

Ordinance No. 96202

AN ORDINANCE relating to land use and zoning, amending Sections 2.2, 3.01, 3.08, 3.21, 3.22, 3.27, 4.1, 13.5, of and adding new Sections 13A.1, 13A.2, 13A.3, 13A.4, 13A.5, 13A.6, 13B.1, 13B.2, 13B.3, 13B.4, 13B.5 and 13B.6 to the Zoning Ordinance (86300).

FILE NO. 858 356
FILE NO. 358777

FILE NO. 258979
COMPTROLLER
FILE NUMBER 257650

Council Bill No. 87735

INTROUCED: <u>OCT 23 1967</u>	BY: <u>Planning</u>
REFERRED: <u>OCT 23 1967</u>	TO: <u>Planning</u>
REFERRED:	
REPORTED: <u>OCT 30 1967</u>	SECOND READING: <u>OCT 30 1967</u>
THIRD READING: <u>OCT 30 1967</u>	SIGNED: <u>OCT 30 1967</u>
PRESENTED TO MAYOR: <u>OCT 31 1967</u>	APPROVED: <u>OCT 31 1967</u>
RETD. TO CITY CLERK: <u>OCT 31 1967</u>	PUBLISHED: <u>NOV 3 1967</u>
VETOED BY MAYOR:	YETD PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

[Handwritten signature]

Ord 98608 - Further Amends Sec 139.1, 2, 3, 4, 1
Ord 98608 - Amends Sec 139.1, 2, 3, 4, 1
Ord 98608 - Amends Sec 139.1, 2, 3, 4, 1

Unanimous Vote
YES 6 NO 0

Ord 98608 - Further Amends Sec 139.1, 2, 3, 4, 1
Ord 98608 - Amends Sec 139.1, 2, 3, 4, 1
Ord 98608 - See back page

PUB
BLDG.
ENG.
E.O.
A.C.
S.E.
C.D.
LIGHT

ORD. 98608 — AMENDS SECTIONS: 2.2, 3.05, 3.13, 3.16, 3.20, 3.27, 4.1, 10.1, 11.1, 12.1, 12.3, 22.3, & 23.2 AND ADDING SECTIONS 11A.1, 11A.2, 11A.3, 11A.4, 11A.5, 11A.6
ORD. 102685 — FURTHER AMENDS SEC. ~~139.1~~, 139.1

PL
B.P.

ORDINANCE 96202

AN ORDINANCE relating to land use and zoning, amending Sections 2.2, 3.03, 3.08, 3.21, 3.22, 3.27, 4.1, 13.5, of and adding new Sections 13A.1, 13A.2, 13A.3, 13A.4, 13A.5, 13A.6, 13B.1, 13B.2, 13B.3, 13B.4, 13B.5 and 13B.6 to the Zoning Ordinance (86300).

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 2.2 of the Zoning Ordinance (86300) is amended to read as follows:

Section 2.2. Purpose of Residential Zones

2.21 General

Ten residential zone classifications permit a variety of housing and population densities without conflict. Protection is provided against hazards, objectionable influences, traffic, building congestion, and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in R zones.

2.22 Single Family Residence Zones

Three single family residence zone classifications are provided to promote and protect various densities and uniformity of development within each. A Residence Waterfront zone classification recognizes special waterfront needs.

The RS 9600 zone provides low density chiefly in outlying areas or where required by soil conditions or topography.

The RS 7200 zone provides medium density of development where indicated by desirability or feasibility.

The RS 5000 zone protects basic minimum density of development chiefly in mature areas.

The RW zone permits houseboats and group pleasure boat moorages when compatible with permitted residential uses.

2.23 Duplex Residence Zones

Two duplex zone classifications permit two-family dwellings and, under certain conditions, three-family structures protected from more concentrated residential uses and permitting a greater variety of institutional uses.

The RD 7200 zone permits the use and development of two or three-family dwellings on larger lots in outlying areas of the City.

The RD 5000 zone permits two and three-family dwellings in appropriate areas of the City where lots are smaller.

2.24 Multiple Family Residence Zones

Four multiple-family residence zone classifications permit apartment houses and other group living, together with certain appropriate non-residential uses. Transportation, major shopping and employment centers influence location of the multiple-family zones.

The RM 800 zone provides for low density multiple-family dwellings.

The RMH 350 zone provides for high density elevator apartment houses generally near the City center and at major subcenters near transportation facilities and for certain intensive institutional uses requiring residential environment.

The RMV 200 zone provides for high density tower apartment houses in areas where such buildings will result in a minimum of interference with view, and certain compatible institutional uses, located with desirable relationship to the City center or subcenters and employment areas, having proximity to adequate transportation facilities and other amenity features.

The RMV 150 zone provides for the highest density tower apartment houses in areas where such buildings will result in a minimum of interference with view, and certain compatible institutional uses, located in close proximity to the City center or other major sub-centers and employment areas, having proximity to adequate transportation facilities and other amenity features.

Section 2. That Section 3.03 of the Zoning Ordinance (86300) is amended to read as follows:

Section 3.03 "B"

BASEMENT

That portion of a building between floor and ceiling which is partly below and partly above the grade but so located that the vertical distance from the grade to the floor below is less than the vertical distance from grade to ceiling. A basement shall be counted as a story.

BASE STRUCTURE

The above ground portion or base of a building, generally used for parking or other non-residential purposes.

BILLBOARD - (See Sign, Advertising)

BLOCK FRONT

The frontage of private property within a single zone and along one side of a street between intersecting or intercepting platted streets or between a platted street and a railroad right-of-way or a waterway provided such distance does not extend more than four hundred (400) feet on either side of a lot.

BOARD

THE BOARD OF ADJUSTMENT OF THE CITY OF SEATTLE

BOARDING, LODGING, OR ROOMING HOUSE

A building, other than a hotel, where meals and/or room or lodging are provided for compensation for seven (7) or more non-transient persons.

BUILDING

Any structure built for the support, shelter or enclosure of persons, animals, mechanical devices or chattels, or property of any kind. When a structure is separated by party walls located upon lot lines, then each portion of such structure shall be deemed a separate building. The term building shall include signs and fences over six (6) feet high.

BUILDING, ACCESSORY (See Use or Structure, Accessory)

BUILDING, COMPLETELY ENCLOSED

A roofed building or portion thereof having no openings other than fixed windows and such exits as are required by law, and equipped with self-closing doors.

BUILDING, DETACHED

A building having no wall in common with another building.

BUILDING, ENCLOSED

A building enclosed on all sides with wall and roof and having no openings other than closeable, glazed windows and doors and vents.

BUILDING OR STRUCTURE, NON-CONFORMING

A building or structure specifically designed or occupied for any use which is a non-conforming use and lawfully existing prior to the effective date of this Ordinance or the effective date of any amendment changing the zone classification of the land upon which such building or structure is located.

BUILDING OR STRUCTURE, NON-CONFORMING AS TO BULK

A lawfully established building or structure which

on the effective date of this Ordinance was not in conformance with the bulk regulations of this Ordinance for the zone in which located.

BUILDING, PRINCIPAL (See Use or Building, Principal)

BUILDING OR PART, RESIDENTIAL

A building or building part containing solely one or more dwelling units or a building or building part occupied or intended to be occupied in whole for sleeping or living purposes, including hospitals, sanitariums and similar uses, but not including motels or hotels.

BUILDING SITE (See Lot)

BULK

The size and location of buildings and structures in relation to the lot. Bulk regulations include maximum height of building, minimum lot area, minimum front, side and rear yards and maximum lot coverage.

BULK STATION

Any installation for the storage, handling and selling of flammable liquids or oils, from which such liquids or oils are sold at wholesale or distributed to retail stations or private storage by tank trucks.

BULLETIN BOARD, ILLUMINATED (See Sign, Illuminated)

BULLETIN BOARD, SELF-ILLUMINATED (See Sign, Self-Illuminated)

Section 3. That Section 3.08 of the Zoning Ordinance (86300) is amended to read as follows:

Section 3.08 "G"

GARAGE, PARKING

A structure, or part thereof, used only for the storage of automobiles by the public and including the sale of automobile fuels, lubricants, radiator fluids,

and accessories; and the performance of incidental services including tire changing, tube repairing, lubrication and washing.

GARAGE, PRIVATE

An accessory building or an accessory portion of the principal building designed or used for the shelter or storage of vehicles owned or operated by the occupants of the principal building.

GARAGE, REPAIR - (See Automobile, Repair)

GRADE, LOT

For the purpose of determining the height of a building, lot grade shall be the average of the finished ground elevations at all exterior walls of the perimeter of a building, except that walls nearer than five (5) feet to an adjoining lot line shall be disregarded. In case walls are parallel to and within five (5) feet of a public sidewalk, alley or other public way, the ground level of such walls shall be measured at the sidewalk, alley or public way.

GROUP STUDENT HOUSE (See Fraternity)

Section 4. That Section 3.21 of the Zoning Ordinance (86300) is amended to read as follows:

A-98426
Section 3.21 "T"

TOWER STRUCTURE

A high rise building, normally residential in design, which may or may not be built on top of a base structure.

TRADE OR BUSINESS SCHOOL

An establishment conducted as a commercial enterprise for teaching trades, business or secretarial courses, instrumental or vocal music, art, dancing, barbering or hairdressing or for teaching similar skills.

TRAILER HOUSE (See House Trailer)

TRAILER PARK

Any lot or any portion of any lot used or offered for use for the accommodation of inhabited house trailers for compensation.

TRUCK AND TRAILER SALES LOT

An outdoor area used for the display, sale or rental of new or used trucks or truck trailers, where no repair work is done except minor incidental repair to vehicles to be displayed, sold or rented on the premises.

Section 5. That Section 3.22 of the Zoning Ordinance (86300) is amended to read as follows:

Section 3.22 "U"

USE

The purpose for which land or a building is designed, arranged or intended, or for which it is occupied or maintained, let or leased.

USEABLE OPEN SPACE

An outdoor area of such location, size and shape as to provide space for outdoor recreational activity, landscape features, or pedestrian access.

USE OR STRUCTURE, ACCESSORY

A use or structure incidental to a permitted principal use, provided that such use or structure shall be located on the same lot as the principal use or structure, except when permitted elsewhere as specifically set forth in this Ordinance.

USE OR STRUCTURE, CONDITIONAL

Uses permitted in this Ordinance as principal or accessory uses when authorized by the Board or in some cases Council and subject to specified conditions.

USE, NON-CONFORMING

A lawful use of land or structure in existence on the effective date of this Ordinance or at the time of any amendments thereto and which does not conform to the use regulations of the zone in which such use is located.

USE OR BUILDING, PRINCIPAL

The principal use conducted on the lot or the building housing the principal use as distinguished from any separate buildings housing accessory uses.

Section 6. That Section 3.27 of the Zoning Ordinance (86300) is amended to read as follows:

Section 3.27 "Z"

ZONE

A portion of the City designated on the Official Zoning Map of the City of Seattle as one of nineteen (19) categories listed and described in Section 4.1 of this Ordinance for the purpose of promoting the orderly and harmonious development of land compatible with the surrounding areas and the Comprehensive Land Use Plan.

ZONE, R

Includes RS 9600, RS 7200, RS 5000, RW, RD 7200, RD 5000, RM 800, RMH 350, RMV 200 and RMV 150 Zones.

ZONE, RS

Includes RS 9600, RS 7200, RS 5000 zones.

ZONE, RD

Includes RD 7200 and RD 5000 zones.

ZONE, B

Includes BN, BC, or BM zones.

ZONE, C

Includes CM, CMT or CG zones.

ZONE, I

Includes IG or IH zones.

ZONE, MORE INTENSIVE

AMENDED ORD.
96395

In the list of zones in Section 4.11 each zone shall be deemed to be more intensive than the zone preceding it.

ZONE, LESS INTENSIVE

In the list of zones in Section 4.11 each zone shall be deemed to be less intensive than the zone succeeding it.

Section 7. That Section 4.1 of the Zoning Ordinance (86300) is amended to read as follows:

Section 4.1 Zones

4.11 Zone Classifications

(a) For the purpose of this Ordinance, the City of Seattle is hereby divided into nineteen (19) zone classifications designated as follows:

<u>Zones</u>	Appreviated Designator
Single Family Residence Low Density <u>Zone</u>	RS 9600
Single Family Residence Medium Density <u>Zone</u>	RS 7200
Single Family Residence High Density <u>Zone</u>	RS 5000
Residence Waterfront <u>Zone</u>	RW
Duplex Residence Medium Density <u>Zone</u>	RD 7200
Duplex Residence High Density <u>Zone</u>	RD 5000
Multiple Residence Low Density <u>Zone</u>	RM 800
Multiple Residence High Density <u>Zone</u>	RMH 350
Multiple Residence High Density Variable Height <u>Zone</u>	RMV 200
Multiple Residence Highest Density Variable Height <u>Zone</u>	RMV 150
Neighborhood Business <u>Zone</u>	BN
Community Business <u>Zone</u>	BC
Metropolitan Business <u>Zone</u>	BM
Metropolitan Commercial <u>Zone</u>	CM
Metropolitan Commercial <u>Zone</u> Temporary	CMT
General Commercial <u>Zone</u>	CG
Manufacturing <u>Zone</u>	M

General Industrial Zone

IG

Heavy Industrial Zone

IH

4.12 Zoning Map

The above zone classifications and the boundaries of such zones are hereby established as shown on a series of sectional maps, marked Exhibit "A", all of which maps constitute the OFFICIAL ZONING MAP OF THE CITY OF SEATTLE, and which Official Map is by this reference made a part of this Ordinance. Such map and all amendments thereto shall be filed in the office of the City Clerk. Each copy of this Ordinance prepared by or under the direction of the City, shall include a reduced sectional facsimile of said Official Map.

4.13 Zone Boundaries

- (a) Unless the location of zone boundary lines is established by dimensions shown on the Official Zoning Map, or by reference to established lines, points, or features, the zone boundary lines are the center lines of streets, public alleys, parkways, waterways, or railroad rights-of-way, or in the case of navigable water, the pierhead or outer harbor lines, or in the case of Lake Union, the "Seattle Construction Limit Line" as established by Ordinance 92887. Where such pierhead, outer harbor lines or construction limit lines are not established, then the zone boundary lines shall be on the water side of the natural shore line and five hundred (500) feet, measured at right angles, from such shore line. If the exact location of a zone boundary line cannot be determined otherwise, then such location shall be determined by measuring to scale on the Official Zoning Map.

- (b) Where a zone boundary line parallel or approximately parallel to a street divides a lot between two zones, with street frontage only in the less intensive zone, then the provisions of this Ordinance covering the less intensive zoned portion of such lot may be extended to the entire lot, provided that such extension shall not be so applied as to permit the extension of any use which would otherwise be prohibited in an M or I zone.
- (c) Where a zone boundary line parallel or approximately parallel to a street divides a lot between two zones, with street frontage in the more intensive zone, then the provisions of this Ordinance covering the more intensive zoned portion of such lot may be extended to the entire lot, or for twenty-five (25) feet from such zone boundary line, whichever is the lesser distance.
- (d) Where a zone boundary line at right angles or approximately at right angles to a street divides a lot which fronts on such street, then the provisions of this Ordinance covering the more intensive zoned portion of such lot may be extended to the entire lot, or for twenty-five (25) feet from such zone boundary line, whichever is the lesser distance.

Section 8. That Section 13.5 of the Zoning Ordinance (86300) is amended to read as follows:

Section 13.5 Bulk requirements

13.51 Height of Building

No part of a building shall exceed a height of one and one-half ($1\frac{1}{2}$) times the mean horizontal distance from such building to the center line of the abutting street or streets, except as modified in Section 22.2.

13.52 Lot Area:

No lot area shall be less than four thousand (4,000) square feet, except as modified in Section 22.3,

provided that for multiple dwellings the minimum lot area per dwelling unit shall be three hundred fifty (350) square feet.

13.53 Required Yards:

Each lot shall have front, side and rear yards of not less than the depths and widths as follows, except as modified in Section 22.4.

Front Yard: Ten (10) feet

<u>Side Yards:</u>	<u>When height of building is:</u>	<u>Least Side Yard</u>	<u>Sum of Side Yards</u>
	1-story	5 ft.	10 ft.
	2-story	6 ft.	14 ft.
	3-story	8 ft.	18 ft.
	Over 3-story	2 ft. additional each <u>side yard</u> for each <u>story</u> over 3, except that a <u>side yard</u> abutting upon a <u>street</u> need not exceed ten (10) feet in such case.	

Rear Yard: Twenty (20) feet plus four (4) feet additional depth for each story over three (3).

13.54 Lot Coverage

Buildings shall not occupy more than fifty (50) per cent of a lot except as modified in Section 22.5.

Section 9. That the Zoning Ordinance (86300) be further amended by adding thereto a new Section 13A.1 to read as follows:

Section 13A.1 Principal Uses Permitted Outright

13A.11 The following uses:

RMH 350 principal uses permitted outright as specified and regulated in Article 13, unless modified in this Article.

Section 10. That the Zoning Ordinance (86300) be further amended by adding thereto a new Section 13A.2 to read as follows:

Section 13A.2 Principal Conditional Uses

13A.21 The principal conditional uses set forth in Section 6.21 when authorized by the Council in accordance with Article 28.

13A.22 The following uses permitted when authorized by the Board in accordance with Article 26.

- (a) Principal conditional uses which the Board may authorize in less intensive zones unless modified in this Article.

Section 11. That the Zoning Ordinance (86300) be further amended by adding thereto a new Section 13A.3 to read as follows:

Section 13A.3 Accessory Uses Permitted Outright

13A.31 The following uses:

- (a) RMH 350 accessory uses permitted outright as specified and regulated in Art. 13 unless modified in this Article.
- (b) Accessory uses customarily incidental to a principal use permitted outright in this Article except of a type prohibited in Section 13A.6.
- (c) Grocery stores, drug stores, beauty shops, cigar stores, delicatessens, dry cleaning and laundry pickup stations, laundromats and self service cleaners, gift shops, variety stores, travel agencies, cafes, florists, when conducted and entered entirely from within a permitted principal building with no exterior evidence of the use.
- (d) Exterior signs limited to those permitted in Section 13.31.

Section 12. That the Zoning Ordinance (86300) be further amended by adding thereto a new Section 13A.4 to read as follows:

Section 13A.4 Accessory Conditional Uses

13A.41 Accessory uses customarily incidental to the principal uses specified in Section 6.21 are permitted when authorized by the Council in accordance with Article 28.

13A.42 The following uses are permitted when authorized by the Board in accordance with Article 26:

(a) Accessory uses customarily incidental to the principal conditional uses specified in Section 13.22 except as modified in this Article.

(b) RMH 350 accessory conditional uses listed under 13.42(b), (c), (d), and (e), unless modified in this Article.

Section 13. That the Zoning Ordinance (86300) be further amended by adding thereto a new Section 13A.5 to read as follows:

A. 96667
Section 13A.5 Bulk requirements

13A.51 Height of Building

No specific height limit applies to buildings developed under the bulk regulations for this zone, provided, however, the height of any base structure which exceeds fifty (50) per cent lot coverage shall not exceed two (2) stories or twenty (20) feet, whichever is less.

13A.52 Lot Area

No lot developed under the bulk regulations for this zone shall be less than twelve thousand (12,000) square feet in area, and the provisions of Section 22.31 shall not apply. Lots containing less than twelve thousand (12,000) square feet of area shall be subject to all of the bulk regulations of Section 13.5. In addition, for multiple dwellings, the minimum lot area per dwelling unit shall be three hundred fifty (350) square feet, provided that where the tower structure of a building occupies less than fifty per cent of the lot, the minimum lot area per dwelling unit shall be reduced proportionately as follows:

Per Cent of Lot Coverage by Tower

50 to 45

Minimum Lot Area Per Dwelling Unit

350 to 340 square feet

Per Cent of Lot
Coverage by Tower

Minimum Lot Area
Per Dwelling Unit

45 to 40	340 to 330 square feet
40 to 35	330 to 320 square feet
35 to 30	320 to 310 square feet
30 to 25	310 to 290 square feet
25 to 20	290 to 270 square feet
20 to 15	270 to 235 square feet
15 to 10	235 to 200 square feet
10 or less	200 square feet

13A.53 Floor Area Ratio

(a) Tower structure - non-residential.

The gross floor area of any non-residential building, not including the floor area used for accessory parking, shall not exceed three (3) times the lot area, except as modified in Section 22.2.

(b) Tower structure - mixed uses.

Where a building contains both residential uses to which the minimum lot area requirement is applicable and non-residential uses which the floor area ratio is applicable, each such requirement shall be applicable proportionately to that part of the building devoted to such use. The following formula will determine the percentage of permitted residential building bulk in terms of dwelling units when the size of the non-residential part is known:

The percentage of dwelling units otherwise allowed under residential density standards shall equal one hundred (100) per cent, minus the quotient of the floor area proposed for non-residential use divided by the floor area permitted in the zone, multiplied by one hundred (100).

The following formula will determine the percentage

of permitted non-residential building bulk in terms of gross floor area when the number of dwelling units is known:

The percentage of gross floor area otherwise allowed under non-residential bulk standards shall equal one hundred (100) percent, minus the quotient of the number of dwelling units proposed divided by the number of dwelling units allowed, multiplied by one hundred (100).

13A.54 Required Yards

Except as modified in Section 22.4, each lot shall have front, side and rear yards of not less than the following depths and widths, provided that the provisions of Section 22.45(b) and of Section 22.48(b) shall not apply to any lot having an area of twelve thousand (12,000) square feet or more:

Front Yard: Ten (10) feet. The front of the lot shall be assigned to the longest street frontage when the lot occupies a corner and exceeds 18,000 square feet in area.

Side Yards: Twenty (20) feet where the side lot line adjoins another lot. Ten (10) feet where the side lot line adjoins a street or an alley. Tower structures shall not occupy more than seventy (70) per cent of the lot width.

Rear Yard: Fifteen (15) feet where no alley adjoins the rear lot line. Ten (10) feet where an alley adjoins a rear lot line, as measured to the lot line.

13A.55 Lot Coverage

No building shall occupy more than fifty (50) per

cent of a lot, provided lot coverage shall be computed only with relation to tower structures excluding any non-residential base structure, and the provisions of Section 22.5 shall not be applicable.

13A.56 Open Space Requirements

- (a) At least fifty (50) percent of the ground area or roof area of a base structure, not devoted to principal buildings, shall be maintained as useable open space.
- (b) No more than twenty-five (25) per cent of the total useable open space may be roofed, and in any case, no more than fifty (50) per cent of the perimeter of the roofed section may be walled or enclosed.
- (c) Required useable open space must be accessible and available to all occupants of the building.
- (d) Any open space having horizontal dimensions of less than fifteen (15) feet in any direction may not be counted as useable open space.
- (e) Private roadways open to vehicular transportation, off-street parking space or loading berths may not be counted as useable open space.
- (f) Private balconies and balconies providing the principal access to dwelling units may not be counted as useable open space.
- (g) The yard area between a base structure and the street lot line shall be landscaped to a depth of ten (10) feet with grass, hardy shrubs or evergreen ground cover and shall be maintained in good condition.
- (h) The provisions of Section 24.5 shall not apply to any lot developed under the bulk regulations for this zone.

Section 14. That the Zoning Ordinance (86300) be further amended by adding thereto a new Section 13A.6 to read as follows:

Section 13A.6 Prohibited Uses.

- (a) Uses not permitted by this Ordinance in the RMV 200 or less intensive zones are prohibited.
- (b) Riding Academies.
- (c) Private Stables.
- (d) Maintenance of domestic fowl.

Section 15. That the Zoning Ordinance (86300) be further amended by adding thereto a new Section 13B.1 to read as follows:

Section 13B.1 Principal Uses permitted outright

13B.11 The following uses:

- (a) RMV 200 principal uses permitted outright as specified and regulated in Article 13A, unless modified in this Article.
- (b) Hospitals; prescription pharmacies when conducted and entered entirely from within a permitted principal use with no exterior evidence of the use.
- (c) Offices and clinics of physicians, dentists, architects, engineers, lawyers, or certified public accountants, and offices of civic, religious or charitable organizations.

Section 16. That the Zoning Ordinance (86300) be further amended by adding thereto a new Section 13B.2 to read as follows:

Section 13B.2 Principal Conditional Uses

13B.21 The principal conditional uses set forth in Section 6.21 when authorized by the Council in accordance with Article 28.

13B.22 The following uses permitted when authorized by the Board in accordance with Article 26. Principal conditional uses which the Board may authorize in less intensive zones unless modified in this Article.

Section 17. That the Zoning Ordinance (86300) be further amended by adding thereto a new Section 13B.3 to read as follows:

Section 13B.3 Accessory uses Permitted Outright

13B.31 The following uses:

- (a) RMV 200 Accessory uses permitted outright as specified and regulated in Article 13A unless modified in this Article.
- (b) Accessory uses customarily incidental to a principal use permitted outright in this Article except of a type prohibited in Section 13B.6.
- (c) Other accessory uses as listed in Section 13A.3(c).
- (d) Exterior signs limited to those permitted in Section 13A.31.

Section 18. That the Zoning Ordinance (86300) be further amended by adding thereto a new Section 13B.4 to read as follows:

A. Ord 97085
 Section 13B.4 Accessory Conditional Uses

13B.41 Accessory Uses customarily incidental to the principal uses specified in Section 6.21 are permitted when authorized by the Council in accordance with Article 28.

13B.42 The following uses are permitted when authorized by the Board in accordance with Article 26:

- (a) Accessory uses customarily incidental to the principal conditional uses specified in Section 13A.42 except as modified in this Article.
- (b) RMV 200 accessory conditional uses listed under 13A.42, unless modified in this Article.

Section 19. That the Zoning Ordinance (86300) be further amended by adding thereto a new Section 13B.5 to read as follows:

A-96668
 Section 13B.5 Bulk requirements

13B.51 Height of Building

No specific height limit applies to buildings developed under the bulk regulations for this zone, provided, however, the height of any base structure which exceeds fifty (50) per cent lot coverage

shall not exceed three stories or thirty feet, whichever is less.

13B.52 Lot Area

No lot developed under the bulk regulations for this zone shall be less than twelve thousand (12,000) square feet in area, and the provisions of Section 22.31 shall not apply. Lots containing less than twelve thousand (12,000) square feet of area shall be subject to all of the bulk regulations of Section 13.5. In addition, for multiple dwellings, the minimum lot area per dwelling unit shall be three hundred (300) square feet, provided, that where the tower structure of a building occupies less than fifty (50) per cent of the lot, the minimum lot area per dwelling unit shall be reduced proportionately as follows:

<u>Per Cent of Lot Coverage by Tower</u>	<u>Minimum Lot Area Per Dwelling Unit</u>
50 to 45	300 to 285 Square feet
45 to 40	285 to 270 Square feet
40 to 35	270 to 255 Square feet
35 to 30	255 to 230 Square feet
30 to 25	230 to 195 Square feet
25 to 20	195 to 150 Square feet
20 or less	150 Square feet

13B.53 Floor Area Ratio

(a) Tower structure - non residential

The gross floor area of any non-residential building, not including the floor area used for accessory parking, shall not exceed six (6) times the lot area, except as modified in Section 22.2.

(b) Tower structure - mixed uses

Where a building contains both residential uses to which the minimum lot area requirement is applicable and non-residential uses to which the floor area ratio is applicable, each such requirement shall be applicable proportionately to that part of the building devoted to such use. The following formula will determine the percentage of permitted residential building bulk in terms of dwelling units when the size of the non-residential part is known:

The percentage of number of dwelling units otherwise allowed under residential density standards shall equal one hundred (100) per cent, minus the quotient of the floor area proposed for non-residential use divided by the floor area permitted in the zone, multiplied by one hundred (100).

The following formula will determine the percentage of permitted non-residential building bulk when the number of dwelling units is known:

The percentage of gross floor area otherwise allowed under non-residential bulk standards shall equal one hundred (100) percent, minus the quotient of the number of dwelling units proposed divided by the maximum number of dwelling units allowed, multiplied by one hundred (100).

13B.54 Required Yards

Except as modified in Section 22.4, each lot shall have front, side and rear yards of not less than the following depths and widths, provided that the provisions of Section 22.45(b) and of Section 22.48(b)

shall not apply to any lot having an area of twelve thousand (12,000) square feet or more:

Front Yard: Ten (10) feet. The front of the lot shall be assigned to the longest street frontage when the lot occupies a corner and exceeds 18,000 square feet in area.

Side Yards: Twenty (20) feet where the side lot line adjoins another lot, provided a base structure may be built adjacent to an interior lot line without side yards. Ten (10) feet where the side lot line adjoins a street or an alley. Tower structures shall not occupy more than seventy (70) per cent of the lot width.

Rear Yard: Fifteen (15) feet where no alley adjoins the rear lot line. Ten (10) feet where an alley adjoins a rear lot line, as measured to the lot line.

13B.55 Lot Coverage

No building shall occupy more than fifty (50) per cent of a lot, provided lot coverage shall be computed only with relation to tower structures excluding any non-residential base structure, and the provisions of Section 22.5 shall not be applicable.

13B.56 Open Space Requirements

- (a) At least fifty (50) percent of the ground area or roof area of a base structure, not devoted to principal buildings, shall be maintained as useable open space.
- (b) No more than twenty-five (25) percent of the total useable open space may be roofed, and in any case, no more than fifty (50) per cent of the perimeter

- of the roofed section may be walled or enclosed.
- (c) Required useable open space must be accessible and available to all occupants of the building.
 - (d) Any open space having horizontal dimensions of less than 15 feet in any direction may not be counted as useable open space.
 - (e) Private roadways open to vehicular transportation, off-street parking space, or loading berths, may not be counted as useable open space.
 - (f) Private balconies and balconies providing the principal access to dwelling units may not be counted as useable open space.
 - (g) The yard area between a base structure and the street lot line shall be landscaped to a depth of ten (10) feet with grass, hardy shrubs or evergreen ground cover and shall be maintained in good condition.
 - (h) The provisions of Section 24.5 shall not apply to any lot developed under the bulk regulations for this zone.

Section 20. That the Zoning Ordinance (86300) be further amended by adding thereto a new section 13B.6 to read as follows:

Section 13B.6 Prohibited Uses

- (a) Uses not permitted by this Ordinance in RMV 150 or less intensive zones are prohibited.
- (b) Riding Academies
- (c) Private Stables
- (d) Maintenance of domestic fowl.

(To be used for all Ordinances except Emergency.)

Section 21. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 30 day of October, 1967,
and signed by me in open session in authentication of its passage this 30 day of October, 1967.

President Pro Tem of the City Council.

Approved by me this 31 day of October, 1967.

Clarence F. Massart
ACTING Mayor.

Filed by me this 31 day of October, 1967.

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

(SEAL)

Published NOV 3 1967

By W. A. Berino
Deputy Clerk.

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THE CITY OF SEATTLE
LAW DEPARTMENT

10TH FLOOR SEATTLE MUNICIPAL BUILDING
A. L. NEWBOULD, CORPORATION COUNSEL

CITY PROSECUTORS
ROBERT M. ELIAS
JAMES G. LEACH
CLAIM AGENT
V. L. PORTER

October 23, 1967

Planning Committee
City Council
Seattle

Honorable Members:

As requested in C. F. 258748 we have prepared and transmit herewith a proposed ordinance amending the Zoning Ordinance (86300) by creating two new zone classifications called "Multiple Residence High Density Variable Height (RMV 200)" and "Multiple Residence Highest Density Variable Height (RMV 150)," in which construction of high density tower apartment houses and certain compatible institutional uses may be constructed on lots having a minimum of 12,000 square feet.

The proposed ordinance also amends the lot area requirement for multiple dwellings in the RMH zone from the variable 200 to 600 square feet per dwelling unit, depending on the number of bedrooms, to a flat 350 square feet per dwelling unit. The abbreviated designator of the RM zone is amended to read "RM 800" and the designator for RMH zone is amended to read "RMH 350."

Also incorporated in the proposed ordinance is the amendment to Section 3.08 "C" of the Zoning Ordinance (86300) to correct an error in definition of "Parking Garage," as requested in C. F. 258979, as well as new definitions of "base structure," "tower structure," "useable open space," "zone," and "R zone."

C. F. Nos. 258748, 258556, 259050, and 258979 are returned herewith.

Yours very truly,

A. L. NEWBOULD
Corporation Counsel

By



GORDON F. CRANDALL
Assistant

GFC:ME
Enc.

The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported

and Adopted

OCT 30 1967

Your Committee on PLANNING

to which was referred C.B. No. 87735

relating to land use and zoning, amending Sections 2.2, 3.03, 3.08, 3.21, 3.22, 3.27, 4.1, 13.5, of and adding new Sections 13A.1, 13A.2, 13A.3, 13A.4, 13A.5, 13A.6, 13B.1, 13B.2, 13B.3, 13B.4, 13B.5 and 13B.6 to the Zoning Ordinance (86300),

RECOMMENDS THAT THE SAME DO PASS.

..... Chairman

..... Chairman

WCH:jp
10/25/67

..... Committee

..... Committee

Affidavit of Publication

STATE OF WASHINGTON,
KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a.....

ORDINANCE NO. 96202

was published on November 3, 1967



Subscribed and sworn to before me on

November 3, 1967



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

(Note: RCW 42.28.060 states—"It shall not be necessary for a notary public in certifying an oath to be used in any of the courts in this state, to append an impression of his official seal.....")

