

Ordinance No. 119972

Council Bill No. 113163

AN ORDINANCE relating to land use, amending Sections 23.41.004, 23.41.006, 23.41.012, 23.50.012, 23.50.014, 23.50.026, 23.50.027, and 23.54.015 of the Seattle Municipal Code; adding a new Chapter 23.74 to the Seattle Municipal Code and amending the Official Land Use Map to establish a Stadium Transition Area Overlay District; and amending the Downtown Design Guidelines to include provisions for that District, implementing the adopted neighborhood plan for the Greater Duwamish Manufacturing/Industrial Center.

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

Date Introduced:	APR 17 2008	
Date 1st Referred:	APR 17 2008	To: (committee) <b>Neighborhoods, Sustainability &amp; Community Development</b>
Date Re - Referred:		To: (committee) <b>Committee</b>
Date Re - Referred:		To: (committee)
Date of Final Passage:	6-12-00	Full Council Vote: <b>9-0</b>
Date Presented to Mayor:	6-13-00	Date Approved: <b>6/16/00</b>
Date Returned to City Clerk:	<b>6/16/00</b>	Date Published: <b>4/3/00</b>
Date Vetoes by Mayor:		T.O. <b>Z</b> T.T. <b>Z</b>
Date Passed Over Veto:		Date Veto Published:
		Veto Sustained:

The City of Seattle - Legislative Department  
Council Bill/Ordinance sponsored by: \_\_\_\_\_

**Committee Action**

*01/15/08*

4/25/00 passed unanimously as amended  
 Conlin yes  
 Licata yes  
 NiCastro yes  
 Drago yes  
 Stearnes yes

5/23/00 passed unanimously as amended  
 Conlin yes  
 Licata yes  
 NiCastro yes  
 Drago yes

This file is complete and ready for presentation to Full Council. **6-12-00 Passed As Amended**

*Law Department*

Law Dept. Review      OMP Review      City Clerk Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: CONLIN  
Councilmember

*8/11/00*

Committee Action:

*4/25/00 passed unanimously as amended 5-0*  
*Conlin yes*  
*Licata yes*  
*NiCastro yes*  
*Drago yes*  
*Steinbrueck yes*

*5/23/00 passed unanimously as amended 4-0*  
*Conlin yes*  
*Licata yes*  
*NiCastro yes*  
*Drago yes*

This file is complete and ready for presentation to Full Council. Committee: \_\_\_\_\_ (Initial/Date)

*6-12-00 Passed As Amended 8-1*  
*(C)*  
*(No:Steinbrueck)*

*Legal Department*

Law Dept. Review      OMP Review      City Clerk Review      Electronic Copy Load      Indexed

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

004, 23.41.006,  
of the Seattle  
ode and amending  
ay District; and  
District,

Neighborhoods,  
Sustainability &  
Community Development  
Committee

T.O.   
F.T.

ORDINANCE 119972

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AN ORDINANCE relating to land use, amending Sections 23.41.004, 23.41.006, 23.41.012, 23.50.012, 23.50.014, 23.50.026, 23.50.027, and 23.54.015 of the Seattle Municipal Code; adding a new Chapter 23.74 to the Seattle Municipal Code and amending the Official Land Use Map to establish a Stadium Transition Area Overlay District; and amending the Downtown Design Guidelines to include provisions for that District, implementing the adopted neighborhood plan for the Greater Duwamish Manufacturing/Industrial Center.

WHEREAS, on July 25, 1994, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element; and

WHEREAS, pursuant to that neighborhood planning element, the Greater Duwamish Planning Committee developed a plan for the Duwamish Manufacturing/Industrial Center; and

WHEREAS, the Greater Duwamish Manufacturing/Industrial Center Neighborhood Plan proposed the creation of a Stadium Transition Area Overlay District, and the restriction of some non-industrial uses within the Duwamish Manufacturing/Industrial Center; and

WHEREAS, this ordinance creates a Stadium Transition Area Overlay District, and all the properties located within that area meet the criteria for rezoning to IC and inclusion in the Stadium Transition Area Overlay District; and

WHEREAS, the Council has adopted policies recognizing the importance of freight mobility in the Duwamish Manufacturing/Industrial Center and expects that development proposals in the Stadium Transition Area will be rigorously analyzed for their impact on freight mobility and will be subject to appropriate transportation management measures to limit congestion that might otherwise be created by private automobiles; and

WHEREAS, the City Council encourages innovative proposals to further the City's goals and policies, and if such proposals would require further modification of development standards and/or use provisions, the City Council encourages submission of petitions for changes on properties within the Stadium Transition Area Overlay District; and

WHEREAS, the properties east of Fourth Avenue South known as "Area H" in the proposal for inclusion in the Stadium Transition Area Overlay District do not meet criteria for inclusion in the District but merit additional study for potential rezoning, which should be undertaken by the Executive; and

WHEREAS, the City Council finds that the land use code changes established by this ordinance will protect and promote the health, safety and welfare of the general public;

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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

4  
5 **Section 1.** Section 23.41.004 of the Seattle Municipal Code, which Section was last  
6 amended by Ordinance 119490, is amended as follows:

7  
8 **23.41.004 Applicability.**

9  
10 **A. Design Review Required.**

11 1. Design review is required for any new multifamily or commercial  
12 structure that exceeds SEPA thresholds if the structure:

13 a. Is located in one (1) of the following zones:

14 i. Lowrise (L3, L4),

15 ii. Midrise (MR),

16 iii. Highrise (HR),

17 iv. Neighborhood Commercial (NC1, 2, 3), or

18 v. Seattle Cascade Mixed (SCM); or

19 b. Is located in a Commercial (C1 or C2) zone, and

20 i. The proposed structure is located within an urban  
21 village area identified in the Seattle Comprehensive Plan, or

22 ii. The site of the proposed structure abuts or is directly  
23 across a street or alley from any lot zoned single-family, or

24 iii. The proposed structure is located in the area  
25 bounded by NE 95<sup>th</sup> Street on the south, NE 145<sup>th</sup> Street on the north, 15th Ave NE on the  
26 west, and Lake Washington on the east.

27 2. Design review is required for all new Major Institution structures that  
28 ~~((which))~~ exceed SEPA thresholds in the zones listed in subsection A1 of this section, unless  
29 the structure is located within a Major Institution Overlay (MIO) District.

30 3. Downtown((=)) design review is required for all new multifamily and  
31 commercial structures greater than or equal to the following thresholds:

32 **DOC 1 and DOC 2 Zones**

33

34 Use	35 Threshold
36 Nonresidential	37 50,000 square feet of 38 gross floor area
39 Residential	40 20 dwelling units

41 **DRC, DMC, DMR, DH1, DH2**

42

43 Use	44 Threshold
45 Nonresidential	46 20,000 square feet of

gross floor area

Residential

20 dwelling units

4. Design review is required for all new structures exceeding one hundred and twenty (120) feet in width on any single street frontage in the Stadium Transition Area Overlay District, as shown in Exhibit 23.41.006A.

5. New multifamily or commercial structures in the zones listed in subsection A1 of this section, that are subject to SEPA solely as a result of the provisions of ~~((SMC))~~ Section 25.05.908, Environmentally ~~((e))~~Critical ~~((a))~~Areas, are exempt from design review.

B. Design Review – Optional.

1. Design review is optional to any applicant for new multifamily, commercial or Major Institution structures not otherwise subject to this chapter, in the Stadium Transition Area Overlay District and in all multifamily, commercial or downtown zones.

2. An administrative design review process is an option to an applicant for new multifamily, or commercial structures, if the structure would not exceed SEPA thresholds, in the Stadium Transition Area Overlay District and in multifamily, commercial or downtown zones, according to the process described in Section 23.41.016.

\* \* \*

**Section 2.** Existing Exhibit 23.41.006A of Section 23.41.006 of the Seattle Municipal Code, which Section was last amended by Ordinance 118980, is repealed.

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**Section 3.** Section 23.41.006 of the Seattle Municipal Code, which Section was last amended by Ordinance 118980, is amended and a new Exhibit 23.41.006A is added, as follows:

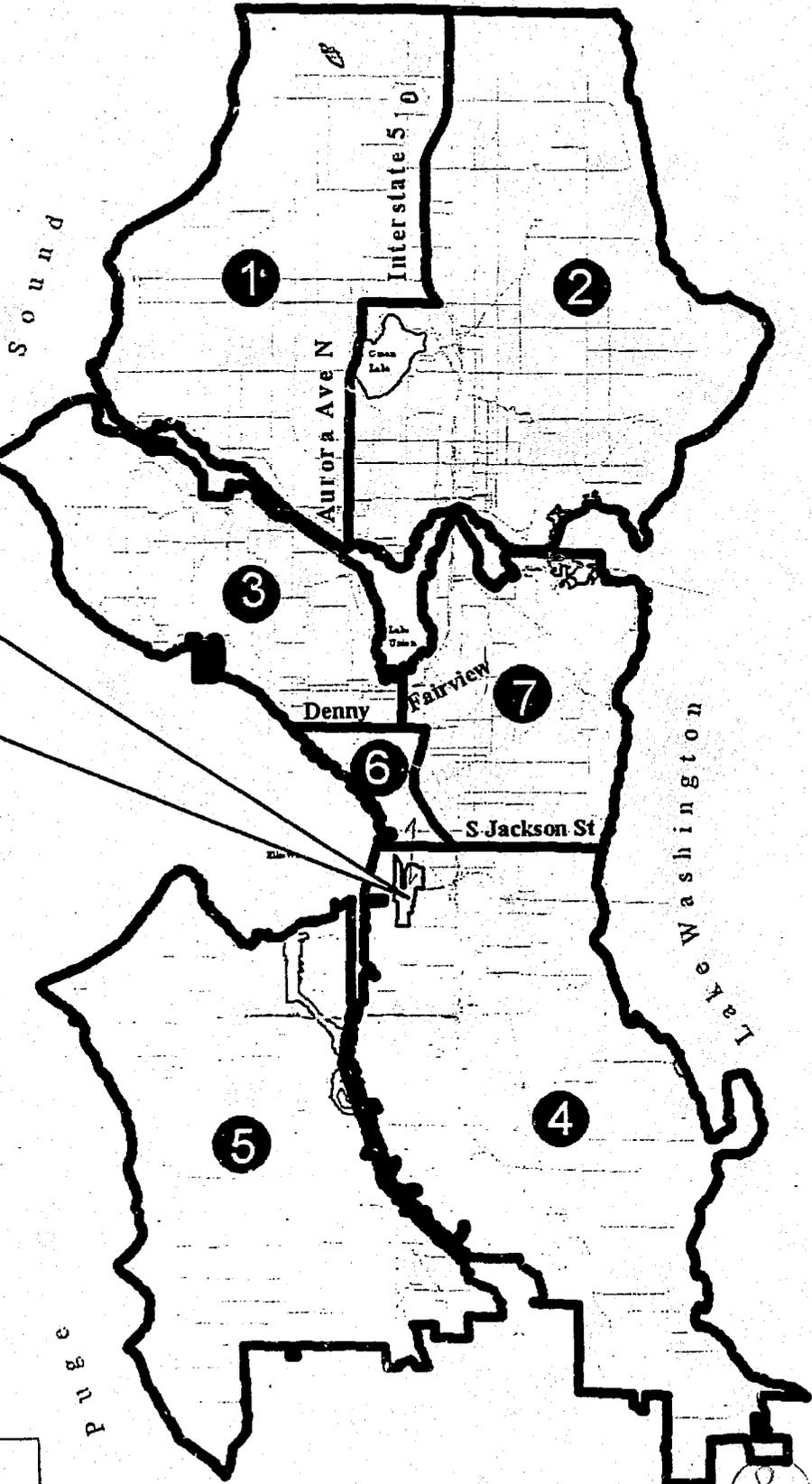
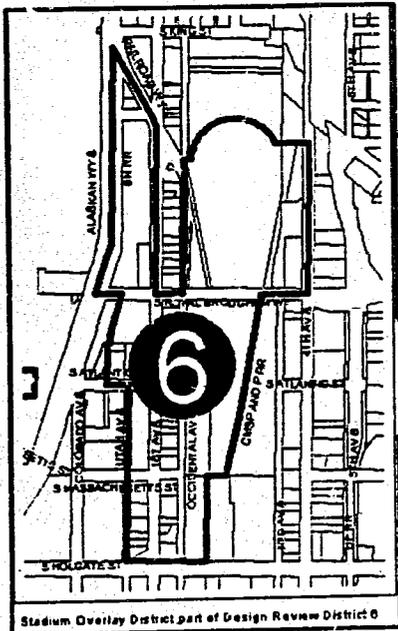
**23.41.006      Design Review Districts Map**

For the purposes of design review, the ((e))City shall be divided into seven (7) districts, as depicted on the Design Review Districts Map, Exhibit 23.41.006A.

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**Exhibit 23.41.006A  
Design Review  
Districts Map**



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Prepared April 14, 2000 by DCLU-GIS

**Design Review Board Districts**



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**23.50.012 Permitted and prohibited uses.**

A. All uses shall be either permitted outright, prohibited or permitted as a conditional use according to Chart A. (See Chart A for Section 23.50.012.)

**Industrial Zone Uses  
Chart A  
For Section 23.50.012**

Uses	Zones				
	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamis h M/I Center	IG2 in the Duwamis h M/I Center
<b>I. Manufacturing.</b>					
A. Light manufacturing	P	P	P	P	P
B. General manufacturing	P	P	P	P	P
C. Heavy manufacturing	CU	X or CU <sup>1</sup>	P or CU <sup>2</sup>	P	P
<b>II. High-impact Uses.</b>	X	X or C U 3	X or CU <sup>4</sup>	X or CU <sup>4</sup>	X or CU <sup>4</sup>
<b>III. Commercial.</b>					
<b>A. Retail sales and service</b>					
1 Personal and household sales and services	P	P	P	P	P
2 Medical services	P/CU <sup>5</sup>	P/CU <sup>5</sup>	P/CU <sup>5</sup>	<u>P/CU<sup>5</sup></u>	<u>P/CU<sup>5</sup></u>
3 Animal services					
a. Animal health services	P	P	P	P	P
b. Kennel	X	P	P	P	P
c. Animal control shelter	P	P	P	P	P
4 Automotive retail sales and service	P	P	P	P	P
5 Marine retail sales and service	P	P	P	P	P
6 Eating and drinking establishment					
a. Fast-food restaurants over 750 square feet	CU	CU	CU	P	P
b. Fast-food					



restaurants under 750 square feet	P	P	P	<u>P</u>	<u>P</u>
c. Restaurants with or without cocktail lounges	P	P	P	<u>P</u>	<u>P</u>
d. Tavern	P	P	P	<u>P</u>	<u>P</u>
e. Brewpub	P	P	P	<u>P</u>	<u>P</u>
7 Lodging	CU	CU	CU	<u>X</u>	<u>X</u>
8 Mortuary service	P	P	P	<u>X</u>	<u>X</u>

1

Uses	Zones				
	IB	IC	IG1 and IG2 (general)	<u>IG1 in the Duwamish M/I Center</u>	<u>IG2 in the Duwamish M/I Center</u>
III. Commercial (continued).					
9 Existing cemeteries	P	P	P	<u>P</u>	<u>P</u>
10 New cemeteries	X	X	X	<u>X</u>	<u>X</u>
B. Principal use parking, surface area or garage	P	P	P	<u>X</u>	<u>X</u>
C. Nonhousehold sales and services	P	P	P	<u>P</u>	<u>P</u>
D. Office	P	P	P	<u>P</u>	<u>P</u>
E. Entertainment					
1 Places of public assembly					
a. Performing arts theater	P	P	P	<u>X</u>	<u>X</u>
b. Spectator sports facility	P	P	P	<u>X<sup>6</sup></u>	<u>X<sup>6</sup></u>
c. Lecture and meeting halls	P	P	P	<u>P</u>	<u>P</u>
d. Motion picture theater	P	P	P	<u>X</u>	<u>X</u>
e. Motion picture theater, adult	X	X	X	<u>X</u>	<u>X</u>
f. Adult panorams	X	X	X	<u>X</u>	<u>X</u>
2 Participant sports and recreation					

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a. Indoor	P	P	P	<u>X</u>	<u>P</u>
b. Outdoor	P	P	P	<u>X</u>	<u>P</u>
F. Wholesale Showroom	P	P	P	<u>P</u>	<u>P</u>
G. Mini-warehouse	P	P	P	<u>X</u>	<u>P</u>
H. Warehouse	P	P	P	<u>P</u>	<u>P</u>
I. Outdoor Storage	P	P	P	<u>P</u>	<u>P</u>

**Uses**

**Zones**

III. Commercial (continued).	IB	IC	IG1 and IG2 (general)	<u>IG1 in the Duwamis h M/I Center</u>	<u>IG2 in the Duwamis h M/I Center</u>
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**J. Transportation Facilities**

1 Personal transportation services	P	P	P	<u>P</u>	<u>P</u>
2 Passenger terminal	P	P	P	<u>P</u>	<u>P</u>
3 Cargo terminal	P	P	P	<u>P</u>	<u>P</u>
4 Transit vehicle base	CU	CU	CU	<u>CU</u>	<u>CU</u>
5 Helistop	CCU	CCU	CCU	<u>CCU</u>	<u>CCU</u>
6 Heliport	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
7 Airport, land-based	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
8 Airport, water-based	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
9 Railroad switchyard	P	P	P	<u>P</u>	<u>P</u>
10 Railroad switch yard with mechanized hump					
mechanized hump	X	X	CU	<u>CU</u>	<u>CU</u>

K. Food processing and craft work	P	P	P	<u>P</u>	<u>P</u>
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L. Research and development laboratory	P	P	P	<u>P</u>	<u>P</u>
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**IV. Salvage and Recycling.**

A. Recycling collection station	P	P	P	<u>P</u>	<u>P</u>
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B. Recycling center	P	P	P	<u>P</u>	<u>P</u>
C. Salvage yard	X	X	P	<u>P</u>	<u>P</u>
V. Utilities.					
A. Utility services use	P	P	P	<u>P</u>	<u>P</u>
B. Major communication utility <sup>(6)7</sup>	CU	CU	CU	<u>CU</u>	<u>CU</u>
C. Minor communication utility <sup>(6)7</sup>	P	P	P	<u>P</u>	<u>P</u>
D. Solid waste transfer station	X	CU	CU	<u>CU</u>	<u>CU</u>

Uses	Zones				
V. Utilities (continued)	IB	IC	IG1 and IG2 (general)	<u>IG1 in the Duwamish M/I Center</u>	<u>IG2 in the Duwamish M/I Center</u>
E. Power plant	X	CCU	P	<u>P</u>	<u>P</u>
F. Sewage treatment plant	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
G. Solid waste incineration facility	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
H. Solid waste landfills	X	X	X	<u>X</u>	<u>X</u>
VI. Institutions.					
A. Institute for advanced study	P	P	P	<u>X</u>	<u>X</u>
B. Private clubs	EB	EB	EB	<u>X</u>	<u>X</u>
C. Child care center	P	P	P	<u>P</u>	<u>P</u>
D. Museum	EB	EB	EB	<u>X<sup>8</sup></u>	<u>X<sup>8</sup></u>
E. School, elementary or	EB	EB	EB	<u>X</u>	<u>X</u>

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secondary

F. College	EB	EB	EB	<u>X<sup>9</sup></u>	<u>X<sup>9</sup></u>
G. Community center	EB	EB	EB	<u>P</u>	<u>P</u>
H. Community club	EB	EB	EB	<u>X</u>	<u>P</u>
I. Vocational or fine arts school	P	P	P	<u>P</u>	<u>P</u>
J. Hospital	EB	EB	CU <sup>(8)</sup> 10	<u>P</u>	<u>P</u>
K. Religious facility	EB	EB	EB	<u>P</u>	<u>P</u>
L. University	EB	EB	EB	<u>X<sup>9</sup></u>	<u>X<sup>9</sup></u>

**Uses**

**Zones**

VI. Institutions (continued)	IB	IC	IG1 and IG2 (general)	<u>IG1 in the Duwamish M/I Center</u>	<u>IG2 in the Duwamish M/I Center</u>
M. Major institutions, subject to the provisions of Chapter 23.69	EB	EB	EB	<u>EB</u>	<u>EB</u>
VII. Public Facilities.					
A. Jails	X	X	X	<u>X</u>	<u>X</u>
B. Work-release centers	X	X	X	<u>X</u>	<u>X</u>
C. Other public facilities	<u>P/CCU<sup>11</sup></u>	<u>P/CCU<sup>11</sup></u>	<u>P/CCU<sup>11</sup></u>	<u>P/CCU<sup>11</sup></u>	<u>P/CCU<sup>11</sup></u>
VIII. Park and Pool/Ride Lots.					
A. Park and pool lots	<u>p<sup>(7)</sup> 12</u>	<u>p<sup>(7)</sup> 12</u>	<u>p<sup>(7)</sup> 12</u>	<u>CU</u>	<u>CU</u>
B. Park and ride lots	CU	CU	CU	<u>CU</u>	<u>CU</u>
IX. Residential.					



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A. Single-family dwelling units	X	X	X	<u>X</u>	<u>X</u>
B. Multi-family structures	X	X	X	<u>X</u>	<u>X</u>
C. Congregate residences	X	X	X	<u>X</u>	<u>X</u>
D. Adult family homes	X	X	X	<u>X</u>	<u>X</u>
E. Floating homes	X	X	X	<u>X</u>	<u>X</u>
F. Mobile home park	X	X	X	<u>X</u>	<u>X</u>
G. Nursing homes	X	X	X	<u>X</u>	<u>X</u>
H. Artist's studio/dwelling	EB/CU	EB/CU	EB/CU	<u>EB/CU</u>	<u>EB/CU</u>
I. Caretaker's quarters	P	P	P	<u>P</u>	<u>P</u>

**Uses**

**Zones**

IX. Residential (continued).	IB	IC	IG1 and IG2 (general)	<u>IG1 in the Duwamish M/I Center</u>	<u>IG2 in the Duwamish M/I Center</u>
J. Residential use except artist's studio/dwelling and caretaker's quarters in a landmark structure or landmark district	CU	CU	CU	<u>CU</u>	<u>CU</u>
X. Open Space.					
A. Parks	P	P	P	<u>P</u>	<u>P</u>
B. Playgrounds	P	P	P	<u>P</u>	<u>P</u>
XI Agricultural Uses					
A. Animal husbandry	X	X	X	<u>X</u>	<u>X</u>
B. Horticultural use	X	X	X	<u>X</u>	<u>X</u>

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C. Aquaculture

P

P

P

P

P

P = Permitted

X = Prohibited

CU = Administrative conditional use

CCU = Council conditional use

EB = Permitted only in a building existing on October 5, 1987.

- 1 The Heavy Manufacturing uses listed in subsection B9 (~~(B10)~~) of Section 23.50.014 may be permitted as a conditional use. All other Heavy Manufacturing uses are prohibited.
- 2 Heavy Manufacturing uses may be permitted as a conditional use within the Queen Anne Interbay area as provided at subsection C of Section 23.50.014.
- 3 The High-Impact uses listed at subsection B10 of Section 23.50.014 may be permitted as conditional uses.
- 4 High-Impact 1 uses may be permitted as a conditional use as provided at subsection B5 of Section 23.50.014.
- 5 Medical service uses over ten thousand (10,000) square feet, within two thousand five hundred feet (2,500') of a medical Major Institution overlay district boundary, shall require administrative conditional use approval, unless included in an adopted major institution master Plan or located in a Downtown zone. See Section 23.50.014.
- 6 Parking required for a spectator sports facility or exhibition hall is allowed and shall be permitted to be used for general parking purposes or shared with another such facility to meet its required parking. A spectator sports facility or exhibition hall within the Stadium Transition Overlay Area District may reserve parking. Such reserved, non-required, parking is allowed, shall be permitted to be used for general parking purposes, and is exempt from the maximum parking ratio applicable in that Overlay District, if
  - (a) the parking is owned and operated by the owner of the spectator sports facility or exhibition hall, and
  - (b) the parking is reserved for events in the spectator sports facility or exhibition hall, and
  - (c) the reserved parking is outside of the Stadium Transition Overlay Area District, and is south of South Royal Brougham Way, west of 6<sup>th</sup> Avenue South and north of South Atlantic Street.Parking that is provided to meet required parking will not be considered reserved parking.
- ((6)) 7 See Chapter 23.57 for regulation of major and minor communication utilities and accessory communication devices.
- 8 Museums are prohibited except in buildings or structures that are designated City of



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Seattle landmarks.

9 Training facilities for industrial trades operated by colleges and universities are  
10 permitted.

((8)) Hospitals may be permitted as a conditional use where accessory to a research and  
10 development laboratory or an institute for advanced study ((as provided by  
subsection B15 of)) pursuant to Section 23.50.014 B15. Conditional Uses.

11 See Section 23.50.012C.

((7)) Park and pool lots are not permitted within three thousand (3,000) feet of the  
12 ((d))Downtown Urban Center.

1 **Section 6.** Subsection B of Section 23.50.014 of the Seattle Municipal Code, which  
2 Section was last amended by Ordinance 118794, is amended as follows:  
3

4 **23.50.014 Conditional uses.**

5 \* \* \*

6  
7  
8 **B. Administrative Conditional Uses.** The following uses, identified as  
9 administrative conditional uses in Chart A, may be permitted by the Director when the  
10 provisions of this subsection and subsection A of this section are met.

11 1. Artist's studio/dwellings in an existing structure may be permitted as  
12 a conditional use in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer  
13 (IB) and Industrial Commercial (IC) zones, except as provided in the Shoreline District,  
14 Chapter 23.60, upon showing that the occupant is a bonafide working artist, and subject to  
15 the following criteria:

16 a. Artist's studio/dwellings shall generally be discouraged along  
17 arterials such as freeways, state routes and freight lines;

18 b. Artist's studio/dwellings shall not be allowed in areas where  
19 existing industrial uses may cause environmental or safety problems;

20 c. Artist's studio/dwellings shall not be located where they may  
21 restrict or disrupt industrial activity;

22 d. The nature of the artist's work shall be such that there is a  
23 genuine need for the space; and

24 e. The owner(s) of a building seeking a conditional use for  
25 artist's studio/dwellings must sign and record a covenant and equitable servitude, on a form  
26 acceptable to the Director, that acknowledges that the owner(s) and occupants of the  
27 building accept the industrial character of the neighborhood and agree that existing or  
28 permitted industrial uses do not constitute a nuisance or other inappropriate or unlawful use  
29 of land. Such covenant and equitable servitude must state that it is binding on the owner(s)  
30 successors, heirs, and assigns, including any lessees of the artist's studio/dwellings.



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2. Park-and-pool lots in IG1 and IG2 zones in the Duwamish Manufacturing/Industrial Center, and (P)park-and-ride lots ((may be permitted as a conditional use)) in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones may be permitted as a conditional use according to the following criteria:

- a. The ~~((park and ride))~~ lot shall not create conflict with industrial activity by causing significant additional traffic to circulate through the area;
- b. The ~~((park and ride))~~ lot has direct vehicular access to a designated arterial improved to City standards;
- c. The ~~((park and ride))~~ lot shall be located on an existing parking area unless no reasonable alternative exists;
- d. If the proposed ~~((park and ride))~~ lot is located on a lot containing accessory parking for other uses, there shall be no substantial conflict in the principal operating hours of the ~~((park and ride))~~ lot and the other uses; and
- e. The ~~((park and ride))~~ lot is not located within three thousand (3,000) feet of the ~~((d)) Downtown Urban Center.~~

3. Except in the Duwamish Manufacturing/Industrial Center, ((L)) lodging may be permitted as a conditional use in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones according to the following criteria:

- a. The use is designed primarily to serve users in the industrial area; and
  - b. The use is designed and located to minimize conflicts with industrial uses in the area.
4. A residential use not otherwise permitted in the zone may be permitted as a conditional use in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones within a structure designated as a Landmark, pursuant to the Seattle Municipal Code, Chapter 25.12, Landmarks Preservation, or within a structure in a Landmark District, pursuant to the Seattle Municipal Code, Chapters 25.16, Ballard Avenue Landmark District, or Chapter 25.28, Pioneer Square Historical District, subject to the following criteria:
- a. The use shall be compatible with the historic or landmark character of the structure. The Director shall request a determination regarding compatibility by the respective Board having jurisdiction over the structure or lot;
  - b. The residential use shall not restrict or disrupt industrial activity in the zone; and
  - c. The surrounding uses would not be detrimental to occupants of the Landmark structure.

5. High Impact 1 uses may be permitted as a conditional use in General Industrial 1 (IG1), and General Industrial 2 (IG2) zones, according to the following criteria:

- a. The lot is located so that large concentrations of people, particularly in residential and commercial areas, are not exposed to unreasonable adverse impacts;
- b. A management plan may be required. The Director may determine the level of detail to be disclosed in the plan based on the probable impacts and/or



1 the scale of the effects. Discussion of materials handling and storage, odor control,  
2 transportation and other factors may be required.

3 6. A new railroad switchyard with a mechanized hump, or the expansion  
4 of such a use beyond the lot occupied at the date of adoption of the ordinance codified in  
5 this section may be permitted as a conditional use in General Industrial 1 (IG1) and General  
6 Industrial 2 (IG2) zones, according to the following criteria:

7 a. The lot is located so that large concentrations of people,  
8 particularly in residential and commercial areas, are not exposed to unreasonable adverse  
9 impacts;

10 b. Measures to minimize the impacts of noise, light and glare,  
11 and other measures to insure the compatibility of the use with the surrounding area and to  
12 mitigate adverse impacts shall be incorporated into the design and operation of the facility.

13 7. Solid waste transfer stations may be permitted as a conditional use in  
14 General Industrial 1 (IG1), General Industrial 2 (IG2) and Industrial Commercial (IC) zones  
15 according to the following criteria:

16 a. Measures to minimize potential odor emissions and airborne  
17 pollutants shall be determined in consultation with the Puget Sound Air Pollution Control  
18 Agency (PSAPCA). These measures shall be incorporated into the design and operation of  
19 the facility;

20 b. Measures to maximize control of rodents, birds and other  
21 vectors shall be determined in consultation with the Seattle/King County Department of  
22 Public Health. These measures shall be incorporated into the design and operation of the  
23 facility;

24 c. A transportation plan may be required. The Director shall  
25 determine the level of detail to be disclosed in the plan such as estimated trip generation,  
26 access routes and surrounding area traffic counts, based on the probable impacts and/or scale  
27 of the proposed facility; and

28 d. Measures to minimize other impacts are incorporated into the  
29 design and operation of the facility.

30 8. Heavy Manufacturing uses may be permitted in the Industrial Buffer  
31 (IB) zone as a conditional use according to the following criteria:

32 a. The use shall be located within an enclosed building except  
33 for shipbuilding;

34 b. The hours of operation for all processes creating any adverse  
35 impacts on residentially or commercially zoned land may be limited;

36 c. Truck and service traffic associated with the heavy  
37 manufacturing use shall be directed away from streets serving lots in nonindustrial zones;

38 d. The infrastructure of the area shall be capable of  
39 accommodating the traffic generated by the proposed use; and

40 e. The use shall not produce sustained or recurrent vibrations  
41 exceeding 0.002 g acceleration as measured on lots in nonindustrial zones.

42 9. The Heavy Manufacturing uses listed in subsection 9a below may be  
43 permitted in the Industrial Commercial (IC) zone as a conditional use according to criteria  
44 contained in subsection 9b.

45 a. Uses.



1 (1) Mass production of commercial or recreational vessels  
2 of any size and the production of vessels up to one hundred and twenty (120) feet in length,  
3 constructed to individual specifications; and

4 (2) Manufacturing of electrical components, such as  
5 semiconductors and circuit boards, using chemical processes such as etching or metal  
6 coating; and

7 (3) Production of industrial organic and inorganic  
8 chemicals, and soaps and detergents.

9 b. Criteria.

10 (1) Except for shipbuilding, the use shall be located within  
11 an enclosed building;

12 (2) The hours of operation for all processes creating any  
13 impacts on residentially or commercially zoned land may be limited;

14 (3) Truck and service traffic associated with the heavy  
15 manufacturing use shall be directed away from streets serving lots in nonindustrial zones;

16 (4) The infrastructure of the area shall be capable of  
17 accommodating the traffic generated by the proposed use;

18 (5) The use shall not produce sustained or recurrent  
19 vibrations exceeding 0.002g acceleration as measured on lots in nonindustrial zones;

20 (6) The finished product as packaged for sale or  
21 distribution shall be in such a form that product handling and shipment does not constitute a  
22 significant public health risk; and

23 (7) The nature of the materials produced and/or the scale  
24 of manufacturing operations may be limited in order to minimize the degree and severity of  
25 risks to public health and safety.

26 10. The High Impact uses listed in subsection 10a below may be  
27 permitted as conditional uses in the Industrial Commercial (IC) zone according to the  
28 criteria contained in subsection 10b below.

29 a. Uses.

30 (1) The manufacture of Group A hazardous materials,  
31 except Class A or B explosives; and

32 (2) The manufacture of Group B hazardous materials,  
33 when the hazardous materials are present in quantities greater than two thousand five  
34 hundred (2,500) pounds of solids, two hundred seventy-five (275) gallons of liquids, or one  
35 thousand (1,000) cubic feet of gas at any time.

36 b. Criteria.

37 (1) The lot is located so that large concentrations of  
38 people, particularly in residential and commercial areas, are not exposed to unreasonable  
39 adverse impacts;

40 (2) A management plan may be required. The Director  
41 may determine the level of detail to be disclosed in the plan based on the probable impacts  
42 and/or the scale of the effects. Discussion of materials handling and storage, odor control,  
43 transportation and other factors may be required;

44 (3) The finished product as packaged for sale or  
45 distribution shall be in such a form that product handling and shipment does not constitute a  
46 significant public health risk; and



1 (4) The nature of the materials produced and/or the scale  
2 of manufacturing operations may be limited in order to minimize the degree and severity of  
3 risks to public health and safety.

4 11. Fast-food restaurants that ((which)) have a gross floor area greater  
5 than seven hundred fifty (750) square feet are identified as heavy traffic generators and,  
6 where not permitted outright, may be permitted as a conditional use in the General Industrial  
7 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC)  
8 zones according to the following criteria:

9 a. The Director may require that the applicant prepare an  
10 analysis of traffic, circulation, and parking impacts and demonstrate that the use will not:

11 (1) Cause significant additional traffic to circulate through  
12 nearby residential neighborhoods,

13 (2) Disrupt the pedestrian flow of an area by significantly  
14 increasing the potential for pedestrian-vehicle conflicts,

15 (3) Create traffic or access problems which may require  
16 the expenditure of City funds to mitigate,

17 (4) Interfere with peak-hour transit operations by causing  
18 auto traffic to cross a designated high-occupancy vehicle lane adjacent to the lot, or

19 (5) Cause cars waiting to use the facility to queue across  
20 the sidewalk or onto the street;

21 b. Appropriate litter-control measures are provided.

22 12. Transit vehicle bases may be permitted as a conditional use in the  
23 General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial  
24 Commercial (IC) zones according to the following criteria:

25 a. The amount of industrial land occupied by the facility shall be  
26 minimized. To avoid disruption of the industrial function of the area, the presence of the  
27 facility shall not obstruct the operation or likely expansion of existing industrial uses;

28 b. The location of the facility shall not result in significant  
29 displacement of viable industrial uses or support activities;

30 c. The amount of land occupied by the facility that has access to  
31 industrial shorelines or major rail facilities shall be minimized; and

32 d. A transportation plan may be required to prevent conflicts  
33 with nearby industrial uses. The Director shall determine the level of detail to be disclosed  
34 in the plan based on the probable impacts and/or scale of the proposed facility.

35 13. Development of a medical service use over ten thousand (10,000)  
36 square feet, outside but within two thousand five hundred feet (2,500') of a medical Major  
37 Institution overlay district boundary, shall be subject to administrative conditional use  
38 approval, unless included in an adopted master plan. In making a determination whether to  
39 approve or deny medical service use, the Director shall determine whether an adequate  
40 supply of industrially zoned land will continue to exist. The following factors shall be used  
41 in making this determination:

42 a. Whether the amount of medical service use development  
43 existing and proposed in the vicinity would reduce the current viability or significantly  
44 impact the longer-term potential of the manufacturing or heavy commercial character of the  
45 industrial area; and



1 b. Whether medical service use development would displace  
2 existing manufacturing or heavy commercial uses or usurp vacant land, in areas with parcels  
3 particularly suited for manufacturing or heavy commercial uses.

4 14. A nonconforming use may be converted by an administrative  
5 conditional use authorization to a use not otherwise permitted in the zone based on the  
6 following factors:

7 a. New uses shall be limited to those first permitted in the next  
8 more intensive zone;

9 b. The Director shall evaluate the relative impacts of size,  
10 parking, traffic, light, glare, noise, odor and similar impacts of the two (2) uses, and how  
11 these impacts could be mitigated;

12 c. The Director must find that the new nonconforming use is no  
13 more detrimental to property in the zone and vicinity than the existing nonconforming use.

14 15. An accessory hospital facility may be permitted as a conditional use  
15 according to the following criteria:

16 a. The hospital facility is an integral element of a research and  
17 development laboratory or an institute for advanced study to which it is accessory; and

18 b. The hospital use shall not be allowed in areas where industrial  
19 activity may adversely affect hospital activity.

20  
21 **Section 7.** Subsection A of SMC Section 23.50.026, which Section was adopted by  
22 Ordinance 113658, is amended as follows:

23  
24 **23.50.026 Structure height in IC zones**

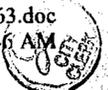
25  
26 A. Except for the provisions of Section 23.50.020, and except as may be otherwise provided  
27 in this title for any overlay district, the maximum structure height for all uses shall be thirty  
28 (30) feet, forty-five (45) feet, sixty-five (65) feet, ~~((or))~~ eighty-five (85) feet, or one hundred  
29 twenty-five (125) feet, as designated on the Official Land Use Map, Chapter 23.32. Only  
30 areas in the Stadium Transition Area Overlay District abutting the PSM 85/120 zone may be  
31 designated for a height limit of one hundred twenty-five (125) feet.

32 **Section 8.** Section 23.50.027 of the Seattle Municipal Code, which Section was last  
33 amended by Ordinance 119370, is amended as follows:

34  
35 **23.50.027 Maximum size of nonindustrial use.**

36  
37 **A. Applicability.**

38 1. Except as provided in subsections B, C, and D of this section below,  
39 the maximum size of use limits specified in Chart A or Chart B of this section shall apply to  
40 uses on a lot, and the total gross floor area occupied by uses limited under Chart A or Chart  
41 B of this section shall not exceed an area equal to the area of the lot in an IG1 zone, or two  
42 and one-half (2.5) times the area of the lot in an IG2, IB or IC zone, or three (3) times the lot  
43 area in IC zones in the South Lake Union Planning Area, as identified in Exhibit 23.50.028  
44 A, with sixty-five (65) foot or eighty-five (85) foot height limits. The size of use limits  
45 apply to principal and accessory uses on a lot. The limits shall be applied separately to ~~((the~~  
46 ~~two (2)))~~ each category~~((ies))~~ of use listed in Chart A or Chart B of this section.



2. The maximum size of use limits shall not apply to the area identified in Exhibit 23.50.027 A, provided that no single retail establishment shall exceed fifty thousand (50,000) square feet in size.

**CHART A**

**INDUSTRIAL ZONES  
(Except those covered by**

**Chart B)**

**Categories of Uses  
Subject to Size of  
Use Limits**

Retail sales and service  
or entertainment except  
spectator sports facilities

Office

	<b>IG1</b>	<b>IG2 and IB</b>	<b>IC</b>
	30,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.
	50,000 sq. ft.	100,000 sq. ft.	N.M.S.L.

N.M.S.L. = No Maximum Size Limits

**CHART B**

**GENERAL INDUSTRIAL ZONES  
WITHIN DUWAMISH M/I CENTER**

**Categories of Uses  
Subject to Size of  
Use Limits**

Office uses

Retail sales and service  
(except for restaurants,  
fast-food restaurants over  
750 sq. ft., taverns and  
brew pubs)

Restaurants and fast-food  
restaurants over 750 sq. ft.

Taverns and brew pubs\*

	<b>IG1</b>	<b>IG2</b>
	<u>50,000 sq. ft.</u>	<u>100,000 sq. ft.</u>
	<u>25,000 sq. ft.</u>	<u>50,000 sq. ft.</u>
	<u>5,000 sq. ft.</u>	<u>5,000 sq. ft.</u>
	<u>3,000 sq. ft.</u>	<u>3,000 sq. ft.</u>



1  
2 Meeting Halls

N.M.S.L.

5,000 sq. ft.

3  
4  
5 N.M.S.L. = No Maximum Size Limits

6  
7  
8 \* The maximum size limit for brew pubs applies to that portion of the pub that is not used  
9 for brewing purposes.

10  
11 B. The following exceptions to the maximum size of use limits in Chart A are  
12 allowed for a structure existing as of April 3, 1995; and the following exceptions to  
13 maximum size of use limits in Chart B are allowed for a structure existing as of September  
14 1, 1999 in the Duwamish Manufacturing/Industrial Center:

15 1. A use legally established as of April 3, 1995 that ((which)) already  
16 exceeds the maximum size of use limits listed in Chart A may continue; and uses legally  
17 established as of September 1, 1999 that then exceeded the maximum size of use limits  
18 listed in Chart B may continue.

19 2. The gross floor area of a use listed in Chart A and legally established  
20 as of April 3, 1995 may be converted to another category of use listed in Chart A provided  
21 that the combined gross floor area devoted to uses listed in Chart A does not exceed the total  
22 gross floor area of such uses legally established as of April 3, 1995; and the gross floor area  
23 of a use listed in Chart B and legally established as of September 1, 1999 may be converted  
24 to another category of use listed in Chart B provided that the combined gross floor area  
25 devoted to uses listed in Chart B does not exceed the total gross floor area of such uses  
26 legally established as of September 1, 1999.

27 3. If fifty (50) percent or more of the gross floor area of the structure has  
28 been legally established as of April 3, 1995 with a use or uses listed in Chart A, those  
29 categories of uses may exceed the size of use limits as follows:

30 a. Uses listed in Chart A may expand within and occupy the  
31 entire structure.

32 b. The structure may be expanded by up to the following  
33 amounts and the use or uses may be permitted to expand within and occupy the entire  
34 structure:

35 (1) IG1 Zone: Twenty (20) percent of the existing  
36 structure's gross floor area or ten thousand (10,000) square feet, whichever is less.

37 (2) IG2, IB and IC Zones: Twenty (20) percent of the  
38 existing structure's gross floor area or twenty thousand (20,000) square feet, whichever is  
39 less.

40 4. If fifty (50) percent or more of the gross floor area of the structure has  
41 been legally established as of September 1, 1999 with a use or uses listed in Chart B, those  
42 categories of uses may exceed the size of use limits as follows:

43 a. Uses listed in Chart B may expand within and occupy the  
44 entire structure.



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1                   **b.    The structure may be expanded by up to the following**  
2 **amounts and the use or uses may be permitted to expand within and occupy the entire**  
3 **structure:**

4                               **(1)    IG1 Zone: Twenty (20) percent of the existing**  
5 **structure's gross floor area or ten thousand (10,000) square feet, whichever is less.**

6                               **(2)    IG2 Zone: Twenty (20) percent of the existing**  
7 **structure's gross floor area or twenty thousand (20,000) square feet, whichever is less.**

8  
9           **C.    Special Exception for Office Use in All Industrial Zones.**

10           1.    The Director may permit an office use to exceed the size of use limits  
11 as a special exception pursuant to Chapter 23.76, Master Use Permits and Council Land Use  
12 Decisions, provided that the total gross floor area devoted to the uses limited in Chart A or  
13 Chart B, as applicable, shall not exceed an area equal to the area of the lot in an IG1 zone or  
14 two and one-half (2.5) times the area of the lot in an IG2 or IB zone. Such an exception may  
15 be considered only if:

16                   a.    The office is on the same lot as, and accessory to, a permitted  
17 use not listed in Chart A or Chart B, as applicable; or

18                   b.    The office is a principal use on the same lot as, or on another  
19 lot within one (1) mile (~~distance~~) of, a permitted use not listed in Chart A or Chart B, as  
20 applicable, and is directly related to and supportive of that use.

21           2.    The Director shall use the following characteristics to determine  
22 whether to approve, approve with conditions or deny a special exception:

23                   a.    Characteristics that make a lot more appropriate for office uses  
24 are:

25                               (1)    The presence of well-defined boundaries, buffers,  
26 edge conditions or circulation patterns which separate office uses from industrial activity;

27                               (2)    The likelihood that the proposed use will provide or  
28 encourage improvements that will directly support industrial activity in the area;

29                               (3)    The likelihood that the proposed use, because of its  
30 type, size and location, will operate without substantial conflicts with the industrial function  
31 of the area;

32                               (4)    A sufficiently large industrial area such that the  
33 proposed use would not undermine the area's industrial character.

34                   b.    Characteristics that make a lot less appropriate for office uses  
35 are:

36                               (1)    The presence of heavy industrial uses which would  
37 conflict with office use;

38                               (2)    The presence of any special features, such as access  
39 to the water, rail and the regional highway systems, which make the land especially well-  
40 suited to industrial use.

41           D.    Covered rooftop recreational space of a building existing as of December 31,  
42 1998, when complying with the provisions of Section 23.50.012 D, shall not be subject to  
43 the limits on maximum size of nonindustrial uses contained in subsection A of this section  
44 above.





Automotive parts or accessory sales  
 Ball courts  
 Bed and breakfast  
 Bowling alley  
 Brewpub  
 Business support services  
 Business incubators  
 Carwash  
 Caretaker's quarters  
 Cargo terminal  
 Cemetery  
 Child care center<sup>1,9</sup>

Colleges<sup>1</sup>

**Use**

Commercial laundries  
 Commercial moorage  
 Communication utilities  
 Community centers<sup>1,2</sup> and  
 community clubs<sup>1,2</sup>

Community centers owned and operated by  
 the Seattle Department of Parks and  
 Recreation (DOPAR)<sup>1,2,3</sup>  
 Congregate residences  
 Construction services  
 Custom and craft work  
 Dance halls (dance floor and table area)  
 Dry storage of boats

each 2 staff members on-site at peak staffing  
 time; plus 1 barrier-free passenger loading  
 and unloading space; plus loading berth  
 requirements per Section 23.54.035.

1 for each 350 square feet.

1 per court.

1 for each dwelling, plus 1 for each 2 guest  
 rooms or suites.

5 for each lane.

1 for each 200 square feet.

1 for each 2,000 square feet.

1 for each 1,000 square feet.

1 for each 2,000 square feet.

1 for each dwelling unit.

1 for each 2,000 square feet.

None.

1 space for each 10 children or 1 space for  
 each staff member, whichever is greater; plus  
 1 loading and unloading space for each 20  
 children.

A number of spaces equal to 15 percent of the  
 maximum number of students present at peak  
 hour; plus 30 percent of the number of  
 employees present at peak hour; plus 1 for  
 each 100 square feet of spectator assembly  
 area in outdoor spectator sports facilities.

**Parking Requirements**

1 for each 2,000 square feet.

1 for each 140 lineal feet of moorage.

1 for each 2,000 square feet.

1 for each 80 square feet of floor area of all  
 auditoria and public assembly rooms not  
 containing fixed seats; or 1 for every 8 fixed  
 seats for floor area containing fixed seats; or  
 if no auditorium or assembly room, 1 for each  
 350 square feet, excluding ball courts.

1 for each 555 square feet

1 for each 4 residents.

1 for each 2,000 square feet.

1 for each 1,000 square feet.

1 for each 100 square feet.

1 for each 2,000 square feet.

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 IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Family support centers located in community centers owned and operated by the Seattle DOPAR <sup>3</sup>	1 for each 100 square feet.
Floating homes	1 for each dwelling unit.
Food processing for human consumption	1 for each 1,000 square feet.
Gas station	1 for each 2,000 square feet.
General retail sales and services	1 for each 350 square feet.
Ground-floor businesses in multi-family zones	None, maximum of 10.
Heavy commercial services	1 for each 2,000 square feet.
Heliports (waiting area)	1 for each 100 square feet.
High-impact uses.	1 for each 1,500 square feet or as determined by the Director
Horticultural uses (retail area only)	1 for each 350 square feet.
Hospitals <sup>1</sup>	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees; plus 1 for each 6 beds.
Hotels	1 for each 4 sleeping rooms or suites.
Institute for advanced study <sup>1</sup>	1 for each 1,000 square feet of administrative offices and similar spaces; plus 1 for each 10 fixed seats in all auditoria and public assembly rooms; or 1 for each 100 square feet of public assembly area not containing fixed seats.
Institutes for advanced study in single-family zones (existing)	3.5 for each 1,000 square feet of office space; plus 10 for each 1,000 square feet of additional building footprint to house and support conference center activities, or 37 for each 1,000 square feet of actual conference rooms to be constructed, whichever is greater
Kennel	1 for each 2,000 square feet
<b>Use</b>	<b>Parking Requirements</b>
Lecture and meeting hall	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Major durables, sales, service, and rental	1 for each 2,000 square feet.
Manufacturing, general	1 for each 1,500 square feet.
Manufacturing, heavy	1 for each 1,500 square feet.
Manufacturing, light	1 for each 1,500 square feet.
Marine service station	1 for each 2,000 square feet.
Medical services	1 for each 350 square feet.
Miniature golf	1 for each 2 holes.
Mini-warehouse	1 for each 30 storage units.
Mobile home park	1 for each mobile home.
Mortuary services	1 for each 350 square feet.



Motels  
Motion picture studio  
Motion picture theater

Multi-family structures<sup>4</sup> except those listed below

1 for each sleeping room or suite.  
1 for each 1,500 square feet  
1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.  
Lots containing 2--10 dwelling units:  
1.1 for each dwelling unit.  
Lots containing 11--30 dwelling units:  
1.15 for each dwelling unit.  
Lots containing 31--60 dwelling units:  
1.2 for each dwelling unit.  
Lots containing more than 60 dwelling units:  
1.25 for each dwelling unit.

In addition, for all multi-family structures whose average gross floor area per dwelling unit, excluding decks and all portions of a structure shared by multiple dwelling units, exceeds 500 square feet, an additional .0002 spaces per square foot in excess of 500 shall be required up to a maximum additional .15 spaces per dwelling unit; and

When at least 50 percent of the dwelling units in a multi-family structure have 3 bedrooms, an additional .25 spaces per bedroom for each unit with 3 bedrooms shall be required; and

Any multi-family structure which contains a dwelling unit with 4 or more bedrooms shall be required to provide an additional .25 spaces per bedroom for each unit with 4 or more bedrooms.<sup>5</sup>

## Use

Multi-family structures containing dwelling units with 2 or more bedrooms, when within the area impacted by the University of Washington as shown on Map A following this section.

Multi-family structures, when within the Alki area as shown on Map B following this section.

## Parking Requirements

1.5 spaces per unit with 2 or more bedrooms. The requirement for units with 3 or more bedrooms contained above shall also apply. All other requirements for units with fewer than 2 bedrooms shall be as contained above.<sup>5</sup>

1.5 spaces per unit.

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Multi-family structures development, for those ground-related structures within the development with 10 units or fewer

1 for each dwelling unit.

Multi-family structures for low-income elderly

1 for each 6 dwelling units

Multi-family structures for low-income disabled

1 for each 4 dwelling units.

Multi-family structures: low-income elderly/low-income disabled

1 for each 5 dwelling units.

Multi-family structures, when within the Seattle Cascade Mixed zone  
Multi-purpose convenience store  
Museum<sup>1</sup>

1 for each dwelling unit

1 for each 350 square feet.

1 for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; or 1 for every 10 fixed seats for floor area containing fixed seats; plus 1 space for each 250 square feet of other gross floor area open to the public.

Non-household sales and services, except sales, service and rental of office equipment  
Nursing homes<sup>6</sup>

1 for each 2,000 square feet.

1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 for each 6 beds.

Office, administrative  
Office, customer service  
Outdoor storage

1 for each 1,000 square feet.

1 for each 350 square feet.

Parks

1 for each 2,000 square feet.

Participant sports and recreation, indoor, unless otherwise specified

None.

1 for each 350 square feet.

Participant sports and recreation, outdoor, unless otherwise specified

1 for each 350 square feet.

Passenger terminals (waiting area)

1 for each 100 square feet.

Performing arts theater

1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.

Personal transportation services

1 for each 2,000 square feet.

Playgrounds

None.

Use

#### **Parking Requirements**

Power plants

1 for each 2,000 square feet.

Private club<sup>1</sup>

1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or

Railroad rights-of-way	1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.
Railroad switchyard	None.
Railroad switchyard with mechanized hump	1 for each 2,000 square feet.
Recreational marinas	1 for each 2,000 square feet.
Recycling center	1 for each 75 lineal feet of moorage.
Recycling collection station	1 for each 2,000 square feet.
Religious facility <sup>1</sup>	None.
Research and development laboratory	1 for each 80 square feet of all auditoria and public assembly rooms.
Restaurant	1 for each 1,000 square feet.
Restaurant, fast-food	1 for each 200 square feet.
Sale and rental of large boats	1 for each 100 square feet.
Sale and rental of motorized vehicles	1 for each 2,000 square feet.
Sale of boat parts or accessories	1 for each 2,000 square feet.
Sale of heating fuel	1 for each 350 square feet.
Sales, service and rental of commercial equipment	1 for each 2,000 square feet.
Sales, service and rental of office equipment	1 for each 350 square feet.
Salvage yard	1 for each 2,000 square feet.
School, private elementary and secondary <sup>1,2</sup>	1 for each 80 square feet of all auditoria and public assembly rooms, or if no auditorium or assembly room, 1 for each staff member.
School, public elementary and secondary <sup>1,2,7</sup>	1 for each 80 square feet of all auditorium or public assembly rooms, or 1 for every 8 fixed seats in auditoria or public assembly rooms, containing fixed seats, for new public schools on a new or existing public school site.
Sewage treatment plant	1 for each 2,000 square feet.
Single-family dwelling units	1 for each dwelling unit
Skating rink (rink area)	1 for each 100 square feet.
Solid waste transfer station	1 for each 2,000 square feet.
Specialty food stores	1 for each 350 square feet.
Spectator sports facility <sup>10</sup>	1 for each 10 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats
Sport range	1 for each 2 stations.
Swimming pool (water area)	1 for each 150 square feet.
Taverns	1 for each 200 square feet.
<b>Use</b>	<b>Parking Requirements</b>
Transit vehicle base	1 for each 2,000 square feet.
Universities <sup>8</sup>	A number of spaces equal to 15 percent of the

Utility service uses  
Vehicle repair, major  
Vehicle repair, minor  
Vessel repair, major  
Vessel repair, minor  
Vocational or fine arts school

maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.

1 for each 2,000 square feet.

1 for each 2 faculty and full-time employees; plus 1 for each 5 students (based on the maximum number of students in attendance at any one time).

1 for each 1,500 square feet.

1 for each 1,500 square feet.

Warehouse

Wholesale showroom

Work-release centers

1 for each 2 full-time staff members; plus 1 for each 5 residents; plus 1 for each vehicle operated in connection with the work-release center.

<sup>1</sup>When permitted in single-family zones as conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122. The Director, in consultation with the Director of Seattle Transportation, may allow adult care and childcare centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.

<sup>2</sup>Indoor gymnasiums shall not be considered ball courts, nor shall they be considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the entire gymnasium shall be one (1) parking space for every eight (8) fixed seats. Each twenty inches (20") of width of bleachers shall be counted as one (1) fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement shall be one (1) space for each 350 square feet. If the gymnasium does not contain bleachers and is in a community center owned and operated by the Department of Parks and Recreation (DOPAR), the parking requirement shall be one (1) space for each five hundred fifty-five (555) square feet.

<sup>3</sup>When family support centers are located within community centers owned and operated by DOPAR, the Director may lower the combined parking requirement by up to a maximum of fifteen percent (15%), pursuant to Section 23.54.020 I.

<sup>4</sup>Parking spaces required for multi-family structures may be provided as tandem spaces



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according to subsection B of Section 23.54.020.

<sup>5</sup>Bedroom--Any habitable room as defined by the Building Code which, in the determination of the Director, is capable of being used as a bedroom.

<sup>6</sup>When specified in single-family zones, Section 23.44.015, the Director may waive some or all of the parking requirements.

<sup>7</sup>For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements shall be determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if any auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Chart A for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is ten percent (10%) or less than that for the existing auditorium or other place of assembly, then no additional parking shall be required.

<sup>8</sup> Development standards departure may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.

<sup>9</sup> Child care facilities, when co-located with assisted living facilities, may count the passenger load/unload space required for the assisted living facility toward its required passenger load/unload parking spaces.

<sup>10</sup> Required parking for spectator sports facilities or exhibition halls must be available when the facility or exhibition hall is in use. A facility shall be considered to be "in use" during the period beginning three (3) hours before an event is scheduled to begin and ending one (1) hour after a scheduled event is expected to end. For sports events of variable or uncertain duration, the expected event length shall be the average length of the events of the same type for which the most recent data are available, provided it is within the past five (5) years. During an inaugural season, or for non-recurring events, the best available good faith estimate of event duration will be used. A facility will not be deemed to be "in use" by virtue of the fact that administrative or maintenance personnel are present. The Director may reduce the required parking for any event when projected attendance for a spectator sports facility is certified to be 50% or less of the facility's seating capacity, to an amount not less than that required for the certified projected attendance, at the rate of one space for each ten fixed seats of certified projected attendance. An application for reduction and the certification shall be submitted to the Director at least 15 days prior to the event. When the event is one of a series of similar events, such certification may be submitted for the entire series 15 days prior to the first event in the series. If the Director finds that a certification of projected attendance of 50% or less of the seating capacity is based on satisfactory evidence such as past attendance at similar events or advance ticket sales, the Director shall, within 15 days of such submittal, notify the facility operator that a reduced parking requirement has been approved, with any conditions deemed appropriate by the Director to ensure adequacy of parking if expected attendance should change. The parking requirement reduction may be applied for only if the

goals of the facility's Transportation Management Plan are otherwise being met. The Director may revoke or modify a parking requirement reduction approval during a series, if projected attendance is exceeded.

**Section 10.** A new Chapter 23.74 is added to the Seattle Municipal Code as follows:

**Chapter 23.74  
Stadium Transition Area Overlay District**

**Subchapter I. Establishment of Overlay District.**

**23.74.002. Purpose, Intent and Description of the Overlay District; Rezone Requirement; Rezone Criteria.**

**A. Purpose and Intent**

The purpose of this Chapter is to implement the City's Comprehensive Plan, including the neighborhood plan for the Greater Duwamish Manufacturing/Industrial Center, by establishing a Stadium Transition Area Overlay District for the area shown on Exhibit 23.74.004 A. The Stadium Transition Area centers on large sports facilities and allows uses complementary to them. It is intended to contribute to a safer pedestrian environment for those attending events and permits a mix of uses, supporting the pedestrian-oriented character of the area as well as the surrounding industrial zone, while minimizing conflicts with industrial uses. Within the Overlay District, use provisions and development standards are designed to create a pedestrian connection with downtown; discourage encroachment on nearby industrial uses to the south; and create a pedestrian-friendly streetscape. Allowing a mix of uses, including office development, is intended to encourage redevelopment and to maintain the health and vibrancy of the area during times when the sports facilities are not in operation.

**B. Relationship To Surrounding Activity of Areas Located Within the District.**

The District is an area where stadiums and similar major, regional attractions are located, in which transportation and other infrastructure can support additional development. It is an area surrounded by land with widely varying development patterns and land use characteristics including the mixed use urban development of south Downtown, Pioneer Square, the working waterfront, and the industrial area.

The desired relationship of the Stadium Transition Area is with Pioneer Square and First Avenue, permitting strong pedestrian and transit links to the north. There should be well-defined edges between the pedestrian activity of the Stadium Transition Area and industrial activity surrounding it. The portion of Fourth Avenue South that is north of Royal Brougham and the main line railroad tracks create a strong edge to the east and should be the eastern boundary. South Holgate Street, the first major cross street to the south of Safeco Field, should be the southern boundary. Boundaries should not be shifted farther into the industrial area.



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**C. Rezones resulting in Boundary Changes to the Stadium Transition Overlay Area District**

A rezone pursuant to Chapter 23.34 shall be required to change the established boundaries of the Stadium Transition Area Overlay District. A rezone shall be subject to the provisions of Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions. Areas to be included within the District boundaries shall be compatible with the purpose and intent as stated in this section, and shall either be areas developed as major spectator sports facilities, or areas that meet the criteria for Industrial Commercial zoning and are along preferred pedestrian routes that can provide safe and attractive passage for pedestrians between the stadiums and retail areas and transit service.

**23.74.004. Stadium Transition Area Overlay District established.**

There is established pursuant to Chapter 23.59 of the Seattle Municipal Code, the Stadium Transition Area Overlay District, and the Official Land Use Map, Chapter 23.32, is hereby amended to show such District, as depicted on Exhibit 23.74.004A.





**23.74.006. Application of Regulations.**

Land located within the Stadium Transition Area Overlay District, as shown on Exhibit 23.74.004 A, is subject to the regulations of the underlying zone except as otherwise expressly provided in this Chapter. In the event of a conflict between the provisions of this Chapter and the underlying zone, the provisions of this Chapter apply. Where the provisions of the underlying zone are more restrictive, that is not considered a conflict and compliance with the provisions of the underlying zone is required, except as specifically provided in this Chapter. Where the provisions of this Chapter are more restrictive, compliance with those provisions is required, subject to any departures that may be authorized pursuant to design review under Section 23.41.012 and to provisions for nonconforming uses and structures in Sections 23.50.008 and 23.50.010.

**Subchapter II. Uses and Development Standards.**

**23.74.008. Uses.**

Notwithstanding the use provisions of the underlying zone, the following use provisions apply:

- A. The following uses are permitted outright:
  - 1. Medical services;
  - 2. Museums;
  - 3. Community centers;
  - 4. Private clubs;
  - 5. Religious facilities; and
  - 6. Community clubs.
- B. The following uses are permitted in buildings existing on September 1, 1999:
  - 1. Artist/Studio dwellings
  - 2. Major institutions.
- C. The following uses are prohibited:
  - 1. Heavy manufacturing uses;
  - 2. High impact uses;
  - 3. Salvage and recycling facilities;
  - 4. Solid waste transfer stations;
  - 5. Animal services;
  - 6. Airports, land and water based;
  - 7. Sewage treatment plants;
  - 8. Solid waste incineration facilities;
  - 9. Hospitals;
  - 10. Elementary and secondary schools;
  - 11. Drive-in businesses, except gas stations;
  - 12. Transit vehicle bases;
  - 13. Principal use parking<sup>1</sup>
  - 14. Lodging;
  - 15. Colleges<sup>2</sup>, and



16. Universities<sup>2</sup>.

1 Parking required for a spectator sports facility or exhibition hall is allowed and shall be permitted to be used for general parking purposes or shared with another such facility to meet its required parking. A spectator sports facility or exhibition hall within the Stadium Transition Overlay Area District may reserve non-required parking only outside the Overlay District. Such reserved, non-required, parking is allowed, shall be permitted to be used for general parking purposes, and is exempt from the maximum parking ratio, if

(a) the parking is owned and operated by the owner of the spectator sports facility or exhibition hall, and

(b) the parking is reserved for events in the spectator sports facility or exhibition hall, and

(c) the reserved parking is south of South Royal Brougham Way, west of 6<sup>th</sup> Avenue South and north of South Atlantic Street.

Parking that is provided to meet required parking will not be considered reserved parking.

2 Training facilities for industrial trades operated by colleges and universities are permitted.

**23.74.009. Height**

A. Within the Stadium Transition Area Overlay District, maximum height limits of the underlying zone are not applicable to spectator sports facilities.

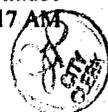
B. Parking garages accessory to spectator sports facilities north of South Royal Brougham Way may exceed the height limit if all the conditions in this subsection B are satisfied.

1. A Master Use Permit ("MUP") decision to permit the parking garage was issued before June 12, 2000.

2. Any height above the maximum height permitted by such MUP decision is allowed by the Director pursuant to applicable provisions of this title for modification of such decision.

3. The total height of the parking garage does not exceed 130 feet. If additional height is granted as described in subsection B2 above, exemptions for rooftop features from height limits of the underlying zone shall apply only to the extent the Director determines such features and exemptions are necessary to the operation of the structure.

4. All floor area above the maximum height allowed by such MUP decision is used as parking required for the spectator sports facility, or for storage or meeting space accessory to the spectator sports facility or exhibition hall.



**23.74.010. Development standards.**

A. Within the Stadium Transition Area Overlay District, the following development standards apply to all uses and structures except for spectator sports facilities:

1. Accessory Parking and Outdoor Storage.

a. Accessory parking or outdoor storage on any lot to the side of a structure on that lot shall not exceed sixty feet (60') of street frontage along 1st Avenue South or along Occidental Avenue South, and may not be located within the first forty feet (40') from any intersection described in 23.74.010C. Parking shall be screened in accordance with screening standards for Class II Pedestrian Streets in downtown zones.

b. The maximum parking ratio is one (1) space per 650 square feet of gross floor area of all uses for which required parking is expressed in terms of square footage, except for institutions for which minimum parking requirements apply. Non-required parking accessory to a spectator sports facility or exhibition hall is not permitted in the Overlay District, and is subject to the further limitations in footnote 6, Section 23.50.012 Chart A and footnote 1, Section 23.74.008.

2. Curb cuts.

Curb cuts are limited to three (3) per block front along north-south streets and Railroad Way South within the area described in subsection C of this section. No curb cuts are allowed within the first forty (40) feet from any intersection described in subsection C of this section. On east-west streets outside the area described in subsection C of this section, curb cuts are limited to two (2) per block front. On east-west streets, additional curb cuts may be allowed if no other access is possible, including in the forty feet (40') from intersections described in subsection C of this section.

B. For the areas marked on Exhibit 23.74.010A, the following development standards and provisions apply to all uses and structures except for spectator sports facilities:

1. Floor Area Ratio (FAR).

The maximum FAR for all uses is 3.0. FAR limits of the underlying zone do not apply, but limits in Section 27.50.027A1 on gross floor area of certain uses, including limits based on lot area, do apply.

2. Exemptions

The first 75,000 square feet of street-level retail sales and service or street-level customer service office uses on any lot are exempt from the maximum FAR limit. Exemptions in Section 23.50.028E also apply.

C. The following development standards apply to each use and structure, except spectator sports facilities, to the extent that the use or structure either is on a lot fronting on Railroad Way South, 1<sup>st</sup> Avenue South, South Holgate between 1<sup>st</sup> Avenue South and Occidental Avenue South, or Occidental Avenue South, or is within a forty foot (40') radius measured from any of the block corners of 1<sup>st</sup> Avenue South or Occidental Avenue South intersecting with the following streets: Railroad Way South, South Royal Brougham, South Atlantic, South Massachusetts, South Holgate and any other streets intersecting with 1<sup>st</sup> Avenue or Occidental Avenue South that may be established between South Holgate Street and Railroad Way South, as depicted in Exhibit 23.74.010A. Railroad Way South, First Avenue South, South Holgate Street and Occidental Avenue South within the Stadium



Transition Overlay District, and all street areas within a forty (40) foot radius of any of those block corners described above, are referred to in this section as the "pedestrian environment," except that in applying this Section to a through lot abutting on Occidental Avenue South and on 1st Avenue South, Occidental Avenue South is not considered part of the pedestrian environment.

1. **Street Façade Requirements.**

The following requirements apply to façades or portions thereof facing streets or portions of streets in the pedestrian environment:

a. **Minimum Façade Height.**

Minimum façade height shall be twenty-five (25) feet, but minimum façade heights shall not apply when all portions of the structure are lower than the elevation of the required minimum façade height.

b. **Façade Setback Limits.**

(i) Within the first twenty-five (25) feet of height measured from sidewalk grade, all building façades must be built to within two (2) feet of the street property line for the entire façade length. For purposes of this subsection 1(b), balcony railings and other nonstructural features or nonstructural walls are not considered parts of the façade of the structure.

(ii) Above twenty-five (25) feet measured from sidewalk grade, the maximum setback is ten (10) feet, and no single setback area that is deeper than two (2) feet shall be wider than twenty (20) feet, measured parallel to the street property line.

(iii) The façade shall return to within two (2) feet of the street property line for a minimum of ten (10) feet, measured parallel to the street property line, between any two setback areas that are deeper than two feet.

2. **Outdoor service areas.**

Gas station pumps, service islands, queuing lanes, and other service areas related to fueling are not allowed between any structure and the pedestrian environment area described in this section. Gas station pumps, service islands, queuing lanes, and other service areas related to fueling must be located behind or to the side of a gas station, as viewed from any street in such pedestrian environment and are not allowed between any structure on the same lot and the pedestrian environment area described in this section.

3. **Screening and Landscaping.**

The requirements of Sections 23.50.016, 23.50.034, and 23.50.038, including requirements contingent on location near a commercial zone, apply to all new uses and structures. Requirements in Section 23.50.038 contingent on location near a residential lot do not apply. In addition, the screening and landscaping requirements for outdoor storage in subsections a and c of Section 23.47.016D5 apply, with respect to street property lines abutting the pedestrian environment to the following uses, where a principal or accessory use is located outdoors: outdoor storage (except for outdoor storage associated with florists and horticultural uses), surface parking, sales and rental of motorized vehicles, towing services, sales and rental of large boats, dry storage of boats, sales, service and rental of commercial equipment and construction materials, heavy commercial services, outdoor participant sports and recreation, wholesale showroom, mini-warehouse, warehouse and



outdoor storage, transportation facilities, and utilities (except for utility service uses), and light and general manufacturing.

**4. Blank Façades and Transparency Requirements.**

In addition to the blank façade requirements of Section 23.50.038A(2), the blank façade limits and transparency requirements of Section 23.49.076C, D, E and F apply to facades or portions thereof facing streets in the pedestrian environment, except that requirements for Class I Pedestrian Streets and Green Streets do not apply.

**5. Principal Pedestrian Entrances**

A principal pedestrian entrance to a structure having a façade along Railroad Way South, 1st Avenue South, or Occidental Avenue South shall be located on Railroad Way South, 1st Avenue South, or Occidental Avenue South, respectively. If the structure has facades along both 1<sup>st</sup> Avenue South and Occidental Avenue South, a principal pedestrian entrance is required only on 1<sup>st</sup> Avenue South.





**Section 11.** The Downtown Design Guidelines as adopted by Ordinance 119399 are amended by adding the following Section after Page 48:

**Design Guidelines applicable to the Stadium Transition Area Overlay District**

The purpose of these guidelines is to ensure an appropriate transition between the industrial-scale development to the south of the Overlay District, which tends to feature large buildings, blank façades and minimal design details, and the rich, finely detailed and distinctive building designs found in the Pioneer Square District to the north. Projects in the Stadium Transition Area Overlay District will be reviewed by the Downtown Design Review Board, using the Design Guidelines applicable to the Stadium Transition Area Overlay District to augment Downtown Design Guidelines.

**Guideline 1:** Development on sites with greater than 360 feet of linear street frontage should be divided into separate buildings or substantially separate components of no greater than approximately 300 feet in width.

*Considerations:*

- Between buildings or building components, vehicular drives and/or pedestrian walkways are encouraged. Such drives would act to create the perception that these large sites are broken down into more human-scale *blocks*, such as found in the nearby Pioneer Square District.

**Guideline 2:** Bulk and scale of development should be broken down architecturally to respond to the historical development pattern in Pioneer Square – characterized by buildings of approximately 60 to 120 linear feet in width along the street.

*Considerations:*

- Expression of individual structural bays, different building uses or functions, varying heights of cornice lines or parapet walls, and other techniques, are encouraged to achieve a compatible relationship with nearby historic development patterns.
- In order to provide appropriate transition to historic properties to the north, architectural composition and details compatible with the historical development should be considered.
- In particular, new buildings should be designed with a solid base that grounds the buildings to the streetscape, a distinct middle or body of the building that may often comprise the principal architectural statement, and a strong top or cap to the building that terminates the façades with a distinctive treatment and/or creates an interesting feature in the skyline.

**Guideline 3:** New buildings, and separate components of multi-building or multi-component large developments, should be designed with variety in overall architectural expression and design details.



*Considerations:*

- Attention should be paid to the relationships between the new buildings and the design of nearby buildings – with the intent to create harmony yet variety in the streetscape.
- Variety may be achieved by techniques such as varying widths of modules or bays, varying heights of cornice lines and/or parapet walls, varied design expression, and varied design details and/or materials.
- A homogeneous design theme and/or single design expression can exacerbate the appearance of a development's height, bulk and scale. In order to provide greater variety in design and break down the overall height, bulk and scale of large developments, separate components of the development should employ different overall design themes and/or expression.

For uses and structures developed on lots in the area defined in Section 23.74.010C, Guideline 4 applies:

**Guideline 4:** The pedestrian experience in the pedestrian environment, as defined in 23.74.010C, should be visually interesting and safe. The Downtown Design Guidelines applying to pedestrian experience, active façades and building entries should be considered in applying this Guideline.

**Section 12.** The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular provisions shall not affect the validity of any other provision.



**Section 13.** The City Council finds that the land use code changes established by this ordinance will protect and promote the health, safety and welfare of the general public and implement the City's Comprehensive Plan, as amended.

**Section 14.** This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 12<sup>th</sup> day of June, 2000, and signed by me in open session in authentication of its passage this 12<sup>th</sup> day of June, 2000.

Margaret C. Pears  
President of the City Council

Approved by me this 16<sup>th</sup> day of JUNE, 2000.

Paul Schell  
Paul Schell, Mayor

Filed by me this 16<sup>th</sup> day of June, 2000.

Judith E. Pappier  
City Clerk

(SEAL)

**Return Address:**

Seattle City Clerk's Office  
600 4th Avenue, Room 104  
Seattle, WA 98104



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

Document Title(s) (or transaction contained therein): (all areas applicable to your document must be filled  
1. ORDINANCE # 119972

Re - of document. AN ORDINANCE relating to land use, amending Sections 23.41.004, 23.41.006, 23.41.012, 23.50.012, 23.50.014, 23.50.026, 23.50.027, and 23.54.015 of the Seattle Municipal Code; adding a new Chapter 23.74 to the Seattle Municipal Code and amending the Official Land Use Map to establish a Stadium Transition Area Overlay District; and amending the Downtown Design Guidelines to include provisions for that District, implementing the adopted neighborhood plan for the Greater Duwamish Manufacturing/Industrial Center.

Grantor(s) (Last name first, then first name and initials) 1.City of Seattle  Additional names on page-----  
of document.

Grantee(s) (Last name first, then first name and initials) 1.N/A 2.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)  Additional reference  
#'s on page -----of document N/A

Assessor's Property Tax Parcel/Account Number/ N/A

Assessor Tax # not yet assigned.

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ORDINANCE 119972

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4 AN ORDINANCE relating to land use, amending Sections 23.41.004, 23.41.006,  
5 23.41.012, 23.50.012, 23.50.014, 23.50.026, 23.50.027, and 23.54.015 of the Seattle  
6 Municipal Code; adding a new Chapter 23.74 to the Seattle Municipal Code and amending  
7 the Official Land Use Map to establish a Stadium Transition Area Overlay District; and  
8 amending the Downtown Design Guidelines to include provisions for that District,  
9 implementing the adopted neighborhood plan for the Greater Duwamish  
10 Manufacturing/Industrial Center.

11 WHEREAS, on July 25, 1994, by Ordinance 117221, the City Council adopted the  
12 Seattle Comprehensive Plan, which includes a neighborhood planning element; and  
13

14 WHEREAS, pursuant to that neighborhood planning element, the Greater Duwamish  
15 Planning Committee developed a plan for the Duwamish Manufacturing/Industrial Center;  
16 and  
17

18 WHEREAS, the Greater Duwamish Manufacturing/Industrial Center Neighborhood  
19 Plan proposed the creation of a Stadium Transition Area Overlay District, and the restriction  
20 of some non-industrial uses within the Duwamish Manufacturing/Industrial Center; and  
21

22 WHEREAS, this ordinance creates a Stadium Transition Area Overlay District, and  
23 all the properties located within that area meet the criteria for rezoning to IC and inclusion in  
24 the Stadium Transition Area Overlay District; and  
25

26 WHEREAS, the Council has adopted policies recognizing the importance of freight  
27 mobility in the Duwamish Manufacturing/ Industrial Center and expects that development  
28 proposals in the Stadium Transition Area will be rigorously analyzed for their impact on  
29 freight mobility and will be subject to appropriate transportation management measures to  
30 limit congestion that might otherwise be created by private automobiles; and  
31

32 WHEREAS, the City Council encourages innovative proposals to further the City's  
33 goals and policies, and if such proposals would require further modification of development  
34 standards and/or use provisions, the City Council encourages submission of petitions for  
35 changes on properties within the Stadium Transition Area Overlay District; and  
36

37 WHEREAS, the properties east of Fourth Avenue South known as "Area H" in the  
38 proposal for inclusion in the Stadium Transition Area Overlay District do not meet criteria  
39 for inclusion in the District but merit additional study for potential rezoning, which should  
40 be undertaken by the Executive; and  
41

42 WHEREAS, the City Council finds that the land use code changes established by  
43 this ordinance will protect and promote the health, safety and welfare of the general public;  
44

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

Section 1. Section 23.41.004 of the Seattle Municipal Code, which Section was last amended by Ordinance 119490, is amended as follows:

**23.41.004 Applicability.**

**A. Design Review Required.**

1. Design review is required for any new multifamily or commercial structure that exceeds SEPA thresholds if the structure:

- a. Is located in one (1) of the following zones:
  - i. Lowrise (L3, L4),
  - ii. Midrise (MR),
  - iii. Highrise (HR),
  - iv. Neighborhood Commercial (NC1, 2, 3), or
  - v. Seattle Cascade Mixed (SCM); or
- b. Is located in a Commercial (C1 or C2) zone, and

- i. The proposed structure is located within an urban village area identified in the Seattle Comprehensive Plan, or
- ii. The site of the proposed structure abuts or is directly across a street or alley from any lot zoned single-family, or
- iii. The proposed structure is located in the area bounded by NE 95<sup>th</sup> Street on the south, NE 145<sup>th</sup> Street on the north, 15<sup>th</sup> Ave NE on the west, and Lake Washington on the east.

2. Design review is required for all new Major Institution structures that ((which))exceed SEPA thresholds in the zones listed in subsection A1 of this section, unless the structure is located within a Major Institution Overlay (MIO) District.

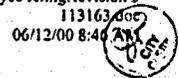
3. Downtown(;) design review is required for all new multifamily and commercial structures greater than or equal to the following thresholds:

**DOC 1 and DOC 2 Zones**

Use	Threshold
Nonresidential	50,000 square feet of gross floor area
Residential	20 dwelling units

**DRC, DMC, DMR, DH1, DH2**

Use	Threshold
Nonresidential	20,000 square feet of



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gross floor area

Residential 20 dwelling units

4. Design review is required for all new structures exceeding one hundred and twenty (120) feet in width on any single street frontage in the Stadium Transition Area Overlay District, as shown in Exhibit 23.41.006A.

5. New multifamily or commercial structures in the zones listed in subsection A1 of this section, that are subject to SEPA solely as a result of the provisions of ((SMC-)) Section 25.05.908, Environmentally ((e))Critical ((a))Areas, are exempt from design review.

B. Design Review – Optional.

1. Design review is optional to any applicant for new multifamily, commercial or Major Institution structures not otherwise subject to this chapter, in the Stadium Transition Area Overlay District and in all multifamily, commercial or downtown zones.

2. An administrative design review process is an option to an applicant for new multifamily, or commercial structures, if the structure would not exceed SEPA thresholds, in the Stadium Transition Area Overlay District and in multifamily, commercial or downtown zones, according to the process described in Section 23.41.016.

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Section 2. Existing Exhibit 23.41.006A of Section 23.41.006 of the Seattle Municipal Code, which Section was last amended by Ordinance 118980, is repealed.

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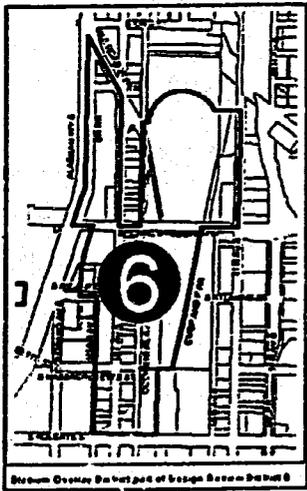
**Section 3. Section 23.41.006 of the Seattle Municipal Code, which Section was last amended by Ordinance 118980, is amended and a new Exhibit 23.41.006A is added, as follows:**

**23.41.006 Design Review Districts Map**

**For the purposes of design review, the ((e))City shall be divided into seven (7) districts, as depicted on the Design Review Districts Map, Exhibit 23.41.006A.**

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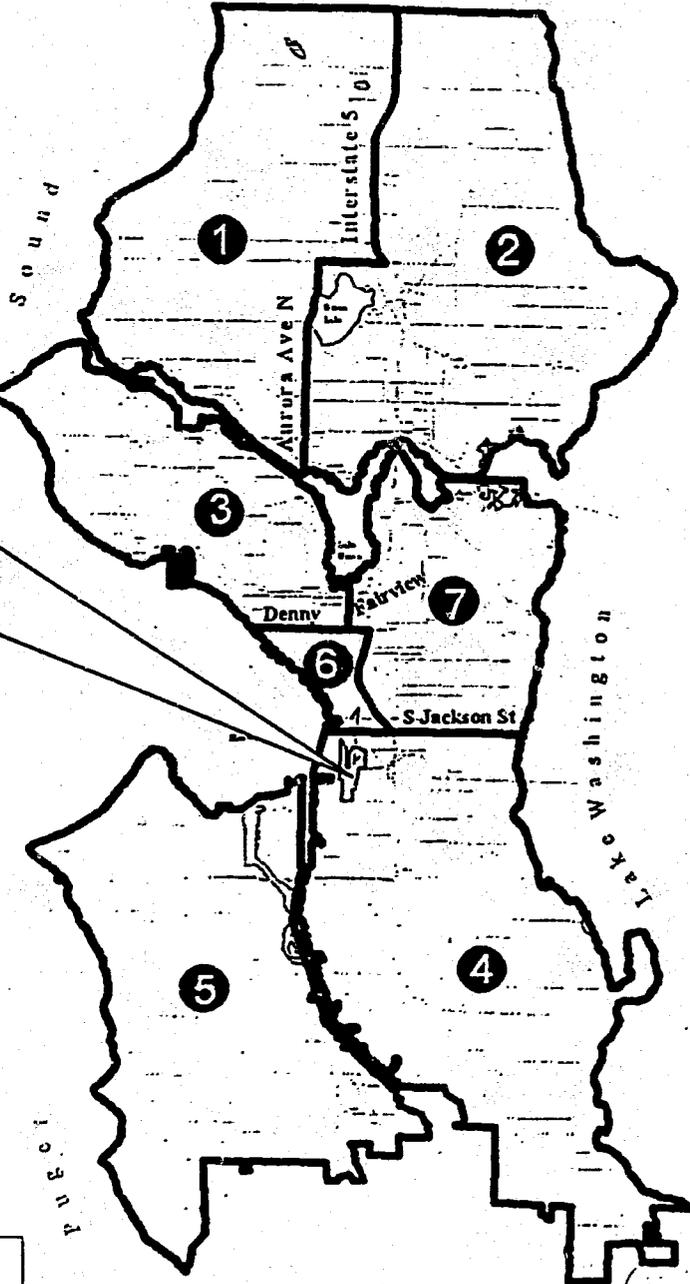
Exhibit 23.41.006A  
Design Review  
Districts Map



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fitness, or merchantability accompany this product.  
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Prepared April 14, 2003 by DCU-015



Design Review Board Districts

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Section 4. Subsection B of SMC Section 23.41.012, which Section was last amended by Ordinance 119837, is further amended as follows:

**23.41.012 Development standard departures.**

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- B. Departures may be granted from the following requirements:
  1. Structure width and depth limits;
  2. Setback requirements;
  3. Modulation requirements;
  4. SCM zone ~~façade~~ ((~~façade~~)) requirements, including transparency and blank: ~~façade~~ ((~~façade~~)) provisions;
  5. Design, location and access to parking requirements;
  6. Open space or common recreation area requirements;
  7. Lot coverage limits;
  8. Screening and landscaping requirements;
  9. Standards for the location and design of nonresidential uses in mixed use buildings;
    10. Within Urban Centers, in L3 zones only, the pitched roof of a structure, as provided in Section 23.45.009 C, may incorporate additional height of up to twenty (20) percent of the maximum height permitted, as provided in Section 23.45.009 A, subject to the following limitations:
      - a. A pitched roof may not incorporate the additional height if the structure is on a site abutting or across a street or alley from a single-family residential zone,
      - b. The proposed structure must be compatible with the general development potential anticipated within the zone,
      - c. The additional height must not substantially interfere with views from up-slope properties, and
      - d. No more than one (1) project on one (1) site within each Urban Center may incorporate additional height in the pitched roofs of its structures pursuant to this subsection unless development regulations enacted pursuant to a neighborhood planning process allow other projects to incorporate such additional height;
    11. ~~Downtown or Stadium Transition Overlay Area District~~ street façade requirements;
    12. Downtown upper-level development standards;
    13. Downtown coverage and floor size limits;
    14. Downtown maximum wall dimensions;
    15. Downtown street level use requirements; and
    16. Combined coverage of all rooftop features in downtown zones subject to the limitations in Section 23.49.008 C2.

Section 5. Subsection A of Section 23.50.012 of the Seattle Municipal Code, which Section was last amended by Ordinance 119370, is amended as follows:

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**23.50.012 Permitted and prohibited uses.**

A. All uses shall be either permitted outright, prohibited or permitted as a conditional use according to Chart A. (See Chart A for Section 23.50.012.)

**Industrial Zone Uses  
Chart A  
For Section 23.50.012**

Uses	Zones				
	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
<b>I. Manufacturing.</b>					
A. Light manufacturing	P	P	P	P	P
B. General manufacturing	P	P	P	P	P
C. Heavy manufacturing	CU	X or CU <sup>1</sup>	P or CU <sup>2</sup>	P	P
<b>II. High-impact Uses.</b>	X	X or CU <sup>3</sup>	X or CU <sup>4</sup>	X or CU <sup>4</sup>	X or CU <sup>4</sup>
		C U <sup>3</sup>			
<b>III. Commercial.</b>					
<b>A. Retail sales and service</b>					
1 Personal and household sales and services	P	P	P	P	P
2 Medical services	P/CU <sup>5</sup>	P/CU <sup>5</sup>	P/CU <sup>5</sup>	P/CU <sup>5</sup>	P/CU <sup>5</sup>
3 Animal services					
a. Animal health services	P	P	P	P	P
b. Kennel	X	P	P	P	P
c. Animal control shelter	P	P	P	P	P
4 Automotive retail sales and service	P	P	P	P	P
5 Marine retail sales and service	P	P	P	P	P
6 Eating and drinking establishment					
a. Fast-food restaurants over 750 square feet	CU	CU	CU	P	P
b. Fast-food					

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restaurants under 750 square feet	P	P	P	P	P
c. Restaurants with or without cocktail lounges	P	P	P	P	P
d. Tavern	P	P	P	P	P
e. Brewpub	P	P	P	P	P
7 Lodging	CU	CU	CU	X	X
8 Mortuary service	P	P	P	X	X

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Uses	Zones				
III. Commercial (continued).	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
9 Existing cemeteries	P	P	P	P	P
10 New cemeteries	X	X	X	X	X
B. Principal use parking, surface area or garage	P	P	P	X	X
C. Nonhousehold sales and services	P	P	P	P	P
D. Office	P	P	P	P	P
E. Entertainment					
1 Places of public assembly					
a. Performing arts theater	P	P	P	X	X
b. Spectator sports facility	P	P	P	X <sup>6</sup>	X <sup>6</sup>
c. Lecture and meeting halls	P	P	P	P	P
d. Motion picture theater	P	P	P	X	X
e. Motion picture theater, adult	X	X	X	X	X
f. Adult panorams	X	X	X	X	X
2 Participant sports and recreation					

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Uses	Zones				
a. Indoor	P	P	P	X	P
b. Outdoor	P	P	P	X	P
F. Wholesale Showroom	P	P	P	P	P
G. Mini-warehouse	P	P	P	X	P
H. Warehouse	P	P	P	P	P
I. Outdoor Storage	P	P	P	P	P
III. Commercial (continued).	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
J. Transportation Facilities					
1 Personal transportation services	P	P	P	P	P
2 Passenger terminal	P	P	P	P	P
3 Cargo terminal	P	P	P	P	P
4 Transit vehicle base	CU	CU	CU	CU	CU
5 Helistop	CCU	CCU	CCU	CCU	CCU
6 Heliport	X	CCU	CCU	CCU	CCU
7 Airport, land-based	X	CCU	CCU	CCU	CCU
8 Airport, water-based	X	CCU	CCU	CCU	CCU
9 Railroad switchyard	P	P	P	P	P
10 Railroad switch yard with mechanized hump mechanized hump	X	X	CU	CU	CU
K. Food processing and craft work	P	P	P	P	P
L. Research and development laboratory	P	P	P	P	P
IV. Salvage and Recycling.					
A. Recycling collection station	P	P	P	P	P

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Uses	Zones				
B. Recycling center	P	P	P	P	P
C. Salvage yard	X	X	P	P	P
<b>V. Utilities.</b>					
A. Utility services use	P	P	P	P	P
B. Major communication utility <sup>(6)</sup>	CU	CU	CU	<u>CU</u>	<u>CU</u>
C. Minor communication utility <sup>(6)</sup>	P	P	P	P	P
D. Solid waste transfer station	X	CU	CU	<u>CU</u>	<u>CU</u>
V. Utilities (continued)	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
E. Power plant	X	CCU	P	P	P
F. Sewage treatment plant	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
G. Solid waste incineration facility	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
H. Solid waste landfills	X	X	X	X	X
<b>VI. Institutions.</b>					
A. Institute for advanced study	P	P	P	X	X
B. Private clubs	EB	EB	EB	X	X
C. Child care center	P	P	P	P	P
D. Museum	EB	EB	EB	X <sup>8</sup>	X <sup>8</sup>
E. School, elementary or	EB	EB	EB	X	X



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secondary					
F. College	EB	EB	EB	X <sup>9</sup>	X <sup>9</sup>
G. Community center	EB	EB	EB	P	P
H. Community club	EB	EB	EB	X	P
I. Vocational or fine arts school	P	P	P	P	P
J. Hospital	EB	EB	CU <sup>(*)12</sup>	P	P
K. Religious facility	EB	EB	EB	P	P
L. University	EB	EB	EB	X <sup>9</sup>	X <sup>9</sup>

Uses	Zones				
VI. Institutions (continued)	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
M. Major institutions, subject to the provisions of Chapter 23.69	EB	EB	EB	EB	EB
VII. Public Facilities.					
A. Jails	X	X	X	X	X
B. Work-release centers	X	X	X	X	X
C. Other public facilities	P/CCU <sup>11</sup>	P/CCU <sup>11</sup>	P/CCU <sup>11</sup>	P/CCU <sup>11</sup>	P/CCU <sup>11</sup>
VIII. Park and Pool/Ride Lots.					
A. Park and pool lots	P <sup>(*)12</sup>	P <sup>(*)12</sup>	P <sup>(*)12</sup>	CU	CU
B. Park and ride lots	CU	CU	CU	CU	CU
IX. Residential.					



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Uses	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
A. Single-family dwelling units	X	X	X	X	X
B. Multi-family structures	X	X	X	X	X
C. Congregate residences	X	X	X	X	X
D. Adult family homes	X	X	X	X	X
E. Floating homes	X	X	X	X	X
F. Mobile home park	X	X	X	X	X
G. Nursing homes	X	X	X	X	X
H. Artist's studio/dwelling	EB/CU	EB/CU	EB/CU	EB/CU	EB/CU
I. Caretaker's quarters	P	P	P	P	P
IX. Residential (continued).	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
J. Residential use except artist's studio/dwelling and caretaker's quarters in a landmark structure or landmark district	CU	CU	CU	CU	CU
X. Open Space.					
A. Parks	P	P	P	P	P
B. Playgrounds	P	P	P	P	P
XI Agricultural Uses					
A. Animal husbandry	X	X	X	X	X
B. Horticultural use	X	X	X	X	X



C. Aquaculture P P P P P

P = Permitted  
X = Prohibited  
CU = Administrative conditional use  
CCU = Council conditional use  
EB = Permitted only in a building existing on October 5, 1987.

- 1 The Heavy Manufacturing uses listed in subsection B9 ((B10)) of Section 23.50.014 may be permitted as a conditional use. All other Heavy Manufacturing uses are prohibited.
- 2 Heavy Manufacturing uses may be permitted as a conditional use within the Queen Anne Interbay area as provided at subsection C of Section 23.50.014.
- 3 The High Impact uses listed at subsection B10 of Section 23.50.014 may be permitted as conditional uses.
- 4 High-Impact 1 uses may be permitted as a conditional use as provided at subsection B5 of Section 23.50.014.
- 5 Medical service uses over ten thousand (10,000) square feet, within two thousand five hundred feet (2,500') of a medical Major Institution overlay district boundary, shall require administrative conditional use approval, unless included in an adopted major institution master Plan or located in a Downtown zone. See Section 23.50.014.
- 6 Parking required for a spectator sports facility or exhibition hall is allowed and shall be permitted to be used for general parking purposes or shared with another such facility to meet its required parking. A spectator sports facility or exhibition hall within the Stadium Transition Overlay Area District may reserve parking. Such reserved, non-required, parking is allowed, shall be permitted to be used for general parking purposes, and is exempt from the maximum parking ratio applicable in that Overlay District, if
  - (a) the parking is owned and operated by the owner of the spectator sports facility or exhibition hall, and
  - (b) the parking is reserved for events in the spectator sports facility or exhibition hall, and
  - (c) the reserved parking is outside of the Stadium Transition Overlay Area District, and is south of South Royal Brougham Way, west of 6<sup>th</sup> Avenue South and north of South Atlantic Street.Parking that is provided to meet required parking will not be considered reserved parking.
- ~~(6)~~ 7 See Chapter 23.57 for regulation of major and minor communication utilities and accessory communication devices.
- 8 Museums are prohibited except in buildings or structures that are designated City of

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Seattle landmarks.

2 Training facilities for industrial trades operated by colleges and universities are  
3 permitted.

4 ((8)) Hospitals may be permitted as a conditional use where accessory to a research and  
5 development laboratory or an institute for advanced study ~~((as provided by~~  
6 subsection B15 of)) pursuant to Section 23.50.014 B15, Conditional Uses.

7 See Section 23.50.012C.

8 ((7)) Park and pool lots are not permitted within three thousand (3,000) feet of the  
9 ((d))Downtown Urban Center.

10 Section 6. Subsection B of Section 23.50.014 of the Seattle Municipal Code, which  
11 Section was last amended by Ordinance 118794, is amended as follows:

12 **23.50.014 Conditional uses.**

13 \*\*\*

14 B. Administrative Conditional Uses. The following uses, identified as  
15 administrative conditional uses in Chart A, may be permitted by the Director when the  
16 provisions of this subsection and subsection A of this section are met.

17 1. Artist's studio/dwellings in an existing structure may be permitted as  
18 a conditional use in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer  
19 (IB) and Industrial Commercial (IC) zones, except as provided in the Shoreline District,  
20 Chapter 23.60, upon showing that the occupant is a bonafide working artist, and subject to  
21 the following criteria:

22 a. Artist's studio/dwellings shall generally be discouraged along  
23 arterials such as freeways, state routes and freight lines;

24 b. Artist's studio/dwellings shall not be allowed in areas where  
25 existing industrial uses may cause environmental or safety problems;

26 c. Artist's studio/dwellings shall not be located where they may  
27 restrict or disrupt industrial activity;

28 d. The nature of the artist's work shall be such that there is a  
29 genuine need for the space; and

30 e. The owner(s) of a building seeking a conditional use for  
artist's studio/dwellings must sign and record a covenant and equitable servitude, on a form  
acceptable to the Director, that acknowledges that the owner(s) and occupants of the  
building accept the industrial character of the neighborhood and agree that existing or  
permitted industrial uses do not constitute a nuisance or other inappropriate or unlawful use  
of land. Such covenant and equitable servitude must state that it is binding on the owner(s)  
successors, heirs, and assigns, including any lessees of the artist's studio/dwellings.

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2. Park-and-pool lots in IG1 and IG2 zones in the Duwamish Manufacturing/Industrial Center, and (P) park-and-ride lots ((may be permitted as a conditional use)) in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones may be permitted as a conditional use according to the following criteria:

- a. The ((park-and-ride)) lot shall not create conflict with industrial activity by causing significant additional traffic to circulate through the area;
- b. The ((park-and-ride)) lot has direct vehicular access to a designated arterial improved to City standards;
- c. The ((park-and-ride)) lot shall be located on an existing parking area unless no reasonable alternative exists;
- d. If the proposed ((park-and-ride)) lot is located on a lot containing accessory parking for other uses, there shall be no substantial conflict in the principal operating hours of the ((park-and-ride)) lot and the other uses; and
- e. The ((park-and-ride)) lot is not located within three thousand (3,000) feet of the ((d)) Downtown Urban Center.

3. Except in the Duwamish Manufacturing/Industrial Center, ((L)) lodging may be permitted as a conditional use in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones according to the following criteria:

- a. The use is designed primarily to serve users in the industrial area; and
- b. The use is designed and located to minimize conflicts with industrial uses in the area.

4. A residential use not otherwise permitted in the zone may be permitted as a conditional use in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones within a structure designated as a Landmark, pursuant to the Seattle Municipal Code, Chapter 25.12, Landmarks Preservation, or within a structure in a Landmark District, pursuant to the Seattle Municipal Code, Chapters 25.16, Ballard Avenue Landmark District, or Chapter 25.28, Pioneer Square Historical District, subject to the following criteria:

- a. The use shall be compatible with the historic or landmark character of the structure. The Director shall request a determination regarding compatibility by the respective Board having jurisdiction over the structure or lot;
- b. The residential use shall not restrict or disrupt industrial activity in the zone; and
- c. The surrounding uses would not be detrimental to occupants of the Landmark structure.

5. High Impact 1 uses may be permitted as a conditional use in General Industrial 1 (IG1), and General Industrial 2 (IG2) zones, according to the following criteria:

- a. The lot is located so that large concentrations of people, particularly in residential and commercial areas, are not exposed to unreasonable adverse impacts;
- b. A management plan may be required. The Director may determine the level of detail to be disclosed in the plan based on the probable impacts and/or

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the scale of the effects. Discussion of materials handling and storage, odor control, transportation and other factors may be required.

6. A new railroad switchyard with a mechanized hump, or the expansion of such use beyond the lot occupied at the date of adoption of the ordinance codified in this section may be permitted as a conditional use in General Industrial 1 (IG1) and General Industrial 2 (IG2) zones, according to the following criteria:

a. The lot is located so that large concentrations of people, particularly in residential and commercial areas, are not exposed to unreasonable adverse impacts;

b. Measures to minimize the impacts of noise, light and glare, and other measures to insure the compatibility of the use with the surrounding area and to mitigate adverse impacts shall be incorporated into the design and operation of the facility.

7. Solid waste transfer stations may be permitted as a conditional use in General Industrial 1 (IG1), General Industrial 2 (IG2) and Industrial Commercial (IC) zones according to the following criteria:

a. Measures to minimize potential odor emissions and airborne pollutants shall be determined in consultation with the Puget Sound Air Pollution Control Agency (PSAPCA). These measures shall be incorporated into the design and operation of the facility;

b. Measures to maximize control of rodents, birds and other vectors shall be determined in consultation with the Seattle/King County Department of Public Health. These measures shall be incorporated into the design and operation of the facility;

c. A transportation plan may be required. The Director shall determine the level of detail to be disclosed in the plan such as estimated trip generation, access routes and surrounding area traffic counts, based on the probable impacts and/or scale of the proposed facility; and

d. Measures to minimize other impacts are incorporated into the design and operation of the facility.

8. Heavy Manufacturing uses may be permitted in the Industrial Buffer (IB) zone as a conditional use according to the following criteria:

a. The use shall be located within an enclosed building except for shipbuilding;

b. The hours of operation for all processes creating any adverse impacts on residentially or commercially zoned land may be limited;

c. Truck and service traffic associated with the heavy manufacturing use shall be directed away from streets serving lots in nonindustrial zones;

d. The infrastructure of the area shall be capable of accommodating the traffic generated by the proposed use; and

e. The use shall not produce sustained or recurrent vibrations exceeding 0.002 g acceleration as measured on lots in nonindustrial zones.

9. The Heavy Manufacturing uses listed in subsection 9a below may be permitted in the Industrial Commercial (IC) zone as a conditional use according to criteria contained in subsection 9b.

a. Uses.

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(1) Mass production of commercial or recreational vessels of any size and the production of vessels up to one hundred and twenty (120) feet in length, constructed to individual specifications; and

(2) Manufacturing of electrical components, such as semiconductors and circuit boards, using chemical processes such as etching or metal coating; and

(3) Production of industrial organic and inorganic chemicals, and soaps and detergents.

b. Criteria.

(1) Except for shipbuilding, the use shall be located within an enclosed building;

(2) The hours of operation for all processes creating any impacts on residentially or commercially zoned land may be limited;

(3) Truck and service traffic associated with the heavy manufacturing use shall be directed away from streets serving lots in nonindustrial zones;

(4) The infrastructure of the area shall be capable of accommodating the traffic generated by the proposed use;

(5) The use shall not produce sustained or recurrent vibrations exceeding 0.002g acceleration as measured on lots in nonindustrial zones;

(6) The finished product as packaged for sale or distribution shall be in such a form that product handling and shipment does not constitute a significant public health risk; and

(7) The nature of the materials produced and/or the scale of manufacturing operations may be limited in order to minimize the degree and severity of risks to public health and safety.

10. The High Impact uses listed in subsection 10a below may be permitted as conditional uses in the Industrial Commercial (IC) zone according to the criteria contained in subsection 10b below.

a. Uses.

(1) The manufacture of Group A hazardous materials, except Class A or B explosives; and

(2) The manufacture of Group B hazardous materials, when the hazardous materials are present in quantities greater than two thousand five hundred (2,500) pounds of solids, two hundred seventy-five (275) gallons of liquids, or one thousand (1,000) cubic feet of gas at any time.

b. Criteria.

(1) The lot is located so that large concentrations of people, particularly in residential and commercial areas, are not exposed to unreasonable adverse impacts;

(2) A management plan may be required. The Director may determine the level of detail to be disclosed in the plan based on the probable impacts and/or the scale of the effects. Discussion of materials handling and storage, odor control, transportation and other factors may be required;

(3) The finished product as packaged for sale or distribution shall be in such a form that product handling and shipment does not constitute a significant public health risk; and

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(4) The nature of the materials produced and/or the scale of manufacturing operations may be limited in order to minimize the degree and severity of risks to public health and safety.

11. Fast-food restaurants ~~that~~ ~~(which)~~ have a gross floor area greater than seven hundred fifty (750) square feet are identified as heavy traffic generators and, where not permitted outright, may be permitted as a conditional use in the General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones according to the following criteria:

a. The Director may require that the applicant prepare an analysis of traffic, circulation, and parking impacts and demonstrate that the use will not:

(1) Cause significant additional traffic to circulate through nearby residential neighborhoods,

(2) Disrupt the pedestrian flow of an area by significantly increasing the potential for pedestrian-vehicle conflicts,

(3) Create traffic or access problems which may require the expenditure of City funds to mitigate,

(4) Interfere with peak-hour transit operations, causing auto traffic to cross a designated high-occupancy vehicle lane adjacent to the lot, or

(5) Cause cars waiting to use the facility to queue across the sidewalk or onto the street;

b. Appropriate litter-control measures are provided.

12. Transit vehicle bases may be permitted as a conditional use in the General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones according to the following criteria:

a. The amount of industrial land occupied by the facility shall be minimized. To avoid disruption of the industrial function of the area, the presence of the facility shall not obstruct the operation or likely expansion of existing industrial uses;

b. The location of the facility shall not result in significant displacement of viable industrial uses or support activities;

c. The amount of land occupied by the facility that has access to industrial shorelines or major rail facilities shall be minimized; and

d. A transportation plan may be required to prevent conflicts with nearby industrial uses. The Director shall determine the level of detail to be disclosed in the plan based on the probable impacts and/or scale of the proposed facility.

13. Development of a medical service use over ten thousand (10,000) square feet, outside but within two thousand five hundred feet (2,500') of a medical Major Institution overlay district boundary, shall be subject to administrative conditional use approval, unless included in an adopted master plan. In making a determination whether to approve or deny medical service use, the Director shall determine whether an adequate supply of industrially zoned land will continue to exist. The following factors shall be used in making this determination:

a. Whether the amount of medical service use development existing and proposed in the vicinity would reduce the current viability or significantly impact the longer-term potential of the manufacturing or heavy commercial character of the industrial area; and

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b. Whether medical service use development would displace existing manufacturing or heavy commercial uses or usurp vacant land, in areas with parcels particularly suited for manufacturing or heavy commercial uses.

14. A nonconforming use may be converted by an administrative conditional use authorization to a use not otherwise permitted in the zone based on the following factors:

a. New uses shall be limited to those first permitted in the next more intensive zone;

b. The Director shall evaluate the relative impacts of size, parking, traffic, light, glare, noise, odor and similar impacts of the two (2) uses, and how these impacts could be mitigated;

c. The Director must find that the new nonconforming use is no more detrimental to property in the zone and vicinity than the existing nonconforming use.

15. An accessory hospital facility may be permitted as a conditional use according to the following criteria:

a. The hospital facility is an integral element of a research and development laboratory or an institute for advanced study to which it is accessory; and

b. The hospital use shall not be allowed in areas where industrial activity may adversely affect hospital activity.

Section 7. Subsection A of SMC Section 23.50.026, which Section was adopted by Ordinance 113658, is amended as follows:

**23.50.026 Structure height in IC zones**

A. Except for the provisions of Section 23.50.020, and except as may be otherwise provided in this title for any overlay district, the maximum structure height for all uses shall be thirty (30) feet, forty-five (45) feet, sixty-five (65) feet, ~~((or))~~ eighty-five (85) feet, or one hundred twenty-five (125) feet, as designated on the Official Land Use Map, Chapter 23.32. Only areas in the Stadium Transition Area Overlay District abutting the PSM 85/120 zone may be designated for a height limit of one hundred twenty-five (125) feet.

Section 8. Section 23.50.027 of the State Municipal Code, which Section was last amended by Ordinance 119370, is amended as follows:

**23.50.027 Maximum size of nonindustrial use.**

**A. Applicability.**

1. Except as provided in subsections B, C, and D of this section below, the maximum size of use limits specified in Chart A or Chart B of this section shall apply to uses on a lot, and the total gross floor area occupied by uses limited under Chart A or Chart B of this section shall not exceed an area equal to the area of the lot in an IG1 zone, or two and one-half (2.5) times the area of the lot in an IG2, IB or IC zone, or three (3) times the lot area in IC zones in the South Lake Union Planning Area, as identified in Exhibit 23.50.028 A, with sixty-five (65) foot or eighty-five (85) foot height limits. The size of use limits apply to principal and accessory uses on a lot. The limits shall be applied separately to ~~((the two (2)))~~ each category ~~((ies))~~ of use listed in Chart A or Chart B of this section.

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2. The maximum size of use limits shall not apply to the area identified in Exhibit 23.50.027 A, provided that no single retail establishment shall exceed fifty thousand (50,000) square feet in size.

**CHART A**

**INDUSTRIAL ZONES  
(Except those covered by**

**Chart B)**

**Categories of Uses  
Subject to Size of  
Use Limits**

	<b>IG1</b>	<b>IG2 and IB</b>	<b>IC</b>
Retail sales and service or entertainment except spectator sports facilities	30,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.
Office	50,000 sq. ft.	100,000 sq. ft.	N.M.S.L.

N.M.S.L. = No Maximum Size Limits

**CHART B**

**GENERAL INDUSTRIAL ZONES  
WITHIN DUWAMISH M/I CENTER**

**Categories of Uses  
Subject to Size of  
Use Limits**

	<b>IG1</b>	<b>IG2</b>
Office uses	50,000 sq. ft.	100,000 sq. ft.
Retail sales and service (except for restaurants, fast-food restaurants over 750 sq. ft., taverns and brew pubs)	25,000 sq. ft.	50,000 sq. ft.
Restaurants and fast-food restaurants over 750 sq. ft.	5,000 sq. ft.	5,000 sq. ft.
Taverns and brew pubs*	3,000 sq. ft.	3,000 sq. ft.



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Meeting Halls

N.M.S.L.

5,000 sq. ft.

N.M.S.L. = No Maximum Size Limits

\* The maximum size limit for brew pubs applies to that portion of the pub that is not used for brewing purposes.

B. The following exceptions to the maximum size of use limits in Chart A are allowed for a structure existing as of April 3, 1995; and the following exceptions to maximum size of use limits in Chart B are allowed for a structure existing as of September 1, 1999 in the Duwamish Manufacturing/Industrial Center:

1. A use legally established as of April 3, 1995 that ((which)) already exceeds the maximum size of use limits listed in Chart A may continue; and uses legally established as of September 1, 1999 that then exceeded the maximum size of use limits listed in Chart B may continue.

2. The gross floor area of a use listed in Chart A and legally established as of April 3, 1995 may be converted to another category of use listed in Chart A provided that the combined gross floor area devoted to uses listed in Chart A does not exceed the total gross floor area of such uses legally established as of April 3, 1995; and the gross floor area of a use listed in Chart B and legally established as of September 1, 1999 may be converted to another category of use listed in Chart B provided that the combined gross floor area devoted to uses listed in Chart B does not exceed the total gross floor area of such uses legally established as of September 1, 1999.

3. If fifty (50) percent or more of the gross floor area of the structure has been legally established as of April 3, 1995 with a use or uses listed in Chart A, those categories of uses may exceed the size of use limits as follows:

a. Uses listed in Chart A may expand within and occupy the entire structure.

b. The structure may be expanded by up to the following amounts and the use or uses may be permitted to expand within and occupy the entire structure:

(1) IG1 Zone: Twenty (20) percent of the existing structure's gross floor area or ten thousand (10,000) square feet, whichever is less.

(2) IG2, IB and IC Zones: Twenty (20) percent of the existing structure's gross floor area or twenty thousand (20,000) square feet, whichever is less.

4. If fifty (50) percent or more of the gross floor area of the structure has been legally established as of September 1, 1999 with a use or uses listed in Chart B, those categories of uses may exceed the size of use limits as follows:

a. Uses listed in Chart B may expand within and occupy the entire structure.

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b. The structure may be expanded by up to the following amounts and the use or uses may be permitted to expand within and occupy the entire structure:

- (1) IG1 Zone: Twenty (20) percent of the existing structure's gross floor area or ten thousand (10,000) square feet, whichever is less.
- (2) IG2 Zone: Twenty (20) percent of the existing structure's gross floor area or twenty thousand (20,000) square feet, whichever is less.

C. Special Exception for Office Use in All Industrial Zones.

1. The Director may permit an office use to exceed the size of use limits as a special exception pursuant to Chapter 23.76, Master Use Permits and Council Land Use Decisions, provided that the total gross floor area devoted to the uses limited in Chart A or Chart B, as applicable, shall not exceed an area equal to the area of the lot in an IG1 zone or two and one-half (2.5) times the area of the lot in an IG2 or IB zone. Such an exception may be considered only if:

- a. The office is on the same lot as, and accessory to, a permitted use not listed in Chart A or Chart B, as applicable; or
- b. The office is a principal use on the same lot as, or on another lot within one (1) mile ((distance)) of, a permitted use not listed in Chart A or Chart B, as applicable, and is directly related to and supportive of that use.

2. The Director shall use the following characteristics to determine whether to approve, approve with conditions or deny a special exception:

- a. Characteristics that make a lot more appropriate for office uses are:
  - (1) The presence of well-defined boundaries, buffers, edge conditions or circulation patterns which separate office uses from industrial activity;
  - (2) The likelihood that the proposed use will provide or encourage improvements that will directly support industrial activity in the area;
  - (3) The likelihood that the proposed use, because of its type, size and location, will operate without substantial conflicts with the industrial function of the area;
  - (4) A sufficiently large industrial area such that the proposed use would not undermine the area's industrial character.

- b. Characteristics that make a lot less appropriate for office uses are:
  - (1) The presence of heavy industrial uses which would conflict with office use;
  - (2) The presence of any special features, such as access to the water, rail and the regional highway systems, which make the land especially well-suited to industrial use.

D. Covered rooftop recreational space of a building existing as of December 31, 1998, when complying with the provisions of Section 23.50.012 D, shall not be subject to the limits on maximum size of nonindustrial uses contained in subsection A of this section above.

1 Section 9. Subsection A and Chart A of Section 23.54.015 of the Seattle Municipal  
2 Code, which Section was last amended by Ordinance 119715, are amended as follows:  
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4 **23.54.015 Required parking.**  
5

6 A. The minimum number of off-street parking spaces required for specific uses  
7 shall be based upon gross floor area, unless otherwise specified, as set forth in Chart A,  
8 except for uses located in downtown zones, which are regulated by Section 23.49.016, and  
9 Major Institution uses, which are regulated by Section 23.54.016. (See Chart A for Section  
10 23.54.015.)  
11

12 Minimum parking requirements for uses in the Stadium Transition Area Overlay District to  
13 which a maximum parking ratio applies shall be reduced to the extent necessary, if any, to  
14 allow compliance with the maximum parking ratio as it applies to all such uses on the same  
15 lot.  
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17 If floor area of a use for which parking is required is added to a lot for which one or more  
18 minimum parking ratios has been reduced under the previous sentence, or if the floor area of  
19 any such existing uses on such a lot are modified, or both, then any reductions in minimum  
20 required parking ratios shall be adjusted so that the total of all reductions in required parking  
21 for uses on that lot is the amount necessary to permit compliance with the applicable  
22 maximum parking ratio.  
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Chart A  
for Section 23.54.015  
**PARKING**

Use	Parking Requirements
Adult care center <sup>1</sup>	1 space for each 10 adults (clients) or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 adults (clients).
Adult family home	1 for each dwelling unit.
Adult motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Adult panoram	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Airport, land-based (waiting area)	1 for each 100 square feet.
Airport, water-based (waiting area)	1 for each 100 square feet.
Animal services	1 for each 350 square feet.
Animal husbandry (retail area only)	1 for each 350 square feet.
Aquaculture (retail area only)	1 for each 350 square feet.
Artist's studio/dwelling	1 for each dwelling unit.
Assisted living facility <sup>2</sup>	1 for each 4 assisted living units plus 1 for

2000 070 3000004

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Automotive parts or accessory sales  
Ball courts  
Bed and breakfast  
  
Bowling alley  
Brewpub  
Business support services  
Business incubators  
Carwash  
Caretaker's quarters  
Cargo terminal  
Cemetery  
Child care center<sup>1,9</sup>

Colleges<sup>1</sup>

**Use**

Commercial laundries  
Commercial moorage  
Communication utilities  
Community centers<sup>1,2</sup> and  
community clubs<sup>1,2</sup>

Community centers owned and operated by  
the Seattle Department of Parks and  
Recreation (DOPAR)<sup>1,2,3</sup>

Congregate residences  
Construction services  
Custom and craft work  
Dance halls (dance floor and table area)  
Dry storage of boats

each 2 staff members on-site at peak staffing  
time; plus 1 barrier-free passenger loading  
and unloading space; plus loading berth  
requirements per Section 23.54.035.

1 for each 350 square feet.

1 per court.

1 for each dwelling, plus 1 for each 2 guest  
rooms or suites.

5 for each lane.

1 for each 200 square feet.

1 for each 2,000 square feet.

1 for each 1,000 square feet.

1 for each 2,000 square feet.

1 for each dwelling unit.

1 for each 2,000 square feet.

None.

1 space for each 10 children or 1 space for  
each staff member, whichever is greater; plus  
1 loading and unloading space for each 20  
children.

A number of spaces equal to 15 percent of the  
maximum number of students present at peak  
hour; plus 30 percent of the number of  
employees present at peak hour; plus 1 for  
each 100 square feet of spectator assembly  
area in outdoor spectator sports facilities.

**Parking Requirements**

1 for each 2,000 square feet.

1 for each 140 lineal feet of moorage.

1 for each 2,000 square feet.

1 for each 80 square feet of floor area of all  
auditoria and public assembly rooms not  
containing fixed seats; or 1 for every 8 fixed  
seats for floor area containing fixed seats; or  
if no auditorium or assembly room, 1 for each  
350 square feet, excluding ball courts.

1 for each 555 square feet

1 for each 4 residents.

1 for each 2,000 square feet.

1 for each 1,000 square feet.

1 for each 100 square feet.

1 for each 2,000 square feet.

2000 070 3000004

Family support centers located in community centers owned and operated by the Seattle DOPAR <sup>3</sup>	1 for each 100 square feet.
Floating homes	1 for each dwelling unit.
Food processing for human consumption	1 for each 1,000 square feet.
Gas station	1 for each 2,000 square feet.
General retail sales and services	1 for each 350 square feet.
Ground-floor businesses in multi-family zones	None, maximum of 10.
Heavy commercial services	1 for each 2,000 square feet.
Heliports (waiting area)	1 for each 100 square feet.
High-impact uses.	1 for each 1,500 square feet or as determined by the Director
Horticultural uses (retail area only)	1 for each 350 square feet.
Hospitals <sup>1</sup>	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees; plus 1 for each 6 beds.
Hotels	1 for each 4 sleeping rooms or suites.
Institute for advanced study <sup>1</sup>	1 for each 1,000 square feet of administrative offices and similar spaces; plus 1 for each 10 fixed seats in all auditoria and public assembly rooms; or 1 for each 100 square feet of public assembly area not containing fixed seats.
Institutes for advanced study in single-family zones (existing)	3.5 for each 1,000 square feet of office space; plus 10 for each 1,000 square feet of additional building footprint to house and support conference center activities, or 37 for each 1,000 square feet of actual conference rooms to be constructed, whichever is greater
Kennel	1 for each 2,000 square feet
Use	<b>Parking Requirements</b>
Lecture and meeting hall	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Major durables, sales, service, and rental	1 for each 2,000 square feet.
Manufacturing, general	1 for each 1,500 square feet.
Manufacturing, heavy	1 for each 1,500 square feet.
Manufacturing, light	1 for each 1,500 square feet.
Marine service station	1 for each 2,000 square feet.
Medical services	1 for each 350 square feet.
Miniature golf	1 for each 2 holes.
Mini-warehouse	1 for each 30 storage units.
Mobile home park	1 for each mobile home.
Mortuary services	1 for each 350 square feet.



2000 070 3000004

**Motels**  
**Motion picture studio**  
**Motion picture theater**

**Multi-family structures<sup>4</sup> except those listed below**

1 for each sleeping room or suite.  
1 for each 1,500 square feet  
1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.  
Lots containing 2--10 dwelling units:  
1.1 for each dwelling unit.  
Lots containing 11--30 dwelling units:  
1.15 for each dwelling unit.  
Lots containing 31--60 dwelling units:  
1.2 for each dwelling unit.  
Lots containing more than 60 dwelling units:  
1.25 for each dwelling unit.

In addition, for all multi-family structures whose average gross floor area per dwelling unit, excluding decks and all portions of a structure shared by multiple dwelling units, exceeds 500 square feet, an additional .0002 spaces per square foot in excess of 500 shall be required up to a maximum additional .15 spaces per dwelling unit; and

When at least 50 percent of the dwelling units in a multi-family structure have 3 bedrooms, an additional .25 spaces per bedroom for each unit with 3 bedrooms shall be required; and

Any multi-family structure which contains a dwelling unit with 4 or more bedrooms shall be required to provide an additional .25 spaces per bedroom for each unit with 4 or more bedrooms.<sup>5</sup>

**Use**

Multi-family structures containing dwelling units with 2 or more bedrooms, when within the area impacted by the University of Washington as shown on Map A following this section.

Multi-family structures, when within the Alki area as shown on Map B following this section.

**Parking Requirements**

1.5 spaces per unit with 2 or more bedrooms. The requirement for units with 3 or more bedrooms contained above shall also apply. All other requirements for units with fewer than 2 bedrooms shall be as contained above.<sup>5</sup>  
1.5 spaces per unit.

2000 070 300004

Multi-family structures development, for those ground-related structures within the development with 10 units or fewer  
Multi-family structures for low-income elderly

1 for each dwelling unit.

1 for each 6 dwelling units

Multi-family structures for low-income disabled

1 for each 4 dwelling units.

Multi-family structures: low-income elderly/low-income disabled

1 for each 5 dwelling units.

Multi-family structures, when within the Seattle Cascade Mixed zone  
Multi-purpose convenience store  
Museum<sup>1</sup>

1 for each dwelling unit

1 for each 350 square feet.

1 for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; or 1 for every 10 fixed seats for floor area containing fixed seats; plus 1 space for each 250 square feet of other gross floor area open to the public.

1 for each 2,000 square feet.

Non-household sales and services, except sales, service and rental of office equipment  
Nursing homes<sup>6</sup>

1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 for each 6 beds.

1 for each 1,000 square feet.

1 for each 350 square feet.

1 for each 2,000 square feet.

None.

1 for each 350 square feet.

Office, administrative  
Office, customer service  
Outdoor storage  
Parks  
Participant sports and recreation, indoor, unless otherwise specified  
Participant sports and recreation, outdoor, unless otherwise specified  
Passenger terminals (waiting area)  
Performing arts theater

1 for each 350 square feet.

1 for each 100 square feet.

1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.

1 for each 2,000 square feet.

None.

Personal transportation services  
Playgrounds

Use  
Power plants  
Private club<sup>1</sup>

**Parking Requirements**

1 for each 2,000 square feet.

1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or

2000 070 300004

Railroad rights-of-way  
Railroad switchyard  
Railroad switchyard with mechanized hump  
Recreational marinas  
Recycling center  
Recycling collection station  
Religious facility<sup>1</sup>

Research and development laboratory  
Restaurant  
Restaurant, fast-food  
Sale and rental of large boats  
Sale and rental of motorized vehicles  
Sale of boat parts or accessories  
Sale of heating fuel  
Sales, service and rental of commercial equipment  
Sales, service and rental of office equipment  
Salvage yard  
School, private elementary and secondary<sup>1,2</sup>

School, public elementary and secondary<sup>1,2,7</sup>

Sewage treatment plant  
Single-family dwelling units  
Skating rink (rink area)  
Solid waste transfer station  
Specialty food stores  
Spectator sports facility<sup>10</sup>

Sport range  
Swimming pool (water area)  
Taverns

Use  
Transit vehicle base  
Universities<sup>8</sup>

1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.  
None.

1 for each 2,000 square feet.  
1 for each 2,000 square feet.  
1 for each 75 lineal feet of moorage.  
1 for each 2,000 square feet.  
None.  
1 for each 80 square feet of all auditoria and public assembly rooms.  
1 for each 1,000 square feet.  
1 for each 200 square feet.  
1 for each 100 square feet.  
1 for each 2,000 square feet.  
1 for each 2,000 square feet.  
1 for each 2,000 square feet.  
1 for each 350 square feet.  
1 for each 2,000 square feet.  
1 for each 2,000 square feet.

1 for each 350 square feet.  
1 for each 2,000 square feet.  
1 for each 80 square feet of all auditoria and public assembly rooms, or if no auditorium or assembly room, 1 for each staff member.  
1 for each 80 square feet of all auditoria or public assembly rooms, or 1 for every 8 fixed seats in auditoria or public assembly rooms, containing fixed seats, for new public schools on a new or existing public school site.  
1 for each 2,000 square feet.  
1 for each dwelling unit  
1 for each 100 square feet.  
1 for each 2,000 square feet.  
1 for each 350 square feet.  
1 for each 10 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats  
1 for each 2 stations.  
1 for each 150 square feet.  
1 for each 200 square feet.

**Parking Requirements**  
1 for each 2,000 square feet.  
A number of spaces equal to 15 percent of the

2000 070 3600004

Utility service uses	maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
Vehicle repair, major	1 for each 2,000 square feet.
Vehicle repair, minor	1 for each 2,000 square feet.
Vessel repair, major	1 for each 2,000 square feet.
Vessel repair, minor	1 for each 2,000 square feet.
Vocational or fine arts school	1 for each 2 faculty and full-time employees; plus 1 for each 5 students (based on the maximum number of students in attendance at any one time).
Warehouse	1 for each 1,500 square feet.
Wholesale showroom	1 for each 1,500 square feet.
Work-release centers	1 for each 2 full-time staff members; plus 1 for each 5 residents; plus 1 for each vehicle operated in connection with the work-release center.

<sup>1</sup>When permitted in single-family zones as conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122. The Director, in consultation with the Director of Seattle Transportation, may allow adult care and childcare centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.

<sup>2</sup>Indoor gymnasiums shall not be considered ball courts, nor shall they be considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the entire gymnasium shall be one (1) parking space for every eight (8) fixed seats. Each twenty inches (20") of width of bleachers shall be counted as one (1) fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement shall be one (1) space for each 350 square feet. If the gymnasium does not contain bleachers and is in a community center owned and operated by the Department of Parks and Recreation (DOPAR), the parking requirement shall be one (1) space for each five hundred fifty-five (555) square feet.

<sup>3</sup>When family support centers are located within community centers owned and operated by DOPAR, the Director may lower the combined parking requirement by up to a maximum of fifteen percent (15%), pursuant to Section 23.54.020 I.

<sup>4</sup>Parking spaces required for multi-family structures may be provided as tandem spaces

according to subsection B of Section 23.54.020.

<sup>5</sup>Bedroom--Any habitable room as defined by the Building Code which, in the determination of the Director, is capable of being used as a bedroom.

<sup>6</sup>When specified in single-family zones, Section 23.44.015, the Director may waive some or all of the parking requirements.

<sup>7</sup>For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements shall be determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if any auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Chart A for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is ten percent (10%) or less than that for the existing auditorium or other place of assembly, then no additional parking shall be required.

<sup>8</sup>Development standards departure may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.

<sup>9</sup>Child care facilities, when co-located with assisted living facilities, may count the passenger load/unload space required for the assisted living facility toward its required passenger load/unload parking spaces.

<sup>10</sup>Required parking for spectator sports facilities or exhibition halls must be available when the facility or exhibition hall is in use. A facility shall be considered to be "in use" during the period beginning three (3) hours before an event is scheduled to begin and ending one (1) hour after a scheduled event is expected to end. For sports events of variable or uncertain duration, the expected event length shall be the average length of the events of the same type for which the most recent data are available, provided it is within the past five (5) years. During an inaugural season, or for non-recurring events, the best available good faith estimate of event duration will be used. A facility will not be deemed to be "in use" by virtue of the fact that administrative or maintenance personnel are present. The Director may reduce the required parking for any event when projected attendance for a spectator sports facility is certified to be 50% or less of the facility's seating capacity, to an amount not less than that required for the certified projected attendance, at the rate of one space for each ten fixed seats of certified projected attendance. An application for reduction and the certification shall be submitted to the Director at least 15 days prior to the event. When the event is one of a series of similar events, such certification may be submitted for the entire series 15 days prior to the first event in the series. If the Director finds that a certification of projected attendance of 50% or less of the seating capacity is based on satisfactory evidence such as past attendance at similar events or advance ticket sales, the Director shall, within 15 days of such submittal, notify the facility operator that a reduced parking requirement has been approved, with any conditions deemed appropriate by the Director to ensure adequacy of parking if expected attendance should change. The parking requirement reduction may be applied for only if the

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goals of the facility's Transportation Management Plan are otherwise being met. The Director may revoke or modify a parking requirement reduction approval during a series, if projected attendance is exceeded.

Section 10. A new Chapter 23.74 is added to the Seattle Municipal Code as follows:

**Chapter 23.74  
Stadium Transition Area Overlay District**

**Subchapter I. Establishment of Overlay District.**

**23.74.002. Purpose, Intent and Description of the Overlay District; Rezone Requirement; Rezone Criteria.**

**A. Purpose and Intent**

The purpose of this Chapter is to implement the City's Comprehensive Plan, including the neighborhood plan for the Greater Duwamish Manufacturing/Industrial Center, by establishing a Stadium Transition Area Overlay District for the area shown on Exhibit 23.74.004 A. The Stadium Transition Area centers on large sports facilities and allows uses complementary to them. It is intended to contribute to a safer pedestrian environment for those attending events and permits a mix of uses, supporting the pedestrian-oriented character of the area as well as the surrounding industrial zone, while minimizing conflicts with industrial uses. Within the Overlay District, use provisions and development standards are designed to create a pedestrian connection with downtown; discourage encroachment on nearby industrial uses to the south; and create a pedestrian-friendly streetscape. Allowing a mix of uses, including office development, is intended to encourage redevelopment and to maintain the health and vibrancy of the area during times when the sports facilities are not in operation.

**B. Relationship To Surrounding Activity of Areas Located Within the District.**

The District is an area where stadiums and similar major, regional attractions are located, in which transportation and other infrastructure can support additional development. It is an area surrounded by land with widely varying development patterns and land use characteristics including the mixed use urban development of south Downtown, Pioneer Square, the working waterfront, and the industrial area.

The desired relationship of the Stadium Transition Area is with Pioneer Square and First Avenue, permitting strong pedestrian and transit links to the north. There should be well-defined edges between the pedestrian activity of the Stadium Transition Area and industrial activity surrounding it. The portion of Fourth Avenue South that is north of Royal Brougham and the main line railroad tracks create a strong edge to the east and should be the eastern boundary. South Holgate Street, the first major cross street to the south of Safeco Field, should be the southern boundary. Boundaries should not be shifted farther into the industrial area.

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**C. Rezones resulting in Boundary Changes to the Stadium Transition Overlay Area District**

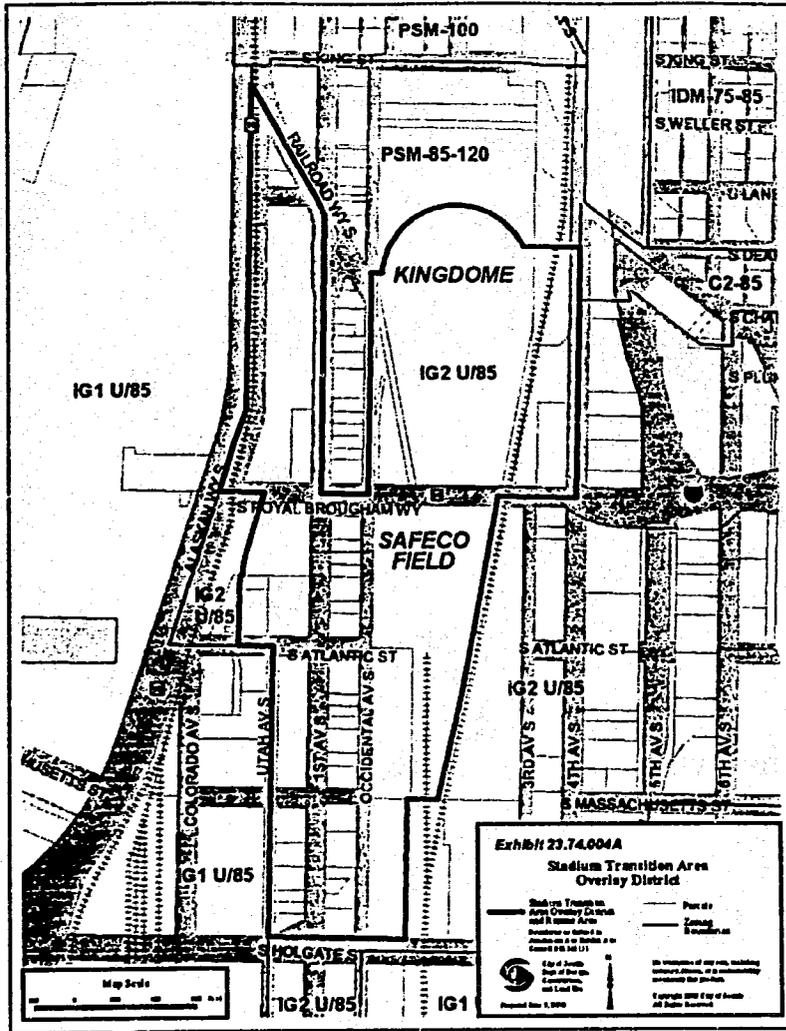
A rezone pursuant to Chapter 23.34 shall be required to change the established boundaries of the Stadium Transition Area Overlay District. A rezone shall be subject to the provisions of Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions. Areas to be included within the District boundaries shall be compatible with the purpose and intent as stated in this section, and shall either be areas developed as major spectator sports facilities, or areas that meet the criteria for Industrial Commercial zoning and are along preferred pedestrian routes that can provide safe and attractive passage for pedestrians between the stadiums and retail areas and transit service.

**23.74.004. Stadium Transition Area Overlay District established.**

There is established pursuant to Chapter 23.59 of the Seattle Municipal Code, the Stadium Transition Area Overlay District, and the Official Land Use Map, Chapter 23.32, is hereby amended to show such District, as depicted on Exhibit 23.74.004A.

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**23.74.006. Application of Regulations.**

Land located within the Stadium Transition Area Overlay District, as shown on Exhibit 23.74.004 A, is subject to the regulations of the underlying zone except as otherwise expressly provided in this Chapter. In the event of a conflict between the provisions of this Chapter and the underlying zone, the provisions of this Chapter apply. Where the provisions of the underlying zone are more restrictive, that is not considered a conflict and compliance with the provisions of the underlying zone is required, except as specifically provided in this Chapter. Where the provisions of this Chapter are more restrictive, compliance with those provisions is required, subject to any departures that may be authorized pursuant to design review under Section 23.41.012 and to provisions for nonconforming uses and structures in Sections 23.50.008 and 23.50.010.

**Subchapter II. Uses and Development Standards.**

**23.74.008. Uses.**

Notwithstanding the use provisions of the underlying zone, the following use provisions apply:

- A. The following uses are permitted outright:
  - 1. Medical services;
  - 2. Museums;
  - 3. Community centers;
  - 4. Private clubs;
  - 5. Religious facilities; and
  - 6. Community clubs.
- B. The following uses are permitted in buildings existing on September 1, 1999:
  - 1. Artist/Studio dwellings
  - 2. Major institutions.
- C. The following uses are prohibited:
  - 1. Heavy manufacturing uses;
  - 2. High impact uses;
  - 3. Salvage and recycling facilities;
  - 4. Solid waste transfer stations;
  - 5. Animal services;
  - 6. Airports, land and water based;
  - 7. Sewage treatment plants;
  - 8. Solid waste incineration facilities;
  - 9. Hospitals;
  - 10. Elementary and secondary schools;
  - 11. Drive-in businesses, except gas stations;
  - 12. Transit vehicle bases;
  - 13. Principal use parking<sup>L</sup>
  - 14. Lodging;
  - 15. Colleges<sup>2</sup>, and

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16. Universities<sup>2</sup>.

1. Parking required for a spectator sports facility or exhibition hall is allowed and shall be permitted to be used for general parking purposes or shared with another such facility to meet its required parking. A spectator sports facility or exhibition hall within the Stadium Transition Overlay Area District may reserve non-required parking only outside the Overlay District. Such reserved, non-required, parking is allowed, shall be permitted to be used for general parking purposes, and is exempt from the maximum parking ratio, if

- (a) the parking is owned and operated by the owner of the spectator sports facility or exhibition hall, and
- (b) the parking is reserved for events in the spectator sports facility or exhibition hall, and
- (c) the reserved parking is south of South Royal Brougham Way, west of 6<sup>th</sup> Avenue South and north of South Atlantic Street.

Parking that is provided to meet required parking will not be considered reserved parking.

2. Training facilities for industrial trades operated by colleges and universities are permitted.

23.74.009. Height

A. Within the Stadium Transition Area Overlay District, maximum height limits of the underlying zone are not applicable to spectator sports facilities.

B. Parking garages accessory to spectator sports facilities north of South Royal Brougham Way may exceed the height limit if all the conditions in this subsection B are satisfied.

1. A Master Use Permit ("MUP") decision to permit the parking garage was issued before June 12, 2000.

2. Any height above the maximum height permitted by such MUP decision is allowed by the Director pursuant to applicable provisions of this title for modification of such decision.

3. The total height of the parking garage does not exceed 130 feet. If additional height is granted as described in subsection B2 above, exemptions for rooftop features from height limits of the underlying zone shall apply only to the extent the Director determines such features and exemptions are necessary to the operation of the structure.

4. All floor area above the maximum height allowed by such MUP decision is used as parking required for the spectator sports facility, or for storage or meeting space accessory to the spectator sports facility or exhibition hall.



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**23.74.010. Development standards.**

A. Within the Stadium Transition Area Overlay District, the following development standards apply to all uses and structures except for spectator sports facilities:

1. Accessory Parking and Outdoor Storage.

a. Accessory parking or outdoor storage on any lot to the side of a structure on that lot shall not exceed sixty feet (60') of street frontage along 1st Avenue South or along Occidental Avenue South, and may not be located within the first forty feet (40') from any intersection described in 23.74.010C. Parking shall be screened in accordance with screening standards for Class II Pedestrian Streets in downtown zones.

b. The maximum parking ratio is one (1) space per 650 square feet of gross floor area of all uses for which required parking is expressed in terms of square footage, except for institutions for which minimum parking requirements apply. Non-required parking accessory to a spectator sports facility or exhibition hall is not permitted in the Overlay District, and is subject to the further limitations in footnote 6, Section 23.50.012 Chart A and footnote 1, Section 23.74.008.

2. Curb cuts.

Curb cuts are limited to three (3) per block front along north-south streets and Railroad Way South within the area described in subsection C of this section. No curb cuts are allowed within the first forty (40) feet from any intersection described in subsection C of this section. On east-west streets outside the area described in subsection C of this section, curb cuts are limited to two (2) per block front. On east-west streets, additional curb cuts may be allowed if no other access is possible, including in the forty feet (40') from intersections described in subsection C of this section.

B. For the areas marked on Exhibit 23.74.010A, the following development standards and provisions apply to all uses and structures except for spectator sports facilities:

1. Floor Area Ratio (FAR).

The maximum FAR for all uses is 3.0. FAR limits of the underlying zone do not apply, but limits in Section 27.50.027A1 on gross floor area of certain uses, including limits based on lot area, do apply.

2. Exemptions

The first 75,000 square feet of street-level retail sales and service or street-level customer service office uses on any lot are exempt from the maximum FAR limit. Exemptions in Section 23.50.028E also apply.

C. The following development standards apply to each use and structure, except spectator sports facilities, to the extent that the use or structure either is on a lot fronting on Railroad Way South, 1<sup>st</sup> Avenue South, South Holgate between 1<sup>st</sup> Avenue South and Occidental Avenue South, or Occidental Avenue South, or is within a forty foot (40') radius measured from any of the block corners of 1<sup>st</sup> Avenue South or Occidental Avenue South intersecting with the following streets: Railroad Way South, South Royal Brougham, South Atlantic, South Massachusetts, South Holgate and any other streets intersecting with 1<sup>st</sup> Avenue or Occidental Avenue South that may be established between South Holgate Street and Railroad Way South, as depicted in Exhibit 23.74.010A. Railroad Way South, First Avenue South, South Holgate Street and Occidental Avenue South within the Stadium

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Transition Overlay District, and all street areas within a forty (40) foot radius of any of those block corners described above, are referred to in this section as the "pedestrian environment," except that in applying this Section to a through lot abutting on Occidental Avenue South and on 1st Avenue South, Occidental Avenue South is not considered part of the pedestrian environment.

1. Street Façade Requirements.

The following requirements apply to façades or portions thereof facing streets or portions of streets in the pedestrian environment:

a. Minimum Façade Height.

Minimum façade height shall be twenty-five (25) feet, but minimum façade heights shall not apply when all portions of the structure are lower than the elevation of the required minimum façade height.

b. Façade Setback Limits.

(i) Within the first twenty-five (25) feet of height measured from sidewalk grade, all building façades must be built to within two (2) feet of the street property line for the entire façade length. For purposes of this subsection 1(b), balcony railings and other nonstructural features or nonstructural walls are not considered parts of the façade of the structure.

(ii) Above twenty-five (25) feet measured from sidewalk grade, the maximum setback is ten (10) feet, and no single setback area that is deeper than two (2) feet shall be wider than twenty (20) feet, measured parallel to the street property line.

(iii) The façade shall return to within two (2) feet of the street property line for a minimum of ten (10) feet, measured parallel to the street property line, between any two setback areas that are deeper than two feet.

2. Outdoor service areas.

Gas station pumps, service islands, queuing lanes, and other service areas related to fueling are not allowed between any structure and the pedestrian environment area described in this section. Gas station pumps, service islands, queuing lanes, and other service areas related to fueling must be located behind or to the side of a gas station, as viewed from any street in such pedestrian environment and are not allowed between any structure on the same lot and the pedestrian environment area described in this section.

3. Screening and Landscaping.

The requirements of Sections 23.50.016, 23.50.034, and 23.50.038, including requirements contingent on location near a commercial zone, apply to all new uses and structures. Requirements in Section 23.50.038 contingent on location near a residential lot do not apply. In addition, the screening and landscaping requirements for outdoor storage in subsections a and c of Section 23.47.016D5 apply, with respect to street property lines abutting the pedestrian environment to the following uses, where a principal or accessory use is located outdoors: outdoor storage (except for outdoor storage associated with florists and horticultural uses), surface parking, sales and rental of motorized vehicles, towing services, sales and rental of large boats, dry storage of boats, sales, service and rental of commercial equipment and construction materials, heavy commercial services, outdoor participant sports and recreation, wholesale showroom, mini-warehouse, warehouse and

outdoor storage, transportation facilities, and utilities (except for utility service uses), and light and general manufacturing.

**4. Blank Façades and Transparency Requirements.**

In addition to the blank façade requirements of Section 23.50.038A(2), the blank façade limits and transparency requirements of Section 23.49.076C, D, E and F apply to façades or portions thereof facing streets in the pedestrian environment, except that requirements for Class I Pedestrian Streets and Green Streets do not apply.

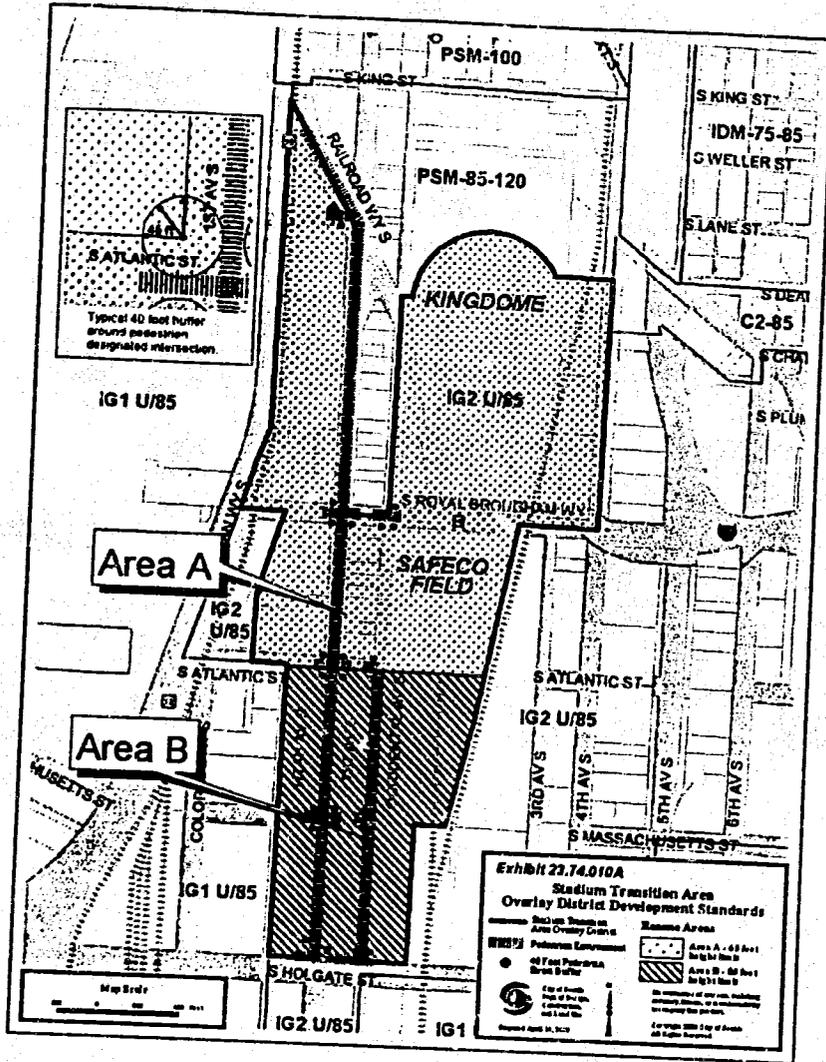
**5. Principal Pedestrian Entrances**

A principal pedestrian entrance to a structure having a façade along Railroad Way South, 1st Avenue South, or Occidental Avenue South shall be located on Railroad Way South, 1st Avenue South, or Occidental Avenue South, respectively. If the structure has façades along both 1<sup>st</sup> Avenue South and Occidental Avenue South, a principal pedestrian entrance is required only on 1<sup>st</sup> Avenue South.

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Section 11. The Downtown Design Guidelines as adopted by Ordinance 119399 are amended by adding the following Section after Page 48:

**Design Guidelines applicable to the Stadium Transition Area Overlay District**

The purpose of these guidelines is to ensure an appropriate transition between the industrial-scale development to the south of the Overlay District, which tends to feature large buildings, blank façades and minimal design details, and the rich, finely detailed and distinctive building designs found in the Pioneer Square District to the north. Projects in the Stadium Transition Area Overlay District will be reviewed by the Downtown Design Review Board, using the Design Guidelines applicable to the Stadium Transition Area Overlay District to augment Downtown Design Guidelines.

**Guideline 1:** Development on sites with greater than 360 feet of linear street frontage should be divided into separate buildings or substantially separate components of no greater than approximately 300 feet in width.

*Considerations:*

- Between buildings or building components, vehicular drives and/or pedestrian walkways are encouraged. Such drives would act to create the perception that these large sites are broken down into more human-scale *blocks*, such as found in the nearby Pioneer Square District.

**Guideline 2:** Bulk and scale of development should be broken down architecturally to respond to the historical development pattern in Pioneer Square -- characterized by buildings of approximately 60 to 120 linear feet in width along the street.

*Considerations:*

- Expression of individual structural bays, different building uses or functions, varying heights of cornice lines or parapet walls, and other techniques, are encouraged to achieve a compatible relationship with nearby historic development patterns.
- In order to provide appropriate transition to historic properties to the north, architectural composition and details compatible with the historical development should be considered.
- In particular, new buildings should be designed with a solid base that grounds the buildings to the streetscape, a distinct middle or body of the building that may often comprise the principal architectural statement, and a strong top or cap to the building that terminates the façades with a distinctive treatment and/or creates an interesting feature in the skyline.

**Guideline 3:** New buildings, and separate components of multi-building or multi-component large developments, should be designed with variety in overall architectural expression and design details.

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IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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**Considerations:**

- Attention should be paid to the relationships between the new buildings and the design of nearby buildings – with the intent to create harmony yet variety in the streetscape.
- Variety may be achieved by techniques such as varying widths of modules or bays, varying heights of cornice lines and/or parapet walls, varied design expression, and varied design details and/or materials.
- A homogeneous design theme and/or single design expression can exacerbate the appearance of a development's height, bulk and scale. In order to provide greater variety in design and break down the overall height, bulk and scale of large developments, separate components of the development should employ different overall design themes and/or expression.

For uses and structures developed on lots in the area defined in Section 23.74.010C, Guideline 4 applies:

**Guideline 4:** The pedestrian experience in the pedestrian environment, as defined in 23.74.010C, should be visually interesting and safe. The Downtown Design Guidelines applying to pedestrian experience, active façades and building entries should be considered in applying this Guideline.

**Section 12.** The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular provisions shall not affect the validity of any other provision.

Section 13. The City Council finds that the land use code changes established by this ordinance will protect and promote the health, safety and welfare of the general public and implement the City's Comprehensive Plan, as amended.

Section 14. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 12<sup>th</sup> day of June, 2000, and signed by me in open session in authentication of its passage this 12<sup>th</sup> day of June, 2000.

Margaret C. Pease  
President of the City Council

Approved by me this 16<sup>th</sup> day of JUNE, 2000.

Paul Schell  
Paul Schell, Mayor

Filed by me this 16<sup>th</sup> day of June, 2000.

Judith E. Pippin  
City Clerk

(SEAL)

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STATE OF WASHINGTON  
COUNTY OF KING  
CITY OF SEATTLE

} SS

I, JUDITH E. PIPPIN, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT COPY OF Ordinance 119972

AS THE SAME APPEARS ON FILE, AND OF RECORD IN THIS DEPARTMENT.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIXED THE SEAL TO THE CITY OF SEATTLE, THIS 23rd of June, 2000

JUDITH E. PIPPIN  
CITY CLERK

BY: Margaret Carter  
SUPERVISOR

**LAND USE CODE AMENDMENTS  
C.B. 113163  
DECISION AGENDA  
MAY 23, 2000**

Prepared by Joyce Kling, Central Staff

The Committee voted to recommend passage of the ordinance as amended at its last meeting, anticipating additional Council action on two issues. First, staff was expected to prepare clarifying language concerning a number of areas. Second, the Committee did not reach a recommendation on the issue of floor area ratio at its last meeting.

The purpose of the Committee's re-consideration of the ordinance is to act on those two remaining issues. Attached is a copy of the proposed ordinance showing those amendments not yet recommended by the Committee in gray shading.

**1. Proposed Amendments**

The amendments shown on the attached ordinance incorporate decisions made at the last meeting of the Committee. Many other proposed amendments are technical in nature and are intended to clarify code language, and in one instance to replace inadvertently omitted language. Several of the proposed amendments are more substantive:

- Religious institutions in Duwamish IG1 and IG2 zones are proposed to be permitted outright rather than only in existing buildings; these uses would then be treated the same as community centers and community clubs in IG2 zones. Notice of this proposed change is being given, and public comment is invited.
- The Committee acted at its last meeting to allow training facilities for industrial programs run by colleges and universities in the Stadium Transition Area. Staff understand that this permission was also intended to apply to college and university programs in the Duwamish IG zones.
- Height of stadiums. The Committee asked staff to analyze how accessory structures should be treated. Staff concluded that the rationale for allowing exceptions to height for stadiums—which cannot be built under applicable height limits—do not apply to parking structures and exhibit structures. The staff recommends an explicit statement that structures accessory to sports facilities are not exempt from height limits.
- Development standards in the Stadium Transition Area are modified to clarify that certain requirements do not apply to the Occidental Avenue frontage of developments that also front on First Avenue; and that certain features of buildings are not subject to the façade setback limitations.

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CITY OF SEATTLE  
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CITY CLERK

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

**AN ORDINANCE** relating to land use, amending Sections 23.41.004, 23.41.006, 23.41.012, 23.50.012, 23.50.014, 23.50.026, 23.50.027, and 23.54.015 of the Seattle Municipal Code; adding a new Chapter 23.74 to the Seattle Municipal Code and amending the Official Land Use Map to establish a Stadium Transition Area Overlay District; and amending the Downtown Design Guidelines to include provisions for that District, implementing the adopted neighborhood plan for the Greater Duwamish Manufacturing/Industrial Center.

**WHEREAS**, on July 25, 1994, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element; and

**WHEREAS**, pursuant to that neighborhood planning element, the Greater Duwamish Planning Committee developed a plan for the Duwamish Manufacturing/Industrial Center; and

**WHEREAS**, the Greater Duwamish Manufacturing/Industrial Center Neighborhood Plan proposed the creation of a Stadium Transition Area Overlay District, and the restriction of some non-industrial uses within the Duwamish Manufacturing/Industrial Center; and

**WHEREAS**, this ordinance creates a Stadium Transition Area Overlay District, and all the properties located within that area meet the criteria for rezoning to IC and inclusion in the Stadium Transition Area Overlay District; and

**WHEREAS**, the City Council encourages innovative proposals to further the City's goals and policies, and if such proposals would require further modification of development standards and/or use provisions, the City Council encourages submission of petitions for changes on properties within the Stadium Transition Area Overlay District; and

**WHEREAS**, the properties east of Fourth Avenue South known as "Area H" in the proposal for inclusion in [REDACTED] but merit additional study for potential rezoning, which should be undertaken by the Executive;

**WHEREAS**, the City Council finds that the land use code changes established by this ordinance will protect and promote the health, safety and welfare of the general public;

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

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**23.41.004 Applicability.**

**A. Design Review Required.**

1. Design review is required for any new multifamily or commercial structure that exceeds SEPA thresholds if the structure:

a. Is located in one (1) of the following zones:

- i. Lowrise (L3, L4),
- ii. Midrise (MR),
- iii. Highrise (HR),
- iv. Neighborhood Commercial (NC1, 2, 3), or
- v. Seattle Cascade Mixed (SCM); or

b. Is located in a Commercial (C1 or C2) zone, and

- i. The proposed structure is located within an urban village area identified in the Seattle Comprehensive Plan, or
- ii. The site of the proposed structure abuts or is directly across a street or alley from any lot zoned single-family, or
- iii. The proposed structure is located in the area bounded by NE 95<sup>th</sup> Street on the south, NE 145<sup>th</sup> Street on the north, 15th Ave NE on the west, and Lake Washington on the east.

2. Design review is required for all new Major Institution structures [redacted] exceed SEPA thresholds in the zones listed in subsection A1 of this section, unless the structure is located within a Major Institution Overlay (MIO) District.

3. Downtown(5) design review is required for all new multifamily and commercial structures greater than or equal to the following thresholds:

**DOC 1 and DOC 2 Zones**

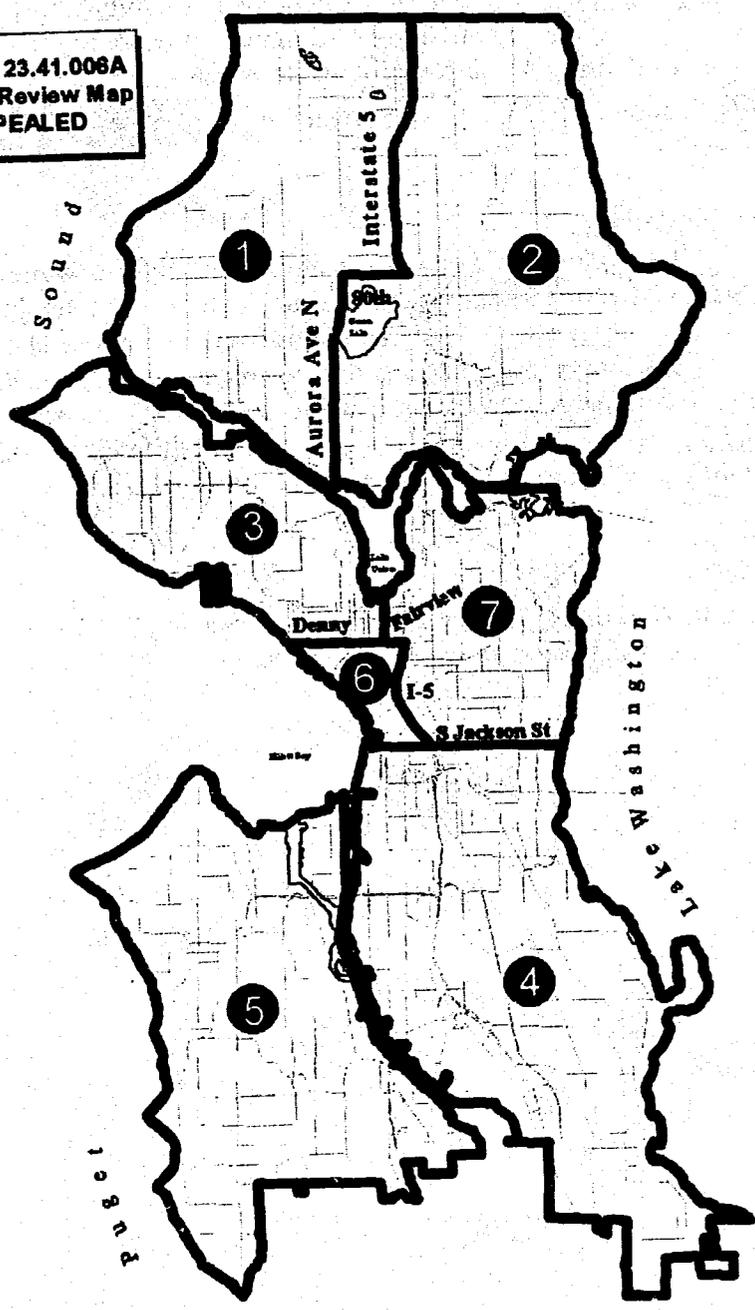
Use	Threshold
Nonresidential	50,000 square feet of gross floor area
Residential	20 dwelling units

**DRC, DMC, DMR, DH1, DH2**

Use	Threshold
Nonresidential	20,000 square feet of gross floor area
Residential	20 dwelling units



Exhibit 23.41.006A  
Design Review Map  
REPEALED



**Design Review Board Districts**

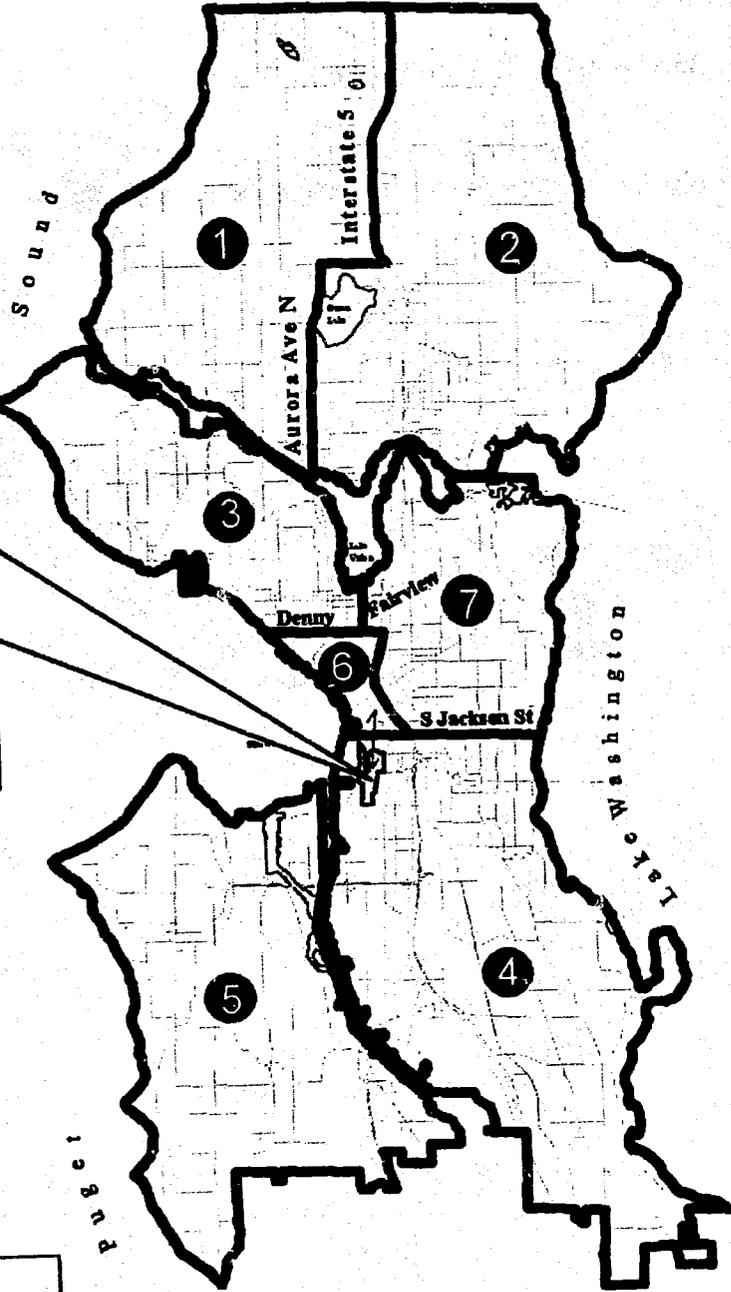
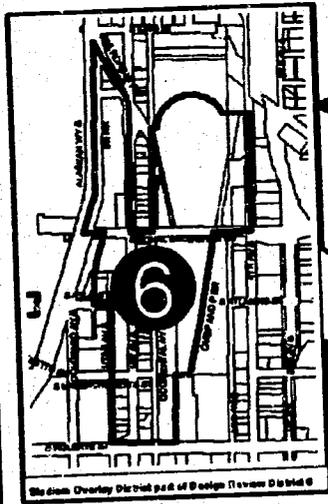
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Section 3. Section [REDACTED] 23.41.006 of the Seattle Municipal Code, which Section was last amended by Ordinance 118980, is amended and a new Exhibit 23.41.006A is added, as follows:-

**23.41.006 Design Review Districts Map**

For the purposes of design review, the [REDACTED] shall be divided into seven (7) districts, as depicted on the Design Review [REDACTED] Map, Exhibit 23.41.006A.

**Exhibit 23.41.006A  
Design Review  
Districts Map**



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Prepared April 14, 2000 by DCLU-OIS

**Design Review Board Districts**



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**23.50.012 Permitted and prohibited uses.**

A. All uses shall be either permitted outright, prohibited or permitted as a conditional use according to Chart A. (See Chart A for Section 23.50.012.)

**Industrial Uses  
Chart A  
For Section 23.50.012**

Uses	Zones				
	IB	IC	IG1 and IG2	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
<b>I. Manufacturing.</b>					
A. Light manufacturing	P	P	P	<u>P</u>	<u>P</u>
B. General manufacturing	P	P	P	<u>P</u>	<u>P</u>
C. Heavy manufacturing	CU	X or CU <sup>1</sup>	P or CU <sup>2</sup>	<u>P</u>	<u>P</u>
<b>II. High-impact Uses.</b>	X	X or CU <sup>3</sup>	X or CU <sup>4</sup>	<u>X or CU<sup>4</sup></u>	<u>X or CU<sup>4</sup></u>
<b>III. Commercial.</b>					
<b>A. Retail sales and service</b>					
1 Personal and household sales and services	P	P	P	<u>P</u>	<u>P</u>
2 Medical services	P/CU <sup>5</sup>	P/CU <sup>5</sup>	P/CU <sup>5</sup>	<u>P/CU<sup>5</sup></u>	<u>P/CU<sup>5</sup></u>
3 Animal services					
a. Animal health services	P	P	P	<u>P</u>	<u>P</u>
b. Kennel	X	P	P	<u>P</u>	<u>P</u>
c. Animal control shelter	P	P	P	<u>P</u>	<u>P</u>
4 Automotive retail sales and service	P	P	P	<u>P</u>	<u>P</u>
5 Marine retail sales and service	P	P	P	<u>P</u>	<u>P</u>
6 Eating and drinking establishment					
a. Fast-food restaurants over 750 square feet	CU	CU	CU	<u>P</u>	<u>P</u>
b. Fast-food restaurants under 750 square feet	P	P	P	<u>P</u>	<u>P</u>
c. Restaurants with or without cocktail lounges	P	P	P	<u>P</u>	<u>P</u>
d. Tavern	P	P	P	<u>P</u>	<u>P</u>
e. Brewpub	P	P	P	<u>P</u>	<u>P</u>
7 Lodging	CU	CU	CU	<u>X</u>	<u>X</u>
8 Mortuary service	P	P	P	<u>X</u>	<u>X</u>

7

Uses	Zones				
	IB	IC	IG1 and IG2	<u>IG1 in the Duwamish M/I Center</u>	<u>IG2 in the Duwamish M/I Center</u>
III. Commercial (continued).					
9 Existing cemeteries	P	P	P	<u>P</u>	<u>P</u>
10 New cemeteries	X	X	X	<u>X</u>	<u>X</u>
B. Principal use parking, surface area or garage	P	P	P	<u>X</u>	<u>X</u>
C. Nonhousehold sales and services	P	P	P	<u>P</u>	<u>P</u>
D. Office	P	P	P	<u>P</u>	<u>P</u>
E. Entertainment					
1 Places of public assembly					
a. Performing arts theater	P	P	P	<u>X</u>	<u>X</u>
b. Spectator sports facility	P	P	P	<u>X</u> <sup>6</sup>	<u>X</u> <sup>6</sup>
c. Lecture and meeting halls	P	P	P	<u>P</u>	<u>P</u>
d. Motion picture theater	P	P	P	<u>X</u>	<u>X</u>
e. Motion picture theater, adult	X	X	X	<u>X</u>	<u>X</u>
f. Adult panorams	X	X	X	<u>X</u>	<u>X</u>
2 Participant sports and recreation					
a. Indoor	P	P	P	<u>X</u>	<u>P</u>
b. Outdoor	P	P	P	<u>X</u>	<u>P</u>
F. Wholesale Showroom	P	P	P	<u>P</u>	<u>P</u>
G. Mini-warehouse	P	P	P	<u>X</u>	<u>P</u>
H. Warehouse	P	P	P	<u>P</u>	<u>P</u>
I. Outdoor Storage	P	P	P	<u>P</u>	<u>P</u>

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Uses	Zones				
	IB	IC	IG1 and IG2 [REDACTED]	<u>IG1 in the Duwamish M/I Center</u>	<u>IG2 in the Duwamish M/I Center</u>
<b>III. Commercial (continued).</b>					
<b>J. Transportation Facilities</b>					
1 Personal transportation services	P	P	P	<u>P</u>	<u>P</u>
2 Passenger terminal	P	P	P	<u>P</u>	<u>P</u>
3 Cargo terminal	P	P	P	<u>P</u>	<u>P</u>
4 Transit vehicle base	CU	CU	CU	<u>CU</u>	<u>CU</u>
5 Helistop	CCU	CCU	CCU	<u>CCU</u>	<u>CCU</u>
6 Heliport	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
7 Airport, land-based	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
8 Airport, water-based	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
9 Railroad switchyard	P	P	P	<u>P</u>	<u>P</u>
10 Railroad switch yard with mechanized hump	X	X	CU	<u>CU</u>	<u>CU</u>
<b>K. Food processing and craft work</b>	P	P	P	<u>P</u>	<u>P</u>
<b>L. Research and development laboratory</b>	P	P	P	<u>P</u>	<u>P</u>
<b>IV. Salvage and Recycling.</b>					
A. Recycling collection station	P	P	P	<u>P</u>	<u>P</u>
B. Recycling center	P	P	P	<u>P</u>	<u>P</u>
C. Salvage yard	X	X	P	<u>P</u>	<u>P</u>
<b>V. Utilities.</b>					
A. Utility services use	P	P	P	<u>P</u>	<u>P</u>
B. Major communication utility <sup>(6)7</sup>	CU	CU	CU	<u>CU</u>	<u>CU</u>
C. Minor communication utility <sup>(6)7</sup>	P	P	P	<u>P</u>	<u>P</u>
D. Solid waste transfer station	X	CU	CU	<u>CU</u>	<u>CU</u>

Uses	Zones				
	IB	IC	IG1 and IG2	<u>IG1 in the Duwamish M/I Center</u>	<u>IG2 in the Duwamish M/I Center</u>
<b>V. Utilities (continued)</b>					
E. Power plant	X	CCU	P	<u>P</u>	<u>P</u>
F. Sewage treatment plant	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
G. Solid waste incineration facility	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
H. Solid waste landfills	X	X	X	<u>X</u>	<u>X</u>
<b>VI. Institutions.</b>					
A. Institute for advanced study	P	P	P	<u>X</u>	<u>X</u>
B. Private clubs	EB	EB	EB	<u>X</u>	<u>X</u>
C. Child care center	P	P	P	<u>P</u>	<u>P</u>
D. Museum	EB	EB	EB	<u>X<sup>8</sup></u>	<u>X<sup>8</sup></u>
E. School, elementary or secondary	EB	EB	EB	<u>X</u>	<u>X</u>
F. College	EB	EB	EB	<u>X<sup>9</sup></u>	<u>X<sup>9</sup></u>
G. Community center	EB	EB	EB	<u>P</u>	<u>P</u>
H. Community club	EB	EB	EB	<u>X</u>	<u>P</u>
I. Vocational or fine arts school	P	P	P	<u>P</u>	<u>P</u>
J. Hospital	EB	EB	CU <sup>(*)</sup> 10	<u>P</u>	<u>P</u>
K. Religious facility	EB	EB	EB	<u>EB P</u>	<u>EBP</u>
L. University	EB	EB	EB	<u>X<sup>9</sup></u>	<u>X<sup>9</sup></u>

Uses	Zones				
	IB	IC	IG1 and IG2	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
<b>VI. Institutions (continued)</b>					
<b>M. Major institutions, subject to the provisions of Chapter 23.59</b>	EB	EB	EB	EB	EB
<b>VII. Public Facilities.</b>					
<b>A. Jails</b>	X	X	X	X	X
<b>B. Work-release centers</b>	X	X	X	X	X
<b>C. Other public facilities</b>					
<b>VIII. Park and Pool/Ride Lots.</b>					
<b>A. Park and pool lots</b>	P <sup>(?)</sup> 11	P <sup>(?)</sup> 11	P <sup>(?)</sup> 11	CU	CU
<b>B. Park and ride lots</b>	CU	CU	CU	CU	CU
<b>IX. Residential.</b>					
<b>A. Single-family dwelling units</b>	X	X	X	X	X
<b>B. Multi-family structures</b>	X	X	X	X	X
<b>C. Congregate residences</b>	X	X	X	X	X
<b>D. Adult family homes</b>	X	X	X	X	X
<b>E. Floating homes</b>	X	X	X	X	X
<b>F. Mobile home park</b>	X	X	X	X	X
<b>G. Nursing homes</b>	X	X	X	X	X
<b>H. Artist's studio/dwelling</b>	EB/CU	EB/CU	EB/CU	EB/CU	EB/CU
<b>I. Caretaker's quarters</b>	P	P	P	P	P

Uses	Zones				
	IB	IC	IG1 and IG2	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
IX. Residential (continued).					
J. Residential use except artist's studio/dwelling and caretaker's quarters in a landmark structure or landmark district	CU	CU	CU	CU	CU
X. Open Space.					
A. Parks	P	P	P	P	P
B. Playgrounds	P	P	P	P	P
XI Agricultural Uses					
A. Animal husbandry	X	X	X	X	X
B. Horticultural use	X	X	X	X	X
C. Aquaculture	P	P	P	P	P

P = Permitted  
 X = Prohibited  
 CU = Administrative conditional use  
 CCU = Council conditional use  
 EB = Permitted only in a building existing on October 5, 1987.

- 1 The Heavy Manufacturing uses listed in subsection B9 (~~B10~~) of Section 23.50.014 may be permitted as a conditional use. All other Heavy Manufacturing uses are prohibited.
- 2 Heavy Manufacturing uses may be permitted as a conditional use within the Queen Anne Interbay area as provided at subsection C of Section 23.50.014.
- 3 The High-Impact uses listed at subsection B10 of Section 23.50.014 may be permitted as conditional uses.
- 4 High-Impact 1 uses may be permitted as a conditional use as provided at subsection B5 of Section 23.50.014.
- 5 Medical service uses over ten thousand (10,000) square feet, within two thousand five hundred feet (2,500') of a medical Major Institution overlay district boundary, shall require administrative conditional use approval, unless included in an adopted major institution master Plan or located in a Downtown zone. See Section 23.50.014.

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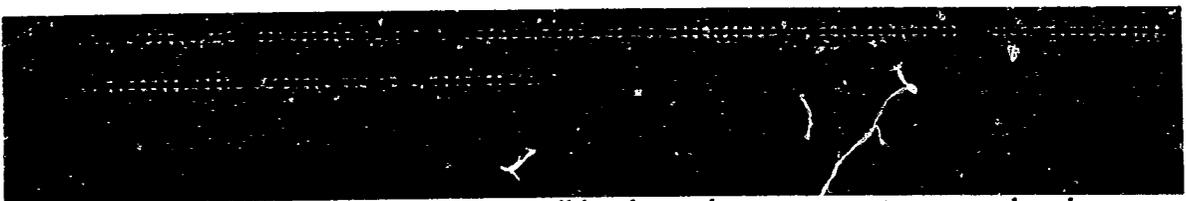
6 Parking required for a spectator sports facility or exhibition hall is allowed and shall be permitted to -be used for general parking purposes or shared with another such facility to meet its required parking. A spectator sports facility or exhibition hall within the Stadium Transition Overlay Area District may reserve parking. Such reserved, non-required, parking is allowed, [REDACTED] shall be permitted to be used for general parking purposes, and is exempt from the [REDACTED] [REDACTED] if

- (a) the parking is owned and operated by the [REDACTED] spectator sports facility or exhibition hall, and
- (b) [REDACTED] is reserved for events in the spectator sports facility or exhibition hall, and
- (c) the reserved parking is outside of the Stadium Transition Overlay Area District, and [REDACTED] south of South Royal Brougham Way, west of 6<sup>th</sup> Avenue South and north of [REDACTED] Atlantic Street.

Parking that is [REDACTED] to meet required parking will not be considered reserved parking.

((6)) 7 See Chapter 23.57 for regulation of major and minor communication utilities and accessory communication devices.

8 Museums are prohibited except in buildings or structures that are designated City of Seattle landmarks.



((8)) 10 Hospitals may be permitted as a conditional use where accessory to a research and development laboratory or an institute for advanced study ((as provided by subsection B15 e)) pursuant to Section 23.50.014. [REDACTED] Conditional Uses.

[REDACTED] Park and pool lots are not permitted within three thousand (3,000) feet of the ((d)) Downtown Urban Center.

\*\*\*

1 **Section 6.** Subsection B of Section 23.50.014 of the Seattle Municipal Code, which  
2 Section was last amended by Ordinance 118794, is amended as follows:  
3

4 **23.50.014 Conditional uses.**  
5

6 \* \* \*

7  
8 **B. Administrative Conditional Uses.** The following uses, identified as  
9 administrative conditional uses in Chart A, may be permitted by the Director when the  
10 provisions of this subsection and subsection A of this section are met.

11 1. Artist's studio/dwellings in an existing structure may be permitted as  
12 a conditional use in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer  
13 (IB) and Industrial Commercial (IC) zones, except as provided in the Shoreline District,  
14 Chapter 23.60, upon showing that the occupant is a bonafide working artist, and subject to  
15 the following criteria:

16 a. Artist's studio/dwellings shall generally be discouraged along  
17 arterials such as freeways, state routes and freight lines;

18 b. Artist's studio/dwellings shall not be allowed in areas where  
19 existing industrial uses may cause environmental or safety problems;

20 c. Artist's studio/dwellings shall not be located where they may  
21 restrict or disrupt industrial activity;

22 d. The nature of the artist's work shall be such that there is a  
23 genuine need for the space; and

24 e. The owner(s) of a building seeking a conditional use for  
25 artist's studio/dwellings must sign and record a covenant and equitable servitude, on a form  
26 acceptable to the Director, that acknowledges that the owner(s) and occupants of the  
27 building accept the industrial character of the neighborhood and agree that existing or  
28 permitted industrial uses do not constitute a nuisance or other inappropriate or unlawful use  
29 of land. Such covenant and equitable servitude must state that it is binding on the owner(s)  
30 successors, heirs, and assigns, including any lessees of the artist's studio/dwellings.

31 2. Park-and-pool lots in IG1 and IG2 zones in the Duwamish  
32 Manufacturing/Industrial Center, and (P)park-and-ride lots ((may be permitted as a  
33 conditional use)) in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer  
34 (IB) and Industrial Commercial (IC) zones may be permitted as a conditional use according  
35 to the following criteria:

36 a. The ~~((park and ride))~~ lot shall not create conflict with  
37 industrial activity by causing significant additional traffic to circulate through the area;

38 b. The ~~((park and ride))~~ lot has direct vehicular access to a  
39 designated arterial improved to City standards;

40 c. The ~~((park and ride))~~ lot shall be located on an existing  
41 parking area unless no reasonable alternative exists;

42 d. If the proposed ~~((park and ride))~~ lot is located on a lot  
43 containing accessory parking for other uses, there shall be no substantial conflict in the  
44 principal operating hours of the ~~((park and ride))~~ lot and the other uses; and

1 e. The ((park and ride)) lot is not located within three thousand  
2 (3,000) feet of [REDACTED].

3 3. Except in the Duwamish Manufacturing/Industrial Center, ((L))  
4 lodging may be permitted as a conditional use in General Industrial 1 (IG1), General  
5 Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones according to  
6 the following criteria:

7 a. The use is designed primarily to serve users in the industrial  
8 area; and

9 b. The use is designed and located to minimize conflicts with  
10 industrial uses in the area.

11 4. A residential use not otherwise permitted in the zone may be  
12 permitted as a conditional use in General Industrial 1 (IG1), General Industrial 2 (IG2),  
13 Industrial Buffer (IB) and Industrial Commercial (IC) zones within a structure designated as  
14 a Landmark, pursuant to the Seattle Municipal Code, Chapter 25.12, Landmarks  
15 Preservation, or within a structure in a Landmark District, pursuant to the Seattle Municipal  
16 Code, Chapters 25.16, Ballard Avenue Landmark District, or Chapter 25.28, Pioneer Square  
17 Historical District, subject to the following criteria:

18 a. The use shall be compatible with the historic or landmark  
19 character of the structure. The Director shall request a determination regarding compatibility  
20 by the respective Board having jurisdiction over the structure or lot;

21 b. The residential use shall not restrict or disrupt industrial  
22 activity in the zone; and

23 c. The surrounding uses would not be detrimental to occupants  
24 of the Landmark structure.

25 5. High Impact 1 uses may be permitted as a conditional use in General  
26 Industrial 1 (IG1), and General Industrial 2 (IG2) zones, according to the following criteria:

27 a. The lot is located so that large concentrations of people,  
28 particularly in residential and commercial areas, are not exposed to unreasonable adverse  
29 impacts;

30 b. A management plan may be required. The Director may  
31 determine the level of detail to be disclosed in the plan based on the probable impacts and/or  
32 the scale of the effects. Discussion of materials handling and storage, odor control,  
33 transportation and other factors may be required.

34 6. A new railroad switchyard with a mechanized hump, or the expansion  
35 of such a use beyond the lot occupied at the date of adoption of the ordinance codified in  
36 this section, may be permitted as a conditional use in General Industrial 1 (IG1) and General  
37 Industrial 2 (IG2) zones, according to the following criteria:

38 a. The lot is located so that large concentrations of people,  
39 particularly in residential and commercial areas, are not exposed to unreasonable adverse  
40 impacts;

41 b. Measures to minimize the impacts of noise, light and glare,  
42 and other measures to insure the compatibility of the use with the surrounding area and to  
43 mitigate adverse impacts shall be incorporated into the design and operation of the facility.

44 7. Solid waste transfer stations may be permitted as a conditional use in  
45 General Industrial 1 (IG1), General Industrial 2 (IG2) and Industrial Commercial (IC) zones  
46 according to the following criteria:

1 a. Measures to minimize potential odor emissions and airborne  
2 pollutants shall be determined in consultation with the Puget Sound Air Pollution Control  
3 Agency (PSAPCA). These measures shall be incorporated into the design and operation of  
4 the facility;

5 b. Measures to maximize control of rodents, birds and other  
6 vectors shall be determined in consultation with the Seattle/King County Department of  
7 Public Health. These measures shall be incorporated into the design and operation of the  
8 facility;

9 c. A transportation plan may be required. The Director shall  
10 determine the level of detail to be disclosed in the plan such as estimated trip generation,  
11 access routes and surrounding area traffic counts, based on the probable impacts and/or scale  
12 of the proposed facility; and

13 d. Measures to minimize other impacts are incorporated into the  
14 design and operation of the facility.

15 8. Heavy Manufacturing uses may be permitted in the Industrial Buffer  
16 (IB) zone as a conditional use according to the following criteria:

17 a. The use shall be located within an enclosed building except  
18 for shipbuilding;

19 b. The hours of operation for all processes creating any adverse  
20 impacts on residentially or commercially zoned land may be limited;

21 c. Truck and service traffic associated with the heavy  
22 manufacturing use shall be directed away from streets serving lots in nonindustrial zones;

23 d. The infrastructure of the area shall be capable of  
24 accommodating the traffic generated by the proposed use; and

25 e. The use shall not produce sustained or recurrent vibrations  
26 exceeding 0.002 g acceleration as measured on lots in nonindustrial zones.

27 9. The Heavy Manufacturing uses listed in subsection 9a below may be  
28 permitted in the Industrial Commercial (IC) zone as a conditional use according to criteria  
29 contained in subsection 9b.

30 a. Uses.

31 (1) Mass production of commercial or recreational vessels  
32 of any size and the production of vessels up to one hundred and twenty (120) feet in length,  
33 constructed to individual specifications; and

34 (2) Manufacturing of electrical components, such as  
35 semiconductors and circuit boards, using chemical processes such as etching or metal  
36 coating; and

37 (3) Production of industrial organic and inorganic  
38 chemicals, and soaps and detergents.

39 b. Criteria.

40 (1) Except for shipbuilding, the use shall be located within  
41 an enclosed building;

42 (2) The hours of operation for all processes creating any  
43 impacts on residentially or commercially zoned land may be limited;

44 (3) Truck and service traffic associated with the heavy  
45 manufacturing use shall be directed away from streets serving lots in nonindustrial zones;

- 1 (4) The infrastructure of the area shall be capable of  
2 accommodating the traffic generated by the proposed use;  
3 (5) The use shall not produce sustained or recurrent  
4 vibrations exceeding 0.002g acceleration as measured on lots in nonindustrial zones;  
5 (6) The finished product as packaged for sale or  
6 distribution shall be in such a form that product handling and shipment does not constitute a  
7 significant public health risk; and  
8 (7) The nature of the materials produced and/or the scale  
9 of manufacturing operations may be limited in order to minimize the degree and severity of  
10 risks to public health and safety.

11 10. The High Impact uses listed in subsection 10a below may be  
12 permitted as conditional uses in the Industrial Commercial (IC) zone according to the  
13 criteria contained in subsection 10b below.

14 a. Uses.

- 15 (1) The manufacture of Group A hazardous materials,  
16 except Class A or B explosives; and  
17 (2) The manufacture of Group B hazardous materials,  
18 when the hazardous materials are present in quantities greater than two thousand five  
19 hundred (2,500) pounds of solids, two hundred seventy-five (275) gallons of liquids, or one  
20 thousand (1,000) cubic feet of gas at any time.

21 b. Criteria.

- 22 (1) The lot is located so that large concentrations of  
23 people, particularly in residential and commercial areas, are not exposed to unreasonable  
24 adverse impacts;  
25 (2) A management plan may be required. The Director  
26 may determine the level of detail to be disclosed in the plan based on the probable impacts  
27 and/or the scale of the effects. Discussion of materials handling and storage, odor control,  
28 transportation and other factors may be required;  
29 (3) The finished product as packaged for sale or  
30 distribution shall be in such a form that product handling and shipment does not constitute a  
31 significant public health risk; and  
32 (4) The nature of the materials produced and/or the scale  
33 of manufacturing operations may be limited in order to minimize the degree and severity of  
34 risks to public health and safety.

35 11. Fast-food restaurants [REDACTED] have a gross floor area greater  
36 than seven hundred fifty (750) square feet are identified as heavy traffic generators and  
37 [REDACTED] permitted outright, may be permitted as a conditional use in the General  
38 Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial  
39 Commercial (IC) zones according to the following criteria:

- 40 a. The Director may require that the applicant prepare an  
41 analysis of traffic, circulation, and parking impacts and demonstrate that the use will not:  
42 (1) Cause significant additional traffic to circulate through  
43 nearby residential neighborhoods,  
44 (2) Disrupt the pedestrian flow of an area by significantly  
45 increasing the potential for pedestrian-vehicle conflicts,

1 (3) Create traffic or access problems which may require  
2 the expenditure of City funds to mitigate,

3 (4) Interfere with peak-hour transit operations by causing  
4 auto traffic to cross a designated high-occupancy vehicle lane adjacent to the lot, or

5 (5) Cause cars waiting to use the facility to queue across  
6 the sidewalk or onto the street;

7 b. Appropriate litter-control measures are provided.

8 12. Transit vehicle bases may be permitted as a conditional use in the  
9 General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial  
10 Commercial (IC) zones according to the following criteria:

11 a. The amount of industrial land occupied by the facility shall be  
12 minimized. To avoid disruption of the industrial function of the area, the presence of the  
13 facility shall not obstruct the operation or likely expansion of existing industrial uses;

14 b. The location of the facility shall not result in significant  
15 displacement of viable industrial uses or support activities;

16 c. The amount of land occupied by the facility that has access to  
17 industrial shorelines or major rail facilities shall be minimized; and

18 d. A transportation plan may be required to prevent conflicts  
19 with nearby industrial uses. The Director shall determine the level of detail to be disclosed  
20 in the plan based on the probable impacts and/or scale of the proposed facility.

21 13. Development of a medical service use over ten thousand (10,000)  
22 square feet, outside but within two thousand five hundred feet (2,500') of a medical Major  
23 Institution overlay district boundary, shall be subject to administrative conditional use  
24 approval, unless included in an adopted master plan. In making a determination whether to  
25 approve or deny medical service use, the Director shall determine whether an adequate  
26 supply of industrially zoned land will continue to exist. The following factors shall be used  
27 in making this determination:

28 a. Whether the amount of medical service use development  
29 existing and proposed in the vicinity would reduce the current viability or significantly  
30 impact the longer-term potential of the manufacturing or heavy commercial character of the  
31 industrial area; and

32 b. Whether medical service use development would displace  
33 existing manufacturing or heavy commercial uses or usurp vacant land, in areas with parcels  
34 particularly suited for manufacturing or heavy commercial uses.

35 14. A nonconforming use may be converted by an administrative  
36 conditional use authorization to a use not otherwise permitted in the zone based on the  
37 following factors:

38 a. New uses shall be limited to those first permitted in the next  
39 more intensive zone;

40 b. The Director shall evaluate the relative impacts of size,  
41 parking, traffic, light, glare, noise, odor and similar impacts of the two (2) uses, and how  
42 these impacts could be mitigated;

43 c. The Director must find that the new nonconforming use is no  
44 more detrimental to property in the zone and vicinity than the existing nonconforming use.

45 15. An accessory hospital facility may be permitted as a conditional use  
46 according to the following criteria:

1 a. The hospital facility is an integral element of a research and  
2 development laboratory or an institute for advanced study to which it is accessory; and

3 b. The hospital use shall not be allowed in areas where industrial  
4 activity may adversely affect hospital activity.

5  
6 **Section 7.** Subsection A of SMC Section 23.50.026, which Section was adopted by  
7 Ordinance 113658, is amended as follows:

8  
9 **23.50.026 Structure height in IC zones**

10  
11 A. Except for the provisions of Section 23.50.020, [REDACTED]

12 [REDACTED] the maximum  
13 structure height for all uses shall be thirty (30) feet, forty-five (45) feet, sixty-five (65) feet,  
14 ((or)) eighty-five (85) feet, or one hundred twenty-five (125) feet, as designated on the  
15 Official Land Use Map, Chapter 23.32. Only areas in the Stadium Transition Area Overlay  
16 District abutting the PSM 85/120 zone may be designated for a height limit of one hundred  
17 twenty-five (125) feet. [REDACTED]

18  
19 **Section 8.** Section 23.50.027 of the Seattle Municipal Code, which Section was last  
20 amended by Ordinance 119370, is amended as follows:

21  
22 **23.50.027 Maximum size of nonindustrial use.**

23  
24 A. Applicability.

25 1. Except as provided in subsections B, C, and D of this section below,  
26 the maximum size of use limits specified in Chart A or Chart B of this section shall apply to  
27 uses on a lot, and the total gross floor area occupied by uses limited under Chart A or Chart  
28 B of this section shall not exceed an area equal to the area of the lot in an IG1 zone, or two  
29 and one-half (2.5) times the area of the lot in an IG2, IB or IC zone, or three (3) times the lot  
30 area in IC zones in the South Lake Union Planning Area, as identified in Exhibit 23.50.028  
31 A, with sixty-five (65) foot or eighty-five (85) foot height limits. The size of use limits  
32 apply to principal and accessory uses on a lot. The limits shall be applied separately to ((the  
33 ~~two (2))~~ each category((ies)) of use listed in Chart A or Chart B of this section.

34 2. The maximum size of use limits shall not apply to the area identified  
35 in Exhibit 23.50.027 A, provided that no single retail establishment shall exceed fifty  
36 thousand (50,000) square feet in size.

**CHART A**

**INDUSTRIAL ZONES**

<b>Categories of Uses Subject to Size of Use Limits</b>	<b>IG1</b>	<b>IG2 and IB</b>	<b>IC</b>
Retail sales and service or entertainment except spectator sports facilities	30,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.
Office	50,000 sq. ft.	100,000 sq. ft.	N.M.S.L.

N.M.S.L. = No Maximum Size Limits

**CHART B**

**INDUSTRIAL ZONES  
WITHIN DUWAMISH MI CENTER**

<b>Categories of Uses Subject to Size of Use Limits</b>	<b>IG1</b>	<b>IG2</b>
<u>Office uses</u>	<u>50,000 sq. ft.</u>	<u>100,000 sq. ft.</u>
<u>Retail sales and service (except for restaurants, fast-food restaurants over 750 sq. ft., taverns and brew pubs)</u>	<u>25,000 sq. ft.</u>	<u>50,000 sq. ft.</u>
<u>Restaurants and fast-food restaurants over 750 sq. ft.</u>	<u>5,000 sq. ft.</u>	<u>5,000 sq. ft.</u>
<u>Taverns and brew pubs*</u>	<u>3,000 sq. ft.</u>	<u>3,000 sq. ft.</u>
<u>Meeting Halls</u>	<u>N.M.S.L.</u>	<u>5,000 sq. ft.</u>

N.M.S.L. = No Maximum Size Limits

1 \* The maximum size limit for brew pubs applies to that portion of the pub that is not used  
2 for brewing purposes.

3  
4 B. The following exceptions to the maximum size of use limits in Chart A are  
5 allowed for a structure existing as of April 3, 1995, [REDACTED]  
6 [REDACTED]  
7 are allowed for a structure existing as of September 1, 1999 in the  
8 Duwamish Manufacturing/Industrial Center:

9 1. A use legally established as of April 3, 1995 [REDACTED]  
10 already exceeds the maximum size of use limits listed in Chart A may continue; and -uses  
11 legally established as of September 1, 1999 that then exceeded the maximum size of use  
12 limits listed in Chart B may continue.

13 2. The gross floor area of a use listed in Chart A and legally established  
14 as of April 3, 1995 may be converted to another category of use listed in Chart A provided  
15 that the combined gross floor area devoted to uses listed in Chart A does not exceed the total  
16 gross floor area of such uses legally established as of April 3, 1995; and the gross floor area  
17 of a use listed in Chart B and legally established as of September 1, 1999 may be converted  
18 to another category of use listed in Chart B provided that the combined gross floor area  
19 devoted to uses listed in Chart B does not exceed the total gross floor area of such uses  
20 legally established as of September 1, 1999.

21 3. If fifty (50) percent or more of the gross floor area of the structure has  
22 been legally established as of April 3, 1995 with a use or uses listed in Chart A, those  
23 categories of uses may exceed the size of use limits as follows:

24 a. Uses listed in Chart A may expand within and occupy the  
25 entire structure.

26 b. The structure may be expanded by up to the following  
27 amounts and the use or uses may be permitted to expand within and occupy the entire  
28 structure:

29 (1) IG1 Zone: Twenty (20) percent of the existing  
30 structure's gross floor area or ten thousand (10,000) square feet, whichever is less.

31 (2) IG2, IB and IC Zones: Twenty (20) percent of the  
32 existing structure's gross floor area or twenty thousand (20,000) square feet, whichever is  
33 less.

34 4. If fifty (50) percent or more of the gross floor area of the structure has  
35 been legally established as of September 1, 1999 with a use or uses listed in Chart B, those  
36 categories of uses may exceed the size of use limits as follows:

37 a. Uses listed in Chart B may expand within and occupy the  
38 entire structure.

39 b. The structure may be expanded by up to the following  
40 amounts and the use or uses may be permitted to expand within and occupy the entire  
41 structure:

42 (1) IG1 Zone: Twenty (20) percent of the existing  
43 structure's gross floor area or ten thousand (10,000) square feet, whichever is less.

44 (2) IG2 Zone: Twenty (20) percent of the existing  
45 structure's gross floor area or twenty thousand (20,000) square feet, whichever is less.  
46

1 C. Special Exception for Office Use in All Industrial Zones.

2 1. The Director may permit an office use to exceed the size of use limits  
3 as a special exception pursuant to Chapter 23.76, Master Use Permits and Council Land Use  
4 Decisions, provided that the total gross floor area devoted to the uses limited in Chart A or  
5 Chart B, as applicable, shall not exceed an area equal to the area of the lot in an IG1 zone or  
6 two and one-half (2.5) times the area of the lot in an IG2 or IB zone. Such an exception may  
7 be considered only if:

8 a. The office is on the same lot as, and accessory to, a permitted  
9 use not listed in Chart A or Chart B, as applicable; or

10 b. The office is a principal use on the same lot as, or on another  
11 lot within one (1) mile [REDACTED] of, a permitted use not listed in Chart A or Chart B,  
12 as applicable, and is directly related to and supportive of that use.

13 2. The Director shall use the following characteristics to determine  
14 whether to approve, approve with conditions or deny a special exception:

15 a. Characteristics that make a lot more appropriate for office uses  
16 are:

17 (1) The presence of well-defined boundaries, buffers,  
18 edge conditions or circulation patterns which separate office uses from industrial activity;

19 (2) The likelihood that the proposed use will provide or  
20 encourage improvements that will directly support industrial activity in the area;

21 (3) The likelihood that the proposed use, because of its  
22 type, size and location, will operate without substantial conflicts with the industrial function  
23 of the area;

24 (4) A sufficiently large industrial area such that the  
25 proposed use would not undermine the area's industrial character.

26 b. Characteristics that make a lot less appropriate for office uses  
27 are:

28 (1) The presence of heavy industrial uses which would  
29 conflict with office use;

30 (2) The presence of any special features, such as access  
31 to the water, rail and the regional highway systems, which make the land especially well-  
32 suited to industrial use.

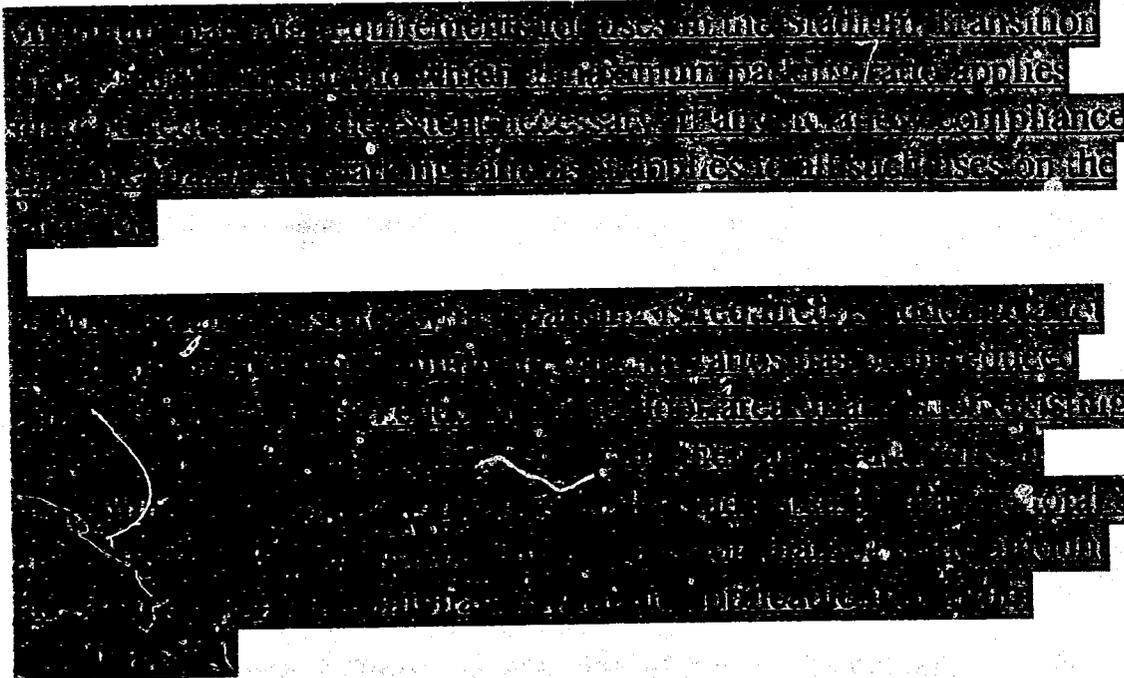
33 D. Covered rooftop recreational space of a building existing as of December 31,  
34 1993, when complying with the provisions of Section 23.50.012 D, shall not be subject to  
35 the limits on maximum size of nonindustrial uses contained in subsection A of this section  
36 above.

37  
38 Section 9. [REDACTED] Section 23.54.015 of the Seattle Municipal  
39 Code, which Section was last amended by Ordinance 119715, [REDACTED] amended as follows:

40 **23.54.015 Required parking.**

41  
42 A. The minimum number of off-street parking spaces required for specific uses  
43 shall be based upon gross floor area, unless otherwise specified, as set forth in Chart A,  
44 except for uses located in downtown zones, which are regulated by Section 23.49.016, and  
45

1 Major Institution uses, which are regulated by Section 23.54.016. (See Chart A for Section  
2 23.54.015.)  
3



**Chart A**  
**for Section 23.54.015**  
**PARKING**

<b>Use</b>	<b>Parking Requirements</b>
Adult care center <sup>1</sup>	1 space for each 10 adults (clients) or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 adults (clients).
Adult family home	1 for each dwelling unit.
Adult motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Adult panoram	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Airport, land-based (waiting area)	1 for each 100 square feet.
Airport, water-based (waiting area)	1 for each 100 square feet.
Animal services	1 for each 350 square feet.
Animal husbandry (retail area only)	1 for each 350 square feet.
Aquaculture (retail area only)	1 for each 350 square feet.
Artist's studio/dwelling	1 for each dwelling unit.
Assisted living facility <sup>2</sup>	1 for each 4 assisted living units plus 1 for each 2 staff members on-site at peak staffing time; plus 1 barrier-free passenger loading and unloading

Automotive parts or accessory sales	space; plus loading berth requirements per Section 23.54.035.
Ball courts	1 for each 350 square feet.
Bed and breakfast	1 per court.
Bowling alley	1 for each dwelling, plus 1 for each 2 guest rooms or suites.
Brewpub	5 for each lane.
Business support services	1 for each 200 square feet.
Business incubators	1 for each 2,000 square feet.
Carwash	1 for each 1,000 square feet.
Caretaker's quarters	1 for each 2,000 square feet.
Cargo terminal	1 for each dwelling unit.
Cemetery	1 for each 2,000 square feet.
Child care center <sup>1,9</sup>	None.
Colleges <sup>1</sup>	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children. A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.

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Commercial laundries	1 for each 2,000 square feet.
Commercial moorage	1 for each 140 lineal feet of moorage.
Communication utilities	1 for each 2,000 square feet.
Community centers <sup>1,2</sup> and community clubs <sup>1,2</sup>	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.
Community centers owned and operated by the Seattle Department of Parks and Recreation (DOPAR) <sup>1,2,3</sup>	1 for each 555 square feet
Congregate residences	1 for each 4 residents.
Construction services	1 for each 2,000 square feet.
Custom and craft work	1 for each 1,000 square feet.
Dance halls (dance floor and table area)	1 for each 100 square feet.
Dry storage of boats	1 for each 2,000 square feet.
Family support centers located in community centers owned and operated by the Seattle DOPAR <sup>3</sup>	1 for each 100 square feet.
Floating homes	1 for each dwelling unit.
Food processing for human consumption	1 for each 1,000 square feet.
Gas station	1 for each 2,000 square feet.
General retail sales and services	1 for each 350 square feet.
Ground-floor businesses in multi-family zones	None, maximum of 10.

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<b>Heavy commercial services</b>	1 for each 2,000 square feet.
<b>Heliports (waiting area)</b>	1 for each 100 square feet.
<b>High-impact uses.</b>	1 for each 1,500 square feet or as determined by the Director
<b>Horticultural uses (retail area only)</b>	1 for each 350 square feet.
<b>Hospitals<sup>1</sup></b>	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees; plus 1 for each 6 beds.
<b>Hotels</b>	1 for each 4 sleeping rooms or suites.
<b>Institute for advanced study<sup>1</sup></b>	1 for each 1,000 square feet of administrative offices and similar spaces; plus 1 for each 10 fixed seats in all auditoria and public assembly rooms; or 1 for each 100 square feet of public assembly area not containing fixed seats
<b>Institutes for advanced study in single-family zones (existing)</b>	3.5 for each 1,000 square feet of office space; plus 10 for each 1,000 square feet of additional building footprint to house and support conference center activities, or 37 for each 1,000 square feet of actual conference rooms to be constructed, whichever is greater
<b>Kenel</b>	1 for each 2,000 square feet

**Use**

**Lecture and meeting hall**

**Major durables, sales, service, and rental**

**Manufacturing, general**

**Manufacturing, heavy**

**Manufacturing, light**

**Marine service station**

**Medical services**

**Miniature golf**

**Mini-warehouse**

**Mobile home park**

**Mortuary services**

**Motels**

**Motion picture studio**

**Motion picture theater**

**Multi-family structures<sup>4</sup> except those listed below**

**Parking Requirements**

1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.

1 for each 2,000 square feet.

1 for each 1,500 square feet.

1 for each 1,500 square feet.

1 for each 1,500 square feet.

1 for each 2,000 square feet.

1 for each 350 square feet.

1 for each 2 holes.

1 for each 30 storage units.

1 for each mobile home.

1 for each 350 square feet.

1 for each sleeping room or suite.

1 for each 1,500 square feet

1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.

**Lots containing 2--10 dwelling units:**

1.1 for each dwelling unit.

**Lots containing 11--30 dwelling units:**

1.15 for each dwelling unit.

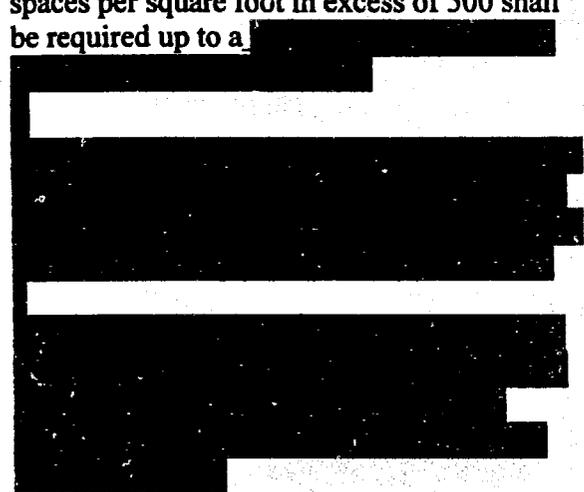
**Lots containing 31--60 dwelling units:**

1.2 for each dwelling unit.

**Lots containing more than 60 dwelling units:**

1.25 for each dwelling unit.

In addition, for all multi-family structures whose average gross floor area per dwelling unit, excluding decks and all portions of a structure shared by multiple dwelling units, exceeds 500 square feet, an additional .0002 spaces per square foot in excess of 500 shall be required up to a



## Use

Multi-family structures containing dwelling units with 2 or more bedrooms, when within the area impacted by the University of Washington as shown on Map A following this section.

Multi-family structures, when within the Alki area as shown on Map B following this section.  
Multi-family structures development, for those ground-related structures within the development with 10 units or fewer  
Multi-family structures for low-income elderly

Multi-family structures for low-income disabled

Multi-family structures: low-income elderly/low-income disabled

Multi-family structures, when within the Seattle Cascade Mixed zone  
Multi-purpose convenience store  
Museum<sup>1</sup>

Non-household sales and services, except sales, service and rental of office equipment  
Nursing homes<sup>6</sup>

Office, administrative  
Office, customer service  
Outdoor storage

Parks  
Participant sports and recreation, indoor, unless otherwise specified  
Participant sports and recreation, outdoor, unless otherwise specified  
Passenger terminals (waiting area)  
Performing arts theater

Personal transportation services  
Playgrounds

## Parking Requirements

1.5 spaces per unit with 2 or more bedrooms. The requirement for units with 3 or more bedrooms contained above shall also apply. All other requirements for units with fewer than 2 bedrooms shall be as contained above.<sup>5</sup>

1.5 spaces per unit.

1 for each dwelling unit.

1 for each 6 dwelling units

1 for each 4 dwelling units.

1 for each 5 dwelling units.

1 for each dwelling unit

1 for each 350 square feet.

1 for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; or 1 for every 10 fixed seats for floor area containing fixed seats; plus 1 space for each 250 square feet of other gross floor area open to the public.

1 for each 2,000 square feet.

1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 for each 6 beds.

1 for each 1,000 square feet.

1 for each 350 square feet.

1 for each 2,000 square feet.

None.

1 for each 350 square feet.

1 for each 350 square feet.

1 for each 100 square feet.

1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.

1 for each 2,000 square feet.

None.

**Use**

Power plants  
Private club<sup>1</sup>

Railroad rights-of-way  
Railroad switchyard  
Railroad switchyard with mechanized hump  
Recreational marinas  
Recycling center  
Recycling collection station  
Religious facility<sup>1</sup>

Research and development laboratory  
Restaurant  
Restaurant, fast-food  
Sale and rental of large boats  
Sale and rental of motorized vehicles  
Sale of boat parts or accessories  
Sale of heating fuel  
Sales, service and rental of commercial equipment  
Sales, service and rental of office equipment  
Salvage yard  
School, private elementary and secondary<sup>1,2</sup>

School, public elementary and secondary<sup>1,2,7</sup>

Sewage treatment plant  
Single-family dwelling units  
Skating rink (rink area)  
Solid waste transfer station  
Specialty food stores  
Spectator sports facility<sup>10</sup>

Sport range  
Swimming pool (water area)  
Taverns

**Parking Requirements**

1 for each 2,000 square feet.  
1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or  
1 for every 8 fixed seats for floor area containing fixed seats; or  
if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.  
None.  
1 for each 2,000 square feet.  
1 for each 2,000 square feet.  
1 for each 75 lineal feet of moorage.  
1 for each 2,000 square feet.  
None.  
1 for each 80 square feet of all auditoria and public assembly rooms.  
1 for each 1,000 square feet.  
1 for each 200 square feet.  
1 for each 100 square feet.  
1 for each 2,000 square feet.  
1 for each 2,000 square feet.  
1 for each 350 square feet.  
1 for each 2,000 square feet.  
1 for each 2,000 square feet.  
1 for each 350 square feet.  
1 for each 2,000 square feet.  
1 for each 80 square feet of all auditoria and public assembly rooms, or if no auditorium or assembly room, 1 for each staff member.  
1 for each 80 square feet of all auditorium or public assembly rooms, or 1 for every 8 fixed seats in auditoria or public assembly rooms, containing fixed seats, for new public schools on a new or existing public school site.  
1 for each 2,000 square feet.  
1 for each dwelling unit  
1 for each 100 square feet.  
1 for each 2,000 square feet.  
1 for each 350 square feet.  
1 for each 10 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats  
1 for each 2 stations.  
1 for each 150 square feet.  
1 for each 200 square feet.

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**Use**

Transit vehicle base  
Universities<sup>8</sup>

**Parking Requirements**

1 for each 2,000 square feet.  
A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.

Utility service uses  
Vehicle repair, major  
Vehicle repair, minor  
Vessel repair, major  
Vessel repair, minor  
Vocational or fine arts school

1 for each 2,000 square feet.  
1 for each 2 faculty and full-time employees; plus 1 for each 5 students (based on the maximum number of students in attendance at any one time).

Warehouse  
Wholesale showroom  
Work-release centers

1 for each 1,500 square feet.  
1 for each 1,500 square feet.  
1 for each 2 full-time staff members; plus 1 for each 5 residents; plus 1 for each vehicle operated in connection with the work-release center.

<sup>1</sup>When permitted in single-family zones as conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122. The Director, in consultation with the Director of Seattle Transportation, may allow adult care and childcare centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.

<sup>2</sup>Indoor gymnasiums shall not be considered ball courts, nor shall they be considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the entire gymnasium shall be one (1) parking space for every eight (8) fixed seats. Each twenty inches (20") of width of bleachers shall be counted as one (1) fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement shall be one (1) space for each 350 square feet. If the gymnasium does not contain bleachers and is in a community center owned and operated by the Department of Parks and Recreation (DOPAR), the parking requirement shall be one (1) space for each five hundred fifty-five (555) square feet.

<sup>3</sup>When family support centers are located within community centers owned and operated by DOPAR, the Director may lower the combined parking requirement by up to a maximum of fifteen percent (15%), pursuant to Section 23.54.020 I.

<sup>4</sup>Parking spaces required for multi-family structures may be provided as tandem spaces according to subsection B of Section 23.54.020.

<sup>5</sup>Bedroom--Any habitable room as defined by the Building Code which, in the determination of the

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Director, is capable of being used as a bedroom.

<sup>6</sup>When specified in single-family zones, Section 23.44.015, the Director may waive some or all of the parking requirements.

<sup>7</sup>For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements shall be determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if any auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Chart A for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is ten percent (10%) or less than that for the existing auditorium or other place of assembly, then no additional parking shall be required.

<sup>8</sup>Development standards departure may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.

<sup>9</sup>Child care facilities, when co-located with assisted living facilities, may count the passenger load/unload space required for the assisted living facility toward its required passenger load/unload parking spaces.

Required parking for spectator sports facilities or exhibition halls must be available when the facility or exhibition hall is in use. A facility shall be considered to be "in use" during the period beginning three (3) hours before [redacted] and ending one (1) hour after a scheduled event is expected to end. For sports events of variable or uncertain duration, the expected event length shall be the average length of the events [redacted] for which the most recent data are available, provided it is within the past five (5) years. During an inaugural season, or for non-recurring events, the best available good faith estimate of event duration will be used. A facility will not be deemed to be "in use" by virtue of the fact that administrative or maintenance personnel are present. The Director may reduce the required parking for any event when projected attendance for a spectator sports facility is certified to be 50% or less of the facility's seating capacity, to an amount not less than that required for the certified projected attendance, at the rate of one space for each ten fixed seats of certified projected attendance. An application for reduction and the certification shall be submitted to the Director at least 15 days prior to the event [redacted] the event is one of a series of similar events, such certification may be submitted for the entire series 15 days prior to the first event in the series. If the Director finds that a certification of projected attendance [redacted] is based on satisfactory evidence such as past attendance at similar events or advance ticket sales, the Director shall, within 15 days of such submittal, notify the facility operator that a reduced parking requirement has been approved, with any conditions deemed appropriate by the Director to ensure adequacy of parking if expected attendance should change. The parking requirement reduction may be applied for only if the goals of the facility's Transportation Management Plan are otherwise being met. The [redacted] parking requirement reduction approval [redacted] during a series, if projected attendance is exceeded.

**Section 10.** A new Chapter 23.74 is added to the Seattle Municipal Code as follows:

**Chapter 23.74  
Stadium Transition Area Overlay District**

**Subchapter I. Establishment of Overlay District.**

**23.74.002. Purpose, Intent and Description of the Overlay District; Rezone Requirement; Rezone Criteria.**

**A. Purpose and Intent**

The purpose of this Chapter is to implement the City's Comprehensive Plan, including the neighborhood plan for the Greater Duwamish Manufacturing/Industrial Center, by establishing a Stadium Transition Area Overlay District for the area shown on Exhibit 23.74.004 A. The Stadium Transition Area centers on large sports facilities and allows uses complementary to them. It is intended to contribute to a safer pedestrian environment for those attending events and permits a mix of uses, supporting the pedestrian-oriented character of the area as well as the surrounding industrial zone, while minimizing conflicts with industrial uses. Within the Overlay District, use provisions and development standards are designed to create a pedestrian connection with downtown; discourage encroachment on nearby industrial uses to the south; and create a pedestrian-friendly streetscape. Allowing a mix of uses, including office development, is intended to encourage redevelopment and to maintain the health and vibrancy of the area during times when the sports facilities are not in operation.

**B. Relationship To Surrounding Activity of Areas Located Within the District.**

The District is an area where stadiums and similar major, regional attractions are located, in which transportation and other infrastructure can support additional development. It is an area surrounded by land with widely varying development patterns and land use characteristics including the mixed use urban development of south Downtown, Pioneer Square, the working waterfront, and the industrial area.

The desired relationship of [REDACTED] is with Pioneer Square and First Avenue, permitting strong pedestrian and transit links to the north.

[REDACTED] should be well-defined edges between the pedestrian activity of the Stadium Transition Area and industrial activity surrounding it. The portion of Fourth Avenue South that is north of Royal Brougham and the main line railroad tracks create a strong edge to the east and should be the eastern boundary. South Holgate Street, the first major cross street to the south of Safeco Field, should be the southern boundary. Boundaries should not be shifted farther into the industrial area.

**C. Rezones resulting in Boundary Changes to the Stadium Transition Overlay Area District**

A rezone pursuant to Chapter 23.34 shall be required to change the established boundaries of the Stadium Transition Area Overlay District. A rezone shall be subject to the provisions of Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions. Areas to be included within the District boundaries shall be compatible with the purpose and intent as stated in this section, and shall either be areas developed as major spectator sports facilities, or areas that meet the criteria for Industrial Commercial zoning and are along preferred pedestrian routes that can provide safe and attractive passage for pedestrians between the stadiums and retail areas and transit service.

**23.74.004. Stadium Transition Area Overlay District established.**

There is established pursuant to Chapter 23.59 of the Seattle Municipal Code, the Stadium Transition Area Overlay District, and the Official Land Use Map, Chapter 23.32, is hereby amended to show such District, as depicted on Exhibit 23.74.004A.



**23.74.006. Application of Regulations.**

Land located within the Stadium Transition Area Overlay District, as shown on Exhibit 23.74.004 A, is subject to the regulations of the underlying zone except as otherwise provided in this [REDACTED]. In the event of a conflict between the provisions of this Chapter and the underlying zone, the provisions of this Chapter apply. Where the provisions of the underlying zone are more restrictive, that is not considered a conflict and compliance with the provisions of the underlying zone is required, except as specifically provided in this Chapter. Where the provisions of this Chapter are more restrictive, compliance with those provisions is required, subject to any departures that may be authorized pursuant to design review under [REDACTED] Section 23.41.012 and [REDACTED] [REDACTED] provisions for nonconforming uses and structures [REDACTED]

**Subchapter II. Uses and Development Standards.**

**23.74.008. Uses.**

Notwithstanding the use provisions of the underlying zone, the following use provisions apply:

- A. The following uses are permitted outright:
  - 1. Medical services;
  - 2. Museums;
  - 3. Community centers;
  - 4. Private clubs;
  - [REDACTED]; and
  - Community clubs.
- B. The following uses are permitted in buildings existing on September 1, 1999:
  - 1. Artist/Studio dwellings
  - 2. Major institutions.
- C. The following uses are prohibited:
  - 1. Heavy manufacturing uses;
  - 2. High impact uses;
  - 3. Salvage and recycling facilities;
  - 4. Solid waste transfer stations;
  - 5. Animal services;
  - 6. Airports, land and water based;
  - 7. Sewage treatment plants;
  - 8. Solid waste incineration facilities;
  - 9. Hospitals;
  - 10. Elementary and secondary schools;
  - 11. Drive-in businesses, except gas stations;
  - 12. Transit vVehicle bBases;

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13. Principal use parking<sup>1</sup>;

~~12.14. Lodging;~~

~~13.15. Colleges<sup>2</sup>, and~~

~~14.16. Universities<sup>2</sup>.~~

1. Parking required for a spectator sports facility or exhibition hall is allowed and shall be permitted to be used for general parking purposes or shared with another such facility to meet its required parking. A spectator sports facility or exhibition hall within the Stadium Transition

Overlay Area District may reserve [REDACTED] parking [REDACTED]

[REDACTED]. Such reserved, non-required, parking is allowed [REDACTED] shall be permitted to be used for general parking purposes, and is exempt from [REDACTED]

[REDACTED]

(a) the parking is owned and operated by the [REDACTED] spectator sports facility or exhibition hall, and

(b) [REDACTED] is reserved for events in the spectator sports facility or exhibition hall, and

(c) the reserved parking is [REDACTED]

south of South Royal Brougham Way, west of 5<sup>th</sup> Avenue South and north of South Atlantic Street.

Parking that [REDACTED] to meet required parking will not be considered reserved parking.

2. Training facilities for industrial trades operated by colleges and universities are permitted.

**23.74.009. Height**

Within the Stadium Transition Area Overlay District, maximum height limits of the underlying zone are not applicable to spectator sports facilities, [REDACTED]

**23.74.010. Development standards.**

A. Within the Stadium Transition Area Overlay District, the following development standards apply to all uses and structures except for spectator sports facilities:

1. Accessory Parking and Outdoor Storage.

a. Accessory parking or outdoor storage on any lot to the side of a structure on that lot shall not exceed sixty feet (60') of street frontage along 1st Avenue

<sup>2</sup>



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South Holgate and any other streets intersecting with 1st Avenue or Occidental Avenue South that may be established between South Holgate Street and Railroad Way South, as depicted in Exhibit 23.74.010A. The lot is developed as a through lot abutting on Occidental Avenue South and on 1st Avenue South, then only that portion of the lot fronting on 1st Avenue or forty (40) feet from the corner of 1st Avenue South and any other street besides Occidental Avenue South will be considered part of the pedestrian environment and be subject to the development standards in this section. Railroad Way South, First Avenue South, South Holgate Street and Occidental Avenue South within the Stadium Transition Overlay District, and all street areas within a forty (40) foot radius of any of those block corners described above are referred to in this section as the pedestrian environment, except that in applying this Section to a through lot abutting on Occidental Avenue South and on 1st Avenue South, Occidental Avenue South is not considered part of the pedestrian environment. Development standards will also apply to any portion of structures or uses that are partially within the pedestrian environment described in this subsection. The area described in this subsection is referred to as the pedestrian environment.

1. Street Façade Requirements.

The following requirements apply to building facades on all streets, hereof, along streets or portions of streets in the pedestrian environment.

1. Minimum Façade Height

Minimum façade height shall be twenty-five (25) feet, but minimum façade heights shall not apply when all portions of the structure are lower than the elevation of the required minimum façade height.

2. Façade Setback Limits.

Within the first twenty-five (25) feet of height measured from sidewalk grade, all building facades, pavilions, must be within the setback area of the site property line for the entire façade length. The setback area shall be measured from the sidewalk grade. The setback area shall be measured from the sidewalk grade. Within the first twenty-five (25) feet of height measured from sidewalk grade, the maximum setback shall be twenty-five (25) feet.

ten (10) feet, and ~~no~~ single setback area that is deeper than two (2) feet shall be wider than twenty (20) feet, measured parallel to the street property line.

~~(b)~~ The façade ~~of the structure~~ shall return to within two (2) feet of the street property line ~~between each setback area~~ for a minimum of ten (10) feet ~~measured parallel to the street property line, between any two setback areas that are deeper than two feet~~

~~For purposes of this subsection 1, balcony railings and other nonstructural features/projections are shall not be considered parts of the façade of the structure.~~

2. Outdoor service areas.

Gas station pumps, service islands, queuing lanes, and other service areas related to fueling are not allowed between any structure and the pedestrian environment area described in this section. Gas station pumps, service islands, queuing lanes, and other service areas related to fueling must be located behind or to the side of a gas station, ~~as viewed from any street in such pedestrian environment and they are not be allowed between any structure or use on the same lot and the pedestrian environment area described in this section.~~

3. Screening and Landscaping.

~~The requirements of SMC Sections 23.50.016, SMC 23.50.034, and SMC 23.50.038, including requirements contingent on location near a commercial zone, apply to all new development uses and structures. Screening requirements in SMC Section 23.50.038 contingent on location near a residential lot shall not apply. In addition the screening and landscaping requirements for outdoors use in subsection 3 and of SMC Section 23.49.076C, D, E and F apply with respect to street property lines abutting the pedestrian environment.~~

to the following uses, where a principal or accessory use is located outdoors: outdoor storage (except for outdoor storage associated with florists and horticultural uses), surface parking, sales and rental of motorized vehicles, towing services, sales and rental of large boats, dry storage of boats, sales, service and rental of commercial equipment and construction materials, heavy commercial services, outdoor participant sports and recreation, wholesale showroom, mini-warehouse, warehouse and outdoor storage, transportation facilities, and utilities (except for utility service uses), and light and general manufacturing.

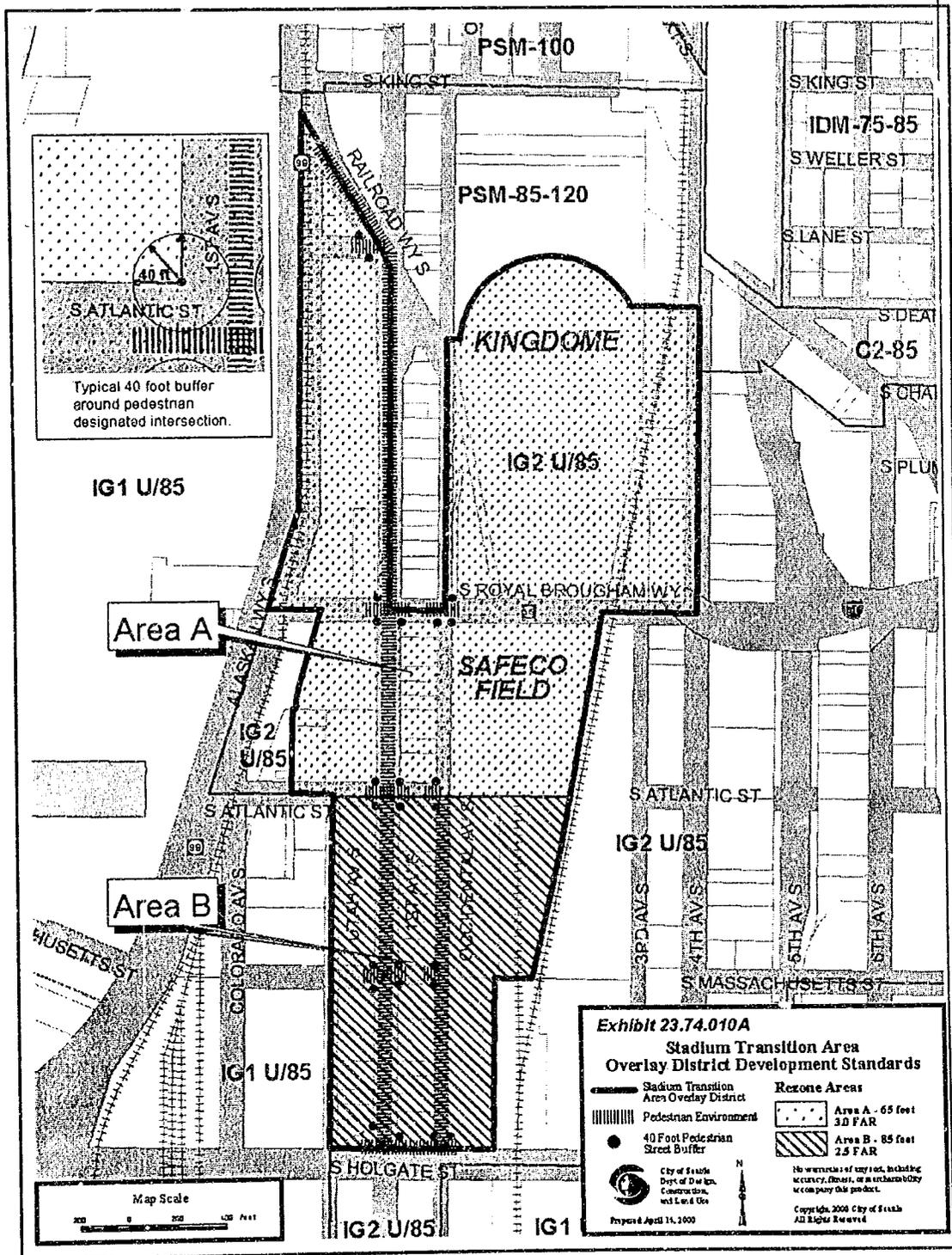
4. Blank ~~façades/ facades~~ and Transparency Requirements.

In addition to the blank façade requirements of ~~SMC Section 23.50.038A(2)~~, the blank façade limits and transparency requirements of ~~SMC Section 23.49.076C, D, E and F~~ shall apply to ~~façades of portions thereof~~

~~streets in the pedestrian environment~~, except that requirements for Class I Pedestrian Streets and Green Streets do not apply.

5. Principal Pedestrian Entrances

A principal ~~pedestrian entrance to a structure having a facade~~ ~~along~~ Railroad Way South, 1st Avenue ~~South~~, or Occidental Avenue South shall be located on Railroad Way South, 1st Avenue ~~South~~, or Occidental Avenue South, respectively. ~~If the structure has facades along both 1st Avenue South and Occidental Avenue South, a principal pedestrian entrance is required only on 1st Avenue South.~~



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**Section 11.** The Downtown Design Guidelines as adopted by Ordinance 119399 are amended by adding the following Section after Page 48:

## Design Guidelines applicable to the Stadium Transition Area Overlay District

The purpose of these guidelines is to ensure an appropriate transition between the industrial-scale development to the south of the Overlay District, which tends to feature large buildings, blank ~~façades-façades~~ and minimal design details, and the rich, finely detailed and distinctive building designs found in the Pioneer Square District to the north. Projects in the Stadium Transition ~~Area~~ Overlay District will be reviewed by the Downtown Design Review Board, using the Design Guidelines applicable to the Stadium Transition Area Overlay District to augment Downtown Design Guidelines.

**Guideline 1:** Development on sites with greater than 360 feet of linear street frontage should be divided into separate buildings or substantially separate components of no greater than approximately 300 feet in width.

### *Considerations:*

- Between buildings or building components, vehicular drives and/or pedestrian walkways are encouraged. Such drives would act to create the perception that these large sites are broken down into more human-scale *blocks*, such as found in the nearby Pioneer Square District.

**Guideline 2:** Bulk and scale of development should be broken down architecturally to respond to the historical development pattern in Pioneer Square – characterized by buildings of approximately 60 to 120 linear feet in width along the street.

### *Considerations:*

- Expression of individual structural bays, different building uses or functions, varying heights of cornice lines or parapet walls, and other techniques, are encouraged to achieve a compatible relationship with nearby historic development patterns.
- In order to provide appropriate transition to historic properties to the north, architectural composition and details compatible with the historical development should be considered.
- In particular, new buildings should be designed with a solid base that grounds the buildings to the streetscape, a distinct middle or body of the building that may often comprise the principal architectural statement, and a strong top or cap to the building that terminates the façades with a distinctive treatment and/or creates an interesting feature in the skyline.

**Guideline 3:** New buildings, and separate components of multi-building or multi-component large developments, should be designed with variety in overall architectural expression and design details.

### *Considerations:*

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- Attention should be paid to the relationships between the new buildings and the design of nearby buildings – with the intent to create harmony yet variety in the streetscape.
- Variety may be achieved by techniques such as varying widths of modules or bays, varying heights of cornice lines and/or parapet walls, varied design expression, and varied design details and/or materials.
- A homogeneous design theme and/or single design expression can exacerbate the appearance of a development's height, bulk and scale. In order to provide greater variety in design and break down the overall height, bulk and scale of large developments, separate components of the development should employ different overall design themes and/or expression.

For uses and structures developed on lots in the area defined in ~~MC Section~~  
23.74.010C, Guideline 4 applies:

**Guideline 4:** The pedestrian experience in the pedestrian environment, as defined in 23.74.010C, should be visually interesting and safe. The Downtown Design Guidelines applying to pedestrian experience, active ~~facades-facades~~ and building entries should be considered in applying this Guideline.

**Section 12.** The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular provisions shall not affect the validity of any other provision.

**Section 13.** The City Council finds that the land use code changes established by this ordinance will protect and promote the health, safety and welfare of the general public and implement the City's Comprehensive Plan, as amended.

**Section 14.** This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_ day of \_\_\_\_\_, 2000, and signed by me in open session in authentication of its passage this \_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
President of the City Council

Approved by me this \_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
Paul Schell, Mayor

Filed by me this \_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
City Clerk

(SEAL)

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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

**AN ORDINANCE** relating to land use, amending Sections 23.41.004, 23.41.006, 23.41.012, 23.50.012, 23.50.014, 23.50.026, 23.50.027, and 23.54.015 of the Seattle Municipal Code; adding a new Chapter 23.74 to the Seattle Municipal Code and amending the Official Land Use Map to establish a Stadium Transition Area Overlay District; and amending the Downtown Design Guidelines to include provisions for that District, implementing the adopted neighborhood plan for the Greater Duwamish Manufacturing/Industrial Center.

WHEREAS, on July 25, 1994, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element; and

WHEREAS, pursuant to that neighborhood planning element, the Greater Duwamish Planning Committee developed a plan for the Duwamish Manufacturing/Industrial Center; and

WHEREAS, the Greater Duwamish Manufacturing/Industrial Center Neighborhood Plan proposed the creation of a Stadium Transition Area Overlay District, and the restriction of some non-industrial uses within the Duwamish Manufacturing/Industrial Center; and

WHEREAS, this ordinance creates a Stadium Transition Area Overlay District, and all the properties located within that area meet the criteria for rezoning to IC and inclusion in the Stadium Transition Area Overlay District; and

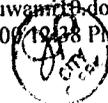
WHEREAS, the City Council encourages innovative proposals to further the City's goals and policies, and if such proposals would require further modification of development standards and/or use provisions, the City Council encourages submission of petitions for changes on properties within the Stadium Transition Area Overlay District; and

WHEREAS, the properties east of Fourth Avenue South known as "Area H" in the proposal for inclusion in the Stadium Transition Area Overlay District do not meet criteria for inclusion in the District but merit additional study for potential rezoning, which should be undertaken by the Executive;

WHEREAS, the City Council finds that the land use code changes established by this ordinance will protect and promote the health, safety and welfare of the general public;

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

**Section 1.** Section 23.41.004 of the Seattle Municipal Code, which Section was last amended by Ordinance 119490, is amended as follows:



**23.41.004 Applicability.**

**A. Design Review Required.**

1. Design review is required for any new multifamily or commercial structure that exceeds SEPA thresholds if the structure:

- a. Is located in one (1) of the following zones:
  - i. Lowrise (L3, L4),
  - ii. Midrise (MR),
  - iii. Highrise (HR),
  - iv. Neighborhood Commercial (NC1, 2, 3), or
  - v. Seattle Cascade Mixed (SCM); or
- b. Is located in a Commercial (C1 or C2) zone, and
  - i. The proposed structure is located within an urban

village area identified in the Seattle Comprehensive Plan, or

ii. The site of the proposed structure abuts or is directly across a street or alley from any lot zoned single-family, or

iii. The proposed structure is located in the area bounded by NE 95<sup>th</sup> Street on the south, NE 145<sup>th</sup> Street on the north, 15th Ave NE on the west, and Lake Washington on the east.

2. Design review is required for all new Major Institution structures that ((which)) exceed SEPA thresholds in the zones listed in subsection A1 of this section, unless the structure is located within a Major Institution Overlay (MIO) District.

3. Downtown(;) design review is required for all new multifamily and commercial structures greater than or equal to the following thresholds:

**DOC 1 and DOC 2 Zones**

Use	Threshold
Nonresidential	50,000 square feet of gross floor area
Residential	20 dwelling units

**DRC, DMC, DMR, DH1, DH2**

Use	Threshold
Nonresidential	20,000 square feet of gross floor area
Residential	20 dwelling units



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4. Design review is required for all new structures exceeding one hundred and twenty (120) feet in width on any single street frontage in the Stadium Transition Area Overlay District, as shown in Exhibit 23.41.006A.

5. New multifamily or commercial structures in the zones listed in subsection A1 of this section, that are subject to SEPA solely as a result of the provisions of ((SMC)) Section 25.05.908, Environmentally ((e))Critical ((a))Areas, are exempt from design review.

B. Design Review – Optional.

1. Design review is optional to any applicant for new multifamily, commercial or Major Institution structures not otherwise subject to this chapter, in the Stadium Transition Area Overlay District and in all multifamily, commercial or downtown zones.

2. An administrative design review process is an option to an applicant for new multifamily, or commercial structures, if the structure would not exceed SEPA thresholds, in the Stadium Transition Area Overlay District and in multifamily, commercial or downtown zones, according to the process described in Section 23.41.016.

\* \* \*

**Section 2.** Existing Exhibit 23.41.006A of Section 23.41.006 of the Seattle Municipal Code, which Section was last amended by Ordinance 118980, is repealed.

**Section 3.** Section 23.41.006 of the Seattle Municipal Code, which Section was last amended by Ordinance 118980, is amended and a new Exhibit 23.41.006A is added, as follows:

**23.41.006 Design Review Districts Map**

For the purposes of design review, the ((e))City shall be divided into seven (7) districts, as depicted on the Design Review Districts Map, Exhibit 23.41.006A.

**Section 4.** Subsection B of SMC Section 23.41.012, which Section was last amended by Ordinance 119837, is further amended as follows:

**23.41.012 Development standard departures.**

\*\*\*

B. Departures may be granted from the following requirements:

1. Structure width and depth limits;
2. Setback requirements;
3. Modulation requirements;
4. SCM zone façade ((façade)) requirements, including transparency and blank façade ((façade)) provisions;
5. Design, location and access to parking requirements;



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6. Open space or common recreation area requirements;
7. Lot coverage limits;
8. Screening and landscaping requirements;
9. Standards for the location and design of nonresidential uses in mixed use buildings;
10. Within Urban Centers, in L3 zones only, the pitched roof of a structure, as provided in Section 23.45.009 C, may incorporate additional height of up to twenty (20) percent of the maximum height permitted, as provided in Section 23.45.009 A, subject to the following limitations:
  - a. A pitched roof may not incorporate the additional height if the structure is on a site abutting or across a street or alley from a single-family residential zone,
  - b. The proposed structure must be compatible with the general development potential anticipated within the zone,
  - c. The additional height must not substantially interfere with views from up-slope properties, and
  - d. No more than one (1) project on one (1) site within each Urban Center may incorporate additional height in the pitched roofs of its structures pursuant to this subsection unless development regulations enacted pursuant to a neighborhood planning process allow other projects to incorporate such additional height;
11. Downtown or Stadium Transition Overlay Area District street façade requirements;
12. Downtown upper-level development standards;
13. Downtown coverage and floor size limits;
14. Downtown maximum wall dimensions;
15. Downtown street level use requirements; and
16. Combined coverage of all rooftop features in downtown zones subject to the limitations in Section 23.49.008 C2.

**Section 5.** Subsection A of Section 23.50.012 of the Seattle Municipal Code, which Section was last amended by Ordinance 119370, is amended as follows:

**23.50.012 Permitted and prohibited uses.**

A. All uses shall be either permitted outright, prohibited or permitted as a conditional use according to Chart A. (See Chart A for Section 23.50.012.)

**Industrial Zone Uses  
Chart A  
For Section 23.50.012**

Uses	Zones				
	IB	IC	IG1 and IG2 (general)	<u>IG1 in the Duwamish M/I Center</u>	<u>IG2 in the Duwamish M/I Center</u>
<b>I. Manufacturing.</b>					
A. Light manufacturing	P	P	P	<u>P</u>	<u>P</u>
B. General manufacturing	P	P	P	<u>P</u>	<u>P</u>
C. Heavy manufacturing	CU	X or CU <sup>1</sup>	P or CU <sup>2</sup>	<u>P</u>	<u>P</u>
<b>II. High-impact Uses.</b>	X	X or CU <sub>3</sub>	X or CU <sup>4</sup>	<u>X or CU<sup>4</sup></u>	<u>X or CU<sup>4</sup></u>
<b>III. Commercial.</b>					
<b>A. Retail sales and service</b>					
1 Personal and household sales and services	P	P	P	<u>P</u>	<u>P</u>
2 Medical services	P/CU <sup>5</sup>	P/CU <sup>5</sup>	P/CU <sup>5</sup>	<u>P/CU<sup>5</sup></u>	<u>P/CU<sup>5</sup></u>
3 Animal services					
a. Animal health services	P	P	P	<u>P</u>	<u>P</u>
b. Kennel	X	P	P	<u>P</u>	<u>P</u>
c. Animal control shelter	P	P	P	<u>P</u>	<u>P</u>
4 Automotive retail sales and service	P	P	P	<u>P</u>	<u>P</u>
5 Marine retail sales and service	P	P	P	<u>P</u>	<u>P</u>
6 Eating and drinking establishment					
a. Fast-food restaurants over 750 square feet	CU	CU	CU	<u>P</u>	<u>P</u>
b. Fast-food restaurants under 750 square feet	P	P	P	<u>P</u>	<u>P</u>
c. Restaurants with or without cocktail	P	P	P	<u>P</u>	<u>P</u>

5 Joyce Kling/Kristian F. Kofoed and Joyce Kling Revision 3

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lounges	P	P	P	<u>P</u>	<u>P</u>
d. Tavern	P	P	P	<u>P</u>	<u>P</u>
e. Brewpub	P	P	P	<u>P</u>	<u>P</u>
7 Lodging	CU	CU	CU	<u>X</u>	<u>X</u>
8 Mortuary service	P	P	P	<u>X</u>	<u>X</u>

**Uses**

**Zones**

III. Commercial (continued).

	IB	IC	IG1 and IG2 (general)	<u>IG1 in the Duwamis h M/I Center</u>	<u>IG2 in the Duwamis h M/I Center</u>
9 Existing cemeteries	P	P	P	<u>P</u>	<u>P</u>
10 New cemeteries	X	X	X	<u>X</u>	<u>X</u>
B. Principal use parking, surface area or garage	P	P	P	<u>X</u>	<u>X</u>
C. Nonhousehold sales and services	P	P	P	<u>P</u>	<u>P</u>
D. Office	P	P	P	<u>P</u>	<u>P</u>
E. Entertainment					
1 Places of public assembly					
a. Performing arts theater	P	P	P	<u>X</u>	<u>X</u>
b. Spectator sports facility	P	P	P	<u>X<sup>6</sup></u>	<u>X<sup>6</sup></u>
c. Lecture and meeting halls	P	P	P	<u>P</u>	<u>P</u>
d. Motion picture theater	P	P	P	<u>X</u>	<u>X</u>
e. Motion picture theater, adult	X	X	X	<u>X</u>	<u>X</u>
f. Adult panorams	X	X	X	<u>X</u>	<u>X</u>
2 Participant sports and recreation					
a. Indoor	P	P	P	<u>X</u>	<u>P</u>
b. Outdoor	P	P	P	<u>X</u>	<u>P</u>
F. Wholesale Showroom	P	P	P	<u>P</u>	<u>P</u>

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Uses	Zones				
G. Mini-warehouse	P	P	P	<u>X</u>	<u>P</u>
H. Warehouse	P	P	P	<u>P</u>	<u>P</u>
I. Outdoor Storage	P	P	P	<u>P</u>	<u>P</u>
III. Commercial (continued).	IB	IC	IG1 and IG2 (general)	<u>IG1 in the Duwamis h M/I Center</u>	<u>IG2 in the Duwamis h M/I Center</u>
J. Transportation Facilities					
1 Personal transportation services	P	P	P	<u>P</u>	<u>P</u>
2 Passenger terminal	P	P	P	<u>P</u>	<u>P</u>
3 Cargo terminal	P	P	P	<u>P</u>	<u>P</u>
4 Transit vehicle base	CU	CU	CU	<u>CU</u>	<u>CU</u>
5 Heliport	CCU	CCU	CCU	<u>CCU</u>	<u>CCU</u>
6 Heliport	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
7 Airport, land-based	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
8 Airport, water-based	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
9 Railroad switchyard	P	P	P	<u>P</u>	<u>P</u>
10 Railroad switch yard with mechanized hump	X	X	CU	<u>CU</u>	<u>CU</u>
K. Food processing and craft work	P	P	P	<u>P</u>	<u>P</u>
L. Research and development laboratory	P	P	P	<u>P</u>	<u>P</u>
IV. Salvage and Recycling.					
A. Recycling collection station	P	P	P	<u>P</u>	<u>P</u>
B. Recycling center	P	P	P	<u>P</u>	<u>P</u>
C. Salvage yard	X	X	P	<u>P</u>	<u>P</u>
V. Utilities.					



A. Utility services use	P	P	P	<u>P</u>	<u>P</u>
B. Major communication utility <sup>((6))7</sup>	CU	CU	CU	<u>CU</u>	<u>CU</u>
C. Minor communication utility <sup>((6))7</sup>	P	P	P	<u>P</u>	<u>P</u>
D. Solid waste transfer station Uses	X	CU	CU	<u>CU</u>	<u>CU</u>
<b>Zones</b>					
V. Utilities (continued)	IB	IC	IG1 and IG2 (general)	<u>IG1 in the Duwamish M/I Center</u>	<u>IG2 in the Duwamish M/I Center</u>
E. Power plant	X	CCU	P	<u>P</u>	<u>P</u>
F. Sewage treatment plant	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
G. Solid waste incineration facility	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
H. Solid waste landfills	X	X	X	<u>X</u>	<u>X</u>
VI. Institutions.					
A. Institute for advanced study	P	P	P	<u>X</u>	<u>X</u>
B. Private clubs	EB	EB	EB	<u>X</u>	<u>X</u>
C. Child care center	P	P	P	<u>P</u>	<u>P</u>
D. Museum	EB	EB	EB	<u>X<sup>8</sup></u>	<u>X<sup>8</sup></u>
E. School, elementary or secondary	EB	EB	EB	<u>X</u>	<u>X</u>
F. College	EB	EB	EB	<u>X<sup>9</sup></u>	<u>X<sup>9</sup></u>
G. Community center	EB	EB	EB	<u>P</u>	<u>P</u>



Uses	Zones				
H. Community club	EB	EB	EB	<u>X</u>	<u>P</u>
I. Vocational or fine arts school	P	P	P	<u>P</u>	<u>P</u>
J. Hospital	EB	EB	CU <sup>(8)</sup> 10	P	P
K. Religious facility	EB	EB	EB	<u>P</u>	<u>P</u>
L. University	EB	EB	EB	<u>X</u> <sup>9</sup>	<u>X</u> <sup>9</sup>
VI. Institutions (continued)	IB	IC	IG1 and IG2 (general)	<u>IG1 in the Duwamish M/I Center</u>	<u>IG2 in the Duwamish M/I Center</u>
M. Major institutions, subject to the provisions of Chapter 23.69	EB	EB	EB	<u>EB</u>	<u>EB</u>
VII. Public Facilities.					
A. Jails	X	X	X	<u>X</u>	<u>X</u>
B. Work-release centers	X	X	X	<u>X</u>	<u>X</u>
C. Other public facilities	P/CCU <sup>11</sup>	P/CCU <sup>11</sup>	P/CCU <sup>11</sup>	<u>P/CCU<sup>11</sup></u>	<u>P/CCU<sup>11</sup></u>
VIII. Park and Pool/Ride Lots.					
A. Park and pool lots	P <sup>(?)</sup> 12	P <sup>(?)</sup> 12	P <sup>(?)</sup> 12	<u>CU</u>	<u>CU</u>
B. Park and ride lots	CU	CU	CU	<u>CU</u>	<u>CU</u>
IX. Residential.					
A. Single-family dwelling units	X	X	X	<u>X</u>	<u>X</u>
B. Multi-family structures	X	X	X	<u>X</u>	<u>X</u>
C. Congregate residences	X	X	X	<u>X</u>	<u>X</u>



D. Adult family homes	X	X	X	<u>X</u>	<u>X</u>
E. Floating homes	X	X	X	<u>X</u>	<u>X</u>
F. Mobile home park	X	X	X	<u>X</u>	<u>X</u>
G. Nursing homes	X	X	X	<u>X</u>	<u>X</u>
H. Artist's studio/dwelling	EB/CU	EB/CU	EB/CU	<u>EB/CU</u>	<u>EB/CU</u>
I. Caretaker's quarters Uses	P	P	P	<u>P</u>	<u>P</u>
IX. Residential (continued).	IB	IC	IG1 and IG2 (general)	<u>IG1 in the Duwamis h M/I Center</u>	<u>IG2 in the Duwamis h M/I Center</u>
J. Residential use except artist's studio/dwelling and caretaker's quarters in a landmark structure or landmark district	CU	CU	CU	<u>CU</u>	<u>CU</u>
X. Open Space.					
A. Parks	P	P	P	<u>P</u>	<u>P</u>
B. Playgrounds	P	P	P	<u>P</u>	<u>P</u>
XI Agricultural Uses					
A. Animal husbandry	X	X	X	<u>X</u>	<u>X</u>
B. Horticultural use	X	X	X	<u>X</u>	<u>X</u>
C. Aquaculture	P	P	P	<u>P</u>	<u>P</u>



P = Permitted  
X = Prohibited  
CU = Administrative conditional use  
CCU = Council conditional use  
EB = Permitted only in a building existing on October 5, 1987.

- 1 The Heavy Manufacturing uses listed in subsection B9 (~~B10~~) of Section 23.50.014 may be permitted as a conditional use. All other Heavy Manufacturing uses are prohibited.
- 2 Heavy Manufacturing uses may be permitted as a conditional use within the Queen Anne Interbay area as provided at subsection C of Section 23.50.014.
- 3 The High-Impact uses listed at subsection B10 of Section 23.50.014 may be permitted as conditional uses.
- 4 High-Impact 1 uses may be permitted as a conditional use as provided at subsection B5 of Section 23.50.014.
- 5 Medical service uses over ten thousand (10,000) square feet, within two thousand five hundred feet (2,500') of a medical Major Institution overlay district boundary, shall require administrative conditional use approval, unless included in an adopted major institution master Plan or located in a Downtown zone. See Section 23.50.014.
- 6 Parking required for a spectator sports facility or exhibition hall is allowed and shall be permitted to be used for general parking purposes or shared with another such facility to meet its required parking. A spectator sports facility or exhibition hall within the Stadium Transition Overlay Area District may reserve parking. Such reserved, non-required, parking is allowed, shall be permitted to be used for general parking purposes, and is exempt from the maximum parking ratio applicable in that Overlay District, if
  - (a) the parking is owned and operated by the owner of the spectator sports facility or exhibition hall, and
  - (b) the parking is reserved for events in the spectator sports facility or exhibition hall, and
  - (c) the reserved parking is outside of the Stadium Transition Overlay Area District, and is south of South Royal Brougham Way, west of 6<sup>th</sup> Avenue South and north of South Atlantic Street.Parking that is provided to meet required parking will not be considered reserved parking.
- ((6)) 7 See Chapter 23.57 for regulation of major and minor communication utilities and accessory communication devices.
- 8 Museums are prohibited except in buildings or structures that are designated City of Seattle landmarks.
- 9 Training facilities for industrial trades operated by colleges and universities are



permitted.

~~(8)~~ Hospitals may be permitted as a conditional use where accessory to a research and development laboratory or an institute for advanced study ~~((as provided by subsection B15 of))~~ pursuant to Section 23.50.014 B15 Conditional Uses.

11 See Section 23.50.012C.

~~((7))~~ Park and pool lots are not permitted within three thousand (3,000) feet of the  
12 ~~((4))~~ Downtown Urban Center.

**Section 6.** Subsection B of Section 23.50.014 of the Seattle Municipal Code, which Section was last amended by Ordinance 118794, is amended as follows:

**23.50.014 Conditional uses.**

\* \* \*

B. Administrative Conditional Uses. The following uses, identified as administrative conditional uses in Chart A, may be permitted by the Director when the provisions of this subsection and subsection A of this section are met.

1. Artist's studio/dwellings in an existing structure may be permitted as a conditional use in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones, except as provided in the Shoreline District, Chapter 23.60, upon showing that the occupant is a bonafide working artist, and subject to the following criteria:

a. Artist's studio/dwellings shall generally be discouraged along arterials such as freeways, state routes and freight lines;

b. Artist's studio/dwellings shall not be allowed in areas where existing industrial uses may cause environmental or safety problems;

c. Artist's studio/dwellings shall not be located where they may restrict or disrupt industrial activity;

d. The nature of the artist's work shall be such that there is a genuine need for the space; and

e. The owner(s) of a building seeking a conditional use for artist's studio/dwellings must sign and record a covenant and equitable servitude, on a form acceptable to the Director, that acknowledges that the owner(s) and occupants of the building accept the industrial character of the neighborhood and agree that existing or permitted industrial uses do not constitute a nuisance or other inappropriate or unlawful use of land. Such covenant and equitable servitude must state that it is binding on the owner(s)' successors, heirs, and assigns, including any lessees of the artist's studio/dwellings.

2. Park-and-pool lots in IG1 and IG2 zones in the Duwamish Manufacturing/Industrial Center, and (P) park-and-ride lots ((may be permitted as a conditional use)) in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones may be permitted as a conditional use according to the following criteria:

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a. The ~~((park and ride))~~ lot shall not create conflict with industrial activity by causing significant additional traffic to circulate through the area;

b. The ~~((park and ride))~~ lot has direct vehicular access to a designated arterial improved to City standards;

c. The ~~((park and ride))~~ lot shall be located on an existing parking area unless no reasonable alternative exists;

d. If the proposed ~~((park and ride))~~ lot is located on a lot containing accessory parking for other uses, there shall be no substantial conflict in the principal operating hours of the ~~((park and ride))~~ lot and the other uses; and

e. The ~~((park and ride))~~ lot is not located within three thousand (3,000) feet of the ~~((d))~~ Downtown Urban Center.

3. Except in the Duwamish Manufacturing/Industrial Center, ((L)) lodging may be permitted as a conditional use in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones according to the following criteria:

a. The use is designed primarily to serve users in the industrial area: and

b. The use is designed and located to minimize conflicts with industrial uses in the area.

4. A residential use not otherwise permitted in the zone may be permitted as a conditional use in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones within a structure designated as a Landmark, pursuant to the Seattle Municipal Code, Chapter 25.12, Landmarks Preservation, or within a structure in a Landmark District, pursuant to the Seattle Municipal Code, Chapters 25.16, Ballard Avenue Landmark District, or Chapter 25.28, Pioneer Square Historical District, subject to the following criteria:

a. The use shall be compatible with the historic or landmark character of the structure. The Director shall request a determination regarding compatibility by the respective Board having jurisdiction over the structure or lot;

b. The residential use shall not restrict or disrupt industrial activity in the zone; and

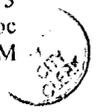
c. The surrounding uses would not be detrimental to occupants of the Landmark structure.

5. High Impact/1 uses may be permitted as a conditional use in General Industrial 1 (IG1), and General Industrial 2 (IG2) zones, according to the following criteria:

a. The lot is located so that large concentrations of people, particularly in residential and commercial areas, are not exposed to unreasonable adverse impacts;

b. A management plan may be required. The Director may determine the level of detail to be disclosed in the plan based on the probable impacts and/or the scale of the effects. Discussion of materials handling and storage, odor control, transportation and other factors may be required.

6. A new railroad switchyard with a mechanized hump, or the expansion of such a use beyond the lot occupied at the date of adoption of the ordinance codified in this section may be permitted as a conditional use in General Industrial 1 (IG1) and General Industrial 2 (IG2) zones, according to the following criteria:



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a. The lot is located so that large concentrations of people, particularly in residential and commercial areas, are not exposed to unreasonable adverse impacts;

b. Measures to minimize the impacts of noise, light and glare, and other measures to insure the compatibility of the use with the surrounding area and to mitigate adverse impacts shall be incorporated into the design and operation of the facility.

7. Solid waste transfer stations may be permitted as a conditional use in General Industrial 1 (IG1), General Industrial 2 (IG2) and Industrial Commercial (IC) zones according to the following criteria:

a. Measures to minimize potential odor emissions and airborne pollutants shall be determined in consultation with the Puget Sound Air Pollution Control Agency (PSAPCA). These measures shall be incorporated into the design and operation of the facility;

b. Measures to maximize control of rodents, birds and other vectors shall be determined in consultation with the Seattle/King County Department of Public Health. These measures shall be incorporated into the design and operation of the facility;

c. A transportation plan may be required. The Director shall determine the level of detail to be disclosed in the plan such as estimated trip generation, access routes and surrounding area traffic counts, based on the probable impacts and/or scale of the proposed facility; and

d. Measures to minimize other impacts are incorporated into the design and operation of the facility.

8. Heavy Manufacturing uses may be permitted in the Industrial Buffer (IB) zone as a conditional use according to the following criteria:

a. The use shall be located within an enclosed building except for shipbuilding;

b. The hours of operation for all processes creating any adverse impacts on residentially or commercially zoned land may be limited;

c. Truck and service traffic associated with the heavy manufacturing use shall be directed away from streets serving lots in nonindustrial zones;

d. The infrastructure of the area shall be capable of accommodating the traffic generated by the proposed use; and

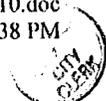
e. The use shall not produce sustained or recurrent vibrations exceeding 0.002 g acceleration as measured on lots in nonindustrial zones.

9. The Heavy Manufacturing uses listed in subsection 9a below may be permitted in the Industrial Commercial (IC) zone as a conditional use according to criteria contained in subsection 9b.

a. Uses.

(1) Mass production of commercial or recreational vessels of any size and the production of vessels up to one hundred and twenty (120) feet in length, constructed to individual specifications; and

(2) Manufacturing of electrical components, such as semiconductors and circuit boards, using chemical processes such as etching or metal coating; and



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(3) Production of industrial organic and inorganic chemicals, and soaps and detergents.

b. Criteria.

(1) Except for shipbuilding, the use shall be located within an enclosed building;

(2) The hours of operation for all processes creating any impacts on residentially or commercially zoned land may be limited;

(3) Truck and service traffic associated with the heavy manufacturing use shall be directed away from streets serving lots in nonindustrial zones;

(4) The infrastructure of the area shall be capable of accommodating the traffic generated by the proposed use;

(5) The use shall not produce sustained or recurrent vibrations exceeding 0.002g acceleration as measured on lots in nonindustrial zones;

(6) The finished product as packaged for sale or distribution shall be in such a form that product handling and shipment does not constitute a significant public health risk; and

(7) The nature of the materials produced and/or the scale of manufacturing operations may be limited in order to minimize the degree and severity of risks to public health and safety.

10. The High Impact uses listed in subsection 10a below may be permitted as conditional uses in the Industrial Commercial (IC) zone according to the criteria contained in subsection 10b below.

a. Uses.

(1) The manufacture of Group A hazardous materials, except Class A or B explosives; and

(2) The manufacture of Group B hazardous materials, when the hazardous materials are present in quantities greater than two thousand five hundred (2,500) pounds of solids, two hundred seventy-five (275) gallons of liquids, or one thousand (1,000) cubic feet of gas at any time.

b. Criteria.

(1) The lot is located so that large concentrations of people, particularly in residential and commercial areas, are not exposed to unreasonable adverse impacts;

(2) A management plan may be required. The Director may determine the level of detail to be disclosed in the plan based on the probable impacts and/or the scale of the effects. Discussion of materials handling and storage, odor control, transportation and other factors may be required;

(3) The finished product as packaged for sale or distribution shall be in such a form that product handling and shipment does not constitute a significant public health risk; and

(4) The nature of the materials produced and/or the scale of manufacturing operations may be limited in order to minimize the degree and severity of risks to public health and safety.

11. Fast-food restaurants ~~that~~ ~~((which))~~ have a gross floor area greater than seven hundred fifty (750) square feet are identified as heavy traffic generators and, where not permitted outright, may be permitted as a conditional use in the General Industrial



1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones according to the following criteria:

- a. The Director may require that the applicant prepare an analysis of traffic, circulation, and parking impacts and demonstrate that the use will not:
  - (1) Cause significant additional traffic to circulate through nearby residential neighborhoods,
  - (2) Disrupt the pedestrian flow of an area by significantly increasing the potential for pedestrian-vehicle conflicts,
  - (3) Create traffic or access problems which may require the expenditure of City funds to mitigate,
  - (4) Interfere with peak-hour transit operations by causing auto traffic to cross a designated high-occupancy vehicle lane adjacent to the lot, or
  - (5) Cause cars waiting to use the facility to queue across the sidewalk or onto the street;

- b. Appropriate litter-control measures are provided.

12. Transit vehicle bases may be permitted as a conditional use in the General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones according to the following criteria:

- a. The amount of industrial land occupied by the facility shall be minimized. To avoid disruption of the industrial function of the area, the presence of the facility shall not obstruct the operation or likely expansion of existing industrial uses;

- b. The location of the facility shall not result in significant displacement of viable industrial uses or support activities;

- c. The amount of land occupied by the facility that has access to industrial shorelines or major rail facilities shall be minimized; and

- d. A transportation plan may be required to prevent conflicts with nearby industrial uses. The Director shall determine the level of detail to be disclosed in the plan based on the probable impacts and/or scale of the proposed facility.

13. Development of a medical service use over ten thousand (10,000) square feet, outside but within two thousand five hundred feet (2,500') of a medical Major Institution overlay district boundary, shall be subject to administrative conditional use approval, unless included in an adopted master plan. In making a determination whether to approve or deny medical service use, the Director shall determine whether an adequate supply of industrially zoned land will continue to exist. The following factors shall be used in making this determination:

- a. Whether the amount of medical service use development existing and proposed in the vicinity would reduce the current viability or significantly impact the longer-term potential of the manufacturing or heavy commercial character of the industrial area; and

- b. Whether medical service use development would displace existing manufacturing or heavy commercial uses or usurp vacant land, in areas with parcels particularly suited for manufacturing or heavy commercial uses.

14. A nonconforming use may be converted by an administrative conditional use authorization to a use not otherwise permitted in the zone based on the following factors:



a. New uses shall be limited to those first permitted in the next more intensive zone;

b. The Director shall evaluate the relative impacts of size, parking, traffic, light, glare, noise, odor and similar impacts of the two (2) uses, and how these impacts could be mitigated;

c. The Director must find that the new nonconforming use is no more detrimental to property in the zone and vicinity than the existing nonconforming use.

15. An accessory hospital facility may be permitted as a conditional use according to the following criteria:

a. The hospital facility is an integral element of a research and development laboratory or an institute for advanced study to which it is accessory; and

b. The hospital use shall not be allowed in areas where industrial activity may adversely affect hospital activity.

**Section 7.** Subsection A of SMC Section 23.50.026, which Section was adopted by Ordinance 113658, is amended as follows:

**23.50.026 Structure height in IC zones**

A. Except for the provisions of Section 23.50.020, and except as may be otherwise provided in this title for any overlay district, the maximum structure height for all uses shall be thirty (30) feet, forty-five (45) feet, sixty-five (65) feet, ~~((or))~~ eighty-five (85) feet, or one hundred twenty-five (125) feet, as designated on the Official Land Use Map, Chapter 23.32. Only areas in the Stadium Transition Area Overlay District abutting the PSM 85/120 zone may be designated for a height limit of one hundred twenty-five (125) feet.

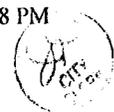
**Section 8.** Section 23.50.027 of the Seattle Municipal Code, which Section was last amended by Ordinance 119370, is amended as follows:

**23.50.027 Maximum size of nonindustrial use.**

A. Applicability.

1. Except as provided in subsections B, C, and D of this section below, the maximum size of use limits specified in Chart A or Chart B of this section shall apply to uses on a lot, and the total gross floor area occupied by uses limited under Chart A or Chart B of this section shall not exceed an area equal to the area of the lot in an IG1 zone, or two and one-half (2.5) times the area of the lot in an IG2, IB or IC zone, or three (3) times the lot area in IC zones in the South Lake Union Planning Area, as identified in Exhibit 23.50.028 A, with sixty-five (65) foot or eighty-five (85) foot height limits. The size of use limits apply to principal and accessory uses on a lot. The limits shall be applied separately to ~~((the two (2)))~~ each category ~~((ies))~~ of use listed in Chart A or Chart B of this section.

2. The maximum size of use limits shall not apply to the area identified in Exhibit 23.50.027 A, provided that no single retail establishment shall exceed fifty thousand (50,000) square feet in size.



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**CHART A**

**INDUSTRIAL ZONES  
(Except those covered by**

**Chart B)**

**Categories of Uses  
Subject to Size of  
Use Limits**

Retail sales and service  
or entertainment except  
spectator sports facilities

Office

IG1	IG2 and IB	IC
30,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.
50,000 sq. ft.	100,000 sq. ft.	N.M.S.L.

N.M.S.L. = No Maximum Size Limits

**CHART B**

**GENERAL INDUSTRIAL ZONES  
WITHIN DUWAMISH M/I CENTER**

**Categories of Uses  
Subject to Size of  
Use Limits**

Office uses

Retail sales and service  
(except for restaurants,  
fast-food restaurants over  
750 sq. ft., taverns and  
brew pubs)

Restaurants and fast-food  
restaurants over 750/sq. ft.

Taverns and brew pubs\*

Meeting Halls

<u>IG1</u>	<u>IG2</u>
<u>50,000 sq. ft.</u>	<u>100,000 sq. ft.</u>
<u>25,000 sq. ft.</u>	<u>50,000 sq. ft.</u>
<u>5,000 sq. ft.</u>	<u>5,000 sq. ft.</u>
<u>3,000 sq. ft.</u>	<u>3,000 sq. ft.</u>
<u>N.M.S.L.</u>	<u>5,000 sq. ft.</u>

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N.M.S.L. = No Maximum Size Limits

\* The maximum size limit for brew pubs applies to that portion of the pub that is not used for brewing purposes.

B. The following exceptions to the maximum size of use limits in Chart A are allowed for a structure existing as of April 3, 1995; and the following exceptions to maximum size of use limits in Chart B are allowed for a structure existing as of September 1, 1999 in the Duwamish Manufacturing/Industrial Center:

1. A use legally established as of April 3, 1995 that ((which)) already exceeds the maximum size of use limits listed in Chart A may continue; and uses legally established as of September 1, 1999 that then exceeded the maximum size of use limits listed in Chart B may continue.

2. The gross floor area of a use listed in Chart A and legally established as of April 3, 1995 may be converted to another category of use listed in Chart A provided that the combined gross floor area devoted to uses listed in Chart A does not exceed the total gross floor area of such uses legally established as of April 3, 1995; and the gross floor area of a use listed in Chart B and legally established as of September 1, 1999 may be converted to another category of use listed in Chart B provided that the combined gross floor area devoted to uses listed in Chart B does not exceed the total gross floor area of such uses legally established as of September 1, 1999.

3. If fifty (50) percent or more of the gross floor area of the structure has been legally established as of April 3, 1995 with a use or uses listed in Chart A, those categories of uses may exceed the size of use limits as follows:

a. Uses listed in Chart A may expand within and occupy the entire structure.

b. The structure may be expanded by up to the following amounts and the use or uses may be permitted to expand within and occupy the entire structure:

(1) IG1 Zone: Twenty (20) percent of the existing structure's gross floor area or ten thousand (10,000) square feet, whichever is less.

(2) IG2, IB and IC Zones: Twenty (20) percent of the existing structure's gross floor area or twenty thousand (20,000) square feet, whichever is less.

4. If fifty (50) percent or more of the gross floor area of the structure has been legally established as of September 1, 1999 with a use or uses listed in Chart B, those categories of uses may exceed the size of use limits as follows:

a. Uses listed in Chart B may expand within and occupy the entire structure.

b. The structure may be expanded by up to the following amounts and the use or uses may be permitted to expand within and occupy the entire structure:

(1) IG1 Zone: Twenty (20) percent of the existing structure's gross floor area or ten thousand (10,000) square feet, whichever is less.



(2) IG2 Zone: Twenty (20) percent of the existing structure's gross floor area or twenty thousand (20,000) square feet, whichever is less.

C. Special Exception for Office Use in All Industrial Zones.

1. The Director may permit an office use to exceed the size of use limits as a special exception pursuant to Chapter 23.76, Master Use Permits and Council Land Use Decisions, provided that the total gross floor area devoted to the uses limited in Chart A or Chart B, as applicable, shall not exceed an area equal to the area of the lot in an IG1 zone or two and one-half (2.5) times the area of the lot in an IG2 or IB zone. Such an exception may be considered only if:

a. The office is on the same lot as, and accessory to, a permitted use not listed in Chart A or Chart B, as applicable; or

b. The office is a principal use on the same lot as, or on another lot within one (1) mile ((distance)) of, a permitted use not listed in Chart A or Chart B, as applicable, and is directly related to and supportive of that use.

2. The Director shall use the following characteristics to determine whether to approve, approve with conditions or deny a special exception:

a. Characteristics that make a lot more appropriate for office uses are:

(1) The presence of well-defined boundaries, buffers, edge conditions or circulation patterns which separate office uses from industrial activity;

(2) The likelihood that the proposed use will provide or encourage improvements that will directly support industrial activity in the area;

(3) The likelihood that the proposed use, because of its type, size and location, will operate without substantial conflicts with the industrial function of the area;

(4) A sufficiently large industrial area such that the proposed use would not undermine the area's industrial character.

b. Characteristics that make a lot less appropriate for office uses are:

(1) The presence of heavy industrial uses which would conflict with office use;

(2) The presence of any special features, such as access to the water, rail and the regional highway systems, which make the land especially well-suited to industrial use.

D. Covered rooftop recreational space of a building existing as of December 31, 1998, when complying with the provisions of Section 23.50.012 D, shall not be subject to the limits on maximum size of nonindustrial uses contained in subsection A of this section above.

**Section 9.** Subsection A and Chart A of Section 23.54.015 of the Seattle Municipal Code, which Section was last amended by Ordinance 119715, are amended as follows:



**23.54.015 Required parking.**

A. The minimum number of off-street parking spaces required for specific uses shall be based upon gross floor area, unless otherwise specified, as set forth in Chart A, except for uses located in downtown zones, which are regulated by Section 23.49.016, and Major Institution uses, which are regulated by Section 23.54.016. (See Chart A for Section 23.54.015.)

Minimum parking requirements for uses in the Stadium Transition Area Overlay District to which a maximum parking ratio applies shall be reduced to the extent necessary, if any, to allow compliance with the maximum parking ratio as it applies to all such uses on the same lot.

If floor area of a use for which parking is required is added to a lot for which one or more minimum parking ratios has been reduced under the previous sentence, or if the floor area of any such existing uses on such a lot are modified, or both, then any reductions in minimum required parking ratios shall be adjusted so that the total of all reductions in required parking for uses on that lot is the amount necessary to permit compliance with the applicable maximum parking ratio.

**Chart A  
for Section 23.54.015  
PARKING**

<b>Use</b>	<b>Parking Requirements</b>
Adult care center <sup>1</sup>	1 space for each 10 adults (clients) or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 adults (clients).
Adult family home	1 for each dwelling unit.
Adult motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Adult panoram	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Airport, land-based (waiting area)	1 for each 100 square feet.
Airport, water-based (waiting area)	1 for each 100 square feet.
Animal services	1 for each 350 square feet.
Animal husbandry (retail area only)	1 for each 350 square feet.
Aquaculture (retail area only)	1 for each 350 square feet.
Artist's studio/dwelling	1 for each dwelling unit.
Assisted living facility <sup>2</sup>	1 for each 4 assisted living units plus 1 for each 2 staff members on-site at peak staffing time; plus 1 barrier-free passenger loading and unloading space; plus loading berth



Automotive parts or accessory sales	requirements per Section 23.54.035. 1 for each 350 square feet.
Ball courts	1 per court.
Bed and breakfast	1 for each dwelling, plus 1 for each 2 guest rooms or suites.
Bowling alley	5 for each lane.
Brewpub	1 for each 200 square feet.
Business support services	1 for each 2,000 square feet.
Business incubators	1 for each 1,000 square feet.
Carwash	1 for each 2,000 square feet.
Caretaker's quarters	1 for each dwelling unit.
Cargo terminal	1 for each 2,000 square feet.
Cemetery	None.
Child care center <sup>1,9</sup>	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children.
Colleges <sup>1</sup>	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.

**Use**

Commercial laundries  
 Commercial moorage  
 Communication utilities  
 Community centers<sup>1,2</sup> and  
 community clubs<sup>1,2</sup>

Community centers owned and operated by the Seattle Department of Parks and Recreation (DOPAR)<sup>1,2,3</sup>  
 Congregate residences  
 Construction services  
 Custom and craft work  
 Dance halls (dance floor and table area)  
 Dry storage of boats  
 Family support centers located in community centers owned and operated by the Seattle DOPAR<sup>3</sup>

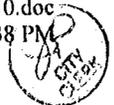
**Parking Requirements**

1 for each 2,000 square feet.  
 1 for each 140 lineal feet of moorage.  
 1 for each 2,000 square feet.  
 1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.  
 1 for each 555 square feet  
  
 1 for each 4 residents.  
 1 for each 2,000 square feet.  
 1 for each 1,000 square feet.  
 1 for each 100 square feet.  
 1 for each 2,000 square feet.  
 1 for each 100 square feet.

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Floating homes	1 for each dwelling unit.
Food processing for human consumption	1 for each 1,000 square feet.
Gas station	1 for each 2,000 square feet.
General retail sales and services	1 for each 350 square feet.
Ground-floor businesses in multi-family zones	None, maximum of 10.
Heavy commercial services	1 for each 2,000 square feet.
Heliports (waiting area)	1 for each 100 square feet.
High-impact uses.	1 for each 1,500 square feet or as determined by the Director
Horticultural uses (retail area only)	1 for each 350 square feet.
Hospitals <sup>1</sup>	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees; plus 1 for each 6 beds.
Hotels	1 for each 4 sleeping rooms or suites.
Institute for advanced study <sup>1</sup>	1 for each 1,000 square feet of administrative offices and similar spaces; plus 1 for each 10 fixed seats in all auditoria and public assembly rooms; or 1 for each 100 square feet of public assembly area not containing fixed seats.
Institutes for advanced study in single-family zones (existing)	3.5 for each 1,000 square feet of office space; plus 10 for each 1,000 square feet of additional building footprint to house and support conference center activities, or 37 for each 1,000 square feet of actual conference rooms to be constructed, whichever is greater
Kennel	1 for each 2,000 square feet
<b>Use</b>	<b>Parking Requirements</b>
Lecture and meeting hall	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Major durables, sales, service, and rental	1 for each 2,000 square feet.
Manufacturing, general	1 for each 1,500 square feet.
Manufacturing, heavy	1 for each 1,500 square feet.
Manufacturing, light	1 for each 1,500 square feet.
Marine service station	1 for each 2,000 square feet.
Medical services	1 for each 350 square feet.
Miniature golf	1 for each 2 holes.
Mini-warehouse	1 for each 30 storage units.
Mobile home park	1 for each mobile home.
Mortuary services	1 for each 350 square feet.
Motels	1 for each sleeping room or suite.
Motion picture studio	1 for each 1,500 square feet
Motion picture theater	1 for each 8 fixed seats or 1 for each 100



Multi-family structures<sup>4</sup> except those listed below

square feet of spectator assembly area not containing fixed seats.

Lots containing 2--10 dwelling units:

1.1 for each dwelling unit.

Lots containing 11--30 dwelling units:

1.15 for each dwelling unit.

Lots containing 31--60 dwelling units:

1.2 for each dwelling unit.

Lots containing more than 60 dwelling units:

1.25 for each dwelling unit.

In addition, for all multi-family structures whose average gross floor area per dwelling unit, excluding decks and all portions of a structure shared by multiple dwelling units, exceeds 500 square feet, an additional .0002 spaces per square foot in excess of 500 shall be required up to a maximum additional .15 spaces per dwelling unit; and

When at least 50 percent of the dwelling units in a multi-family structure have 3 bedrooms, an additional .25 spaces per bedroom for each unit with 3 bedrooms shall be required; and

Any multi-family structure which contains a dwelling unit with 4 or more bedrooms shall be required to provide an additional .25 spaces per bedroom for each unit with 4 or more bedrooms.<sup>5</sup>

## Use

Multi-family structures containing dwelling units with 2 or more bedrooms, when within the area impacted by the University of Washington as shown on Map A following this section.

Multi-family structures, when within the Alki area as shown on Map B following this section.

Multi-family structures development, for those ground-related structures within the development with 10 units or fewer

## Parking Requirements

1.5 spaces per unit with 2 or more bedrooms. The requirement for units with 3 or more bedrooms contained above shall also apply.

All other requirements for units with fewer than 2 bedrooms shall be as contained above.<sup>5</sup>

1.5 spaces per unit.

1 for each dwelling unit.



Multi-family structures for low-income elderly	1 for each 6 dwelling units
Multi-family structures for low-income disabled	1 for each 4 dwelling units.
Multi-family structures: low-income elderly/low-income disabled	1 for each 5 dwelling units.
Multi-family structures, when within the Seattle Cascade Mixed zone	1 for each dwelling unit
Multi-purpose convenience store	1 for each 350 square feet.
Museum <sup>1</sup>	1 for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; or 1 for every 10 fixed seats for floor area containing fixed seats; plus 1 space for each 250 square feet of other gross floor area open to the public.
Non-household sales and services, except sales, service and rental of office equipment	1 for each 2,000 square feet.
Nursing homes <sup>6</sup>	1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 for each 6 beds.
Office, administrative	1 for each 1,000 square feet.
Office, customer service	1 for each 350 square feet.
Outdoor storage	1 for each 2,000 square feet.
Parks	None.
Participant sports and recreation, indoor, unless otherwise specified	1 for each 350 square feet.
Participant sports and recreation, outdoor, unless otherwise specified	1 for each 350 square feet.
Passenger terminals (waiting area)	1 for each 100 square feet.
Performing arts theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Personal transportation services	1 for each 2,000 square feet.
Playgrounds	None.
<b>Use</b>	<b>Parking Requirements</b>
Power plants	1 for each 2,000 square feet.
Private club <sup>1</sup>	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 for each

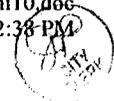


Railroad rights-of-way	350 square feet, excluding ball courts.
Railroad switchyard	None.
Railroad switchyard with mechanized hump	1 for each 2,000 square feet.
Recreational marinas	1 for each 2,000 square feet.
Recycling center	1 for each 75 linear feet of moorage.
Recycling collection station	1 for each 2,000 square feet.
Religious facility <sup>1</sup>	None.
Research and development laboratory	1 for each 80 square feet of all auditoria and public assembly rooms.
Restaurant	1 for each 2,000 square feet.
Restaurant, fast-food	1 for each 200 square feet.
Sale and rental of large boats	1 for each 100 square feet.
Sale and rental of motorized vehicles	1 for each 2,000 square feet.
Sale of boat parts or accessories	1 for each 2,000 square feet.
Sale of heating fuel	1 for each 350 square feet.
Sales, service and rental of commercial equipment	1 for each 2,000 square feet.
Sales, service and rental of office equipment	1 for each 350 square feet.
Salvage yard	1 for each 2,000 square feet.
School, private elementary and secondary <sup>1,2</sup>	1 for each 80 square feet of all auditoria and public assembly rooms, or if no auditorium or assembly room, 1 for each staff member.
School, public elementary and secondary <sup>1,2,7</sup>	1 for each 80 square feet of all auditorium or public assembly rooms, or 1 for every 8 fixed seats in auditoria or public assembly rooms, containing fixed seats, for new public schools on a new or existing public school site.
Sewage treatment plant	1 for each 2,000 square feet.
Single-family dwelling units	1 for each 2,000 square feet.
Skating rink (rink area)	1 for each dwelling unit
Solid waste transfer station	1 for each 100 square feet.
Specialty food stores	1 for each 2,000 square feet.
Spectator sports facility <sup>10</sup>	1 for each 350 square feet.
Sport range	1 for each 10 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats
Swimming pool (water area)	1 for each 2 stations.
Taverns	1 for each 150 square feet.
Use	1 for each 200 square feet.
Transit vehicle base	
Universities <sup>8</sup>	

**Parking Requirements**

1 for each 2,000 square feet.  
A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for

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Utility service uses  
 Vehicle repair, major  
 Vehicle repair, minor  
 Vessel repair, major  
 Vessel repair, minor  
 Vocational or fine arts school

each 100 square feet of spectator assembly area in outdoor spectator sports facilities.  
 1 for each 2,000 square feet.  
 1 for each 2 faculty and full-time employees; plus 1 for each 5 students (based on the maximum number of students in attendance at any one time).  
 1 for each 1,500 square feet.  
 1 for each 1,500 square feet.  
 1 for each 2 full-time staff members; plus 1 for each 5 residents; plus 1 for each vehicle operated in connection with the work-release center.

Warehouse  
 Wholesale showroom  
 Work-release centers

<sup>1</sup>When permitted in single-family zones as conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122. The Director, in consultation with the Director of Seattle Transportation, may allow adult care and childcare centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.

<sup>2</sup>Indoor gymnasiums shall not be considered ball courts, nor shall they be considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the entire gymnasium shall be one (1) parking space for every eight (8) fixed seats. Each twenty inches (20") of width of bleachers shall be counted as one (1) fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement shall be one (1) space for each 350 square feet. If the gymnasium does not contain bleachers and is in a community center owned and operated by the Department of Parks and Recreation (DOPAR), the parking requirement shall be one (1) space for each five hundred fifty-five (555) square feet.

<sup>3</sup>When family support centers are located within community centers owned and operated by DOPAR, the Director may lower the combined parking requirement by up to a maximum of fifteen percent (15%), pursuant to Section 23.54.020 I.

<sup>4</sup>Parking spaces required for multi-family structures may be provided as tandem spaces according to subsection B of Section 23.54.020.

<sup>5</sup>Bedroom--Any habitable room as defined by the Building Code which, in the determination



of the Director, is capable of being used as a bedroom.

<sup>6</sup>When specified in single-family zones, Section 23.44.015, the Director may waive some or all of the parking requirements.

<sup>7</sup>For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements shall be determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if any auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Chart A for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is ten percent (10%) or less than that for the existing auditorium or other place of assembly, then no additional parking shall be required.

<sup>8</sup> Development standards departure may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.

<sup>9</sup> Child care facilities, when co-located with assisted living facilities, may count the passenger load/unload space required for the assisted living facility toward its required passenger load/unload parking spaces.

<sup>10</sup> Required parking for spectator sports facilities or exhibition halls must be available when the facility or exhibition hall is in use. A facility shall be considered to be "in use" during the period beginning three (3) hours before an event is scheduled to begin and ending one (1) hour after a scheduled event is expected to end. For sports events of variable or uncertain duration, the expected event length shall be the average length of the events of the same type for which the most recent data are available, provided it is within the past five (5) years. During an inaugural season, or for non-recurring events, the best available good faith estimate of event duration will be used. A facility will not be deemed to be "in use" by virtue of the fact that administrative or maintenance personnel are present. The Director may reduce the required parking for any event when projected attendance for a spectator sports facility is certified to be 50% or less of the facility's seating capacity, to an amount not less than that required for the certified projected attendance, at the rate of one space for each ten fixed seats of certified projected attendance. An application for reduction and the certification shall be submitted to the Director at least 15 days prior to the event. When the event is one of a series of similar events, such certification may be submitted for the entire series 15 days prior to the first event in the series. If the Director finds that a certification of projected attendance of 50% or less of the seating capacity is based on satisfactory evidence such as past attendance at similar events or advance ticket sales, the Director shall, within 15 days of such submittal, notify the facility operator that a reduced parking requirement has been approved, with any conditions deemed appropriate by the Director to ensure adequacy of parking if expected attendance should change. The parking requirement reduction may be applied for only if the goals of the facility's Transportation Management Plan are otherwise being met. The Director may revoke or modify a parking requirement reduction approval during a series, if projected attendance is exceeded.

**Section 10.** A new Chapter 23.74 is added to the Seattle Municipal Code as follows:

**Chapter 23.74  
Stadium Transition Area Overlay District**

**Subchapter I. Establishment of Overlay District.**

**23.74.002. Purpose, Intent and Description of the Overlay District; Rezone Requirement; Rezone Criteria.**

**A. Purpose and Intent**

The purpose of this Chapter is to implement the City's Comprehensive Plan, including the neighborhood plan for the Greater Duwamish Manufacturing/Industrial Center, by establishing a Stadium Transition Area Overlay District for the area shown on Exhibit 23.74.004 A. The Stadium Transition Area centers on large sports facilities and allows uses complementary to them. It is intended to contribute to a safer pedestrian environment for those attending events and permits a mix of uses, supporting the pedestrian-oriented character of the area as well as the surrounding industrial zone, while minimizing conflicts with industrial uses. Within the Overlay District, use provisions and development standards are designed to create a pedestrian connection with downtown; discourage encroachment on nearby industrial uses to the south; and create a pedestrian-friendly streetscape. Allowing a mix of uses, including office development, is intended to encourage redevelopment and to maintain the health and vibrancy of the area during times when the sports facilities are not in operation.

**B. Relationship To Surrounding Activity of Areas Located Within the District.**

The District is an area where stadiums and similar major, regional attractions are located, in which transportation and other infrastructure can support additional development. It is an area surrounded by land with widely varying development patterns and land use characteristics including the mixed use urban development of south Downtown, Pioneer Square, the working waterfront, and the industrial area.

The desired relationship of the Stadium Transition Area is with Pioneer Square and First Avenue, permitting strong pedestrian and transit links to the north. There should be well-defined edges between the pedestrian activity of the Stadium Transition Area and industrial activity surrounding it. The portion of Fourth Avenue South that is north of Royal Brougham and the main line railroad tracks create a strong edge to the east and should be the eastern boundary. South Holgate Street, the first major cross street to the south of Safeco Field, should be the southern boundary. Boundaries should not be shifted farther into the industrial area.

**C. Rezones resulting in Boundary Changes to the Stadium Transition Overlay Area District**



A rezone pursuant to Chapter 23.34 shall be required to change the established boundaries of the Stadium Transition Area Overlay District. A rezone shall be subject to the provisions of Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions. Areas to be included within the District boundaries shall be compatible with the purpose and intent as stated in this section, and shall either be areas developed as major spectator sports facilities, or areas that meet the criteria for Industrial Commercial zoning and are along preferred pedestrian routes that can provide safe and attractive passage for pedestrians between the stadiums and retail areas and transit service.

**23.74.004. Stadium Transition Area Overlay District established.**

There is established pursuant to Chapter 23.59 of the Seattle Municipal Code, the Stadium Transition Area Overlay District, and the Official Land Use Map, Chapter 23.32, is hereby amended to show such District, as depicted on Exhibit 23.74.004A.

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**23.74.006. Application of Regulations.**

Land located within the Stadium Transition Area Overlay District, as shown on Exhibit 23.74.004 A, is subject to the regulations of the underlying zone except as otherwise expressly provided in this Chapter. In the event of a conflict between the provisions of this Chapter and the underlying zone, the provisions of this Chapter apply. Where the provisions of the underlying zone are more restrictive, that is not considered a conflict and compliance with the provisions of the underlying zone is required, except as specifically provided in this Chapter. Where the provisions of this Chapter are more restrictive, compliance with those provisions is required, subject to any departures that may be authorized pursuant to design review under Section 23.41.012 and to provisions for nonconforming uses and structures in Sections 23.50.008 and 23.50.010.

**Subchapter II. Uses and Development Standards.**

**23.74.008. Uses.**

Notwithstanding the use provisions of the underlying zone, the following use provisions apply:

- A. The following uses are permitted outright:
  - 1. Medical services;
  - 2. Museums;
  - 3. Community centers;
  - 4. Private clubs;
  - 5. Religious facilities; and
  - 6. Community clubs.
- B. The following uses are permitted in buildings existing on September 1, 1999:
  - 1. Artist/Studio dwellings
  - 2. Major institutions.
- C. The following uses are prohibited:
  - 1. Heavy manufacturing uses;
  - 2. High impact uses;
  - 3. Salvage and recycling facilities;
  - 4. Solid waste transfer stations;
  - 5. Animal services;
  - 6. Airports, land and water based;
  - 7. Sewage treatment plants;
  - 8. Solid waste incineration facilities;
  - 9. Hospitals;
  - 10. Elementary and secondary schools;
  - 11. Drive-in businesses, except gas stations;
  - 12. Transit vehicle bases;
  - 13. Principal use parking<sup>1</sup>
  - 14. Lodging;
  - 15. Colleges, and



16. Universities<sup>2</sup>.

1 Parking required for a spectator sports facility or exhibition hall is allowed and shall be permitted to be used for general parking purposes or shared with another such facility to meet its required parking. A spectator sports facility or exhibition hall within the Stadium Transition Overlay Area District may reserve non-required parking only outside the Overlay District. Such reserved, non-required, parking is allowed, shall be permitted to be used for general parking purposes, and is exempt from the maximum parking ratio, if

(a) the parking is owned and operated by the owner of the spectator sports facility or exhibition hall, and

(b) the parking is reserved for events in the spectator sports facility or exhibition hall, and

(c) the reserved parking is south of South Royal Brougham Way, west of 6<sup>th</sup> Avenue South and north of South Atlantic Street.

Parking that is provided to meet required parking will not be considered reserved parking.

2 Training facilities for industrial trades operated by colleges and universities are permitted.

**23.74.009. Height**

Within the Stadium Transition Area Overlay District, maximum height limits of the underlying zone are not applicable to spectator sports facilities.

**23.74.010. Development standards.**

A. Within the Stadium Transition Area Overlay District, the following development standards apply to all uses and structures except for spectator sports facilities:

1. Accessory Parking and Outdoor Storage.

a. Accessory parking or outdoor storage on any lot to the side of a structure on that lot shall not exceed sixty feet (60') of street frontage along 1st Avenue South or along Occidental Avenue South, and may not be located within the first forty feet (40') from any intersection described in 23.74.010C. Parking shall be screened in accordance with screening standards for Class II Pedestrian Streets in downtown zones.

b. The maximum parking ratio is one (1) space per 650 square feet of gross floor area of all uses for which required parking is expressed in terms of square footage, except for institutions for which minimum parking requirements apply. Non-required parking accessory to a spectator sports facility or exhibition hall is not permitted in the Overlay District, and is subject to the further limitations in footnote 6, Section 23.50.012 Chart A and footnote 1, Section 23.74.008.

2. Curb cuts.

Curb cuts are limited to three (3) per block front along north-south streets and Railroad Way South within the area described in subsection C of this section. No



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curb cuts are allowed within the first forty (40) feet from any intersection described in subsection C of this section. On east-west streets outside the area described in subsection C of this section, curb cuts are limited to two (2) per block front. On east-west streets, additional curb cuts may be allowed if no other access is possible, including in the forty feet (40') from intersections described in subsection C of this section.

B. For the areas marked on Exhibit 23.74.010A, the following development standards and provisions apply to all uses and structures except for spectator sports facilities:

1. Floor Area Ratio (FAR).

The maximum FAR for all uses is 3.0. FAR limits of the underlying zone do not apply, but limits in Section 27.50.027A1 on gross floor area of certain uses, including limits based on lot area, do apply.

2. Exemptions

The first 75,000 square feet of street-level retail sales and service or street-level customer service office uses on any lot are exempt from the maximum FAR limit. Exemptions in Section 23.50.028E also apply.

C. The following development standards apply to each use and structure, except spectator sports facilities, to the extent that the use or structure either is on a lot fronting on Railroad Way South, 1<sup>st</sup> Avenue South, South Holgate between 1<sup>st</sup> Avenue South and Occidental Avenue South, or Occidental Avenue South, or is within a forty foot (40') radius measured from any of the block corners of 1<sup>st</sup> Avenue South or Occidental Avenue South intersecting with the following streets: Railroad Way South, South Royal Brougham, South Atlantic, South Massachusetts, South Holgate and any other streets intersecting with 1<sup>st</sup> Avenue or Occidental Avenue South that may be established between South Holgate Street and Railroad Way South, as depicted in Exhibit 23.74.010A. Railroad Way South, First Avenue South, South Holgate Street and Occidental Avenue South within the Stadium Transition Overlay District, and all street areas within a forty (40) foot radius of any of those block corners described above, are referred to in this section as the "pedestrian environment," except that in applying this Section to a through lot abutting on Occidental Avenue South and on 1st Avenue South, Occidental Avenue South is not considered part of the pedestrian environment.

1. Street Façade Requirements.

The following requirements apply to façades or portions thereof facing streets or portions of streets in the pedestrian environment:

a. Minimum Façade Height.

Minimum façade height shall be twenty-five (25) feet, but minimum façade heights shall not apply when all portions of the structure are lower than the elevation of the required minimum façade height.

b. Façade Setback Limits. (i) Within the first twenty-five (25) feet of height measured from sidewalk grade, all building façades must be built to within two (2) feet of the street property line for the entire façade length. For purposes of this subsection 1(b), balcony railings and other nonstructural features or nonstructural walls are not considered parts of the structure.

(ii) Above twenty-five (25) feet measured from sidewalk grade, the maximum setback is ten (10) feet, and no single setback area that is deeper than two (2) feet shall be wider than twenty (20) feet, measured parallel to the street property line.



(iii) The façade shall return to within two (2) feet of the street property line for a minimum of ten (10) feet, measured parallel to the street property line, between any two setback areas that are deeper than two feet.

2. Outdoor service areas.

Gas station pumps, service islands, queuing lanes, and other service areas related to fueling are not allowed between any structure and the pedestrian environment area described in this section. Gas station pumps, service islands, queuing lanes, and other service areas related to fueling must be located behind or to the side of a gas station, as viewed from any street in such pedestrian environment and are not allowed between any structure on the same lot and the pedestrian environment area described in this section.

3. Screening and Landscaping.

The requirements of Sections 23.50.016, 23.50.034, and 23.50.038, including requirements contingent on location near a commercial zone, apply to all new uses and structures. Requirements in Section 23.50.038 contingent on location near a residential lot do not apply. In addition, the screening and landscaping requirements for outdoor storage in subsections a and c of Section 23.47.016D5 apply, with respect to street property lines abutting the pedestrian environment, to the following uses, where a principal or accessory use is located outdoors: outdoor storage (except for outdoor storage associated with florists and horticultural uses), surface parking, sales and rental of motorized vehicles, towing services, sales and rental of large boats, dry storage of boats, sales, service and rental of commercial equipment and construction materials, heavy commercial services, outdoor participant sports and recreation, wholesale showroom, mini-warehouse, warehouse and outdoor storage, transportation facilities, and utilities (except for utility service uses), and light and general manufacturing.

4. Blank Façades and Transparency Requirements.

In addition to the blank façade requirements of Section 23.50.038A(2), the blank façade limits and transparency requirements of Section 23.49.076C, D, E and F apply to facades or portions thereof facing streets in the pedestrian environment, except that requirements for Class I Pedestrian Streets and Green Streets do not apply.

5. Principal Pedestrian Entrances

A principal pedestrian entrance to a structure having a façade along Railroad Way South, 1st Avenue South, or Occidental Avenue South shall be located on Railroad Way South, 1st Avenue South, or Occidental Avenue South, respectively. If the structure has facades along both 1<sup>st</sup> Avenue South and Occidental Avenue South, a principal pedestrian entrance is required only on 1<sup>st</sup> Avenue South.



THIS IS THE QUALITY OF THE DOCUMENT.

### Design Guidelines applicable to the Stadium Transition Area Overlay District

The purpose of these guidelines is to ensure an appropriate transition between the industrial-scale development to the south of the Overlay District, which tends to feature large buildings, blank façades and minimal design details, and the rich, finely detailed and distinctive building designs found in the Pioneer Square District to the north. Projects in the Stadium Transition Area Overlay District will be reviewed by the Downtown Design Review Board, using the Design Guidelines applicable to the Stadium Transition Area Overlay District to augment Downtown Design Guidelines.

**Guideline 1:** Development on sites with greater than 360 feet of linear street frontage should be divided into separate buildings or substantially separate components of no greater than approximately 300 feet in width.

*Considerations:*

- Between buildings or building components, vehicular drives and/or pedestrian walkways are encouraged. Such drives would act to create the perception that these large sites are broken down into more human-scale *blocks*, such as found in the nearby Pioneer Square District.

**Guideline 2:** Bulk and scale of development should be broken down architecturally to respond to the historical development pattern in Pioneer Square – characterized by buildings of approximately 60 to 120 linear feet in width along the street.

*Considerations:*

- Expression of individual structural bays, different building uses or functions, varying heights of cornice lines or parapet walls, and other techniques, are encouraged to achieve a compatible relationship with nearby historic development patterns.
- In order to provide appropriate transition to historic properties to the north, architectural composition and details compatible with the historical development should be considered.
- In particular, new buildings should be designed with a solid base that grounds the buildings to the streetscape, a distinct middle or body of the building that may often comprise the principal architectural statement, and a strong top or cap to the building that terminates the façades with a distinctive treatment and/or creates an interesting feature in the skyline.

**Guideline 3:** New buildings and separate components of multi-building or multi-component large developments should be designed with variety in overall architectural expression and design details.



*Considerations:*

- Attention should be paid to the relationships between the new buildings and the design of nearby buildings – with the intent to create harmony yet variety in the streetscape.
- Variety may be achieved by techniques such as varying widths of modules or bays, varying heights of cornice lines and/or parapet walls, varied design expression, and varied design details and/or materials.
- A homogeneous design theme and/or single design expression can exacerbate the appearance of a development's height, bulk and scale. In order to provide greater variety in design and break down the overall height, bulk and scale of large developments, separate components of the development should employ different overall design themes and/or expression.

For uses and structures developed on lots in the area defined in Section 23.74.010C, Guideline 4 applies:

**Guideline 4:** The pedestrian experience in the pedestrian environment, as defined in 23.74.010C, should be visually interesting and safe. The Downtown Design Guidelines applying to pedestrian experience, active façades and building entries should be considered in applying this Guideline.

**Section 12.** The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular provisions shall not affect the validity of any other provision.

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**Section 13.** The City Council finds that the land use code changes established by this ordinance will protect and promote the health, safety and welfare of the general public and implement the City's Comprehensive Plan, as amended.

**Section 14.** This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_ day of \_\_\_\_\_, 2000, and signed by me in open session in authentication of its passage this \_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
President of the City Council

Approved by me this \_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
Paul Schell, Mayor

Filed by me this \_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
City Clerk

(SEAL)

**Section 11.** The Downtown Design Guidelines as adopted by Ordinance 119399 are amended by adding the following Section after Page 48:

**Design Guidelines applicable to the Stadium Transition Area Overlay District**

The purpose of these guidelines is to ensure an appropriate transition between the industrial-scale development to the south of the Overlay District, which tends to feature large buildings, blank façades and minimal design details, and the rich, finely detailed and distinctive building designs found in the Pioneer Square District to the north. Projects in the Stadium Transition Area Overlay District will be reviewed by the Downtown Design Review Board, using the Design Guidelines applicable to the Stadium Transition Area Overlay District to augment Downtown Design Guidelines.

**Guideline 1:** Development on sites with greater than 360 feet of linear street frontage should be divided into separate buildings or substantially separate components of no greater than approximately 300 feet in width.

*Considerations:*

- Between buildings or building components, vehicular drives and/or pedestrian walkways are encouraged. Such drives would act to create the perception that these large sites are broken down into more human-scale *blocks*, such as found in the nearby Pioneer Square District.

**Guideline 2:** Bulk and scale of development should be broken down architecturally to respond to the historical development pattern in Pioneer Square – characterized by buildings of approximately 60 to 120 linear feet in width along the street.

*Considerations:*

- Expression of individual structural bays, different building uses or functions, varying heights of cornice lines or parapet walls, and other techniques, are encouraged to achieve a compatible relationship with nearby historic development patterns.
- In order to provide appropriate transition to historic properties to the north, architectural composition and details compatible with the historical development should be considered.
- In particular, new buildings should be designed with a solid base that grounds the buildings to the streetscape, a distinct middle or body of the building that may often comprise the principal architectural statement, and a strong top or cap to the building that terminates the façades with a distinctive treatment and/or creates an interesting feature in the skyline.

**Guideline 3:** New buildings, and separate components of multi-building or multi-component large developments, should be designed with variety in overall architectural expression and design details.

*Considerations:*

- Attention should be paid to the relationships between the new buildings and the design of nearby buildings – with the intent to create harmony yet variety in the streetscape.
- Variety may be achieved by techniques such as varying widths of modules or bays, varying heights of cornice lines and/or parapet walls, varied design expression, and varied design details and/or materials.
- A homogeneous design theme and/or single design expression can exacerbate the appearance of a development's height, bulk and scale. In order to provide greater variety in design and break down the overall height, bulk and scale of large developments, separate components of the development should employ different overall design themes and/or expression.

For uses and structures developed on lots in the area defined in Section 23.74.010C, Guideline 4 applies:

**Guideline 4:** The pedestrian experience in the pedestrian environment, as defined in 23.74.010C, should be visually interesting and safe. The Downtown Design Guidelines applying to pedestrian experience, active façades and building entries should be considered in applying this Guideline.

**Section 12.** The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular provisions shall not affect the validity of any other provision.

**Section 13.** The City Council finds that the land use code changes established by this ordinance will protect and promote the health, safety and welfare of the general public and implement the City's Comprehensive Plan, as amended.

**Section 14.** This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_ day of \_\_\_\_\_, 2000, and signed by me in open session in authentication of its passage this \_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
President of the City Council

Approved by me this \_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
Paul Schell, Mayor

Filed by me this \_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
City Clerk

(SEAL)

16. Universities<sup>2</sup>.

1 Parking required for a spectator sports facility or exhibition hall is allowed and shall be permitted to be used for general parking purposes or shared with another such facility to meet its required parking. A spectator sports facility or exhibition hall within the Stadium Transition Overlay Area District may reserve non-required parking only outside the Overlay District. Such reserved, non-required, parking is allowed, shall be permitted to be used for general parking purposes, and is exempt from the maximum parking ratio, if

(a) the parking is owned and operated by the owner of the spectator sports facility or exhibition hall, and

(b) the parking is reserved for events in the spectator sports facility or exhibition hall, and

(c) the reserved parking is south of South Royal Brougham Way, west of 5<sup>th</sup> Avenue South and north of South Atlantic Street.

Parking that is provided to meet required parking will not be considered reserved parking.

2 Training facilities for industrial trades operated by colleges and universities are permitted.

**23.74.009. Height**

Within the Stadium Transition Area Overlay District, maximum height limits of the underlying zone are not applicable to spectator sports facilities.

**23.74.010. Development standards.**

A. Within the Stadium Transition Area Overlay District, the following development standards apply to all uses and structures except for spectator sports facilities:

1. Accessory Parking and Outdoor Storage.

a. Accessory parking or outdoor storage on any lot to the side of a structure on that lot shall not exceed sixty feet (60') of street frontage along 1st Avenue South or along Occidental Avenue South, and may not be located within the first forty feet (40') from any intersection described in 23.74.010C. Parking shall be screened in accordance with screening standards for Class II Pedestrian Streets in downtown zones.

b. The maximum parking ratio is one (1) space per 650 square feet of gross floor area of all uses for which required parking is expressed in terms of square footage, except for institutions for which minimum parking requirements apply. Non-required parking accessory to a spectator sports facility or exhibition hall is not permitted in the Overlay District, and is subject to the further limitations in footnote 6, Section 23.50.012 Chart A and footnote 1, Section 23.74.008.

2. Curb cuts.

Curb cuts are limited to three (3) per block front along north-south streets and Railroad Way South within the area described in subsection C of this section. No

curb cuts are allowed within the first forty (40) feet from any intersection described in subsection C of this section. On east-west streets outside the area described in subsection C of this section, curb cuts are limited to two (2) per block front. On east-west streets, additional curb cuts may be allowed if no other access is possible, including in the forty feet (40') from intersections described in subsection C of this section.

B. For the areas marked on Exhibit 23.74.010A, the following development standards and provisions apply to all uses and structures except for spectator sports facilities:

1. Floor Area Ratio (FAR).

The maximum FAR for all uses is 3.0. FAR limits of the underlying zone do not apply, but limits in Section 27.50.027A1 on gross floor area of certain uses, including limits based on lot area, do apply.

2. Exemptions

The first 75,000 square feet of street-level retail sales and service or street-level customer service office uses on any lot are exempt from the maximum FAR limit. Exemptions in Section 23.50.028E also apply.

C. The following development standards apply to each use and structure, except spectator sports facilities, to the extent that the use or structure either is on a lot fronting on Railroad Way South, 1<sup>st</sup> Avenue South, South Holgate between 1<sup>st</sup> Avenue South and Occidental Avenue South, or Occidental Avenue South, or is within a forty foot (40') radius measured from any of the block corners of 1<sup>st</sup> Avenue South or Occidental Avenue South intersecting with the following streets: Railroad Way South, South Royal Brougham, South Atlantic, South Massachusetts, South Holgate and any other streets intersecting with 1<sup>st</sup> Avenue or Occidental Avenue South that may be established between South Holgate Street and Railroad Way South, as depicted in Exhibit 23.74.010A. Railroad Way South, First Avenue South, South Holgate Street and Occidental Avenue South within the Stadium Transition Overlay District, and all street areas within a forty (40) foot radius of any of those block corners described above, are referred to in this section as the "pedestrian environment," except that in applying this Section to a through lot abutting on Occidental Avenue South and on 1st Avenue South, Occidental Avenue South is not considered part of the pedestrian environment.

1. Street Façade Requirements.

The following requirements apply to façades or portions thereof facing streets or portions of streets in the pedestrian environment:

a. Minimum Façade Height.

Minimum façade height shall be twenty-five (25) feet, but minimum façade heights shall not apply when all portions of the structure are lower than the elevation of the required minimum façade height.

b. Façade Setback Limits.

(i) Within the first twenty-five (25) feet of height measured from sidewalk grade, all building façades must be built to within two (2) feet of the street property line for the entire façade length. For purposes of this subsection 1(b), balcony railings and other nonstructural features or nonstructural walls are not considered parts of the façade of the structure.

(ii) Above twenty-five (25) feet measured from sidewalk grade, the maximum setback is ten (10) feet, and no single setback area that is deeper than

two (2) feet shall be wider than twenty (20) feet, measured parallel to the street property line.

(iii) The façade shall return to within two (2) feet of the street property line for a minimum of ten (10) feet, measured parallel to the street property line, between any two setback areas that are deeper than two feet.

2. Outdoor service areas.

Gas station pumps, service islands, queuing lanes, and other service areas related to fueling are not allowed between any structure and the pedestrian environment area described in this section. Gas station pumps, service islands, queuing lanes, and other service areas related to fueling must be located behind or to the side of a gas station, as viewed from any street in such pedestrian environment and are not allowed between any structure on the same lot and the pedestrian environment area described in this section.

3. Screening and Landscaping.

The requirements of Sections 23.50.016, 23.50.034, and 23.50.038, including requirements contingent on location near a commercial zone, apply to all new uses and structures. Requirements in Section 23.50.038 contingent on location near a residential lot do not apply. In addition, the screening and landscaping requirements for outdoor storage in subsections a and c of Section 23.47.016D5 apply, with respect to street property lines abutting the pedestrian environment, to the following uses, where a principal or accessory use is located outdoors: outdoor storage (except for outdoor storage associated with florists and horticultural uses), surface parking, sales and rental of motorized vehicles, towing services, sales and rental of large boats, dry storage of boats, sales, service and rental of commercial equipment and construction materials, heavy commercial services, outdoor participant sports and recreation, wholesale showroom, mini-warehouse, warehouse and outdoor storage, transportation facilities, and utilities (except for utility service uses), and light and general manufacturing.

4. Blank Façades and Transparency Requirements.

In addition to the blank façade requirements of Section 23.50.038A(2), the blank façade limits and transparency requirements of Section 23.49.076C, D, E and F apply to facades or portions thereof facing streets in the pedestrian environment, except that requirements for Class I Pedestrian Streets and Green Streets do not apply.

5. Principal Pedestrian Entrances

A principal pedestrian entrance to a structure having a façade along Railroad Way South, 1st Avenue South, or Occidental Avenue South shall be located on Railroad Way South, 1st Avenue South, or Occidental Avenue South, respectively. If the structure has facades along both 1<sup>st</sup> Avenue South and Occidental Avenue South, a principal pedestrian entrance is required only on 1<sup>st</sup> Avenue South.

ORDINANCE 119972

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3 AN ORDINANCE relating to land use, amending Sections 23.41.004, 23.41.006,  
4 23.41.012, 23.50.012, 23.50.014, 23.50.026, 23.50.027, and 23.54.015 of the Seattle  
5 Municipal Code; adding a new Chapter 23.74 to the Seattle Municipal Code and amending  
6 the Official Land Use Map to establish a Stadium Transition Area Overlay District; and  
7 amending the Downtown Design Guidelines to include provisions for that District,  
8 implementing the adopted neighborhood plan for the Greater Duwamish  
9 Manufacturing/Industrial Center.

10  
11 WHEREAS, on July 25, 1994, by Ordinance 117221, the City Council adopted the  
12 Seattle Comprehensive Plan, which includes a neighborhood planning element; and

13  
14 WHEREAS, pursuant to that neighborhood planning element, the Greater Duwamish  
15 Planning Committee developed a plan for the Duwamish Manufacturing/Industrial Center;  
16 and

17  
18 WHEREAS, the Greater Duwamish Manufacturing/Industrial Center Neighborhood  
19 Plan proposed the creation of a Stadium Transition Area Overlay District, and the restriction  
20 of some non-industrial uses within the Duwamish Manufacturing/Industrial Center; and

21  
22 WHEREAS, this ordinance creates a Stadium Transition Area Overlay District, and  
23 all the properties located within that area meet the criteria for rezoning to IC and inclusion in  
24 the Stadium Transition Area Overlay District; and

25  
26 WHEREAS, the City Council encourages innovative proposals to further the City's  
27 goals and policies, and if such proposals would require further modification of development  
28 standards and/or use provisions, the City Council encourages submission of petitions for  
29 changes on properties within the Stadium Transition Area Overlay District; and

30  
31 WHEREAS, the properties east of Fourth Avenue South known as "Area H" in the  
32 proposal for inclusion in the Stadium Transition Area Overlay District do not meet criteria  
33 for inclusion in the District but merit additional study for potential rezoning, which should  
34 be undertaken by the Executive;

35  
36 WHEREAS, the City Council finds that the land use code changes established by  
37 this ordinance will protect and promote the health, safety and welfare of the general public;

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

**Section 1.** Section 23.41.004 of the Seattle Municipal Code, which Section was last amended by Ordinance 119490, is amended as follows:

**23.41.004 Applicability.**

**A. Design Review Required.**

1. Design review is required for any new multifamily or commercial structure that exceeds SEPA thresholds if the structure:

- a. Is located in one (1) of the following zones:
  - i. Lowrise (L3, L4),
  - ii. Midrise (MR),
  - iii. Highrise (HR),
  - iv. Neighborhood Commercial (NC1, 2, 3), or
  - v. Seattle Cascade Mixed (SCM); or
- b. Is located in a Commercial (C1 or C2) zone, and
  - i. The proposed structure is located within an urban village area identified in the Seattle Comprehensive Plan, or
  - ii. The site of the proposed structure abuts or is directly across a street or alley from any lot zoned single-family, or
  - iii. The proposed structure is located in the area bounded by NE 95<sup>th</sup> Street on the south, NE 145<sup>th</sup> Street on the north, 15th Ave NE on the west, and Lake Washington on the east.

2. Design review is required for all new Major Institution structures that ((which)) exceed SEPA thresholds in the zones listed in subsection A1 of this section, unless the structure is located within a Major Institution Overlay (MIO) District.

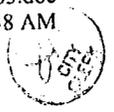
3. Downtown((;)) design review is required for all new multifamily and commercial structures greater than or equal to the following thresholds:

**DOC 1 and DOC 2 Zones**

Use	Threshold
Nonresidential	50,000 square feet of gross floor area
Residential	20 dwelling units

**DRC, DMC, DMR, DH1, DH2**

Use	Threshold
Nonresidential	20,000 square feet of



gross floor area

Residential

20 dwelling units

4. Design review is required for all new structures exceeding one hundred and twenty (120) feet in width on any single street frontage in the Stadium Transition Area Overlay District, as shown in Exhibit 23.41.006A.

5. New multifamily or commercial structures in the zones listed in subsection A1 of this section, that are subject to SEPA solely as a result of the provisions of ((SMC)) Section 25.05.908, Environmentally ((e))Critical ((a))Areas, are exempt from design review.

B. Design Review – Optional.

1. Design review is optional to any applicant for new multifamily, commercial or Major Institution structures not otherwise subject to this chapter, in the Stadium Transition Area Overlay District and in all multifamily, commercial or downtown zones.

2. An administrative design review process is an option to an applicant for new multifamily, or commercial structures, if the structure would not exceed SEPA thresholds, in the Stadium Transition Area Overlay District and in multifamily, commercial or downtown zones, according to the process described in Section 23.41.016.

\* \* \*

Section 2. Existing Exhibit 23.41.006A of Section 23.41.006 of the Seattle Municipal Code, which Section was last amended by Ordinance 118980, is repealed.





# City of Seattle

Paul Schell, Mayor

Department of Design, Construction and Land Use  
R. F. Krochalis, Director

## MEMORANDUM

**TO:** City Council President Margaret Pageler  
via Law Department

**FROM:** Rick Krochalis, Director *RK for RK*

**DATE:** March 29, 2000

**SUBJECT:** Implementation of Greater Duwamish Manufacturing/Industrial Center Plan;  
Rezone and Creation of Stadium Transition Area Overlay District; Urban  
Industrial Environment/Shoreline Amendment

### Transmittal

With this memorandum we are transmitting for City Council consideration three ordinances. These ordinances amend the Land Use Code to implement the Greater Duwamish Manufacturing/Industrial Center Plan.

### Background

Pursuant to the neighborhood planning element of the City's Comprehensive Plan, a plan was developed by the Greater Duwamish Planning Committee for the Duwamish Manufacturing/Industrial Center. These amendments implement the intent of the Duwamish Manufacturing/Industrial Plan. The amendments also respond to public comment received on earlier versions of these proposed amendments at two public hearings, on September 23, 1999 and on February 16, 2000.

If adopted, the ordinances would amend the Land Use Code as follows:

- 1) Imposing new restrictions or further restrictions, including size limits, on uses in IG1 (Industrial General 1) and IG2 (Industrial General 2) zones within the Duwamish Manufacturing/Industrial Centers.
- 2) Rezoning an area around the stadia to encourage development of uses complementary to sports facilities, create a safe pedestrian environment for those attending events and concentrate development in this relatively small area so as to minimize conflicts with industrial uses. Specific development standards, size and FAR limits and design guidelines accomplish these purposes.
- 3) Amending the Urban Industrial Shoreline Environment to prohibit restaurants, brewpubs, taverns and mini-warehouses, which are currently conditional uses.

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City of Seattle, Department of Design, Construction and Land Use  
710 Second Avenue, Suite 200, Seattle, WA 98104-1703

An equal employment opportunity, affirmative action employer. Accommodations for people with disabilities provided upon request.

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

**AN ORDINANCE** relating to land use, amending Sections 23.41.004, 23.41.006, 23.41.012, 23.50.012, 23.50.014, 23.50.026, 23.50.027, and 23.54.015 of the Seattle Municipal Code; adding a new Chapter 23.74 to the Seattle Municipal Code and amending the Official Land Use Map to establish a Stadium Transition Area Overlay District; and amending the Downtown Design Guidelines to include provisions for that District, implementing the adopted neighborhood plan for the Greater Duwamish Manufacturing/Industrial Center.

WHEREAS, on July 25, 1994, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element; and

WHEREAS, pursuant to that neighborhood planning element, the Greater Duwamish Planning Committee developed a plan for the Duwamish Manufacturing/Industrial Center; and

WHEREAS, the Greater Duwamish Manufacturing/Industrial Center Neighborhood Plan proposed the creation of a Stadium Transition Area Overlay District, and the restriction of some non-industrial uses within the Duwamish Manufacturing/Industrial Center; and

WHEREAS, this ordinance creates a Stadium Transition Area Overlay District, and all the properties located within that area meet the criteria for rezoning to IC and inclusion in the Stadium Transition Area Overlay District; and

WHEREAS, the City Council encourages innovative proposals to further the City's goals and policies, and if such proposals would require further modification of development standards and/or use provisions, the City Council encourages submission of petitions for changes on properties within the Stadium Transition Area Overlay District; and

WHEREAS, the properties east of Fourth Avenue South known as "Area H" do not meet criteria for inclusion in the stadium overlay but merit additional study for potential rezoning, which should be undertaken by the Executive;

WHEREAS, the City Council finds that the land use code changes established by this ordinance will protect and promote the health, safety and welfare of the general public.

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

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

1           **Section 1.** Section 23.41.004 of the Seattle Municipal Code, which Section was last  
2 amended by Ordinance 119490, is amended as follows:

3  
4 **23.41.004    Applicability.**

5  
6 **A.    Design Review Required.**

7           1.    Design review is required for any new multifamily or commercial  
8 structure that exceeds SEPA thresholds if the structure:

9           a.    Is located in one (1) of the following zones:

10           i.    Lowrise (L3, L4),

11           ii.   Midrise (MR),

12           iii.   Highrise (HR),

13           iv.   Neighborhood Commercial (NC1, 2, 3), or

14           v.    Seattle Cascade Mixed (SCM); or

15           b.    Is located in a Commercial (C1 or C2) zone, and

16           i.    The proposed structure is located within an urban  
17 village area identified in the Seattle Comprehensive Plan, or

18           ii.   The site of the proposed structure abuts or is directly  
19 across a street or alley from any lot zoned single-family, or

20           iii.   The proposed structure is located in the area  
21 bounded by NE 95<sup>th</sup> Street on the south, NE 145<sup>th</sup> Street on the north, 15th Ave NE on the  
22 west, and Lake Washington on the east.

23           2.    Design review is required for all new Major Institution structures that  
24 exceed SEPA thresholds in the zones listed in subsection A1 of this section, unless the  
25 structure is located within a Major Institution Overlay (MIO) District.

26           3.    Downtown(,) design review is required for all new multifamily and  
27 commercial structures greater than or equal to the following thresholds:

28  
29 **DOC 1 and DOC 2 Zones**

30

31 Use	32 Threshold
33 Nonresidential	34 50,000 square feet of 35 gross floor area
36 Residential	37 20 dwelling units

38 **DRC, DMC, DMR, DH1, DH2**

39

40 Use	41 Threshold
42 Nonresidential	43 20,000 square feet of 44 gross floor area



1 Residential 20 dwelling units  
2

3 4. Design review is required for all new commercial structures  
4 exceeding one hundred and twenty (120) feet in width on any single street frontage in the  
5 Stadium Transition Area Overlay District, as shown in Exhibit 23.41.006A.

6 5. New multifamily or commercial structures in the zones listed in  
7 subsection A1 of this section, that are subject to SEPA solely as a result of the provisions of  
8 SMC Section 25.05.908, Environmentally ~~(C)~~Critical ~~(a)~~Areas, are exempt from design  
9 review.

10  
11 B. Design Review – Optional.

12 1. Design review is optional to any applicant for new multifamily, commercial  
13 or Major Institution structures not otherwise subject to this chapter, in the Stadium  
14 Transition Area Overlay District and in all multifamily, commercial or downtown zones.

15 2. An administrative design review process is an option to an applicant for new  
16 multifamily, or commercial structures, if the structure would not exceed SEPA thresholds, in  
17 the Stadium Transition Area Overlay District and in multifamily, commercial or downtown  
18 zones, according to the process described in Section 23.41.016.

19  
20 \* \* \*

21  
22 **Section 2.** Existing Exhibit 23.41.006A, of Section 23.41.006 of the Seattle  
23 Municipal Code, which Section was last amended by Ordinance 118980, is repealed.

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**Section 3.** Section 23.41.006A of Section 23.41.006 of the Seattle Municipal Code, which Section was last amended by Ordinance 18980, is amended and a new Exhibit 23.41.006A is added, as follows:

**23.41.006 Design Review Districts Map**

For the purposes of design review, the city shall be divided into seven (7) districts, as depicted on the Design Review Districts Map, Exhibit 23.41.006A.



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A. All uses shall be either permitted outright, prohibited or permitted as a conditional use according to Chart A. (See Chart A for Section 23.50.012.)

Uses	Industrial Uses Chart A For Section 23.50.012				
	Zones				
	IB	IC	IG1 and IG2 (general)	<u>IG1 in the Duwamish M/I Center</u>	<u>IG2 in the Duwamish M/I Center</u>
I. Manufacturing.					
A. Light manufacturing	P	P	P	<u>P</u>	<u>P</u>
B. General manufacturing	P	P	P	<u>P</u>	<u>P</u>
C. Heavy manufacturing	CU	X or CU <sup>1</sup>	P or CU <sup>2</sup>	<u>P</u>	<u>P</u>
II. High-impact Uses.	X	X or CU <sup>3</sup>	X or CU <sup>4</sup>	<u>X or CU<sup>4</sup></u>	<u>X or CU<sup>4</sup></u>
III. Commercial.					
A. Retail sales and service					
1 Personal and household sales and services	P	P	P	<u>P</u>	<u>P</u>
2 Medical services	P/CU <sup>5</sup>	P/CU <sup>5</sup>	P/CU <sup>5</sup>	<u>P/CU<sup>5</sup></u>	<u>P/CU<sup>5</sup></u>
3 Animal services					
a. Animal health services	P	P	P	<u>P</u>	<u>P</u>
b. Kennel	X	P	P	<u>P</u>	<u>P</u>
c. Animal control shelter	P	P	P	<u>P</u>	<u>P</u>
4 Automotive retail sales and service	P	P	P	<u>P</u>	<u>P</u>
5 Marine retail sales and service	P	P	P	<u>P</u>	<u>P</u>
6 Eating and drinking establishments					
a. Fast-food restaurants over 750 square feet	CU	CU	CU	<u>P</u>	<u>P</u>
b. Fast-food restaurants under 750 square feet	P	P	P	<u>P</u>	<u>P</u>
c. Restaurants with or without cocktail lounges	P	P	P	<u>P</u>	<u>P</u>
Uses					
d. Tavern	P	P	P	<u>P</u>	<u>P</u>
e. Brewpub	P	P	P	<u>P</u>	<u>P</u>
7 Lodging	CU	CU	CU	<u>X</u>	<u>X</u>
8 Mortuary service	P	P	P	<u>X</u>	<u>X</u>

III. Commercial (continued).	IB	IC	IG1 and IG2 (general)	<u>IG1 in the Duwamish M/I Center</u>	<u>IG2 in the Duwamish M/I Center</u>
9 Existing cemeteries	P	P	P	<u>P</u>	<u>P</u>
10 New cemeteries	X	X	X	<u>X</u>	<u>X</u>
B. Principal use parking, surface area or garage	P	P	P	<u>X</u>	<u>X</u>
C. Nonhousehold sales and services	P	P	P	<u>P</u>	<u>P</u>
D. Office	P	P	P	<u>P</u>	<u>P</u>
E. Entertainment					
1 Places of public assembly					
a. Performing arts theater	P	P	P	<u>X</u>	<u>X</u>
b. Spectator sports facility	P	P	P	<u>X<sup>6</sup></u>	<u>X<sup>6</sup></u>
c. Lecture and meeting halls	P	P	P	<u>P</u>	<u>P</u>
d. Motion picture theater	P	P	P	<u>X</u>	<u>X</u>
e. Motion picture theater, adult	X	X	X	<u>X</u>	<u>X</u>
f. Adult panorams	X	X	X	<u>X</u>	<u>X</u>
2 Participant sports and recreation					
a. Indoor	P	P	P	<u>X</u>	<u>P</u>
b. Outdoor	P	P	P	<u>X</u>	<u>P</u>
F. Wholesale Showroom	P	P	P	<u>P</u>	<u>P</u>
G. Mini-warehouse	P	P	P	<u>X</u>	<u>P</u>
H. Warehouse	P	P	P	<u>P</u>	<u>P</u>
I. Outdoor Storage Uses	P	P	P	<u>P</u>	<u>P</u>

III. Commercial (continued).	IB	IC	IG1 and IG2 (general)	<u>IG1 in the Duwamish M/I Center</u>	<u>IG2 in the Duwamish M/I Center</u>
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Zones

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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<b>J. Transportation Facilities</b>						
1	Personal transportation services	P	P	P	<u>P</u>	<u>P</u>
2	Passenger terminal	P	P	P	<u>P</u>	<u>P</u>
3	Cargo terminal	P	P	P	<u>P</u>	<u>P</u>
4	Transit vehicle base	CU	CU	CU	<u>CU</u>	<u>CU</u>
5	Helistop	CCU	CCU	CCU	<u>CCU</u>	<u>CCU</u>
6	Heliport	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
7	Airport, land-based	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
8	Airport, water-based	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
9	Railroad switchyard	P	P	P	<u>P</u>	<u>P</u>
10	Railroad switch yard with mechanized hump	X	X	CU	<u>CU</u>	<u>CU</u>
<b>K. Food processing and craft work</b>						
		P	P	P	<u>P</u>	<u>P</u>
<b>L. Research and development laboratory</b>						
		P	P	P	<u>P</u>	<u>P</u>
<b>IV. Salvage and Recycling.</b>						
<b>A. Recycling collection station</b>						
		P	P	P	<u>P</u>	<u>P</u>
<b>B. Recycling center</b>						
		P	P	P	<u>P</u>	<u>P</u>
<b>C. Salvage yard</b>						
		X	X	P	<u>P</u>	<u>P</u>
<b>V. Utilities.</b>						
<b>A. Utility services use</b>						
		P	P	P	<u>P</u>	<u>P</u>
<b>B. Major communication utility<sup>(6)7</sup></b>						
		CU	CU	CU	<u>CU</u>	<u>CU</u>
<b>C. Minor communication utility<sup>(6)7</sup></b>						
		P	P	P	<u>P</u>	<u>P</u>
<b>D. Solid waste transfer station</b>						
		X	CU	CU	<u>CU</u>	<u>CU</u>
	<b>Uses</b>			<b>Zones</b>		
<b>V. Utilities (continued)</b>						
		IB	IC	IG1 and IG2 (general)	<u>IG1 in the Duwamish M/I Center</u>	<u>IG2 in the Duwamish M/I Center</u>
<b>E. Power plant</b>						
		X	CCU	P	<u>P</u>	<u>P</u>



F. Sewage treatment plant	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
G. Solid waste incineration facility	X	CCU	CCU	<u>CCU</u>	<u>CCU</u>
H. Solid waste landfills	X	X	X	<u>X</u>	<u>X</u>
<b>VI. Institutions.</b>					
A. Institute for advanced study	P	P	P	<u>X</u>	<u>X</u>
B. Private clubs	EB	EB	EB	<u>X</u>	<u>X</u>
C. Child care center	P	F	P	<u>P</u>	<u>P</u>
D. Museum	EB	EB	EB	<u>X<sup>8</sup></u>	<u>X<sup>8</sup></u>
E. School, elementary or secondary	EB	EB	EB	<u>X</u>	<u>X</u>
F. College	EB	EB	EB	<u>X<sup>9</sup></u>	<u>X<sup>9</sup></u>
G. Community center	EB	EB	EB	<u>P</u>	<u>P</u>
H. Community club	EB	EB	EB	<u>X</u>	<u>P</u>
I. Vocational or fine arts school	P	P	P	<u>P</u>	<u>P</u>
J. Hospital	EB	EB	CU <sup>(8)</sup> 10	<u>P</u>	<u>P</u>
K. Religious facility	EB	EB	EB	<u>EB</u>	<u>EB</u>
L. University	EB	EB	EB	<u>X<sup>9</sup></u>	<u>X<sup>9</sup></u>
	<b>Uses</b>		<b>Zones</b>		
VI. Institutions (continued)	IB	IC	IG1 and IG2 (general)	<u>IG1 in the Duwamish M/I Center</u>	<u>IG2 in the Duwamish M/I Center</u>
M. Major institutions, subject to the provisions of Chapter 23.69	EB	EB	EB	<u>EB</u>	<u>EB</u>
<b>VII. Public Facilities.</b>					
A. Jails	X	X	X	<u>X</u>	<u>X</u>

B. Work-release centers	X	X	X	<u>X</u>	<u>X</u>
C. Other public facilities	CCU	CCU	CCU	<u>CCU</u>	<u>CCU</u>

VIII. Park and Pool/Ride Lots.

A. Park and pool lots	p <sup>(?)</sup> <u>II</u>	p <sup>(?)</sup> <u>II</u>	p <sup>(?)</sup> <u>II</u>	<u>CU</u>	<u>CU</u>
B. Park and ride lots	CU	CU	CU	<u>CU</u>	<u>CU</u>

IX. Residential.

A. Single-family dwelling units	X	X	X	<u>X</u>	<u>X</u>
B. Multi-family structures	X	X	X	<u>X</u>	<u>X</u>
C. Congregate residences	X	X	X	<u>X</u>	<u>X</u>
D. Adult family homes	X	X	X	<u>X</u>	<u>X</u>
E. Floating homes	X	X	X	<u>X</u>	<u>X</u>
F. Mobile home park	X	X	X	<u>X</u>	<u>X</u>
G. Nursing homes	X	X	X	<u>X</u>	<u>X</u>
H. Artist's studio/dwelling	EB/CU	EB/CU	EB/CU	<u>EB/CU</u>	<u>EB/CU</u>
I. Caretaker's quarters	P	P	P	<u>P</u>	<u>P</u>

Uses

Zones

IX. Residential (continued).

IB

IC

IG1 and  
 IG2  
 (general)

IG1 in the  
 Duwamish  
 M/I Center

IG2 in the  
 Duwamish  
 M/I Center

J. Residential use except artist's  
 studio/dwelling and  
 caretaker's quarters in a  
 landmark structure or  
 landmark district

CU

CU

CU

CU

CU

X. Open Space.

A. Parks

P

P

P

P

P



B. Playgrounds	P	P	P	<u>P</u>	<u>P</u>
XI Agricultural Uses					
A. Animal husbandry	X	X	X	<u>X</u>	<u>X</u>
B. Horticultural use	X	X	X	<u>X</u>	<u>X</u>
C. Aquaculture	P	P	P	<u>P</u>	<u>P</u>

- P = Permitted
- X = Prohibited
- CU = Administrative conditional use
- CCU = Council conditional use
- EB = Permitted only in a building existing on October 5, 1987.

- 1 The Heavy Manufacturing uses listed in subsection B9 (~~B10~~) of Section 23.50.014 may be permitted as a conditional use. All other Heavy Manufacturing uses are prohibited.
  - 2 Heavy Manufacturing uses may be permitted as a conditional use within the Queen Anne Interbay area as provided at subsection C of Section 23.50.014.
  - 3 The High-Impact uses listed at subsection B10 of Section 23.50.014 may be permitted as conditional uses.
  - 4 High-Impact 1 uses may be permitted as a conditional use as provided at subsection B5 of Section 23.50.014.
  - 5 Medical service uses over ten thousand (10,000) square feet, within two thousand five hundred feet (2,500') of a medical Major Institution overlay district boundary, shall require administrative conditional use approval, unless included in an adopted major institution master Plan or located in a Downtown zone. See Section 23.50.014.
  - 6 Parking required for a spectator sports facility or exhibition hall is allowed and shall be permitted to be used for general parking purposes or shared with another such facility to meet its required parking. A spectator sports facility or exhibition hall within the Stadium Transition Overlay Area District may reserve parking. Such reserved, non-required, parking is allowed and shall be permitted to be used for general parking purposes and is exempt from the 1 space per 650 square feet ratio under the following circumstances: if
    - (a) the parking is owned and operated by the spectator sports facility or exhibition hall, and
    - (b) (b) is reserved for events in the spectator sports facility or exhibition hall, and
    - (c) the reserved parking is outside of the Stadium Transition Overlay Area District, and south of South Royal Brougham Way, west of 6<sup>th</sup> Avenue South and north of Atlantic Street. Parking that is covenanted to meet required parking will not be considered reserved parking.
- ((6)) 7 See Chapter 23.57 for regulation of major and minor communication utilities and accessory communication devices.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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8 Museums are prohibited except in buildings or structures that are designated City of Seattle landmarks.

9 A college or university offering a primarily vocational curriculum within the zone is permitted.

~~(8)~~ 10 Hospitals may be permitted as a conditional use where accessory to a research and development laboratory or an institute for advanced study ((as provided by subsection B15 of)) pursuant to Section 23.50.014, B15, Conditional Uses.

~~(7)~~ 11 Park and pool lots are not permitted within three thousand (3,000) feet of the ~~(d)~~ Downtown Urban Center.

\* \* \*

1 Section 6. Subsection B of Section 23.50.014 of the Seattle Municipal Code, which  
2 Section was last amended by Ordinance 118794, is amended as follows:  
3

4 **23.50.014 Conditional uses.**

5 \*\*\*  
6

7  
8 B. Administrative Conditional Uses. The following uses, identified as  
9 administrative conditional uses in Chart A, may be permitted by the Director when the  
10 provisions of this subsection and subsection A of this section are met.

11 1. Artist's studio/dwellings in an existing structure may be permitted as  
12 a conditional use in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer  
13 (IB) and Industrial Commercial (IC) zones, except as provided in the Shoreline District,  
14 Chapter 23.60, upon showing that the occupant is a bonafide working artist, and subject to  
15 the following criteria:

16 a. Artist's studio/dwellings shall generally be discouraged along  
17 arterials such as freeways, state routes and freight lines;

18 b. Artist's studio/dwellings shall not be allowed in areas where  
19 existing industrial uses may cause environmental or safety problems;

20 c. Artist's studio/dwellings shall not be located where they may  
21 restrict or disrupt industrial activity;

22 d. The nature of the artist's work shall be such that there is a  
23 genuine need for the space; and

24 e. The owner(s) of a building seeking a conditional use for  
25 artist's studio/dwellings must sign and record a covenant and equitable servitude, on a form  
26 acceptable to the Director, that acknowledges that the owner(s) and occupants of the  
27 building accept the industrial character of the neighborhood and agree that existing or  
28 permitted industrial uses do not constitute a nuisance or other inappropriate or unlawful use  
29 of land. Such covenant and equitable servitude must state that it is binding on the owner(s)  
30 successors, heirs, and assigns, including any lessees of the artist's studio/dwellings.

31 2. Park-and-pool lots in IG1 and IG2 zones in the Duwamish  
32 Manufacturing/Industrial Center, and (P)park-and-ride lots ((may be permitted as a  
33 conditional use)) in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer  
34 (IB) and Industrial Commercial (IC) zones may be permitted as a conditional use according  
35 to the following criteria:

36 a. The ~~((park-and-ride))~~ lot shall not create conflict with  
37 industrial activity by causing significant additional traffic to circulate through the area;

38 b. The ~~((park-and-ride))~~ lot has direct vehicular access to a  
39 designated arterial improved to City standards;

40 c. The ~~((park-and-ride))~~ lot shall be located on an existing  
41 parking area unless no reasonable alternative exists;

1 d. If the proposed (~~park and ride~~) lot is located on a lot  
2 containing accessory parking for other uses, there shall be no substantial conflict in the  
3 principal operating hours of the (~~park and ride~~) lot and the other uses; and

4 e. The (~~park and ride~~) lot is not located within three thousand  
5 (3,000) feet of downtown.

6 3. Except in the Duwamish Manufacturing/Industrial Center, (~~L~~)  
7 lodging may be permitted as a conditional use in General Industrial 1 (IG1), General  
8 Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones according to  
9 the following criteria:

10 a. The use is designed primarily to serve users in the industrial  
11 area; and

12 b. The use is designed and located to minimize conflicts with  
13 industrial uses in the area.

14 4. A residential use not otherwise permitted in the zone may be  
15 permitted as a conditional use in General Industrial 1 (IG1), General Industrial 2 (IG2),  
16 Industrial Buffer (IB) and Industrial Commercial (IC) zones within a structure designated as  
17 a Landmark, pursuant to the Seattle Municipal Code, Chapter 25.12, Landmarks  
18 Preservation, or within a structure in a Landmark District, pursuant to the Seattle Municipal  
19 Code, Chapters 25.16, Ballard Avenue Landmark District, or Chapter 25.28, Pioneer Square  
20 Historical District, subject to the following criteria:

21 a. The use shall be compatible with the historic or landmark  
22 character of the structure. The Director shall request a determination regarding compatibility  
23 by the respective Board having jurisdiction over the structure or lot;

24 b. The residential use shall not restrict or disrupt industrial  
25 activity in the zone; and

26 c. The surrounding uses would not be detrimental to occupants  
27 of the Landmark structure.

28 5. High Impact 1 uses may be permitted as a conditional use in General  
29 Industrial 1 (IG1), and General Industrial 2 (IG2) zones, according to the following criteria:

30 a. The lot is located so that large concentrations of people,  
31 particularly in residential and commercial areas, are not exposed to unreasonable adverse  
32 impacts;

33 b. A management plan may be required. The Director may  
34 determine the level of detail to be disclosed in the plan based on the probable impacts and/or  
35 the scale of the effects. Discussion of materials handling and storage, odor control,  
36 transportation and other factors may be required.

37 6. A new railroad switchyard with a mechanized hump, or the expansion  
38 of such a use beyond the lot occupied at the date of adoption of the ordinance codified in  
39 this section<sup>1</sup> may be permitted as a conditional use in General Industrial 1 (IG1) and General  
40 Industrial 2 (IG2) zones, according to the following criteria:

41 a. The lot is located so that large concentrations of people,  
42 particularly in residential and commercial areas, are not exposed to unreasonable adverse  
43 impacts;

1                   b. Measures to minimize the impacts of noise, light and glare,  
2 and other measures to insure the compatibility of the use with the surrounding area and to  
3 mitigate adverse impacts shall be incorporated into the design and operation of the facility.

4                   7. Solid waste transfer stations may be permitted as a conditional use in  
5 General Industrial 1 (IG1), General Industrial 2 (IG2) and Industrial Commercial (IC) zones  
6 according to the following criteria:

7                   a. Measures to minimize potential odor emissions and airborne  
8 pollutants shall be determined in consultation with the Puget Sound Air Pollution Control  
9 Agency (PSAPCA). These measures shall be incorporated into the design and operation of  
10 the facility;

11                   b. Measures to maximize control of rodents, birds and other  
12 vectors shall be determined in consultation with the Seattle/King County Department of  
13 Public Health. These measures shall be incorporated into the design and operation of the  
14 facility;

15                   c. A transportation plan may be required. The Director shall  
16 determine the level of detail to be disclosed in the plan such as estimated trip generation,  
17 access routes and surrounding area traffic counts, based on the probable impacts and/or scale  
18 of the proposed facility; and

19                   d. Measures to minimize other impacts are incorporated into the  
20 design and operation of the facility.

21                   8. Heavy Manufacturing uses may be permitted in the Industrial Buffer  
22 (IB) zone as a conditional use according to the following criteria:

23                   a. The use shall be located within an enclosed building except  
24 for shipbuilding;

25                   b. The hours of operation for all processes creating any adverse  
26 impacts on residentially or commercially zoned land may be limited;

27                   c. Truck and service traffic associated with the heavy  
28 manufacturing use shall be directed away from streets serving lots in nonindustrial zones;

29                   d. The infrastructure of the area shall be capable of  
30 accommodating the traffic generated by the proposed use; and

31                   e. The use shall not produce sustained or recurrent vibrations  
32 exceeding 0.002 g acceleration as measured on lots in nonindustrial zones.

33                   9. The Heavy Manufacturing uses listed in subsection 9a below may be  
34 permitted in the Industrial Commercial (IC) zone as a conditional use according to criteria  
35 contained in subsection 9b.

36                   a. Uses.

37                   (1) Mass production of commercial or recreational vessels  
38 of any size and the production of vessels up to one hundred and twenty (120) feet in length,  
39 constructed to individual specifications; and

40                   (2) Manufacturing of electrical components, such as  
41 semiconductors and circuit boards, using chemical processes such as etching or metal  
42 coating; and

43                   (3) Production of industrial organic and inorganic  
44 chemicals, and soaps and detergents.

b. Criteria.

(1) Except for shipbuilding, the use shall be located within an enclosed building;

(2) The hours of operation for all processes creating any impacts on residentially or commercially zoned land may be limited;

(3) Truck and service traffic associated with the heavy manufacturing use shall be directed away from streets serving lots in nonindustrial zones;

(4) The infrastructure of the area shall be capable of accommodating the traffic generated by the proposed use;

(5) The use shall not produce sustained or recurrent vibrations exceeding 0.002g acceleration as measured on lots in nonindustrial zones;

(6) The finished product as packaged for sale or distribution shall be in such a form that product handling and shipment does not constitute a significant public health risk; and

(7) The nature of the materials produced and/or the scale of manufacturing operations may be limited in order to minimize the degree and severity of risks to public health and safety.

10. The High Impact uses listed in subsection 10a below may be permitted as conditional uses in the Industrial Commercial (IC) zone according to the criteria contained in subsection 10b below.

a. Uses.

(1) The manufacture of Group A hazardous materials, except Class A or B explosives; and

(2) The manufacture of Group B hazardous materials, when the hazardous materials are present in quantities greater than two thousand five hundred (2,500) pounds of solids, two hundred seventy-five (275) gallons of liquids, or one thousand (1,000) cubic feet of gas at any time.

b. Criteria.

(1) The lot is located so that large concentrations of people, particularly in residential and commercial areas, are not exposed to unreasonable adverse impacts;

(2) A management plan may be required. The Director may determine the level of detail to be disclosed in the plan based on the probable impacts and/or the scale of the effects. Discussion of materials handling and storage, odor control, transportation and other factors may be required;

(3) The finished product as packaged for sale or distribution shall be in such a form that product handling and shipment does not constitute a significant public health risk; and

(4) The nature of the materials produced and/or the scale of manufacturing operations may be limited in order to minimize the degree and severity of risks to public health and safety.

11. Fast-food restaurants that have a gross floor area greater than seven hundred fifty (750) square feet are identified as heavy traffic generators and, where not permitted outright, may be permitted as a conditional use in the General Industrial 1 (IG1),

1 General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones  
2 according to the following criteria:

3 a. The Director may require that the applicant prepare an  
4 analysis of traffic, circulation, and parking impacts and demonstrate that the use will not:  
5 (1) Cause significant additional traffic to circulate through  
6 nearby residential neighborhoods,  
7 (2) Disrupt the pedestrian flow of an area by significantly  
8 increasing the potential for pedestrian-vehicle conflicts,  
9 (3) Create traffic or access problems which may require  
10 the expenditure of City funds to mitigate,  
11 (4) Interfere with peak-hour transit operations by causing  
12 auto traffic to cross a designated high-occupancy vehicle lane adjacent to the lot, or  
13 (5) Cause cars waiting to use the facility to queue across  
14 the sidewalk or onto the street;

15 b. Appropriate litter-control measures are provided.

16 12. Transit vehicle bases may be permitted as a conditional use in the  
17 General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial  
18 Commercial (IC) zones according to the following criteria:

19 a. The amount of industrial land occupied by the facility shall be  
20 minimized. To avoid disruption of the industrial function of the area, the presence of the  
21 facility shall not obstruct the operation or likely expansion of existing industrial uses;

22 b. The location of the facility shall not result in significant  
23 displacement of viable industrial uses or support activities;

24 c. The amount of land occupied by the facility that has access to  
25 industrial shorelines or major rail facilities shall be minimized; and

26 d. A transportation plan may be required to prevent conflicts  
27 with nearby industrial uses. The Director shall determine the level of detail to be disclosed  
28 in the plan based on the probable impacts and/or scale of the proposed facility.

29 13. Development of a medical service use over ten thousand (10,000)  
30 square feet, outside but within two thousand five hundred feet (2,500') of a medical Major  
31 Institution overlay district boundary, shall be subject to administrative conditional use  
32 approval, unless included in an adopted master plan. In making a determination whether to  
33 approve or deny medical service use, the Director shall determine whether an adequate  
34 supply of industrially zoned land will continue to exist. The following factors shall be used  
35 in making this determination:

36 a. Whether the amount of medical service use development  
37 existing and proposed in the vicinity would reduce the current viability or significantly  
38 impact the longer-term potential of the manufacturing or heavy commercial character of the  
39 industrial area; and

40 b. Whether medical service use development would displace  
41 existing manufacturing or heavy commercial uses or usurp vacant land, in areas with parcels  
42 particularly suited for manufacturing or heavy commercial uses.

1                   14. A nonconforming use may be converted by an administrative  
2 conditional use authorization to a use not otherwise permitted in the zone based on the  
3 following factors:

- 4                   a. New uses shall be limited to those first permitted in the next  
5 more intensive zone;  
6                   b. The Director shall evaluate the relative impacts of size,  
7 parking, traffic, light, glare, noise, odor and similar impacts of the two (2) uses, and how  
8 these impacts could be mitigated;  
9                   c. The Director must find that the new nonconforming use is no  
10 more detrimental to property in the zone and vicinity than the existing nonconforming use.

11                   15. An accessory hospital facility may be permitted as a conditional use  
12 according to the following criteria:

- 13                   a. The hospital facility is an integral element of a research and  
14 development laboratory or an institute for advanced study to which it is accessory; and  
15                   b. The hospital use shall not be allowed in areas where industrial  
16 activity may adversely affect hospital activity.

17  
18 **Section 7.** Subsection A of SMC Section 23.50.026, which Section was adopted by  
19 Ordinance 113658, is amended as follows:

20  
21 **SMC 23.50.026           Structure height in IC zones**

22  
23 A. Except for the provisions of Section 23.50.020, the maximum structure height for all  
24 uses shall be thirty (30) feet, forty-five (45) feet, sixty-five (65) feet, ~~((or))~~ eighty-five (85)  
25 feet, or one hundred twenty-five (125) feet, as designated on the Official Land Use Map,  
26 Chapter 23.32. Only areas in the Stadium Transition Area Overlay District abutting the  
27 PSM 85/120 zone may be designated for a height limit of one hundred twenty-five (125)  
28 feet. Maximum height limits are not applicable to spectator sports facilities.

29                   **Section 8.** Section 23.50.027 of the Seattle Municipal Code, which Section was last  
30 amended by Ordinance 119370, is amended as follows:

31  
32 **23.50.027           Maximum size of nonindustrial use.**

33  
34                   A. Applicability.

35                   1. Except as provided in subsections B, C, and D of this section below,  
36 the maximum size of use limits specified in Chart A or Chart B of this section shall apply to  
37 uses on a lot, and the total gross floor area occupied by uses limited under Chart A or Chart  
38 B of this section shall not exceed an area equal to the area of the lot in an IG1 zone, or two  
39 and one-half (2.5) times the area of the lot in an IG2, IB or IC zone, or three (3) times the lot  
40 area in IC zones in the South Lake Union Planning Area, as identified in Exhibit 23.50.028  
41 A, with sixty-five (65) foot or eighty-five (85) foot height limits. The size of use limits  
42 apply to principal and accessory uses on a lot. The limits shall be applied separately to ~~((the~~  
43 ~~two (2)))~~ each category~~((ies))~~ of use listed in Chart A or Chart B of this section.

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2. The maximum size of use limits shall not apply to the area identified in Exhibit 23.50.027 A, provided that no single retail establishment shall exceed fifty thousand (50,000) square feet in size.



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**CHART A**

**INDUSTRIAL ZONES**

Categories of Uses Subject to Size of Use Limits	INDUSTRIAL ZONES		
	IG1	IG2 and IB	IC
Retail sales and service or entertainment except spectator sports facilities	30,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.
Office	50,000 sq. ft.	100,000 sq. ft.	N.M.S.L.

N.M.S.L. = No Maximum Size Limits

**CHART/B**

**INDUSTRIAL ZONES  
WITHIN DUWAMISH M/I CENTER**

Categories of Uses Subject to Size of Use Limits	INDUSTRIAL ZONES WITHIN DUWAMISH M/I CENTER	
	<u>IG1</u>	<u>IG2</u>
<u>Office uses</u>	<u>50,000 sq. ft.</u>	<u>100,000 sq. ft.</u>
<u>Retail sales and service (except for restaurants, fast-food restaurants over 750 sq. ft., taverns and brew pubs)</u>	<u>25,000 sq. ft.</u>	<u>50,000 sq. ft.</u>
<u>Restaurants and fast-food restaurants over 750 sq. ft.</u>	<u>5,000 sq. ft.</u>	<u>5,000 sq. ft.</u>
<u>Taverns and brew pubs*</u>	<u>3,000 sq. ft.</u>	<u>3,000 sq. ft.</u>
<u>Meeting Halls</u>	<u>N.M.S.L.</u>	<u>5,000 sq. ft.</u>

N.M.S.L. = No Maximum Size Limits

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3 \* The maximum size limit for brew pubs applies to that portion of the pub that is not used  
4 for brewing purposes.

5  
6 B. The following exceptions to the maximum size of use limits in Chart A are  
7 allowed for a structure existing as of April 3, 1995, except in the Duwamish  
8 Manufacturing/Industrial Center; and the following exceptions to maximum size of use  
9 limits in Chart B are allowed for a structure existing as of September 1, 1999 in the  
10 Duwamish Manufacturing/Industrial Center:

11 1. A use legally established as of April 3, 1995 that already exceeds the  
12 maximum size of use limits listed in Chart A may continue; and uses legally established as  
13 of September 1, 1999 that then exceeded the maximum size of use limits listed in Chart B  
14 may continue.

15 2. The gross floor area of a use listed in Chart A and legally established  
16 as of April 3, 1995 may be converted to another category of use listed in Chart A provided  
17 that the combined gross floor area devoted to uses listed in Chart A does not exceed the total  
18 gross floor area of such uses legally established as of April 3, 1995; and the gross floor area  
19 of a use listed in Chart B and legally established as of September 1, 1999 may be converted  
20 to another category of use listed in Chart B provided that the combined gross floor area  
21 devoted to uses listed in Chart B does not exceed the total gross floor area of such uses  
22 legally established as of September 1, 1999.

23 3. If fifty (50) percent or more of the gross floor area of the structure has  
24 been legally established as of April 3, 1995 with a use or uses listed in Chart A, those  
25 categories of uses may exceed the size of use limits as follows:

26 a. Uses listed in Chart A may expand within and occupy the  
27 entire structure.

28 b. The structure may be expanded by up to the following  
29 amounts and the use or uses may be permitted to expand within and occupy the entire  
30 structure:

31 (1) IG1 Zone: Twenty (20) percent of the existing  
32 structure's gross floor area or ten thousand (10,000) square feet, whichever is less.

33 (2) IG2, IB and IC Zones: Twenty (20) percent of the  
34 existing structure's gross floor area or twenty thousand (20,000) square feet, whichever is  
35 less.

36 4. If fifty (50) percent or more of the gross floor area of the structure has  
37 been legally established as of September 1, 1999 with a use or uses listed in Chart B, those  
38 categories of uses may exceed the size of use limits as follows:

39 a. Uses listed in Chart B may expand within and occupy the  
40 entire structure.

41 b. The structure may be expanded by up to the following amounts and the use or uses  
42 may be permitted to expand within and occupy the entire structure:  
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- (1) IG1 Zone: Twenty (20) percent of the existing structure's gross floor area or ten thousand (10,000) square feet, whichever is less.
  - (2) IG2 Zone: Twenty (20) percent of the existing structure's gross floor area or twenty thousand (20,000) square feet, whichever is less.

C. Special Exception for Office Use in All Industrial Zones.

1. The Director may permit an office use to exceed the size of use limits as a special exception pursuant to Chapter 23.76, Master Use Permits and Council Land Use Decisions, provided that the total gross floor area devoted to the uses limited in Chart A or Chart B, as applicable, shall not exceed an area equal to the area of the lot in an IG1 zone or two and one-half (2.5) times the area of the lot in an IG2 or IB zone. Such an exception may be considered only if:

a. The office is on the same lot as, and accessory to, a permitted use not listed in Chart A or Chart B, as applicable; or

b. The office is a principal use on the same lot as, or on another lot within one (1) mile of, a permitted use not listed in Chart A or Chart B, as applicable, and is directly related to and supportive of that use.

2. The Director shall use the following characteristics to determine whether to approve, approve with conditions or deny a special exception:

a. Characteristics that make a lot more appropriate for office uses are:

(1) The presence of well-defined boundaries, buffers, edge conditions or circulation patterns which separate office uses from industrial activity;

(2) The likelihood that the proposed use will provide or encourage improvements that will directly support industrial activity in the area;

(3) The likelihood that the proposed use, because of its type, size and location, will operate without substantial conflicts with the industrial function of the area;

(4) A sufficiently large industrial area such that the proposed use would not undermine the area's industrial character.

b. Characteristics that make a lot less appropriate for office uses are:

(1) The presence of heavy industrial uses which would conflict with office use;

(2) The presence of any special features, such as access to the water, rail and the regional highway systems, which make the land especially well-suited to industrial use.

D. Covered rooftop recreational space of a building existing as of December 31, 1998, when complying with the provisions of Section 23.50.012 D, shall not be subject to the limits on maximum size of nonindustrial uses contained in subsection A of this section above.

**Section 9.** Section 23.54.015 of the Seattle Municipal Code, which Section was last amended by Ordinance 119715, is amended as follows:

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**23.54.015 Required parking.**

A. The minimum number of off-street parking spaces required for specific uses shall be based upon gross floor area, unless otherwise specified, as set forth in Chart A, except for uses located in downtown zones, which are regulated by Section 23.49.016, and Major Institution uses, which are regulated by Section 23.54.016. (See Chart A for Section 23.54.015.)

**Chart A  
 for Section 23.54.015  
 PARKING**

Use	Parking Requirements
Adult care center <sup>1</sup>	1 space for each 10 adults (clients) or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 adults (clients).
Adult family home	1 for each dwelling unit.
Adult motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area (not counting fixed seats).
Adult panoram	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area (not counting fixed seats).
Airport, land-based (waiting area)	1 for each 100 square feet.
Airport, water-based (waiting area)	1 for each 100 square feet.
Animal services	1 for each 350 square feet.
Animal husbandry (retail area only)	1 for each 350 square feet.
Aquaculture (retail area only)	1 for each 350 square feet.
Artist's studio/dwelling	1 for each dwelling unit.
Assisted living facility <sup>2</sup>	1 for each 4 assisted living units plus 1 for each 2 staff members on-site at peak staffing time; plus 1 barrier-free passenger loading and unloading space; plus loading berth requirements per Section 23.54.035.
Automotive parts or accessory sales	1 for each 350 square feet.
Ball courts	1 per court.
Bed and breakfast	1 for each dwelling, plus 1 for each 2 guest rooms or suites.
<b>Use</b>	<b>Parking Requirements</b>
Bowling alley	5 for each lane.
Brewpub	1 for each 200 square feet.
Business support services	1 for each 2,000 square feet.
Business incubators	1 for each 1,000 square feet.
Carwash	1 for each 2,000 square feet.
Caretaker's quarters	1 for each dwelling unit.
Cargo terminal	1 for each 2,000 square feet.

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Cemetery	None.
Child care center <sup>1,9</sup>	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children.
Colleges <sup>1</sup>	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
Commercial laundries	1 for each 2,000 square feet.
Commercial moorage	1 for each 140 lineal feet of moorage.
Communication utilities	1 for each 2,000 square feet.
Community centers <sup>1,2</sup> and community clubs <sup>1,2</sup>	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.
Community centers owned and operated by the Seattle Department of Parks and Recreation (DOPAR) <sup>1,2,3</sup>	1 for each 555 square feet
Congregate residences	1 for each 4 residents.
Use	<b>Parking Requirements</b>
Construction services	1 for each 2,000 square feet.
Custom. and craft work	1 for each 1,000 square feet.
Dance halls (dance floor and table area)	1 for each 100 square feet.
Dry storage of boats	1 for each 2,000 square feet.
Family support centers located in community centers owned and operated by the Seattle DOPAR <sup>3</sup>	1 for each 100 square feet.
Floating homes	1 for each dwelling unit.
Food processing for human consumption	1 for each 1,000 square feet.
Gas station	1 for each 2,000 square feet.
General retail sales and services	1 for each 350 square feet.
Ground-floor businesses in multi-family zones	None, maximum of 10.
Heavy commercial services	1 for each 2,000 square feet.
Heliports (waiting area)	1 for each 100 square feet.
High-impact uses.	1 for each 1,500 square feet or as determined by the Director
Horticultural uses (retail area only)	1 for each 350 square feet.
Hospitals <sup>1</sup>	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees; plus 1 for each 6 beds.
Hotels	1 for each 4 sleeping rooms or suites.
Institute for advanced study <sup>1</sup>	1 for each 1,000 square feet of administrative offices and similar spaces; plus 1 for each 10 fixed seats in all auditoria and public assembly

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**Use**

Institutes for advanced study in single-family zones (existing)

Kennel  
Lecture and meeting hall

Major durables, sales, service, and rental  
Manufacturing, general  
Manufacturing, heavy  
Manufacturing, light  
Marine service station  
Medical services  
Miniature golf  
Mini-warehouse  
Mobile home park  
Mortuary services  
Motels  
Motion picture studio  
Motion picture theater

**Use**

Multi-family structures<sup>4</sup> except those listed below

rooms; or 1 for each 100 square feet of public assembly area not containing fixed seats  
**Parking Requirements**

3.5 for each 1,000 square feet of office space; plus 10 for each 1,000 square feet of additional building footprint to house and support conference center activities, or 37 for each 1,000 square feet of actual conference rooms to be constructed, whichever is greater

1 for each 2,000 square feet

1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.

1 for each 2,000 square feet.

1 for each 1,500 square feet.

1 for each 1,500 square feet.

1 for each 1,500 square feet.

1 for each 2,000 square feet.

1 for each 350 square feet.

1 for each 2 holes.

1 for each 30 storage units.

1 for each mobile home.

1 for each 350 square feet.

1 for each sleeping room or suite.

1 for each 1,500 square feet

1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.

**Parking Requirements**

Lots containing 2--10 dwelling units:

1.1 for each dwelling unit.

Lots containing 11--30 dwelling units:

5 for each dwelling unit.

Lots containing 31--60 dwelling units:

for each dwelling unit.

Lots containing more than 60 dwelling units:

5 for each dwelling unit.

In addition, for all multi-family structures whose average gross floor area per dwelling unit, excluding decks and all portions of a structure shared by multiple dwelling units, exceeds 500 square feet, an additional .0002 spaces per square foot in excess of 500 shall be required up to a maximum additional .15 spaces per dwelling unit;

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Multi-family structures containing dwelling units with 2 or more bedrooms, when within the area impacted by the University of Washington as shown on Map A following this section.

Multi-family structures, when within the Alki area as shown on Map B following this section.  
 Multi-family structures development, for those ground-related structures within the development with 10 units or fewer  
 Multi-family structures for low-income elderly

**Use**

Multi-family structures for low-income disabled

Multi-family structures: low-income elderly/low-income disabled

Multi-family structures, when within the Seattle Cascade Mixed zone  
 Multi-purpose convenience store  
 Museum<sup>1</sup>

Non-household sales and services, except sales, service and rental of office equipment  
 Nursing homes<sup>6</sup>

Office, administrative  
 Office, customer service  
 Outdoor storage  
 Parks

and

When at least 50 percent of the dwelling units in a multi-family structure have 3 bedrooms, an additional .25 spaces per bedroom for each unit with 3 bedrooms shall be required; and

Any multi-family structure which contains a dwelling unit with 4 or more bedrooms shall be required to provide an additional .25 spaces per bedroom for each unit with 4 or more bedrooms.<sup>5</sup>

1.5 spaces per unit with 2 or more bedrooms. The requirement for units with 3 or more bedrooms contained above, shall also apply. All other requirements for units with fewer than 2 bedrooms shall be as contained above.<sup>5</sup>

1.5 spaces per unit.

1 for each dwelling unit.

1 for each 6 dwelling units

**Parking Requirements**

1 for each 4 dwelling units.

1 for each 5 dwelling units.

1 for each dwelling unit

1 for each 350 square feet.

1 for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; or 1 for every 10 fixed seats for floor area containing fixed seats; plus 1 space for each 250 square feet of other gross floor area open to the public.

1 for each 2,000 square feet.

1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 for each 6 beds.

1 for each 1,000 square feet.

1 for each 350 square feet.

1 for each 2,000 square feet.

None.



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Participant sports and recreation, indoor, unless otherwise specified	1 for each 350 square feet.
Participant sports and recreation, outdoor, unless otherwise specified	1 for each 350 square feet.
Passenger terminals (waiting area)	1 for each 100 square feet.
Performing arts theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
<b>Use</b>	<b>Parking Requirements</b>
Personal transportation services	1 for each 2,000 square feet.
Playgrounds	None.
Power plants	1 for each 2,000 square feet.
Private club <sup>1</sup>	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.
Railroad rights-of-way	None.
Railroad switchyard	1 for each 2,000 square feet.
Railroad switchyard with mechanized hump	1 for each 2,000 square feet.
Recreational marinas	1 for each 75 lineal feet of moorage.
Recycling center	1 for each 2,000 square feet.
Recycling collection station	None.
Religious building <sup>1</sup>	1 for each 80 square feet of all auditoria and public assembly rooms.
Research and development laboratory	1 for each 1,000 square feet.
Restaurant	1 for each 200 square feet.
Restaurant, fast-food	1 for each 100 square feet.
Sale and rental of large boats	1 for each 2,000 square feet.
Sale and rental of motorized vehicles	1 for each 2,000 square feet.
Sale of boat parts or accessories	1 for each 350 square feet.
Sale of heating fuel	1 for each 2,000 square feet.
Sales, service and rental of commercial equipment	1 for each 2,000 square feet.
<b>Use</b>	<b>Parking Requirements</b>
Sales, service and rental of office equipment	1 for each 350 square feet.
Salvage yard	1 for each 2,000 square feet.
School, private elementary and secondary <sup>1,2</sup>	1 for each 80 square feet of all auditoria and public assembly rooms, or if no auditorium or assembly room, 1 for each staff member.
School, public elementary and secondary <sup>1,2,7</sup>	1 for each 80 square feet of all auditorium or public assembly rooms, or 1 for every 8 fixed seats in auditoria or public assembly rooms, containing fixed seats, for new public schools on a new or existing public school site.

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Sewage treatment plant  
Single-family dwelling units  
Skating rink (rink area)  
Solid waste transfer station  
Specialty food stores  
Spectator sports facility<sup>10</sup>

1 for each 2,000 square feet.  
1 for each dwelling unit  
1 for each 100 square feet.  
1 for each 2,000 square feet.  
1 for each 350 square feet.  
1 for each 10 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats

Sport range  
Swimming pool (water area)  
Taverns  
Transit vehicle base  
Universities<sup>8</sup>

1 for each 2 stations.  
1 for each 150 square feet.  
1 for each 200 square feet.  
1 for each 2,000 square feet.  
A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.

Utility service uses  
Use

1 for each 2,000 square feet.  
**Parking Requirements**

Vehicle repair, major  
Vehicle repair, minor  
Vessel repair, major  
Vessel repair, minor  
Vocational or fine arts school

1 for each 2,000 square feet.  
1 for each 2 faculty and full-time employees; plus 1 for each 5 students (based on the maximum number of students in attendance at any one time).

Warehouse  
Wholesale showroom  
Work-release centers

1 for each 1,500 square feet.  
1 for each 1,500 square feet.  
1 for each 2 full-time staff members; plus 1 for each 5 residents; plus 1 for each vehicle operated in connection with the work-release center.

<sup>1</sup>When permitted in single-family zones as conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122. The Director, in consultation with the Director of Seattle Transportation, may allow adult care and childcare centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.

<sup>2</sup>Indoor gymnasiums shall not be considered ball courts, nor shall they be considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the entire gymnasium shall be one (1) parking space for every eight (8) fixed seats. Each twenty inches (20") of width of bleachers shall be counted as one (1) fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement shall be one (1) space for each 350 square feet. If the gymnasium does not contain bleachers and is in a community

center owned and operated by the Department of Parks and Recreation (DOPAR), the parking requirement shall be one (1) space for each five hundred fifty-five (555) square feet.

<sup>3</sup>When family support centers are located within community centers owned and operated by DOPAR, the Director may lower the combined parking requirement by up to a maximum of fifteen percent (15%), pursuant to Section 23.54.020 I.

<sup>4</sup>Parking spaces required for multi-family structures may be provided as tandem spaces according to subsection B of Section 23.54.020.

<sup>5</sup>Bedroom--Any habitable room as defined by the Building Code which, in the determination of the Director, is capable of being used as a bedroom.

<sup>6</sup>When specified in single-family zones, Section 23.44.015, the Director may waive some or all of the parking requirements.

<sup>7</sup>For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements shall be determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if any auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Chart A for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is ten percent (10%) or less than that for the existing auditorium or other place of assembly, then no additional parking shall be required.

<sup>8</sup>Development standards departure may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.

<sup>9</sup>Child care facilities, when co-located with assisted living facilities, may count the passenger load/unload space required for the assisted living facility toward its required passenger load/unload parking spaces.

<sup>10</sup>Footnote 10 Required parking for spectator sports facilities or exhibition halls must be available when the facility or exhibition hall is in use. A facility shall be considered to be "in use" during the period beginning three (3) hours before and ending one (1) hour after a scheduled event is expected to end. For sports events of variable or uncertain duration, the expected event length shall be the average length of the events for which the most recent data are available, provided it is within the past five (5) years. During an inaugural season, or for non-recurring events, the best available good faith estimate of event duration will be used. A facility will not be deemed to be "in use" by virtue of the fact that administrative or maintenance personnel are present. The Director may reduce the required parking for any event when projected attendance for a spectator sport facility is certified to be 50% or less of the facility's seating capacity, to an amount not less than that required for the certified projected attendance, at the rate of one space for each ten fixed seats of certified projected attendance. An application for reduction and the certification shall be submitted to the Director at least 15 days prior to the event, provided, where the event is one of a series of similar events, such certification may be submitted for the entire series 15 days prior to the first event in the series. If the Director finds that a certification of projected attendance is based on satisfactory evidence such as past attendance at similar events or advance ticket sales, the Director shall within 15 days of such submittal, notify the facility operator that a reduced parking requirement has been approved, with any conditions deemed appropriate by the Director to ensure adequacy of parking if expected attendance should change. The parking requirement reduction may be applied for only if the goals of the facility's Transportation Management Plan are otherwise being met. The parking requirement reduction approval may be revoked during a series, if projected attendance is exceeded.

**Section 10.** A new Chapter 23.74 is added to the Seattle Municipal Code as follows:

**Chapter 23.74**  
**Stadium Transition Area Overlay District**

**Subchapter I. Establishment of Overlay District.**

**23.74.002. Purpose, Intent and Description of the Overlay District; Rezone Requirement; Rezone Criteria.**

**A. Purpose and Intent**

The purpose of this Chapter is to implement the City's Comprehensive Plan, including the neighborhood plan for the Greater Duwamish Manufacturing/Industrial Center, by establishing a Stadium Transition Area Overlay District for the area shown on Exhibit 23.74.004 A. The Stadium Transition Area centers on large sports facilities and allows uses complementary to them. It is intended to contribute to a safer pedestrian environment for those attending events and permits a mix of uses, supporting the pedestrian-oriented character of the area as well as the surrounding industrial zone, while minimizing conflicts with industrial uses. Within the Overlay District, use provisions and development standards are designed to create a pedestrian connection with downtown; discourage encroachment on nearby industrial uses to the south; and create a pedestrian-friendly streetscape. Allowing a mix of uses, including office development, is intended to encourage redevelopment and to maintain the health and vibrancy of the area during times when the sports facilities are not in operation.

**B. Relationship To Surrounding Activity of Areas Located Within the District.**

The District is an area where stadiums and similar major, regional attractions are located, in which transportation and other infrastructure can support additional development. It is an area surrounded by land with widely varying development patterns and land use characteristics including the mixed use urban development of south Downtown, Pioneer Square, the working waterfront, and the industrial area.

The desired relationship of the stadium area is with Pioneer Square and First Avenue, permitting strong pedestrian and transit links to the north. Because of the inherent conflict between pedestrian activity and industrial use, there should be well-defined edges between the pedestrian activity of the Stadium Transition Area and industrial activity surrounding it. The portion of Fourth Avenue South that is north of Royal Brougham and the main line railroad tracks create a strong edge to the east and should be the eastern boundary. South Holgate Street, the first major cross street to the south of Safeco Field, should be the southern boundary. Boundaries should not be shifted farther into the industrial

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area.

C. Rezones resulting in Boundary Changes to the Stadium Transition Overlay Area District

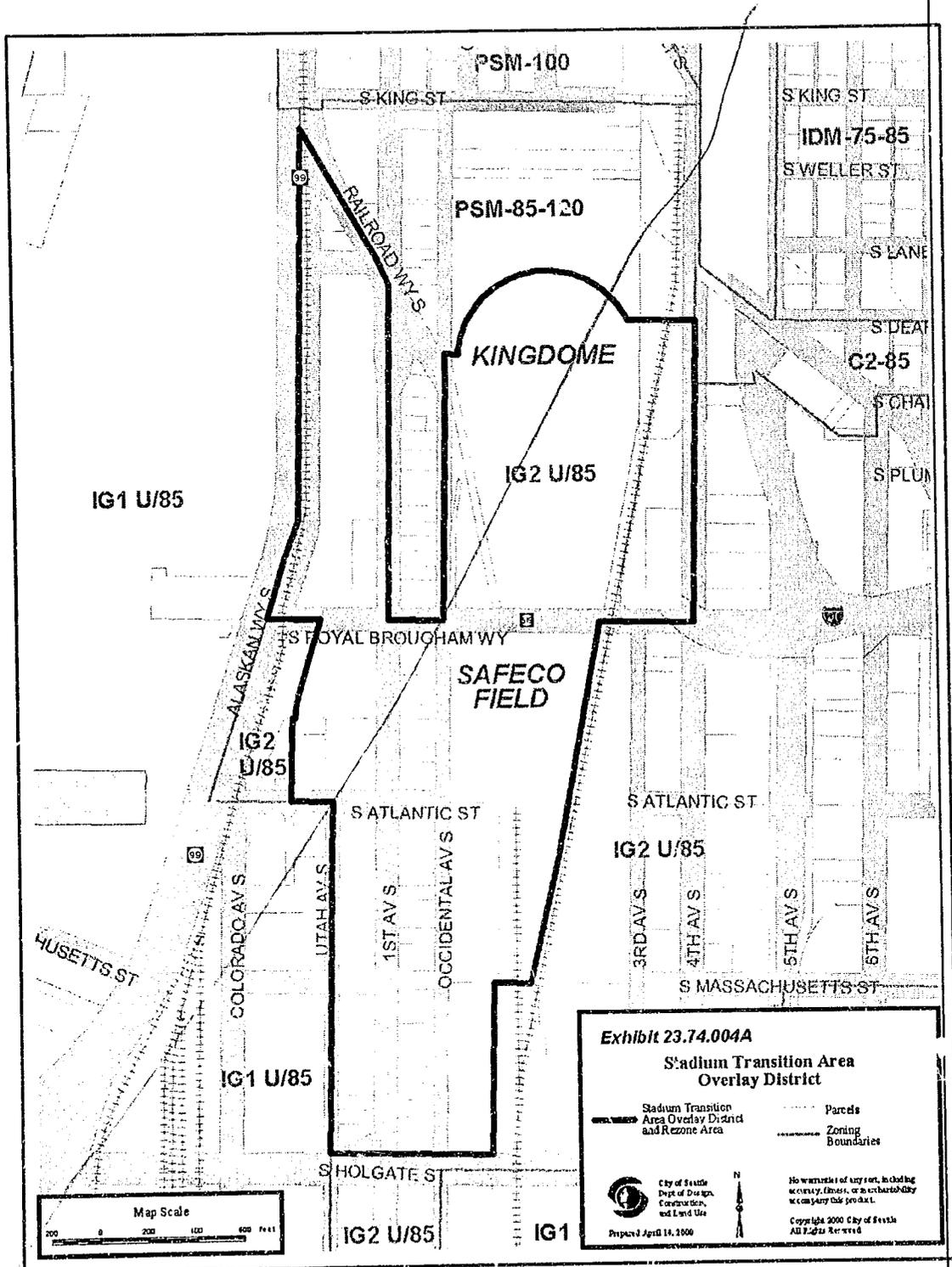
A rezone pursuant to Chapter 23.34 shall be required to change the established boundaries of the Stadium Transition Area Overlay District. A rezone shall be subject to the provisions of Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions. Areas to be included within the District boundaries shall be compatible with the purpose and intent as stated in this section, and shall either be areas developed as major spectator sports facilities, or areas that meet the criteria for Industrial Commercial zoning and are along preferred pedestrian routes that can provide safe and attractive passage for pedestrians between the stadiums and retail areas and transit service.

**23.74.004. Stadium Transition Area Overlay District established.**

There is established pursuant to Chapter 23.59 of the Seattle Municipal Code, the Stadium Transition Area Overlay District, and the Official Land Use Map, Chapter 23.32, is hereby amended to show such District, as depicted on Exhibit 23.74.004A.



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**23.74.006. Application of Regulations.**

Land located within the Stadium Transition Area Overlay District, as shown on Exhibit 23.74.004 A, is subject to the regulations of the underlying zone except as otherwise provided in this Section. In the event of a conflict between the provisions of this Chapter and the underlying zone, the provisions of this Chapter apply. Where the provisions of the underlying zone are more restrictive, that is not considered a conflict and compliance with the provisions of the underlying zone is required, except as specifically provided in this Chapter. Where the provisions of this Chapter are more restrictive, compliance with those provisions is required, subject to any departures that may be authorized pursuant to design review under SMC Section 23.41.012 and to the following provisions generally applicable in the underlying zone: exceptions to height limits and provisions for nonconforming uses and structures.

**Subchapter II. Uses and Development Standards.**

**23.74.008. Uses.**

Notwithstanding the use provisions of the underlying zone, the following use provisions apply:

- A. The following uses are permitted outright:
  - 1. Medical services;
  - 2. Museums;
  - 3. Community centers;
  - 4. Private clubs; and
  - 5. Community clubs.
- B. The following uses are permitted in buildings existing on September 1, 1999:
  - 1. Artist/Studio dwellings
  - 2. Major institutions.
- C. The following uses are prohibited:
  - 1. Heavy manufacturing uses;
  - 2. High impact uses;
  - 3. Salvage and recycling facilities;
  - 4. Solid waste transfer stations;
  - 5. Animal services;
  - 6. Airports, land and water based;
  - 7. Sewage treatment plants;
  - 8. Solid waste incineration facilities;
  - 9. Hospitals;
  - 10. Elementary and secondary schools;
  - 11. Drive-in businesses, except gas stations;
  - 12. Principal use parking.<sup>1</sup>
  - 13. Colleges, and
  - 14. Universities.



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Parking required for a spectator sports facility or exhibition hall is allowed and shall be permitted to be used for general parking purposes or shared with another such facility to meet its required parking. A spectator sports facility or exhibition hall within the Stadium Transition Overlay Area District may reserve parking. Such reserved, non-required, parking is allowed and shall be permitted to be used for general parking purposes and is exempt from the 1 space per 650 square feet ratio under the following circumstances: if (a) the parking is owned and operated by the spectator sports facility or exhibition hall, and (b) is reserved for events in the spectator sports facility or exhibition hall, and (c) the reserved parking is outside of the Stadium Transition Overlay Area District, and south of South Royal Brougham Way, west of 6<sup>th</sup> Avenue South and north of Atlantic Street. Parking that is covenanted to meet required parking will not be considered reserved parking.

**23.74.010. Development standards.**

A. Within the Stadium Transition Area Overlay District, the following development standards apply to all uses and structures except for spectator sports facilities:

1. Accessory Parking and Outdoor Storage.

a. Accessory parking or outdoor storage on any lot to the side of a structure on that lot shall not exceed sixty feet (60') of street frontage along 1st Avenue South or along Occidental Street, and may not be located within the first forty feet (40') from any intersection described in 23.74.010(C). Parking shall be screened in accordance with screening standards for Class II Pedestrian Streets in downtown zones.

b. For commercial uses, the maximum parking ratio is one (1) space per 650 square feet of gross floor area of commercial uses, subject to the limitations in footnote 6, 23.50.012 Chart A and footnote 1, 23.74.008.

2. Curb cuts.

Curb cuts are limited to three (3) per block front along north-south streets and Railroad Way South within the area described in subsection C of this section. No curbcuts are allowed within the first forty feet (40') from any intersection, as described in subsection C of this section. On east-west streets outside the area described in subsection C of this section, curb cuts are limited to two (2) per block front. On east-west streets, additional curb cuts may be allowed if no other access is possible, including in the forty feet (40') from key intersections in the area described in subsection C of this section.

B. For the areas marked on Exhibit 23.74.010A, the following development standards and provisions apply to all uses and structures except for spectator sports facilities:

1. Floor Area Ratio (FAR).

The maximum FAR for all uses in Area A on Exhibit 23.74.010A is 3.0. The maximum FAR for all uses in Area B on Exhibit 23.74.010A is 2.5. FAR limits of the underlying zone do not apply.

2. Exemption for Street-Level Uses

In both Area A and Area B, the first 75,000 square feet of street-level retail sales and service or street-level customer service office uses on any lot are exempt from the respective maximum FAR limits.

C. Pedestrian Environment.

The following development standards apply to all uses and structures, except spectator sports facilities, to the extent that they either are on lots fronting on Railroad Way South, 1<sup>st</sup> Avenue South or Occidental Avenue South or are within a forty foot (40') radius measured from any of the block corners of 1<sup>st</sup> Avenue or Occidental Avenue South intersecting with the following streets: Railroad Way South, Royal Brougham, Atlantic, Massachusetts, Holgate and any other streets intersecting with 1<sup>st</sup> Avenue or Occidental Avenue South that may be established between Holgate and Railroad Way, as depicted in Exhibit 23.74 010A. Development standards will also apply to any portion of structures or uses that are partially within the pedestrian environment described in this subsection. The area described in this subsection is referred to as the pedestrian environment

1. Street Façade Requirements.

A. Minimum Façade Height.

Minimum façade height shall be twenty-five (25) feet, but minimum façade heights shall not apply when all portions of the structure are lower than the elevation of the required minimum façade height.

B. Façade Setback Limits.

(i) Within the first twenty-five (25) feet of height measured from sidewalk grade, all building facades must be built to within two (2) feet of the street property line for the entire façade length.

(ii) On facades more than twenty-five (25) feet above sidewalk grade, the maximum setback shall be ten (10) feet.

(iii) No single setback area that is deeper than two (2) feet shall be wider than twenty (20) feet, measured parallel to the street property line.

(iv) The façade of the structure shall return to within two (2) feet of the street property line between each setback area for a minimum of ten (10) feet. Balcony railings and other nonstructural features shall not be considered the façade of the structure.

2. Outdoor service areas.

Gas station pumps, service islands, queuing lanes, and other service areas related to fueling are not allowed between any structure and the pedestrian environment area described in this section. Gas station pumps, service islands, queuing lanes, and other service areas related to fueling must be located behind or to the side of a gas station, and may not be allowed between any structure or use and the pedestrian environment area described in this section.

3. Screening and Landscaping.

The requirements of SMC 23.50.016, SMC 23.50.034, and SMC 23.50.038 apply to all new development including requirements contingent on location near a commercial zone. Requirements in SMC 23.50.038 contingent on location near a residential lot shall not apply. In addition, the screening and landscaping requirements for outdoor storage in SMC 23.47.016(D)(5) apply to the following uses, where a principal or accessory use is located outdoors: outdoor storage (except for outdoor storage associated with florists and horticultural uses), surface parking, sales and rental of motorized vehicles, towing services, sales and rental of large boats, dry storage of boats, sales, service and rental of commercial equipment and construction materials, heavy commercial services, outdoor participant sports

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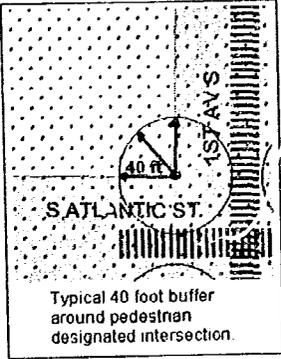
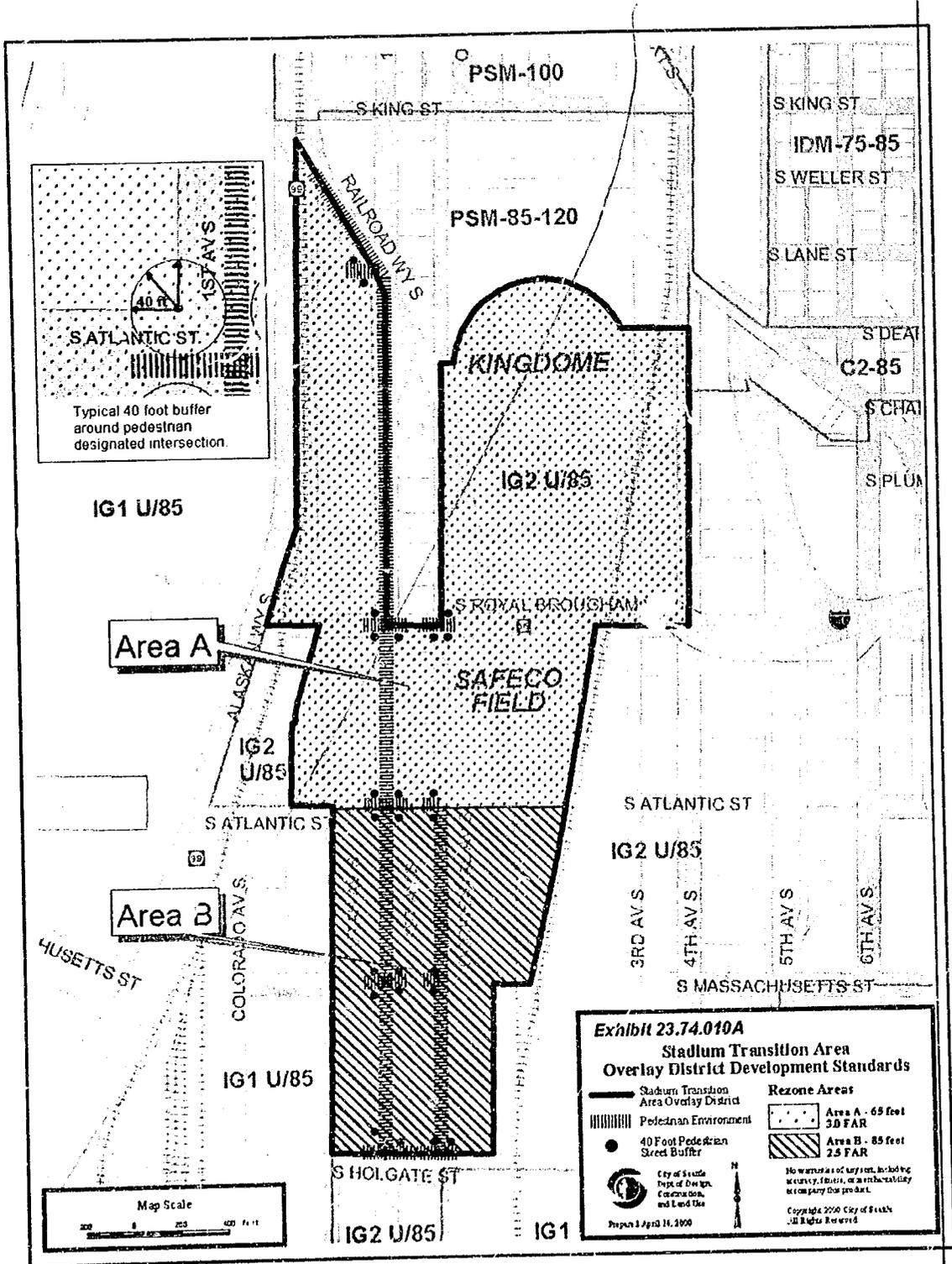
and recreation, wholesale showroom, mini-warehouse, warehouse and outdoor storage, transportation facilities, and utilities (except for utility service uses), and light and general manufacturing.

4. Blank Facades and Transparency Requirements.

In addition to the blank façade requirements of SMC 23.50.038A(2), the blank façade limits and transparency requirements of SMC 23.49.076C, D, E and F shall apply, except that requirements for Class I Pedestrian Streets and Green Streets do not apply.

5. Principal Pedestrian Entrances

A principal entrance to a structure fronting on Railroad Way South, 1st Avenue, or Occidental Avenue South shall be located on Railroad Way South, 1st Avenue, or Occidental Avenue South, respectively.



**Exhibit 23.74.010A**  
**Stadium Transition Area Overlay District Development Standards**

	Stadium Transition Area Overlay District		Area A - 65 feet 3D FAR
	Pedestrian Environment		Area B - 85 feet 2.5 FAR
	40 Foot Pedestrian Street Buffer		

City of Seattle Dept. of Design, Construction, and Land Use  
 Prepared April 14, 2000  
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**Section 11.** The Downtown Design Guidelines as adopted by Ordinance 115399 are amended by adding the following Section after Page 48:

**Design Guidelines applicable to the Stadium Transition Area Overlay District**

The purpose of these guidelines is to ensure an appropriate transition between the industrial-scale development to the south of the Overlay District, which tends to feature large buildings, blank facades and minimal design details, and the rich, finely detailed and distinctive building designs found in the Pioneer Square District to the north. Projects in the Stadium Transition Overlay District will be reviewed by the Downtown Design Review Board, using the Design Guidelines applicable to the Stadium Transition Area Overlay District to augment Downtown Design Guidelines.

**Guideline 1:** Development on sites with greater than 360 feet of linear street frontage should be divided into separate buildings or substantially separate components of no greater than approximately 300 feet in width.

*Considerations:*

- Between buildings or building components, vehicular drives and/or pedestrian walkways are encouraged. Such drives would act to create the perception that these large sites are broken down into more human-scale *blocks*, such as found in the nearby Pioneer Square District.

**Guideline 2:** Bulk and scale of development should be broken down architecturally to respond to the historical development pattern in Pioneer Square – characterized by buildings of approximately 60 to 120 linear feet in width along the street.

*Considerations:*

- Expression of individual structural bays, different building uses or functions, varying heights of cornice lines or parapet walls, and other techniques, are encouraged to achieve a compatible relationship with nearby historic development patterns.
- In order to provide appropriate transition to historic properties to the north, architectural composition and details compatible with the historical development should be considered.
- In particular, new buildings should be designed with a solid base that grounds the buildings to the streetscape, a distinct middle or body of the building that may often comprise the principal architectural statement, and a strong top or cap to the building that terminates the façades with a distinctive treatment and/or creates an interesting feature in the skyline.

**Guideline 3:** New buildings, and separate components of multi-building or multi-component large developments, should be designed with variety in overall architectural expression and design details.

*Considerations:*

- Attention should be paid to the relationships between the new buildings and the design of nearby buildings – with the intent to create harmony yet variety in the streetscape.
- Variety may be achieved by techniques such as varying widths of modules or bays, varying heights of cornice lines and/or parapet walls, varied design expression, and varied design details and/or materials.
- A homogeneous design theme and/or single design expression can exacerbate the appearance of a development's height, bulk and scale. In order to provide greater variety in design and break down the overall height, bulk and scale of large developments, separate components of the development should employ different overall design themes and/or expression.

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For uses and structures developed on lots in the area defined in SMC 23.74.010C, Guideline 4 applies:

**Guideline 4:** The pedestrian experience in the pedestrian environment, as defined in 23.74.010C, should be visually interesting and safe. The Downtown Design Guidelines applying to pedestrian experience, active facades and building entries should be considered in applying this Guideline.

**Section 12.** The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular provisions shall not affect the validity of any other provision.

**Section 13.** The City Council finds that the land use code changes established by this ordinance will protect and promote the health, safety and welfare of the general public and implement the City's Comprehensive Plan, as amended.

**Section 14.** This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_ day of \_\_\_\_\_, 2000, and signed by me in open session in authentication of its passage this \_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
President of the City Council

Approved by me this \_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
Paul Schell, Mayor

Filed by me this \_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
City Clerk

(SEAL)

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### **SEPA Environmental Review Determination**

The Strategic Planning Office conducted SEPA review of the proposed amendments and issued a Determination of Non-Significance. The decision was not appealed.

### **Public Hearing Scheduled**

The draft ordinance will be discussed by the Seattle City Council Neighborhoods, Sustainability and Community Development Committee. The Committee's discussion and vote is scheduled for Tuesday, April 11, 2000, at 2:00 p.m. in the City Council Chamber, 11th Floor of the Municipal Building, 600 Fourth Avenue.

### **Non-Financial Legislation**

The proposed legislation has no financial implications.

If you have any questions about the proposed legislation, please contact Kristian Kofoed by email at [kristian.kofoed@ci.seattle.wa.us](mailto:kristian.kofoed@ci.seattle.wa.us) or by phone at (206) 233-7191.

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# City of Seattle

Paul Schell, Mayor

Department of Design, Construction and Land Use  
R. F. Krochalis, Director

## MEMORANDUM

**TO:** City Council President Margaret Pageher  
via Law Department

**FROM:** Rick Krochalis, Director *RK*

**DATE:** March 29, 2000

**SUBJECT:** Implementation of Greater Duwamish Manufacturing/Industrial Center Plan;  
Rezone and Creation of Stadium Transition Area Overlay District; Urban  
Industrial Environment/Shoreline Amendment

### Transmittal

With this memorandum we are transmitting for City Council consideration three ordinances. These ordinances amend the Land Use Code to implement the Greater Duwamish Manufacturing/Industrial Center Plan.

### Background

Pursuant to the neighborhood planning element of the City's Comprehensive Plan, a plan was developed by the Greater Duwamish Planning Committee for the Duwamish Manufacturing/Industrial Center. These amendments implement the intent of the Duwamish Manufacturing/Industrial Plan. The amendments also respond to public comment received on earlier versions of these proposed amendments at two public hearings, on September 23, 1999 and on February 16, 2000.

If adopted, the ordinances would amend the Land Use Code as follows:

- 1) Imposing new restrictions or further restrictions, including size limits, on uses in IG1 (Industrial General 1) and IG2 (Industrial General 2) zones within the Duwamish Manufacturing/Industrial Centers.
- 2) Rezoning an area around the stadium to encourage development of uses complementary to sports facilities, create a safe pedestrian environment for those attending events and concentrate development in this relatively small area so as to minimize conflicts with industrial uses. Specific development standards, size and FAR limits and design guidelines accomplish these purposes.
- 3) Amending the Urban Industrial Shoreline Environment to prohibit restaurants, brewpubs, taverns and mini-warehouses, which are currently conditional uses.

City of Seattle, Department of Design, Construction and Land Use  
710 Second Avenue, Suite 200, Seattle, WA 98104-1703

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By: Conlin

CB 113/63

TO Neighborhoods,  
Sustainability &  
Community Development  
Committee

Relating to land use, amending Sections 23.41.004, 23.41.006, 23.41.012, 23.50.012, 23.50.014, 23.50.026, 23.50.027, and 23.54.015 of the Seattle Municipal Code; adding a new Chapter 23.74 to the Seattle Municipal Code and amending the Official Land Use Map to establish a Stadium Transition Area Overlay District; and amending the Downtown Design Guidelines to include provisions for that District, implementing the adopted neighborhood plan for the Greater Duwamish Manufacturing/Industrial Center.

Relating to comprehensive planning, amending the Seattle Comprehensive Plan to incorporate portions of the Greater Duwamish Manufacturing/Industrial Center Neighborhood Plan and to revise and add related policies for industrial areas; and amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the Duwamish Manufacturing/Industrial Center.

②

STATE OF WASHINGTON - KING COUNTY

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City of Seattle, City Clerk

—ss.

No. ORD IN FULL

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:119972 ORDINANCE

was published on

06/27/00

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

06/27/00

*McQuinn*

Notary Public for the State of Washington,  
residing in Seattle