

Potential Amendment to CB 117046 (Yellow Paper)

Section 4. A new section, Section 23.42.038, is added to the Seattle Municipal Code, as follows:

23.42.038 Uses allowed on vacant and underused lots in certain zones

A. Permitted uses. A Master Use Permit may be issued for the following uses, pursuant to the provisions of subsections 23.42.038.B through 23.42.038.E.

1. On any lot in a Downtown, Seattle Mixed, Highrise, Industrial or Commercial zone, except for lots in landmark and special review districts, the following uses may be located on a lot as a Type I Master Use Permit:

- a. General retail sales and services in a kiosk or similar temporary structure;
- b. Mobile food or other vendors using a cart, trailer, van, or similar vehicle;
- c. Displays or installations of art;
- d. Demonstration projects for modular structures or other structures designed to be moveable or disassembled;
- e. Entertainment uses that are outdoors;
- f. Horticulture use; or
- g. Any similar use or activity that is determined by the Director to have the likelihood of attracting and increasing pedestrian activity in the area.

2. Principal use short-term parking is allowed as a Type I Master Use Permit in Downtown, Seattle Mixed, Highrise, Industrial, and in all Commercial zones except NC1 zones, and except for lots in landmark and special review districts, if the site is eligible under at least one of the following circumstances:

- a. There is existing, legally established accessory parking on the site, and the use to which the parking was accessory has been discontinued, provided that no existing principal structures may be demolished to facilitate establishment of any interim use; or

b. The site has been cleared or otherwise prepared for construction as of June 1, 2010, pursuant to an active permit authorizing construction and commencement of a new use on the property; or

c. There is an active application as of June 1, 2010, for a Master Use Permit to develop or redevelop the site.

3. The uses described in subsections 23.42.038.A.1 and 23.42.038.A.2 are permitted subject to the requirements of the Vacant and Underused Lot Pilot Program in Section 23.40.050.

B. Requirements.

1. A permit for the uses permitted by subsection 23.42.038.A.1 shall be authorized for a period of ~~one~~three years and may be renewed ~~annually~~for additional three-year terms.[WKM1]

2. A permit for short-term principal use parking pursuant to subsection 23.42.038.A.2 may be issued for a period not to exceed three years. The permit for short-term principal use parking pursuant to subsection 23.42.038.A.2 may not be renewed or extended and a new permit to reauthorize the permit for short-term principal use parking shall not be issued.

3. Permits under Section 23.42.038 may not be issued for property that is located within a riparian corridor, a shoreline habitat, a shoreline habitat buffer, a wetland, a wetland buffer, a steep slope, or a steep slope buffer pursuant to the provisions of Chapter 25.09, Regulations for Environmentally Critical Areas.

* * *