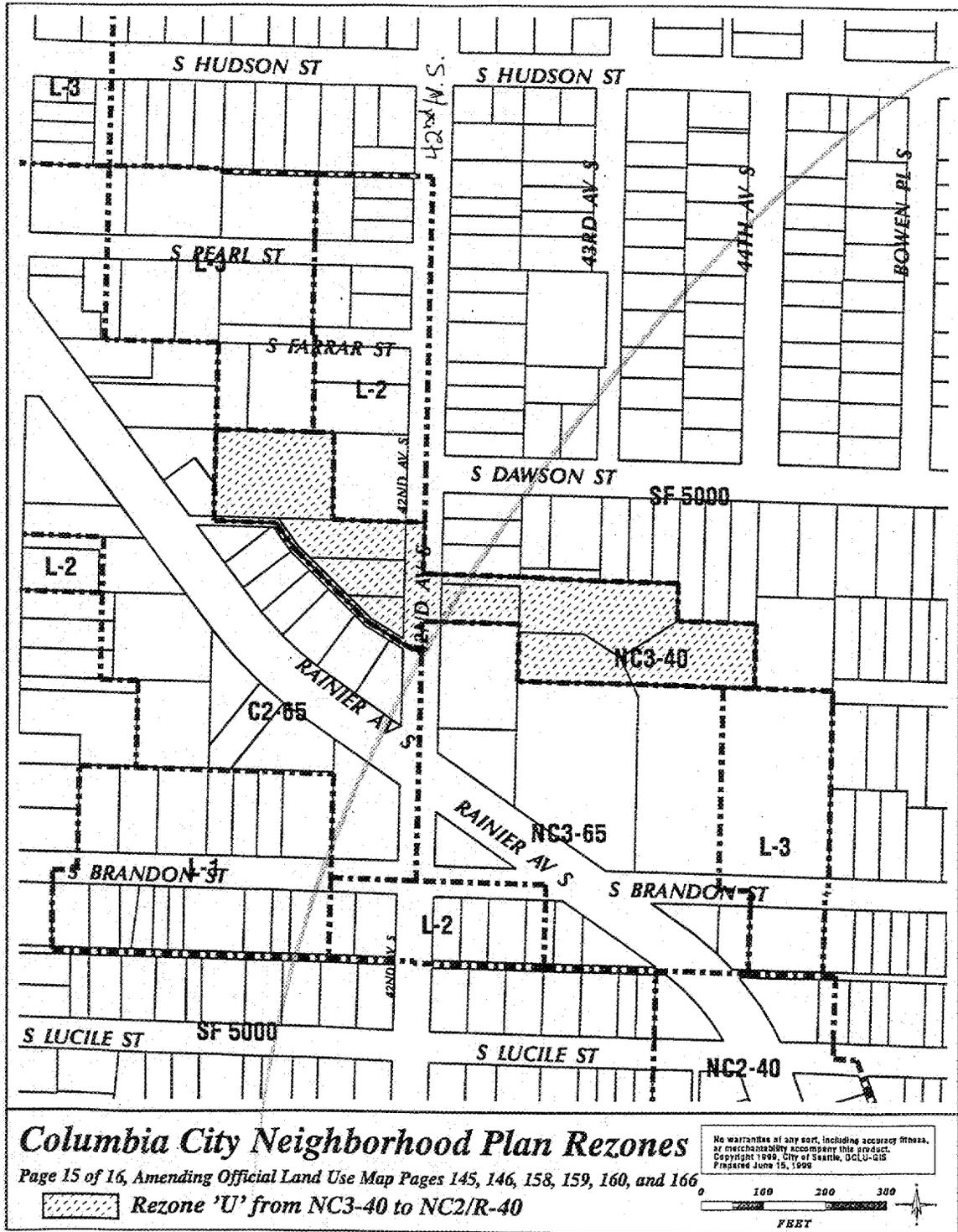
Page 14 of 16, Amending Official Land Use Map Pages 145, 146, 158, 159, 160, and 166

 Rezoning 'T' from C2-65 to NC2/R-40

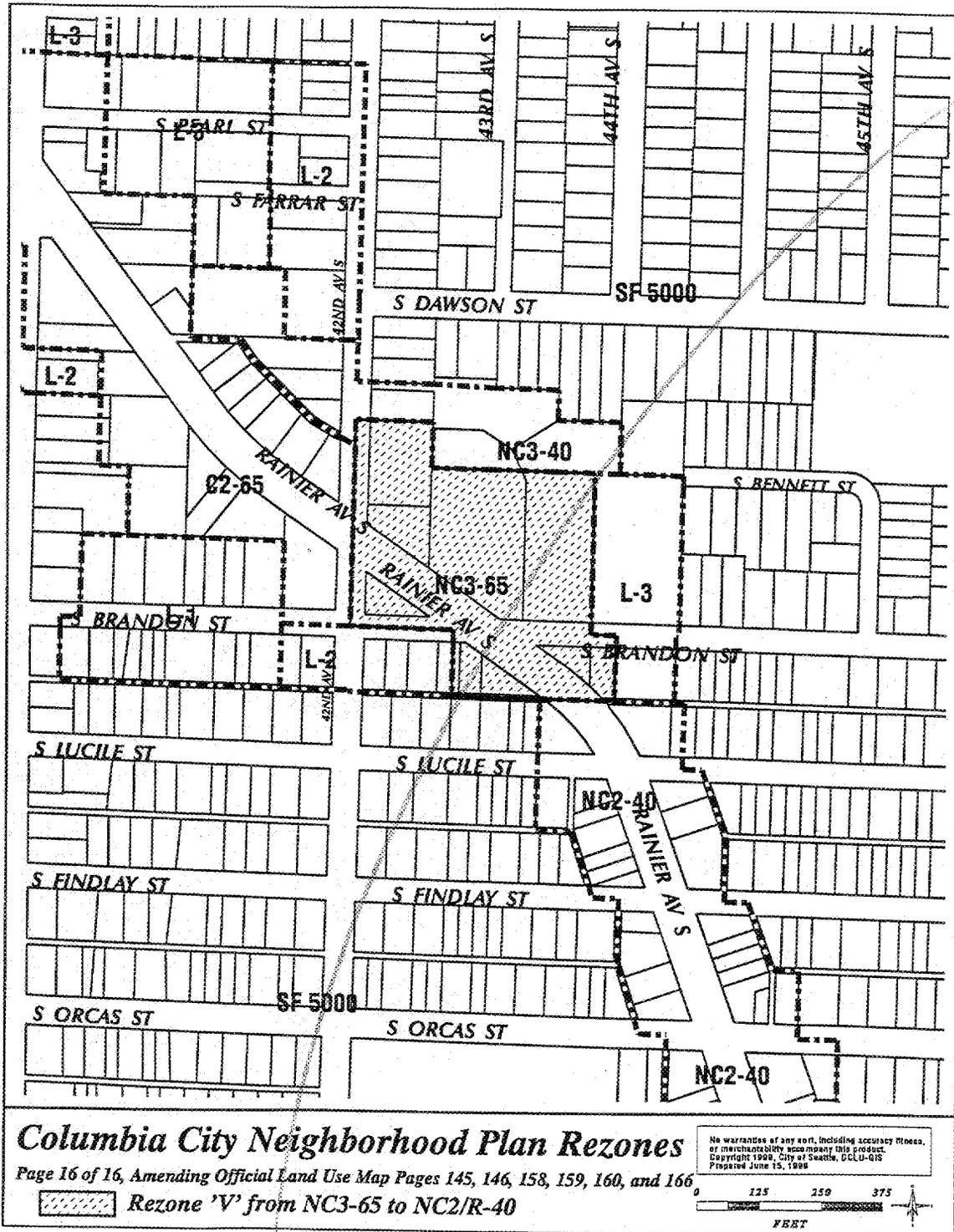
No warranties of any sort, including accuracy fitness, or merchantability accompany this product. Copyright 1999, City of Seattle, DCU-018 Prepared June 15, 1999



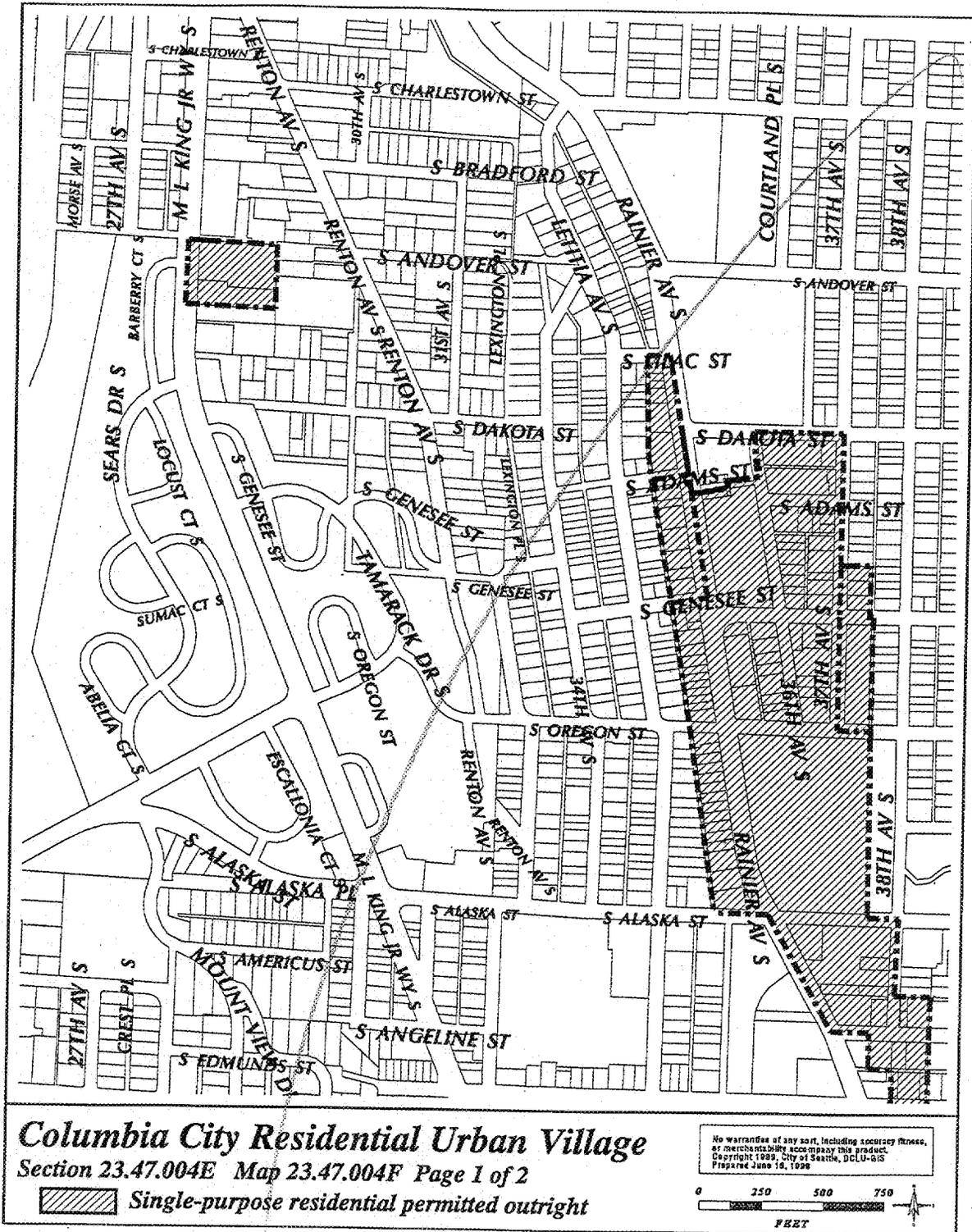
1 Attachment A



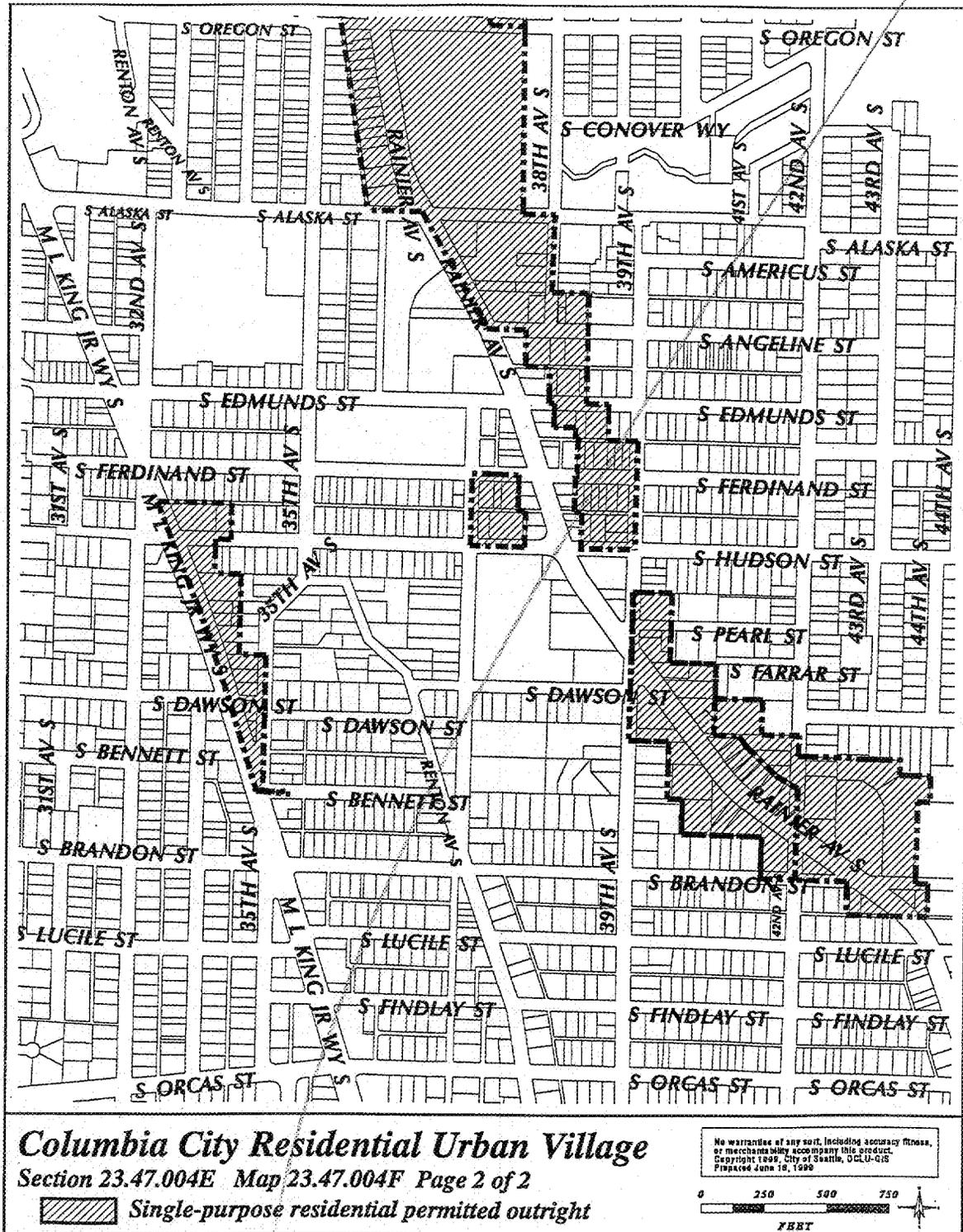
1. Attachment A



1 Attachment B



1 Attachment B



By: Conlin  
TO Neighborhoods comt

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

AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map, SMC Chapter 23.32, to rezone properties located within the area generally bounded by Martin Luther King Junior Way South and 46<sup>th</sup> Avenue South and South Andover Street and South Lucille Street; and amending SMC Chapter 23.47, relating to single purpose residential development, to implement the Columbia City-Hillman City-Genesee Neighborhood Plan.

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

AN ORDINANCE relating to land use and zoning, amending Section 23.34.010 and the Official Land Use Map, SMC Chapter 23.32, to rezone properties located within the area generally bounded by 12<sup>th</sup> Avenue South and 18<sup>th</sup> Avenue South and South Judkins Street and South Stevens Street to implement the North Beacon Hill Neighborhood Plan.

**From:** Mike Podowski  
**To:** Margaret Carter  
**Date:** 9/22/99 10:44AM  
**Subject:** rezone ord titles...

**for columbia city and n. beacon hill**

**add to ngpce committee calendars for disc and vote.**

**CC:** Joyce Kling; Kevin Bergsrud; MaryBeth Binns; Ty...

**STATE OF WASHINGTON - KING COUNTY**

111565  
City of Seattle, City Clerk

—ss.

No.

**Affidavit of Publication**

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 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:119698/w 13KAPS

was published on

11/01/99

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

*H. Patterson*

Subscribed and sworn to before me on

11/01/99

*McQuinn*

Notary Public for the State of Washington,  
residing in Seattle

