



City of Seattle

Department of Planning and Development

Diane M. Sugimura, Director

MEMORANDUM

DATE: April 13, 2011
TO: Councilmember Sally Clark, Committee on the Built Environment
FROM: Bill Mills, Senior Land Use Planner
RE: Council Bill 117124 – 2011 Land Use Code Omnibus Amendments

The Department of Planning and Development (DPD) is responsible for normal maintenance of the Land Use Code. DPD packages a collection of amendments that are relatively small in scale, and have a limited scope of impact, into an “omnibus” bill. These amendments correct typographical errors, fix section references, and clarify existing code language. C.B. 117124 addresses amendments collected from 2008 through January 2010. Following are highlights from this bill:

1. Clarify vesting provisions for lots in full subdivisions to match state law, and for design review projects to specify vesting as the date of the most recent early design guidance meeting when multiple meetings occur.
2. Change the length of the term of temporary use permits from a maximum of six months to a maximum of one year.
3. Clarify height exceptions for nonconforming structures to allow minimum ceiling height for principal structures only, to allow replacement of existing mechanical equipment on rooftops with a slightly larger or taller structure, and to allow existing light poles located in parks to be replaced or moved, without requiring Council approval.
4. Clarify allowances in single-family zones for mechanical equipment, including charging devices for electric cars and cisterns for rainwater collection.
5. Allow mirrors or sight/sound signals to substitute for required “sight triangles” adjacent to driveways in Industrial and Commercial 1 and 2 zones, similar to what is already allowed in Downtown zones.
6. Allow developments of “multiple business centers” such as malls or downtown buildings to have signage listing all businesses, instead of permitting only identification of the business center.
7. Clarify the definition of a “household,” when applied to adult family homes, to allow any number of related persons and up to eight related and non-related persons to live in the home, just as in any other residence, plus the six adult family home residents allowed under state law.
8. Minor rezones to revise the boundaries of the Columbia City Station Area Overlay District to reflect the new street layout at Rainier Vista and to change an incorrect zoning classification for property near the City’s southern boundary.

The omnibus amendments will make the Land Use Code clearer and easier to use. More specific information about all proposed amendments is found in the detailed DPD Director’s Report accompanying the draft legislation. Thank you for considering this legislation. I am available to answer any questions you may have.



City of Seattle, Department of Planning and Development

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