

ORDINANCE – Development Standards Amendments

AN ORDINANCE relating to land use and zoning, amending Seattle Municipal Code Section 23.47A.013, enacting new Section 23.47A.009, modifying development standards, and amending the Official Land Use Map Chapter 23.32, at pages 137 and 150 to rezone areas within the West Seattle Junction Hub Urban Village.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code is amended to rezone properties located on page 150 and page 137 of the Official Land Use Map, as shown on Exhibit A attached to this ordinance.

Section 2. A new section 23.47A.009 of the Seattle Municipal Code is added as follows:

23.47A.009 Standards Applicable to Specific Areas

A. West Seattle Junction Hub Urban Village. The following provisions apply to development in the NC3 85(4.75) zone.

1. Lot Coverage Limit. The maximum lot coverage permitted for principal and accessory structures shall not exceed 80 percent on lots 40,000 square feet in size or greater.

2. The total permitted FAR is as identified in subsection 23.47A.013.F.

3. Maximum Width of Structures. The maximum width of all portions of a structure measured parallel to a north-south street lot line is 275 feet.

4. Setback and Separation Requirements.

a. In the event there is a conflict between the standards of this subsection 23.47A.009.A.4 and the provisions of Section 23.47A.014, the more restrictive standard applies.

b. The following standards apply to structures greater than 250 feet in width measured parallel to a north-south street lot line:

1 1) A minimum separation of 30 feet is required between structures
2 that abut the same north-south street lot line; and

3 2) A minimum structure setback of 15 feet is required from side lot
4 lines that are not street side lot lines and that separate lots that abut the same north-south street
5 lot line; and

6 3) Structures permitted in required setback and separation areas
7 are:
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9 a) Decks with open railings may project up to 5 feet into
10 the required setback or separation area if they are no lower than 20 feet above existing or
11 finished grade. Decks may cover no more than 20 percent of the total setback or separation area.

12 b) Eaves, cornices and gutters may project no more than 18
13 inches from the structure façade.

14 c) Ramps or other devices necessary for access for the
15 disabled and elderly that meet Seattle Building Code, Chapter 11, are permitted.

16 d) Underground structures are permitted.

17 e) Within the setback area identified in subsection
18 23.47A.009.A4.c, unenclosed porches or steps for residential units no higher than 4 feet above
19 the grade at the street lot line closest to the porch are permitted.

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22 ⇒f) This subsection 23.47A.009.A.4.b.3 supersedes the
23 provisions of 23.47A.014.E as applied to structures permitted in required setback and separation
24 areas pursuant to this subsection 23.47A.009.A.4.b.

c. A continuous building setback of at least ten feet from the street lot line

is required along non-arterial north-south avenues for at least 25% of the lot frontage or 100 feet of the lot frontage, whichever is less.

~~e.d.~~ Required setback and areas separating structures identified in subsection 23.47A.009. A.4. b shall be landscaped, and may include paving and lighting to enhance pedestrian safety and comfort for building occupants and/or the general public. Sidewalks for pedestrian access, plazas or other approved amenity or landscaped areas are permitted in required setback or separation areas.

~~d.e.~~ Upper-Level Setback Requirements along SW Alaska Street.

1) Structures exceeding 65 feet in height on lots abutting SW Alaska Street between 38th Avenue SW and California Avenue SW shall maintain a minimum setback of 10 feet for that portion of the structure between 45 feet and 55 feet in height.

2) For portions of a structure above 55 feet in height, an additional minimum setback is required at a rate of at least 1 foot of setback for every 5 feet of height that exceeds 55 feet, up to the maximum allowable height.

3) Structures located with 100 feet of Fauntleroy Way SW are exempt from the upper-level setback requirement.

4) Heights in this subsection 23.47A.009.A.4.d shall be measured from the middle of the street lot line along SW Alaska Street.

B. Reserved.

Section 3. Section 23.47A.013 of the Seattle Municipal Code, which section was enacted by Ordinance 123564, is amended as follows:

23.47A.013 Floor area ratio

A. Floor area ratio (FAR) limits apply to all structures and lots in all NC zones and C zones.

1. All gross floor area not exempt under subsection ~~((D of this Section))~~ 23.47A.013.D is counted against the maximum gross floor area allowed by the permitted FAR.

2. ~~((When))~~ If there are multiple structures on a lot, the highest FAR limit applicable to any structure on the lot applies to the combined non-exempt gross floor area of all structures on the lot, subject to subsection ~~((A4 of this subsection))~~ 23.47A.013.A.4.

3. Above-grade parking within or covered by a structure or portion of a structure must be included in gross floor area calculations, except as provided in subsection 23.47A.013.D.6 ~~((D6))~~.

4. ~~((When))~~ If a lot is in more than one zone, the FAR limit for each zone applies to the portion of the lot located in that zone.

B. Except as provided in subsections C, D, ~~((and))~~ E, and F of this Section 23.47A.013, maximum FAR allowed in C zones and NC zones is shown in Table A for 23.47A.013.

Table A for 23.47A.013 Maximum Floor Area Ratio (FAR) Outside of the Station Area Overlay District						
	Height Limit					
	30'	40'	65'	85'	125'	160'
	Maximum FAR					
1. Total permitted for a single-purpose structure containing only residential or non-residential use.	2.25	3	4.25	4.5	5	5

2. Total permitted for any single use within a mixed-use structure.	n/a	n/a	4.25	4.5	5	5
3. Total permitted for all uses within a mixed- use structure containing residential and non-residential uses.	2.5	3.25	4.75	6	6	7

C. Maximum FAR allowed in NC zones or C zones within the Station Area Overlay

Districts is shown in Table B for 23.47A.013.

Table B for 23.47A.013						
Maximum Floor Area Ratio (FAR) in the Station Area Overlay District						
	Height Limit					
	30'	40'	65'	85'	125'	160'
Maximum FAR	3	4	5.75	6	6	7

D. The following gross floor area is not counted toward FAR:

1. Gross floor area below grade;
2. Gross floor area of a transit station, including all floor area open to the general public during normal hours of station operation but excluding retail or service establishments to which public access is limited to customers or clients, even where such establishments are primarily intended to serve transit riders;
3. Within the South Lake Union Urban Center, gross floor area occupied by mechanical equipment located on the roof of a structure;
4. Within the South Lake Union Urban Center, mechanical equipment that is accessory to a research and development laboratory, up to 15 percent of the gross floor area of a structure. The allowance is calculated on the gross floor area of the structure after all space exempt under this subsection 23.47A.013.D is deducted; and

1 5. Within the First Hill Urban Center Village, on lots zoned NC3, with a 160 foot
2 height limit, all gross floor area occupied by a residential use.

3 6. On a lot containing a peat settlement-prone environmentally critical area,
4 above-grade parking within or covered by a structure or portion of a structure where the Director
5 finds that locating a story of parking below grade is infeasible due to physical site conditions
6 such as a high water table, if either:

7 a. the above-grade parking extends no more than 6 feet above existing
8 or finished grade and no more than 3 feet above the highest existing or finished grade along the
9 structure footprint, whichever is lower, as measured to the finished floor level or roof above,
10 pursuant to subsection 23.47A.012.A.6; or
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12 b. all of the following conditions are met:

13 1) no above-grade parking is exempted by subsection
14 23.47A.013.D.6.a;
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16 2) the parking is accessory to a residential use on the lot;

17 3) total parking on the lot does not exceed one space for each
18 residential dwelling unit plus the number of spaces required by this Code for non-residential
19 uses; and
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21 4) the amount of gross floor area exempted by this subsection
22 23.47A.013.D.6.b (~~(D6b)~~) does not exceed 25 percent of the area of the lot in zones with a height
23 limit less than 65 feet, or 50 percent of the area of the lot in zones with a height limit 65 feet or
24 greater.
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1 E. Within the Station Area Overlay District within the University District Northwest
2 Urban Center Village, for office structures permitted prior to 1971, the area of the lot for
3 purposes of calculating permitted FAR is the tax parcel created prior to the adoption of
4 Ordinance 121846 on which the existing structure is located, provided the office structure is to
5 be part of a functionally related development occupied by a single entity with over 500,000
6 square feet of area in office use. The floor area of above grade pedestrian access is exempt from
7 the FAR calculations of this subsection, and the maximum permitted FAR is 8.

9 F. Within the West Seattle Junction Hub Urban Village, on lots zoned NC3 85(4.75), the
10 total permitted FAR for all uses within a mixed use structure containing residential and non-
11 residential uses is 5.5.

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Section 4. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2011, and signed by me in open session in authentication of its passage this ____ day of _____, 2011.

President _____ of the City Council

Approved by me this ____ day of _____, 2011.

Michael McGinn, Mayor

Filed by me this ____ day of _____, 2011.

Monica Martinez Simmons, City Clerk

(Seal)

Attachment: Exhibit A, West Seattle Triangle Rezones

ORDINANCE - Technical Corrections

AN ORDINANCE relating to land use and zoning, amending Seattle Municipal Code Section 23.47A.013, enacting new Section 23.47A.009, modifying development standards, and amending the Official Land Use Map Chapter 23.32, at pages 137 and 150 to rezone areas within the West Seattle Junction Hub Urban Village.

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1. Lot Coverage Limit. The maximum lot coverage permitted for principal and accessory structures shall not exceed 80 percent on lots 40,000 square feet in size or greater.

2. The total permitted FAR is as identified in subsection 23.47A.013.F.

3. Maximum Width of Structures. The maximum width of all portions of a structure measured parallel to a north-south street lot line is 275 feet.

4. Setback and Separation Requirements.

a. In the event there is a conflict between the standards of this subsection 23.47A.009.A.4 and the provisions of Section 23.47A.014, the more restrictive standard applies.

b. The following standards apply to structures greater than 250 feet in width measured parallel to a north-south street lot line:

1 1) A minimum separation of 30 feet is required between structures
2 that abut the same north-south street lot line; and

3 2) A minimum structure setback of 15 feet is required from side lot
4 lines that are not street side lot lines and that separate lots that abut the same north-south street
5 lot line; and

6 3) Structures permitted in required setback and separation areas
7 are:
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9 a) Decks with open railings may project up to 5 feet into
10 the required setback or separation area if they are no lower than 20 feet above existing or
11 finished grade. Decks may cover no more than 20 percent of the total setback or separation area.

12 b) Eaves, cornices and gutters may project no more than 18
13 inches from the structure façade.

14 c) Ramps or other devices necessary for access for the
15 disabled and elderly that meet Seattle Building Code, Chapter 11, are permitted.

16 d) Underground structures are permitted.

17 e) This subsection 23.47A.009.A.4.b.3 supersedes the
18 provisions of 23.47A.014.E as applied to structures permitted in required setback and separation
19 areas pursuant to this subsection 23.47A.009.A.4.b.
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22 c. Required setback and areas separating structures identified in subsection
23 23.47A.009. A.4. b shall include be landscaped, and may include paving and lighting, to
24 enhance pedestrian safety and comfort for building occupants and/or the general public.
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1 Sidewalks for pedestrian access, plazas or other approved amenity or landscaped areas are
2 permitted in required setback or separation areas.

3 d. Upper-Level Setback Requirements along SW Alaska Street.

4 1) Structures exceeding 65 feet in height on lots abutting SW
5 Alaska Street between 38th Avenue SW and California Avenue SW shall maintain a minimum
6 setback of 10 feet for that portion of the structure between 45 feet and 55 feet in height.

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8 2) For portions of a structure above 55 feet in height, an additional
9 minimum setback is required at a rate of at least 1 foot of setback for every 5 feet of height that
10 exceeds 55 feet, up to the maximum allowable height.

11 3) Structures located within 100 feet of Fauntleroy Way SW are
12 exempt from the upper-level setback requirement.

13 4) Heights in this subsection 23.47A.009.A.4.d shall be measured
14 from the middle of the street lot line along SW Alaska Street.

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16 B. Reserved.

17 Section 3. Section 23.47A.013 of the Seattle Municipal Code, which section was enacted
18 by Ordinance 123564, is amended as follows:

19 **23.47A.013 Floor area ratio**

20
21 A. Floor area ratio (FAR) limits apply to all structures and lots in all NC zones and C
22 zones.

23 1. All gross floor area not exempt under subsection (~~D of this Section~~)
24 23.47A.013.D is counted against the maximum gross floor area allowed by the permitted FAR.
25

2. ~~((When))~~ If there are multiple structures on a lot, the highest FAR limit applicable to any structure on the lot applies to the combined non-exempt gross floor area of all structures on the lot, subject to subsection ~~((A4 of this subsection))~~ 23.47A.013.A.4.

3. Above-grade parking within or covered by a structure or portion of a structure must be included in gross floor area calculations, except as provided in subsection 23.47A.013.D.6 ~~((D6))~~.

4. ~~((When))~~ If a lot is in more than one zone, the FAR limit for each zone applies to the portion of the lot located in that zone.

~~B. Except as provided in subsections C, D, ((and))E, and F of this Section 23.47A.013, maximum FAR allowed in C zones and NC zones is shown in Table A for 23.47A.0~~

B. Except as provided in subsections 23.47A.013.C, 23.47A.013.D, ((and)) 23.47A.013.E and 23.47A.013.F, maximum FAR allowed in C zones and NC zones is shown in Table A for 23.47A.013, provided that if the commercial zone designation includes an incentive zoning suffix, then the applicant shall comply with Chapter 23.58A, Incentive Provisions, to obtain gross floor area exceeding that allowed by the FAR shown in the suffix designation.

Table A for 23.47A.013						
Maximum Floor Area Ratio (FAR) Outside of the Station Area Overlay District						
	Height Limit					
	30'	40'	65'	85'	125'	160'
	Maximum FAR					
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~~C. Maximum FAR allowed in NC zones or C zones within the Station Area Overlay~~

~~Districts is shown in Table B for 23.47A.013.~~

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1 3. Within the South Lake Union Urban Center, gross floor area occupied by
2 mechanical equipment located on the roof of a structure;

3 4. Within the South Lake Union Urban Center, mechanical equipment that is
4 accessory to a research and development laboratory, up to 15 percent of the gross floor area of a
5 structure. The allowance is calculated on the gross floor area of the structure after all space
6 exempt under this subsection 23.47A.013.D is deducted; and
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9 height limit, all gross floor area occupied by a residential use.

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12 finds that locating a story of parking below grade is infeasible due to physical site conditions
13 such as a high water table, if either:
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15 a. the above-grade parking extends no more than ~~(6)~~ 6 feet above existing
16 or finished grade and no more than 3 feet above the highest existing or finished grade along the
17 structure footprint, whichever is lower, as measured to the finished floor level or roof above,
18 pursuant to subsection 23.47A.012.A.6; or
19

20 b. all of the following conditions are met:

21 1) no above-grade parking is exempted by subsection
22 23.47A.013.D.6.a;

23 2) the parking is accessory to a residential use on the lot;
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1 3) total parking on the lot does not exceed one space for each
2 residential dwelling unit plus the number of spaces required by this Code for non-residential
3 uses; and

4 4) the amount of gross floor area exempted by this subsection
5 23.47A.013.D.6.b (~~D6b~~) does not exceed 25 percent of the area of the lot in zones with a height
6 limit less than 65 feet, or 50 percent of the area of the lot in zones with a height limit 65 feet or
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9 E. Within the Station Area Overlay District within the University District Northwest
10 Urban Center Village, for office structures permitted prior to 1971, the area of the lot for
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13 be part of a functionally related development occupied by a single entity with over 500,000
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15 the FAR calculations of this subsection, and the maximum permitted FAR is 8.
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17 F. Within the West Seattle Junction Hub Urban Village, on lots zoned NC3 85(4.75), the
18 total permitted FAR for all uses within a mixed use structure containing residential and non-
19 residential uses is 5.5.
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President _____ of the City Council

Approved by me this ____ day of _____, 2011.

Michael McGinn, Mayor

Filed by me this ____ day of _____, 2011.

Monica Martinez Simmons, City Clerk

(Seal)

Attachment: Exhibit A, West Seattle Triangle Rezones