

**Amendment #2 to Council Bill (CB) 117430**

**ORANGE**

Sponsor: Burgess, Licata  
Planning, Land Use and Sustainability Committee – May 23, 2012

***Commercial uses in Lowrise 2 and Lowrise 3 (LR2 and LR3) zones in Urban Centers and Station Area Overlay Districts***

CB 117430 would allow small-scale, ground-floor commercial uses to operate in LR2 and LR3 zones that are located within an Urban Center or Station Area Overlay District. This amendment would revise CB 117430 by further restricting ground-floor commercial uses in eligible LR2 and LR3 zones to lots with frontage along an arterial street.

The specific changes this amendment would make to CB 117430 are shown below in double underline. The baseline text is taken from Version 23 of CB 117430.

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Section 7. Section 23.45.504 of the Seattle Municipal Code, which section was last amended by Ordinance 123547, is amended as follows:

**23.45.504 Permitted and prohibited uses**

A. All uses are permitted outright, prohibited or permitted as a conditional use according to Table A for 23.45.504 and this Section 23.45.504. Uses not referred to in Table A for 23.45.504 are prohibited, unless otherwise indicated in this Chapter 23.45 or Chapters 23.51A, 23.51B, or 23.57. Communication utilities and accessory communication devices, except as exempted in Section 23.57.002, are subject to the regulations in this Chapter 23.45 and additional regulations in Chapter 23.57. Public facilities are subject to the regulations in Section 23.51A.004.

B. All permitted uses are allowed as a principal use or as an accessory use, unless otherwise indicated in this Chapter 23.45.

<b>Table A for 23.45.504: Permitted and Prohibited Uses</b>			
<b>Uses</b>	<b>Permitted and Prohibited Uses by Zone</b>		
	<b><u>LR1</u></b>	<b><del>(LR1,)</del> LR2((,)) and LR3</b>	<b>MR and HR</b>
A. Residential use	<u>P</u>	P	P
B. Institutions	<u>P/CU<sup>1</sup></u>	P/CU <sup>1</sup>	P/CU <sup>1</sup>
C. Uses in existing or former public schools			

<b>Table A for 23.45.504: Permitted and Prohibited Uses</b>			
<b>Uses</b>	<b>Permitted and Prohibited Uses by Zone</b>		
	<b><u>LR1</u></b>	<b><del>(LR1)</del> LR2(7) and LR3</b>	<b>MR and HR</b>
C.1. Child care centers, preschools, public or private schools, educational and vocational training for the disabled, adult evening education classes, nonprofit libraries, community centers, community programs for the elderly and similar uses in existing or former public schools.	<u>P</u>	P	P
C.2. Other non-school uses in existing or former public schools	<u>Permitted pursuant to procedures established in Chapter 23.78</u>	Permitted pursuant to procedures established in Chapter 23.78	Permitted pursuant to procedures established in Chapter 23.78
D. Park and pool and park and ride lots	<u>X/CU<sup>2</sup></u>	X/CU <sup>2</sup>	X/CU <sup>2</sup>
E. Parks and playgrounds including customary uses	<u>P</u>	P	P
F. Ground floor commercial uses	<u>X/RC</u>	<u>X/P<sup>3</sup>/RC</u>	P <sup>3</sup>
G. Medical Service Uses other than permitted ground floor commercial uses	<u>P/X<sup>4</sup></u>	P/X <sup>4</sup>	P/CU/X <sup>4</sup>
H. Uses not otherwise permitted in landmark structures	<u>CU</u>	CU	CU
I. Cemeteries	<u>P/X<sup>5</sup></u>	P/X <sup>5</sup>	P/X <sup>5</sup>
J. Community Gardens	<u>P</u>	P	P
K. All other uses	<u>X</u>	X	X
<p>Footnotes to Table A for 23.45.504</p> <p>1. Institutions meeting development standards are permitted outright; all others are administrative conditional uses pursuant to Section 23.45.506. The provisions of this Chapter 23.45 shall apply to Major Institution uses as provided in Chapter 23.69.</p> <p>2. Prohibited in Station Area Overlay Districts; otherwise, permitted as an administrative conditional use pursuant to Section 23.45.506.</p> <p>3. <u>Commercial uses identified in ((Subject to)) subsection 23.45.504.E((7)) are permitted within structures in any Midrise or Highrise zone, and in structures in Lowrise 2 and Lowrise 3 zones that are located along an arterial street within an urban center or the Station Area Overlay District.</u></p> <p>4. Subject to subsection 23.45.504.G and 23.45.506.F.</p> <p>5. Subject to subsection 23.45.504.F.</p> <p>P = Permitted outright  CU = Permitted as an Administrative Conditional Use  RC = Permitted in areas zoned Residential Commercial (RC), and subject to the provisions of the RC zone, Chapter 23.46  X = Prohibited</p>			

C. Accessory uses. The following accessory uses are permitted in all multifamily zones, subject to standards in Section 23.45.545, if applicable:

1. Private garages and carports;
2. Private, permanent swimming pools, hot tubs and other similar uses;

3. Solar collectors, including solar greenhouses;
4. Open wet moorage accessory to residential structures;
5. Uses accessory to parks and playgrounds, pursuant to Section 23.45.578;
6. Bed and breakfasts in a dwelling unit that is at least five years old;
7. Recycling collection stations;
8. Urban farms with planting area not more than 4,000 square feet. Urban farms

with greater than 4,000 square feet of planting area may be allowed as an administrative conditional use to any use permitted outright or as a conditional use. The Director may grant, condition or deny a conditional use permit in accordance with subsection 23.52.051.B; and

9. Accessory dwelling units.

D. Heat recovery incinerators may be permitted as accessory administrative conditional uses, pursuant to Section 23.45.506.

E. Ground floor commercial use.

1. Drive-in businesses are prohibited, as either a principal or accessory use.

2. The following uses are permitted as ground-floor commercial uses in structures in Lowrise 2 and Lowrise 3 zones that are located along an arterial street within an urban center or the Station Area Overlay District, and in Midrise and Highrise zones pursuant to Section 23.45.532:

- a. Business support services;
- b. Food processing and craft work;
- c. General sales and services;
- d. Medical services;
- e. Offices;
- f. Restaurants; and
- g. Live-work with one of the uses permitted in this subsection 23.45.504.E

as the permitted commercial use.

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